ROWAN COUNTY COMMISSION AGENDA
March 15, 2021 - 6:00 PM

Join from a PC, Mac, iPad, iPhone or Android device:
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Webinar ID: 915 3711 1617

Password: 031521

Call to Order

Invocation

Provided By: Chaplain Michael Taylor

Pledge of Allegiance

Consider Additions to the Agenda

Consider Deletions From the Agenda

Consider Approval of the Agenda

Board members are asked to voluntarily inform the Board if any matter on the agenda might present a conflict of interest or might require the member to be excused from voting.

- Consider Approval of March 1, 2021 Minutes

1 Consider Approval of Consent Agenda

A. Rowan County Health Department - Vaccine Distribution Plan
B. Rowan County Health Department - Health Education Program Manager Position
C. Eastern Fence Request
D. Ratify PDS 01-14 Amendment: Rowan Summit
E. Rowan County Health Department - Environmental Health Report

F. Woodleaf Park Master Plan
G. Tax Refunds for Approval
H. Ratify New Road Name Pop Eller Dr
I. Schedule Public Hearing for Z 01-21 for April 5, 2021
J. Surplus Vehicle
K. EMPG Grant Application Update
L. Employee Health Insurance
M. Proclamation - April 2021 North Carolina 811 Safe Digging Month
N. Atrium Health Data Exchange Resolution
O. FY20 EMPG Agreement Amendment
P. County Manager Professional Development

2 Public Comment Period

3 Public Hearing & Summary Presentation - EDC 'Project ACDC'

4 Public Hearing: ZTA 02-19 Solar Energy Systems & Miscellaneous Text Amendments with Land Use Plan Recommendations

5 Public Hearing: HOME Funding Action Plan FY 21-22

6 Public Hearing to Consider No Wake Zone Extension at Tamarac Shores Marina

7 Financial Reports

8 Budget Amendments

9 Closed Session

- Consider Approval of March 1, 2021 Closed Session Minutes
- Attorney-Client Privileged Communication

10 Adjournment

Citizens with disabilities requiring special needs to access the services or public meetings of Rowan County Government should contact the County Manager's Office three days prior to the meeting by calling (704) 216-8180.

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Carolyn Barger, Clerk to the Board
DATE:	March 8, 2021
SUBJECT:	Consider Approval of March 1, 2021 Minutes

ATTACHMENTS:

Description	Upload Date	Type
March 1, 2021 Minutes	3/9/2021	Cover Memo

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

Aaron Church, County Manager
Carolyn Barger, 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 1, 2021 – 3:00 PM J. NEWTON COHEN, SR. ROOM J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

Present: Greg Edds, Chairman
Mike Caskey, Member
Craig Pierce, Member
Judy Klusman, Member

Participating Remotely: Jim Greene, Vice-Chairman

County Manager Aaron Church, Clerk to the Board Carolyn Barger, County Attorney Jay Dees, Assistant County Manager/CIO Randy Cress and Finance Director James Howden were also present and/or participating remotely.

Chairman Edds convened the meeting at 3:00 p.m.

Chaplain Michael Taylor provided the Invocation.

Chairman Edds led the Pledge of Allegiance.

CONSIDER ADDITIONS TO THE AGENDA

- Chairman Edds added a request from the Economic Development Commission to schedule a public hearing for March 15, 2021 for Project ACDC. The matter was placed on the Consent Agenda as item N.

- Chairman Edds added a Resolution in Support of Aviation Grant for Aviation Stem Training to the agenda as item #2b.

- Chairman Edds added an update regarding the Northeast Water System to the agenda as item #2c

CONSIDER DELETIONS FROM THE AGENDA

There were no deletions from the agenda.

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CONSIDER APPROVAL OF THE AGENDA
Commissioner Pierce moved, Commissioner Klusman seconded and the vote to approve the agenda as amended passed unanimously.

CONSIDER APPROVAL OF THE MINUTES
Commissioner Klusman moved, Commissioner Pierce seconded and the vote to approve the minutes of the February 15, 2021 Commission Meeting passed unanimously.

1. CONSIDER APPROVAL OF CONSENT AGENDA
Commissioner Klusman moved approval of the Consent Agenda as amended. The motion was seconded by Commissioner Pierce and passed unanimously.

The Consent Agenda consisted of the following:

A. Moratorium on Rental of Events Center at West End Plaza
B. Tax Refunds for Approval
C. Medicaid Transformation – Rowan Transit System
D. Proposed Revision: 6.2 Vacation Time
E. Schedule Public Hearing: HOME Funding Action Plan for 2021-22
F. Grant Administrator - Eastern Wholesale Fence
G. Request for Proposals - Cybersecurity Assessment
H. Request Permission to Apply for SCAAP Reimbursement
I. BOE HAVA Funding and BA
J. Rowan County 4H Grants
K. Change Order for Concession/Office Building at Dan Nicholas Park
L. Authorization for Chairman to Sign Letter for Pooletown VFD Financing
M. Amended Contract for Chaplain Services
N. Request from the Economic Development Commission to schedule a public hearing for March 15, 2021 for Project ACDC (addition to the Consent Agenda)

2. SPECIAL RECOGNITION - PROCLAMATION – 19TH ANNUAL MARCH FOR MEALS MONTH
Chairman Edds said the month of March was known as March for Meals Month and he asked the Board to join him in front of the dais with Meals on Wheels staff.

Chairman Edds read a Proclamation for March for Meals Month as follows:

WHEREAS, on March 22, 1972, President Richard Nixon signed into law a measure that amended the Older Americans Act of 1965 and established a national nutrition program for seniors 60 years and older; and

WHEREAS, Meals on Wheels America established the March for Meals campaign in March 2002 to recognize the historic month, the importance of the Older Americans Act Nutrition Programs, both congregate and home-delivered, and raise awareness about the escalating problem of senior hunger in America; and

WHEREAS, the 2021 observance of March for Meals celebrates 19 years of providing an opportunity to support Meals on Wheels programs that deliver vital and critical services by donating, volunteering and raising awareness about senior hunger and isolation; and

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WHEREAS, Meals on Wheels Rowan in Rowan County, North Carolina has served our community admirably for 45 years; and

WHEREAS, volunteers for Meals on Wheels Rowan are the backbone of the program and they not only deliver nutritious meals to homebound seniors and disabled citizens who are at significant risk of hunger and isolation, but also caring concern and attention to their welfare; and

WHEREAS, Meals on Wheels Rowan provides nutritious meals to seniors and disabled citizens throughout Rowan County that help them maintain their health and independence, thereby preventing unnecessary falls, hospitalizations and/or premature institutionalization; and

WHEREAS, Meals on Wheels Rowan provides a powerful opportunity for social connection for hundreds of seniors in Rowan County to help combat the negative health effects and economic consequences of loneliness and isolation; and

WHEREAS, Meals on Wheels Rowan and its dedicated volunteers deserve recognition for the heroic contributions and essential services they have provided amid the COVID-19 Pandemic and will continue to provide to seniors and disabled citizens in Rowan County long after the Pandemic is over.

NOW, THEREFORE, the Rowan County Board of Commissioners proclaims March 2021 as the 19th Annual March for Meals Month and urges every citizen to take this month to honor our Meals on Wheels programs, the seniors they serve and the volunteers who care for them. Our recognition of, and involvement in, the national 2021 March for Meals can enrich our entire community and help combat senior hunger and isolation in America.

The reading of the Proclamation and was followed by a round of applause.

Commissioner Pierce moved, Commissioner Klusman seconded and the vote to approve the Proclamation as read passed unanimously.

ADDITION

2b. RESOLUTION IN SUPPORT OF AVIATION GRANT FOR AVIATION STEM TRAINING

Chairman Edds said there was a group, including the Rowan-Salisbury School System, working on an aviation grant to offer an Aviation Stem Program in hopes of getting kids interested in aviation. Chairman Edds said the Resolution before the Board was in support of the grant opportunity.

Chairman Edds read the Resolution as follows:

WHEREAS, Rowan County believes that aviation is an important contributor to our national, state, and local economies; and

WHEREAS, in the very near future, the aviation industry will experience a significant shortage of pilots and aviation maintenance professionals; and

WHEREAS, the aviation industry provides wonderful opportunities for employment, pays good wages and benefits, and offers its employees a significant opportunity for professional and personal development; and

WHEREAS, Rowan County's economy and citizens benefit greatly from the presence of Mid-Carolina Regional Airport, which contributed $147.97 million to Rowan County's economy in 2019, supports 850 jobs, generated $43.24 million in personal income and $5.15 million in state in local taxes; and

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WHEREAS, Rowan-Salisbury School System's (RSSS) Career and Technical Education (CTE) programming offers training to our students in high-demand employment fields to help provide skills necessary to find relevant, competitive job opportunities after graduation.

WHEREAS, Rowan County Commissioners fully supports RSSS leadership as they work to bring Aviation Stem training to our CTE programming.

NOW THEREFORE BE IT RESOLVED, the Rowan County Board of Commissioners does fully support applying for an Aviation Grant to the Federal Aviation Administration to help bring Aviation Stem Training to the students of the Rowan-Salisbury School System.

Chairman Edds moved, Commissioner Pierce seconded and the vote to approve the Resolution as presented passed unanimously.

2c. WATER UPDATE

Chairman Edds referenced the Dukeville area and announced that water test kits had been delivered to all homes connected to the Northeast Water System (NEWS). Chairman Edds said the County was striving to obtain 100% testing and he encouraged NEWS customers to send in their water samples. The testing would assist the County in determining how many homes had lead/copper in their private homes and for which the County could get the water treated. Chairman Edds said the County genuinely wanted to provide for the health and wellbeing of the citizens in the Dukeville area.

3. PUBLIC COMMENT PERIOD

Chairman Edds opened the Public Comment Period to entertain comments from any citizens wishing to address the Board. The following individual called in remotely:

- Kia Whittlesey of the Community Fusion Coalition (CFC) spoke in support of more diversity when considering applicants to the County's advisory boards.

Chairman Edds took the opportunity to explain to Ms. Whittlesey that the Board of Commissioners typically consider board appointments during the first meeting of each month. Chairman Edds announced that the County had approximately forty (40) vacancies on the County's many boards and now was the perfect time for folks to get involved. Chairman Edds encouraged citizens to go to the County's website and review the boards and the description of each board to find a board of interest. Chairman Edds also suggested interested applicants contact and lobby Commissioners for consideration, as well. Chairman Edds said it was a good time to put into effect the issues Ms. Whittlesey had mentioned. Chairman Edds said the first Monday of each month the Board talked about the vacancies and begged people to get involved in local government.

In closing, Chairman Edds thanked Ms. Whittlesey for joining the Board and again said it was a great opportunity to help get the vacant seats on the advisory boards filled.
With no one else coming forward, Chairman Edds closed the Public Comment Period.

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4. QUASI-JUDICIAL HEARING; CUP 01-21

Chairman Edds read the Chairman's Speech (Exhibit A) and declared the public hearing for CUP 01-21 to be in session. Chairman Edds said the hearing would focus on an application submitted by Tammy Baucom to construct a residential storage facility on Tax Parcel 644 104 located in Pleasant Cove.

Carolyn Barger, Clerk to the Board, swore in those wishing to provide testimony in the case.

Aaron Poplin, Planner, Rowan County Planning Department, presented the Staff Report (Exhibit B) and also provided a power point (Exhibit C) as he discussed the request. Mr. Poplin said Ms. Baucom was requesting a conditional use permit (CUP) to accommodate a 960 square foot residential storage facility for her boat and other personal property.

Using the power point (Exhibit C), Mr. Poplin showed the site in question, as well as the surrounding area. Mr. Poplin also reviewed the conditional use requirements and evaluation criteria contained in the Staff Report (Exhibit B).

Procedurally, Mr. Poplin reported the Board must adopt facts supporting the below findings based on the criteria in the Staff Report (B):

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; and
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. Poplin provided a handout of example Findings of Fact (Exhibit D) for the Board.

Chairman Edds opened the floor to hear from those who had been sworn to provide testimony in the case.

- George Baucom, husband of the applicant, discussed a permitting issue that had occurred.

  Commissioner Pierce asked if anyone had objected to the building and Mr. Baucom said no. Mr. Baucom's neighbor, John Barber, stepped forward and described the building that was put up as nice. Mr. Barber said he was in attendance to support the request.

With no one else coming forward or having phoned in to speak, Chairman Edds closed the public hearing.

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Commissioner Pierce moved the development of the property in accordance with the proposed conditions will not materially endanger the public health or safety.

FACT: This request complies with all eight (8) specific requirements identified in section 21-60 (10) for residential storage facilities.

FACT: The proposed structure is subject to compliance with applicable building code standards.

The motion was seconded by Commissioner Klusman and passed unanimously.

Commissioner Pierce moved 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, and;

FACT: No material evidence was presented suggesting this request would injure property values.

The motion was seconded by Commissioner Klusman and passed unanimously.

Commissioner Pierce moved 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: The proposed building is made of materials similar to other storage buildings in Pleasant Cove.

The motion was seconded by Commissioner Klusman and passed unanimously.

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to approve CUP 01-21 carried unanimously.

5. PUBLIC HEARING FOR MAJORITY ROAD NAME PETITION FOR MARCH 1 2021

Aaron Poplin, Planner, Rowan County Planning Department, reported that Sara Wells submitted a road name petition to name an un-named road located at the 750 block of Coley Road. Since the petition was not unanimous, a public hearing was required for the road naming. The proposed name was Pop Eller Drive.

Chairman Edds opened the public hearing to receive citizen input regarding the proposed road name of Pop Eller Drive. The following individuals came forward to address the Board:

- Andy Eller spoke in support of the request, which would name the road after his great-grandfather who was born in 1888.

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With no one else coming forward and no one having phone in to speak, Chairman Edds closed the public hearing.

Commissioner Pierce moved to approve the road name of Pop Eller Drive. The motion was seconded by Commissioner Klusman and passed unanimously.

6. PUBLIC HEARING FOR PDS 01-14 AMENDMENT AND SURETY BOND ACCEPTANCE; ROWAN SUMMIT

Assistant Planning Director Shane Stewart reported that Rowan Summit, LLC was requesting a second amendment to their Planned Development Subdivision (PDS 01014) identified as the Rowan Summit Shopping Center located at the corner of Julian Road and Summit Park Drive in the Summit Corporate Center (SCC).

Mr. Stewart highlighted the background for the plans and/or amendments that had been approved since 2014.

If PDS 01-14 was approved, Mr. Stewart said Rowan Summit was requesting acceptance of a performance guarantee in the form of a bond in lieu of installing the required improvements prior to recording the final plat as per section 22-57(c) of the Subdivision Ordinance. Berry Engineers provided a cost estimate in the amount of $109,038, which included the ordinance required 25% contingency, to complete the required private road extension, sidewalks, waterline, and miscellaneous work for Lot 6. Mr. Stewart said changes were made to the original estimate at the request of staff and the second cost estimate appeared reasonable as best as staff could discern. A draft bond was submitted indicating a completion date of December 31, 2021. If accepted, the final bond would be reviewed by the County Attorney for completeness prior to approving the final plat.

Mr. Stewart reviewed the PDS criteria contained in the staff report.

The Subdivision Review Committee recommended approval subject to:

1. Extend waterline and road to Lot 6
2. Provide vehicular access around building on Lot 6 or sprinkle.

The Planning Board voted unanimously to recommend approval as requested at its January 25, 2021 meeting and, after receiving no public comments thereafter, on January 28, 2021.

Staff does not have any concerns with the PDS request. As with any cost estimate, staff is not equipped to properly evaluate the values provided but from conversations with other departments, the figures seem reasonable. Staff would assume the required improvements would be constructed in conjunction with development of the adjacent restaurant development slated to begin in March of this year.

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Chairman Edds opened the public hearing to receive citizen comment and with no one coming forward or having phoned in to speak, Chairman Edds closed the public hearing.

Commissioner Klusman moved, Commissioner Caskey seconded and the vote to approve PDS 01-14 with the conditions as outlined (above) carried unanimously.

Commissioner Pierce moved to approve the surety bond. The motion was seconded by Commissioner Klusman and passed unanimously.

7. CONSIDER SNIA 01-21; CARRIE BROWN

Assistant Planning Director Shane Stewart reported Planning Staff had received a Special Non-Residential Intensity Allocation (SNIA) request from Carrie and Kabin Brown to construct a 1,600 square foot building to operate a home décor retail sales business at 6931 W. NC 152 Highway, Mooresville further referenced as Parcel ID 233-062. The Brown's currently reside on an adjacent parcel owned by Mr. Brown's mother, Cathy Brown Irvin, at 6925 W. NC 152 Highway (233-064) but planned on constructing a new home behind the business in 2-5 years. Either of the above arrangements would comply with the rural home occupation standards in the zoning ordinance.

Approving this request would allow the project to exceed the administrative allowance of 12% built-upon area (e.g. buildings, pavement, gravel) limitation requirement of the Coddle Creek watershed and allow up to seventy (70) percent built-upon area for the project. A total of 10% of the watershed acres may be removed from the 12% limitation and permit up to 70% built upon area.

Commissioner Klusman questioned the berm and Ms. Brown responded the berm was to provide privacy.

Commissioner Klusman asked if Ms. Brown planned on paving the drive and the response was no.

Commissioner Pierce moved approval of SNIA 01-21. The motion was followed by a second from Commissioner Caskey and passed unanimously.

8. CONSIDER SNIA 02-21: MATT ERICH

Assistant Planning Director Shane Stewart presented the request from for a Special Non-residential Intensity Allocation (SNIA) 02-21. The request was from Matt Erich to construct two (2) 12,000 square feet "personal storage" buildings at the 700 block of Performance Road, further referenced as Tax Parcel 239-086. Mr. Erich indicated he initially planned to construct one (1) building to be used exclusively for storage of his personal vehicles and equipment but will construct a second building in the future. Staff discussed with Mr. Erich the need to coordinate with both Rowan County Environmental Health and Building Inspections regarding the details of the proposed design in relation to any future change of use/occupancy. According to Mr. Stewart, Mr. Erich had been in conversation with the North Carolina Department of Environmental Quality regarding the intermittent stream

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crossing and was subject to compliance with the US Army Corps of Engineers permitting requirements.

Approving this request would allow the project to exceed the administrative allowance of 12% built-upon area (e.g. buildings, pavement, gravel) limitation requirement of the Coddle Creek watershed and allow up to seventy (70) percent built-upon area for the project. A total of 10% of the watershed acres may be removed from the 12% limitation and permit up to 70% built upon area.

In response to an inquiry from Commissioner Klusman, Mr. Stewart confirmed the parking lot would be non-pervious in the future. Commissioner Klusman asked if the owner would consider keeping as much of the property as impervious as possible. The owner who was participating via Zoom agreed.

Commissioner Klusman moved approval of SNIA 02-21 request with a condition that both parking lots be pervious materials. The motion was followed by a second from Commissioner Caskey and passed unanimously.

9. ZTA 02-19 SOLAR ENERGY SYSTEMS AND MISCELLANEOUS TEXT AMENDMENTS

Planning Director Ed Muire provided a power point as he explained that Rowan County was exercising a moratorium in its planning jurisdiction on the submittal of applications for creation or expansion of ground mounted solar energy systems greater than 6,000 square feet. The moratorium was set to expire on April 5, 2021.

Mr. Muire reviewed the current ordinance criteria (adopted in 2013), as well as the proposed terminology changes and the proposed text amendments.

Using the power point, the proposed standards for solar energy systems were highlighted as follows:

Residential Solar Energy System

- Proposed as an accessory use subject to Special Requirements (SR) in all zoning districts except the Economic Development (ED) districts
- Special Requirements (SR) include:
    - Up to the lesser of 6,000 sq ft or 10% of the lot size
    - Setbacks for panels 0-4000 sq ft are 30' Front / 10' side & rear
    - Setbacks for panels 4001 – 6000 sq ft are 30' front / 40' side & rear
    - Screening and Buffering - No applicable standards
    - Review and Approval Process is Administrative

Non-Residential Solar Energy System

- Proposed to be allowed subject to Special Requirements (SR) in the Economic Development (ED) districts and RA / CBI / INST / IND
- Special Requirements (SR) include:
    - No minimum panel size but a system >6000 sq ft must be certified by a PE that system does not exceed 1 megawatt (MW) and primarily serves to provide or off-set power to non-residential use on site

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- Setbacks – 50' from adjoining property lines and R/W and 100' from an existing residence, church or school
- Airport Zoning Overlay (AZO) – Location within the horizontal or conical surface is not allowed
- Fencing – Security fencing six foot (6') in height installed at system area
- Screening and Buffering - Current standard stipulates that if the panel is >200' from a structure on adjoining tract, then screening doesn't apply. Screening from a structure on the same parcel does not apply.

• Review and Approval Process is Administrative

Roof Mounted Solar Energy System

- Proposed to be allowed subject to Special Requirements (SR) in all zoning districts and the Economic Development (ED) districts
- Special Requirements (SR) include:
  - Airport Zoning Overlay (AZO) – Location within the horizontal or conical surface is not allowed

• Review and Approval Process is Administrative

Utility Scale Solar Energy System – *Conditional Use*

Proposed for consideration as a Conditional Use in the Industrial (IND)district subject to specific criteria which include:

- Setbacks – 100' from property lines and R/W; internal setbacks for panels and equipment along common property lines may be reduced to 25'
- Equipment Setbacks – 300' from an existing residence, church or school
- Airport Zoning Overlay (AZO) – Location within the horizontal or conical surface is not allowed
- Size – maximum system area is fifty (50) acres
- Screening and Buffering – Applicable to segment of system area when w/in 300' of residence, church or school
- Glare – panels should be constructed of anti-reflective coating
- Supplementary Materials – submitted / received from NCUC ; confirmation from utility provider for interconnection; certificate from NCUC
- Decommissioning Plan – Documentation and financial surety required
- Emergency Access Plan – Review and submitted to ES Director / Fire Marshal / Fire Dept
- Process for Consideration is Quasi-Judicial

Utility Scale Solar Energy System - *Decommissioning Requirements*

Applicable to both Conditional Use Permits and Conditional District Rezonings and include:

- Plan that includes a cost estimate prepared by an NC Professional Engineer detailing how the solar energy system will be removed and system area will be reasonably restored to its original condition in the event it does not produce energy for a three hundred sixty (360) day continuous basis.
- Prior to permitting, the applicant shall provide Rowan County financial surety at 1.25 times the cost estimate amount. Renewable bonds are expected to provide updated estimates and reflect changes due to labor costs, demolition practices, etc.
- The system owner / operator may request an extension of the 360 day period to prevent execution of the Decommissioning Plan. The request shall be considered in the same manner as approval was granted.

Other changes were presented as:

Dumps, Garbage, Landfills, Refuse Systems, Rubbish, Sludge Disposal and Land Clearing and Inert Debris Landfill (LCID)

- Proposed to be "moved" from a conditional use process in the RA district to a conditional district process. Remains as a conditional use in the IND district.

Motor Vehicle parts (outdoor), used in the RA district

- Proposed to be "moved" from a conditional use process in the RA district to a conditional district process. Remains as a conditional use in the IND district.

Zoological Gardens

- Proposed to be "moved" from a conditional use process in the RA district to a conditional district process. Remains as a conditional use in the CBI district, but eliminate as a CUP in the INST district.

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Proposed Screening Standards
Screening shall be required along the side and rear property boundaries of the zoning lot.
(2) *Type B.*

a. Buffer: Eighty (80) feet.
b. Screening shall consist of:

1. A row of trees, ***composed of a mixture of deciduous and evergreen species;*** forty (40) percent of which ***shall be*** large maturing trees***. All species used shall be between four (4) and six (6) feet tall*** at the time of planting; ***and in combination with 2 and 3 of this subsection, creates a visual separation. The design shall be submitted for review and installed by a certified member of the NC Landscape Contractors Licensing Board.***
2. An opaque fence located within the required buffer; such fence shall be a minimum height of six (6) feet; and
3. Lawn, low-growing evergreen shrubs or broadleaf evergreens, evergreen ground cover, or rock mulch covering the balance of the buffer.

The Board members discussed the topic at length and offered suggestions to be considered, as well. The Board continued the discussion and took action at the conclusion of the next agenda item.

10. ZTA 02-19 LAND USE PLANS RECOMMENDATIONS

Planning Director Ed Muire presented the staff report. Based on the information contained in the agenda packet, the recommendations were intended as an amendment to the East, West and South I-85 Corridor Land Use Plans for siting utility scale solar energy systems. The general recommendations would apply countywide, the East, West and South I-85 Corridor would apply within their respective areas.

Using a power point, Mr. Muire highlighted the following information:

Solar Energy System Land Use Plan Recommendations
Due to the recent advent of solar energy systems as a significant presence in its landscape, Rowan County has taken steps to update its zoning ordinance with standards designed to encourage the use of solar for supplementing residential and commercial power generation along with minimum criteria to ensure utility scale systems are not a dominant land use featured in rural areas.

The County recognizes the site characteristics of a utility scale system will differ based on a variety of factors and has established the following policies for guidance when selecting a location and for consideration by the Planning Board or Board of Commissioners when evaluating an application.

No single "not preferred" policy herein should be viewed as the de facto criteria for denying an application, rather the policy standard may be mitigated thru conditional district negotiations, e.g. increased setbacks, buffering or screening, etc. However, multiple "not preferred" or "discouraged" policies strongly suggest the "orderly planned use of land resources" principle found in Section 21-2 of the Rowan County Zoning Ordinance has not been satisfied.

General Recommendations

- Areas currently served by water or sewer infrastructure are not preferred locations
- Existing Industrial (IND) and Economic Development (ED) zoning districts, or sites / properties listed with the Rowan County Economic Development Commission, are not preferred locations
- Encouraged in areas with low to moderate residential population densities in combination with buffers and screening
- Locations or areas of a site with topography such that screening / visual separation cannot be achieved from adjoining properties or roadways within a three (3) year time frame should be avoided
- Sites that will occupy prime soils or displace active farming operations are not preferred, but if approved should incorporate native plants or grasses as groundcover and include pollinator friendly vegetation
- Panel locations within the Special Flood Hazard Areas (SFHA) or placement of fill within these areas of a site is discouraged
- Sites having identified poor soils or building / septic constraints are generally encouraged for selection

- Sites within the viewshed of a public park, National Register listed historic property or Rowan County landmark are not preferred
- Utility scale solar energy systems locating within one (1) mile of another utility scale solar energy system is discouraged
- A maximum system acreage of 50 acres is preferred, but may be increased based on the site's ability to meet all other recommendations contained herein

Areas West of I-85

- Due to residential densities and proximity to municipalities, Area 2 is not a preferred location
- Based on existing infrastructure, e.g. transportation, water, and rail access, location within the US 29 and Hwy 70 corridor overlay are discouraged
- Locations that minimize visual impacts to the NC Scenic Byway Corridor are preferred

Areas East of I-85

- Site locations along the US 29 and I-85 highway corridors are discouraged
- Site locations along the East NC 152 and US 52 highway corridors are not preferred
- Sites in proximity to High Rock Lake located in Area 2 are not preferred I-85 South Corridor

I-85 South Corridor

- Sites within the identified and targeted growth nodes depicted in Figure 23 are discouraged

The Planning Board provided the following **Statement of Consistency**:
ZTA 02-19 is appropriate and necessary to meet the development needs of Rowan County for the following reasons not previously envisioned by the East and West Land Use Plans. Furthermore, the adoption of ZTA 02-19 is an amendment to the East and West Land Use Plans and is reasonable and in the public interest based on the following:

- This allows the conditional district rezoning with the addition of supplementary materials;
- Allows for solar energy growth while better categorizing system sizes and uses and encourages solar energy growth in the most appropriate land use areas;
- It provides reasonable standards for screening, setbacks and buffering to minimize negative impacts on adjacent properties and requires financial responsibility for operations and decommissioning of the installed utility scale system; and,
- Requires conditional district zoning within the CBI and RA zones and provides a list of recommendations of preferred and discouraged locations and sizes that will be used to review the utility scale systems located within the CBI and RA districts.

Mr. Muire said the Board had been provided with a lot of information and the Commissioners could schedule a public hearing for March 15, 2021, or, defer the information back to the Planning Board. Mr. Muire noted the Board could also hold the public hearing on March 15, 2021 and delay its decision; however, he cautioned that any substantial changes should be sent back to the Planning Board.

County Attorney Jay Dees suggested the Board schedule the public hearing for ZTA 02-19 for March 15, 2021 and defer a vote to April 5, 2021.

After further discussion, Commissioner Pierce moved to schedule the public hearing for March 15, 2021. The motion was seconded by Commissioner Klusman.

Chairman Edds expressed appreciation on behalf of the Board to Mr. Muire, Assistant Planning Director Shane Stewart, Planner Aaron Poplin and the Planning Board for their hard work on such a long project.

Upon being put to a vote, the motion on the floor carried unanimously.

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11. UPDATE REGARDING PROPOSED TEXT AMENDMENTS TO ROWAN COUNTY ORDINANCE CHAPTER 5 SECTION 5-46

(Note: During regular session on January 19, 2021 the Board of Commissioners held a public hearing to consider proposed amendments to the Animal Control ordinances. The Commissioners tabled a decision to the current meeting. The proposed text was the result of an issue with a neighbor who fed large animal carcasses to his dogs within a neighborhood; the current ordinance did not address this type of activity).

County Attorney Jay Dees updated the Board regarding public nuisance abatement for the property located at 175 Beck Road. Mr. Dees reported that three (3) departments had conducted site inspections. Environmental Management Code Enforcement issued a citation for trash with a fourteen (14) day time period to clean up. Mr. Dees said Animal Control had found the site did meet the minimum standards for the owner's animals.

According to Mr. Dees, he, along with Bob Pendergrass (Animal Services Director, Adrian Pruett (Environmental Health Supervisor), and County Manager Aaron Church performed a site visit. Mr. Dees continued by saying he and Mr. Pruett had reviewed health code regulations that might apply to the situation. Mr. Dees said he had determined the practice of regularly feeding animal parts in a densely populated residential area was a public health nuisance.

As of today, a notice of violation had been issued in accordance with the applicable health codes. Mr. Dees discussed the hearing process, etc. that would ensue. Mr. Dees described the number of vultures on the site as startling and he added that a vulture effigy had been ordered to help with the problem. Mr. Dees said the notice of violation included the fact the County expected the resident to abate the issue and to cease and desist feeding his dogs animal parts.

Commissioner Pierce expressed frustration with the expense of staff time involved in the process. Commissioner Pierce said the County could stop the process now if the Board would adopt the proposed ordinance language. Commissioner Pierce said the County could take the dogs from the owner if the owner did not abide by the ordinance.

Chairman Edds asked if the County would still have to go through the hearing process, etc. if the County had a statute in place. Mr. Dees responded depending on the statute, that typically with any enforcement mechanism there is a timeline for issuance of the notice of violation, the administrative hearing, and actual formal enforcement.

Chairman Edds asked if there was a need for any action in the current meeting. Mr. Dees said the best steps were to keep everyone abreast of the steps the County had been taken.

Chairman Edds mentioned the March 15, 2021 Board of Commissioners meeting and said there should be some timelines met. Chairman Edds asked the County Manager and Mr.

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Dees to create communication to the neighbors since the Board had assured those neighbors the County would be taking steps to rectify the situation.

12. ENVIRONMENTAL HEALTH BI-WEEKLY UPDATE

Chairman Edds welcomed Alyssa Harris, recently appointed Interim Health Director and expressed appreciation for her work during this time of the Pandemic.

Adrian Pruett, Environmental Health Supervisor, provided a bi-weekly update regarding the inspections for the department between February 8, 2021 through February 19, 2021. Mr. Pruett said the tremendous amount of rain had thrown the department behind approximately 4 weeks.

Following the report, the Board agreed that going forward Mr. Pruett would only need to provide a written report to the Commissioners in a simplified one-page method that included (but not limited to) the number of permits, inspections and the backlog information.

Chairman Edds said at some point he would like to meet with Ms. Harris and Mr. Pruett to talk about their goals for the County.

13. LITTER REPORT

Chairman Edds read the litter report in the agenda packet and stated Rowan County staff removed more than 8,990 lbs. of roadside debris and litter during the two-week period beginning Monday, February 8th through Friday, February 19, 2021.

14. CONSIDER APPROVAL OF BUDGET AMENDMENTS

Finance Director James Howden presented the following budget amendments for the Board's consideration:

- Social Services – The County received funding for foster care caseworker visits to promote safe and stable families. Social Services also reverted Crisis Intervention Payments funds to use among other counties. The budget amendment was to increase and decrease the budgeted amounts in the expenditure and revenue lines associated with the funding. There was no county money required. $35,224

- Sheriff – Recognize expected excess revenue in account for pistol permits and budget to expense account for part-time. $27,000

- Sheriff - – Recognize expected excess revenue based on the first seven (7) months of the fiscal year and budget to the expense accounts to cover costs associated with the permit process. $75,000

- Health Department – Move funds in the Healthy Rowan Grant to cover purchase of laptops, training and to cover salaries for two (2) contracted employees for the remainder of the fiscal year. $33,763

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- Animal Services – To reflect the need for additional funds in the Shelter R&M Building account. These funds are needed to replace old, rusted fencing in our dog kennels per state inspector.

Commissioner Pierce moved approval of the budget amendments as presented. The motion was seconded by Commissioner Klusman and passed unanimously.

15. CONSIDER APPROVAL OF BOARD APPOINTMENTS

ADULT CARE HOME ADVISORY COMMITTEE

Sue Weddington applied for reappointment. If approved, the term would expire December 31, 2023.

Commissioner Pierce moved, Commissioner Klusman seconded and the vote to reappoint Sue Weddington passed unanimously.

HOME AND COMMUNITY CARE BLOCK GRANT ADVISORY COMMITTEE

Funded providers serve on this Committee during the year in which they are funded. Micah Ennis was recently appointed as the Director for the Board of Social Services. The Commissioners are asked to officially appoint Ms. Ennis for the remainder of this year's funding cycle, which ends June 30, 2021.

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to appoint Ms. Ennis passed unanimously.

JUVENILE CRIME PREVENTION COUNCIL

Jeremy Jacobs applied to fill a vacant General Public seat. If approved the term would expire on June 30, 2022.

Commissioner Pierce moved, Commissioner Klusman seconded and the vote to appoint Mr. Jacobs passed unanimously.

SCOTCH-IRISH VOLUNTEER FIRE DEPARTMENT FIRE COMMISSIONERS

Jason Boger and Mark Menius applied for reappointment. If approved their terms would expire March 31, 2023.

Steve Simpson applied to fill a vacant seat and if approved, his term would expire March 31, 2023.

Commissioner Pierce moved the reappointment of Mr. Boger and Mr. Menius and the appointment of Mr. Simpson. The motion was seconded by Commissioner Klusman and carried unanimously.

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THERAPEUTIC RECREATION BOARD
There are currently two (2) vacancies on this Board and two (2) applications have been received.

The first application is from Sheila Sapp and if approved, her term would expire July 31, 2023.

Commissioner Klusman moved the appointment of Ms. Sapp followed by a second from Commissioner Pierce. The motion carried unanimously.

Amanda Grieshaber applied for the other vacancy; however, Amanda resides in Iredell County. The Commissioners have a Resolution that requires appointees to reside in Rowan County.

Edward Hailey, Therapeutic Recreation Supervisor, noted that Amanda is a Recreational Therapist and the Therapeutic Recreation Director for Catawba College's degree program. Due to the difficulty of finding volunteers, Edward requests the Board waive the residency requirement and consider appointing Amanda for a term that would expire May 31, 2023.

Commissioner Klusman moved to waive the residency requirement and to appoint Ms. Grieshaber. The motion was seconded by Commissioner Pierce and passed unanimously.

TOWN OF FAITH PLANNING BOARD - ETJ
Mary Morales applied for reappointment and if approved, the term would expire February 28, 2023.

Commissioner Klusman moved, Commissioner Caskey seconded and the vote to reappoint Ms. Morales carried unanimously.

16. CLOSED SESSION
Commissioner Pierce moved at 6:09 p.m. for the Board to enter into Closed Session in accordance with North Carolina General Statute 143-318.11(a)(1) to consider approval of the minutes of the Closed Sessions held on June 15, 2020, July 13, 2020, July 21, 2020, August 3, 2020 and January 19, 2021; and North Carolina General Statute 143-318.11(a)(3) for attorney-client privileged communication to discuss insurance coverage, risk liability and cost-sharing with the State for Health Sanitarian Claims. The motion was seconded by Commissioner Klusman and passed unanimously.

The Board returned to Open Session at 6:25 p.m. on a motion by Commissioner Pierce followed by a second from Commissioner Klusman. The motion passed unanimously. No action was taken.

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17. ADJOURNMENT

There being no further business to come before the Board, Commissioner Klusman moved to adjourn at 6:25 p.m. The motion was seconded by Commissioner Greene and passed unanimously.

Respectfully Submitted,

Carolyn Barger, MMC, NCMCC
Clerk to the Board

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ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM: Alyssa Harris
DATE: 03/05/2021
SUBJECT: Rowan County Health Department - Vaccine Distribution Plan

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Rowan County Public Health would like to share their formalized COVID19 Vaccine Distribution plan. While this plan will be a living document to be flexible to state changes and guidance, we appreciate the Board knowing our plan of action to continue to fight the COVID-19 pandemic.

ATTACHMENTS:

Description	Upload Date	Type
RCPH - Vaccine Distribution Plan	3/8/2021	Backup Material

Rowan County Public Health
COVID19 Vaccination Distribution Plan

From the first identified COVID19 case in Rowan County to present, Rowan County Public Health has worked hard to provide guidance, reinforce actions to mitigate the spread of COVID19, and protect our vulnerable citizens. In December 2020, two vaccines were issued Emergency Use Authorization which allowed for Public Health to add vaccinations as a tool to protect and prevent COVID19.

For the pandemic response, Public Health is in a **Unified Command** with Emergency Management: A unified command is an authority structure in which the role of incident commander is shared by two or more individuals, each already having authority in a different responding agency. To ensure operations are communicated and planned effectively, meetings occur with a COVID19 Task Force daily.

Rowan County Vaccine Distribution Principals

Our goal is to vaccinate the Rowan County community as quickly and equitable as possible given the limited supply of vaccines we receive each week from the state.

Getting the virus that causes COVID-19 may offer some natural protection, known as an antibody or immune response; however, experts do not know how long this protection lasts. The risk of severe illness and death from COVID-19 far outweighs any benefits of natural immunity.

COVID-19 vaccination is an important tool to help stop the pandemic, but it continues to be only one tool in the toolbox. While COVID-19 mRNA vaccines appear to be highly effective, additional preventive tools remain important to limit the spread of COVID-19. The combination of getting vaccinated and following CDC's recommendations will offer the best protection from COVID-19. Stopping a pandemic requires using all the tools we have available.

A vaccinated person helps to slow and prevent the virus from continuing to circulate in the community. The ultimate goal to end the pandemic is to get as many people vaccinated so that more people are protected. The entire population benefits from a high vaccination coverage.

Once our population reaches a point of collective immunity where the disease is no longer likely to spread, it reaches the herd immunity threshold. The estimate for COVID-19 is that roughly 60 to 80% of the population will need to be vaccinated. Herd immunity provides positive impacts for the community beyond that of reducing the mortality and morbidity of the disease, it also leads to reduction of hospital visit, fewer days of missed work, and a return to economic prosperity.

Development of vaccine products

COVID-19 vaccines are being held to the same safety standards as other routine vaccines. Several expert and independent groups evaluate the safety of vaccines being given to people in the United States.

Before ANY vaccines receive authorization or approval, the Federal Drug Administration (FDA) carefully reviews all the safety data from clinical trials. And the Advisory Committee on Immunization Practices, or ACIP, which is an independent body of experts, reviews all safety data before recommending use. FDA and ACIP have qualified scientific and clinical experts with minimal conflicts of interest reviewing all of the data.

After ANY vaccines are authorized and in use, both FDA and CDC continue to monitor their safety. Existing systems can rapidly detect possible vaccine safety problems. These systems are being scaled up for COVID-19 vaccine introduction to fully meet the needs of the nation. Additional systems and data sources are also being developed to further enhance safety monitoring capabilities.

- COVID-19 vaccines are built on years of work to develop vaccines for similar viruses.
- All available vaccines use technologies that researchers have been studying and working with for decades.
- All vaccines are rigorously tested for safety
- More than 100,000 people volunteered in clinical trials for three vaccines – Pfizer-BioNTech, Moderna and Johnson & Johnson/Janssen – to make sure the vaccines were safe and worked to prevent COVID-19
- There were no serious safety concerns in the clinical trials with any vaccine
- Temporary reactions like a sore arm, fever, headache, or feeling tired and achy for a day or two.

Vaccine types

Additional vaccines continue to be in development. Two vaccines received FDA Emergency Use Authorizations (EUAs) in December 2020:

- Pfizer/BioNTech (BNT162b2) – 95% effective (manufacturer data)
- Moderna (mRNA-1273) – 94.5% effective (manufacturer data)

Both are mRNA vaccines with a 2-dose schedule. People being vaccinated should complete the two-dose series with the same vaccine product. Vaccines with two-doses have implications for the distribution given that the series is time-based and requires a second dose three-to-four weeks after the first.

How mRNA vaccines work:

- mRNA vaccines carry genetic material that teaches our cells how to make a harmless piece of "spike protein," which is found on the surface of the SARS-CoV-2 virus.
- Genetic material from the vaccine is destroyed by our cells once copies of the spike protein are made and it is no longer needed.
- Cells display this piece of spike protein on their surface, and an immune response is triggered inside our bodies. This produces antibodies to protect us from getting infected if the SARS-CoV-2 virus enters our bodies.

- mRNA vaccines do not affect our DNA; mRNA does not enter the cell nucleus.mRNA vaccines cannot give someone COVID-19.
- mRNA vaccines are new, but the technology is not. mRNA vaccines have been studied for influenza, Zika, rabies, and cytomegalovirus (CMV).

A third vaccine received FDA EUA in late February 2021.

- Johnson & Johnson/Janssen is a one-dose viral vector vaccine.

Vaccine Distribution Procedures from State to County

- Guidance for Local Health Departments comes directly from the State Department of Public Health and guidance changes often and swiftly
- RCPH and RCES must be able to adjust and be flexible during this time
- Rowan County Health Department, Novant Health Rowan Medical Center, and the Rowan-Cabarrus Community Health Center Rowan locations receive allocations of vaccines weekly from the state (at time of this report). The process allows for short-term planning for one week ahead for first doses.
    1. State receives allocations from the Federal Government every Tuesday
    2. State allocates vaccine to all 100 counties by Wednesday/Thursday
    3. Rowan providers are notified of our allocations Thursday night or Friday morning.
    4. Providers must accept or decline the vaccine allocations by 12-noon that Friday
    5. Providers will receive vaccines on Tuesday or Wednesday of the following week
    6. All vaccines are required to be administered and entered into the CVMS platform by Monday evening of the following week
        - This gives providers 5 days to hold vaccine clinics (Thursday – Monday).
    7. Providers can request equity doses at three-week time increments.
    8. The state provides a baseline allocation and extra doses based on three factors:
- Partnerships, collaboration, and clear communication are vital to the sustainability of any large scale response

Vaccine Prioritization Framework

North Carolina Department of Health and Human Services provides the guidance and eligibility for who can receive a vaccine. The phases and groups have transitioned several times emphasizing the need of public health to be flexible and receptive to quick changes to best meet the needs of citizens.

Great consideration went into determining priority groups. COVID-19 Vaccination Ethics considers the following in determining priority:

- Risk and intensity of exposure to COVID-19
- Likelihood of adverse outcome if infected with COVID-19
- Critical role in ensuring survival of infected patients and ensuring the integrity of community function

In considering risk, many factors may fall under the above categories including living in a congregate setting, known impact of the epidemic on a population, provision of direct or indirect patient care especially to persons at increased risk or known to have COVID-19, having

underlying health conditions or being age 65 or older. Separation of one group from another is often determined not just by the presence of a risk factor but by the number of factors each group has. The Advisory Committee on Immunization Practices (ACIP) and the Centers for Disease Control and Prevention, from which NC DHHS takes guidance for setting the prioritization framework, recognizes that there is no one "right" answer, but some answers are better than others. Unfortunately, not everyone can be highest priority for vaccination.

Group 1: Health care workers & Long-Term Care staff and residents

- Health care workers with in-person patient contact
- Long-term care staff and residents—people in skilled nursing facilities, adult care homes and continuing care retirement communities

Group 2: Older Adults

- Anyone 65 years or older, regardless of health status or living situation

Group 3: Frontline essential workers

- The CDC defines frontline essential workers as workers who are in sectors essential to the functioning of society and who are at substantially higher risk for exposure to COVID-19

Group 4: Adults at high risk for exposure and increased risk of severe illness

- Anyone 16-64 years old with high-risk medical conditions that increase risk of severe disease from COVID-19 such as cancer, COPD, serious heart conditions, sickle cell disease, Type 2 diabetes, among others, regardless of living situation
- Anyone who is incarcerated or living in other close group living settings who is not already vaccinated due to age, medical condition, or job function
- Essential workers not yet vaccinated. The CDC defines these as workers in transportation and logistics, water and wastewater, food service, shelter and housing (e.g., construction), finance (e.g., bank tellers), information technology and communications, energy, legal, media, public safety (e.g., engineers) and public health workers

Group 5: Everyone who wants a safe and effective COVID-19 vaccination

Continues Quality Improvement Process

- Rowan County Public Health and Rowan County Emergency Services work together to improve mass vaccination clinic processes each week in response to new guidelines from the state, feedback from staff and volunteers, and feedback from clients.
    - Each clinic, staff provide a "hot wash" which allows for immediate feedback and changes for the next clinic
- RCPH/RCES hold meetings weekly with community partners for feedback and planning:
    - Community Providers
    - Colleges: Catawba College, Livingstone College, and Rowan-Cabarrus Community college
    - K12: local public and private schools
    - Long term care facilities: to provide feedback and discuss infection control
- RCPH use social media and local media partners to share information and updates to encourage community buy-in, transparency, and address vaccine hesitancy.

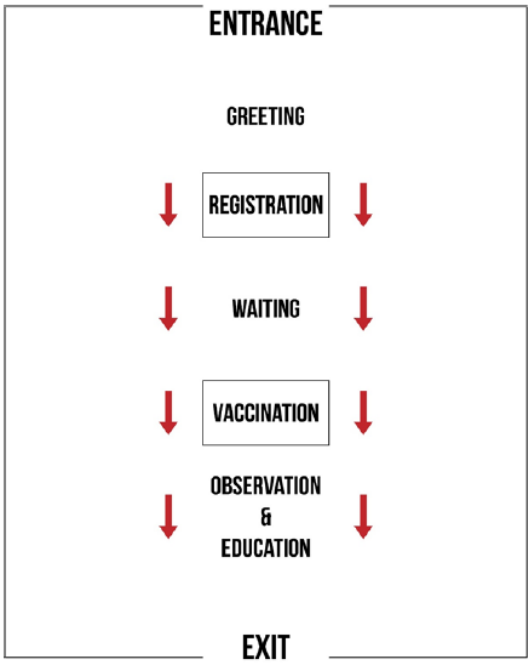
Outdoor Vaccine Distribution

Determination for Outdoor Distribution

Emergency Management, Public Health, and County Administration collaborate daily to discuss operations of vaccine distribution. SARS-CoV-2 primarily transmits through close, prolonged contact with infected individuals and risk of transmission increases in indoor settings. Due to the nature of the virus, outdoor distribution is the preferred method.

Rowan County citizens have options now for receiving their vaccine including: Rowan County Public Health mass distribution sites, Novant Health Rowan Medical Center – JF Hurley YMCA mass distribution site, Rowan Diagnostic Clinic, and Walgreens – at time of this report. We support efforts to offer different ways of receiving the vaccine to provide full coverage for our community. Many individuals feel safe staying in their cars as this has become the new social norm during COVID-19 – from groceries, to medicine, to COVID19 testing. Our goal is to create partnerships and opportunity for all eligible individuals to receive their vaccine.

Who: Public Health, Emergency Management, Volunteers, Vaccine recipients
What: Outdoor drive-thru vaccine clinic
When: Wednesday (second dose), Thursday (first dose), every other Saturday, additional days as needed
Where: West End Plaza Event Center



Flow of traffic for clients

Clients enter the west side of the West End Plaza. Upon entry, they dive through a serpentine to reduce traffic overflow on to main road. Client will be stopped when car reaches the Event Center to check for appointment, eligibility, and handed a clipboard with paperwork. Client

enters second serpentine that leads to being placed into a lane. Lanes will lead to the paperwork review tent where clients will work with volunteers to ensure paperwork has been complete and is accurate. Volunteer will ask that paperwork is placed on dashboard to indicate to lane transition that they are ready to move on to the vaccine administration tent. Client's paperwork is taken by vaccinator assistant to review medical history to determine monitoring time. Client receives vaccine and drives forward to monitoring area where they are observed for either 15 or 30 minutes. Client exits the parking lot upon completion.

Partnership

- Traffic patterns were developed with a partnership with NC Department of Transportation
- Iterative process allowed for continuous quality improvement to remove traffic from Statesville Blvd and protect local businesses from vaccine traffic

Volunteer/Staff Needs

- Overhead (6)
- Appointment Check (2)
- Clipboard Distribution (4)
- ITC (3)
- Paperwork review (8)
- Vaccine Administration (4-6)
- Vaccine Admin Assistant (4-6)
- Vaccine Monitoring (8)
- Fill Syringe (2-3)
- CVMS Entry (12)
- Runners (4)

Risks/Concerns

- Unfavorable weather can hinder operations
- Potential for auto accidents
- Parking lot set up and break down if parking lot is needed for scheduled events

Benefits

- Safer than gathering indoors
- Outdoor operations have been ongoing, resulting in familiarity with the process for both clients and staff/volunteers
- Easier for individuals who have mobility issues or families with small children
- Easy to scale up or down depending on dose availability
- Low maintenance up keep

Indoor Vaccine Distribution Plan

Determination for Moving Inside

The Emergency Management (EM) Division Chief routinely updates the Public Health (PH) Director of weather for upcoming clinics. When there is the potential for inclement weather, the EM Division Chief will notify the PH Director. Consideration will be given to the temperature, potential for precipitation, wind, and other conditions that might present unfavorable conditions to holding a vaccine clinic.

Who: Public Health, Emergency Management, Volunteers, Vaccine recipients
What: Moving operations from outside drive thru to indoors in the event of inclement weather or evening clinics
When: Weather prevents clinic from being held outside
Where: West End Plaza Event Center

Flow of traffic for clients

Clients will enter and park in the front of the WEP between the former Belk's building and the current Event Center. Handicap accessibility will be made directly in front of Event Center. Clients will enter the building at the main entrance by the fountain. Clints will be screened by staff who will check temperatures and ensure client has an appointment. Client is handed a clipboard after screening. If there is a line, the client can fill out paperwork while waiting. If that is not feasible for the client, they may wait until they are at the paperwork review station. Six tables will be set up inside Event Center indoor entry way for paperwork review. Once paperwork is complete, paperwork review volunteer will send client to open vaccinator station. Up to 12 vaccination stations will be available. Once shot is given, client will move to the vaccine reaction monitoring area where they will be monitored for 15 minutes. Once monitoring is complete, they will exit from the front or side entrance.

Volunteer/Staff Needs

- Overhead (6)
- Appointment Check (1-2)
- Temperature Check (1-2)
- Clipboard Distribution (1-2)
- Floater to monitor line/assist patients (2)
- Main entry door traffic control (1)
- Paperwork review (6)
- Vaccine Administration (12)
- Vaccine Admin Assistant (12)
- Vaccine Monitoring (6)
- Fill Syringe (2-3)
- CVMS Entry (12)

Risks/Concerns

- Maximum capacity inside Event Center currently set to 250
- Noise could hinder staff/volunteer, may impact PHI
- Floor slip/trip hazards if wet

- Set up and break down of drive thru set up will be an additional task. Will be complicated if there are clinics on consecutive days.
- Standing in a line may be difficult for some patients (i.e.: elderly, special needs, parents with young children, etc.)
- If plan is being used for inclement weather, there is potential for undue risk for patients driving to clinic
- There are events that are currently scheduled to take place that will require set up and tear down

Benefits

- Consistency- as more providers offer vaccine clinics across the county, residents may have a difficult time identifying correct location. Keeping county vaccine clinics at the same place will reduce confusion
- All staff/volunteer supplies stay in one place rather than needing to pack up and move
- Waiting all takes place indoors and with plenty of space for social distancing
- Easy bathroom availability
- Large entrance and two exits prevent overcrowding in doorways
- Space for filling syringes to be directly next to vaccine administration, thus reducing time to get vaccine to stations.
- Indoor set up allows for vaccine distribution in the event of bad weather, evening clinics, or other needs at staff's discretion
- Building is air conditioned and could be safer for staff/volunteers during the summer

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Alyssa Harris, Interim Health Director
DATE:	03/04/2021
SUBJECT:	Rowan County Health Department - Health Education Program Manager Position

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We are seeking for the position of the Health Education Program Manager to be approved for the Rowan County Health Department as a grant-funded position through funding provided by The Duke Endowment foundation. This position will require no county funding as salary, fringe benefits, and operational costs of the Healthy Rowan program are covered.

The Program Manager will facilitate and coordinate Healthy Rowan meetings and coordinate evidence-based interventions from the Healthy People, Healthy Carolinas grant program. This positions work will includes policy, systems, environmental changes, and programming to address obesity and chronic disease in Rowan County.

Grants provide opportunity to remove the burden of costs from tax payers in our community while they benefit from the work that is accomplished. In a time of increasing efficiency for budgets, grant funds are a great tool for exploring new ways to promote health in our community. The grant is funded for three years with the expectation that we are able to utilize the funding to make a positive impact in the areas of chronic disease and obesity. Funding at least 1.0 FTE is mission critical and a requirement of this program. Healthy Rowan, as funded by The Duke Endowment, has been successful for the last four years. With the integration of funding into the Rowan County Health Department, our department strives to be good stewards of the funding.

We respectfully request the Health Education Program Manager at the Rowan County Health Department to be approved.

ATTACHMENTS:

Description	Upload Date	Type
BOC Memo - PH Education Program Manager	3/5/2021	Cover Memo
PH Education Program Manager PDQ	3/5/2021	Backup Material

PH Education Program Manager Job Description	3/5/2021	Backup Material
PH Education Program Manager - Budget Worksheet	3/5/2021	Backup Material

Alyssa Harris, MPH
Interim Health Director

Main Telephone: (704) 216-8777
FAX: (704) 216-7991

ROWAN COUNTY PUBLIC HEALTH
Prevent. Promote. Protect.
Be an original.

Rowan County Health Department
1811 East Innes Street – Salisbury, NC 28146-6030

To the Rowan County Board of Commissioners:

We are seeking for the position of the Health Education Program Manger to be approved for the Rowan County Health Department as a grant-funded position through funding provided by The Duke Endowment foundation. This position will require no county funding as salary, fringe benefits, and operational costs of the Healthy Rowan program are covered.

What does Healthy Rowan do?

Healthy Rowan seeks to utilize the collaborative strength of many community partners to identify and address health and quality of life issues in Rowan County. Our coalition includes representatives and leaders from healthcare, government, business and industry, human services, community service agencies, medical service providers, educational institutions, the general population, and the faith community.

Healthy Rowan works with all organizations to implement evidence-based interventions to address **chronic disease and obesity** in our community. We are working across all sectors—early childcare, schools, businesses, senior living—to begin a transformation in our community for the better health of all citizens.

Core Functions:

- Advocates for health in all policies
- Provides support and implements evidence-based interventions
- Facilitates collaboration between agencies to improve health outcomes in Rowan County.

What this Program Manager will do:

The Program Manager will facilitate and coordinate Healthy Rowan meetings, and coordinate evidence-based interventions from the Healthy People, Healthy Carolinas grant program. This positions work includes policy, systems, environmental changes, and programming to address obesity and chronic disease in Rowan County.

Why we need the position filled:

The substantial support provided by The Duke Endowment is a beneficial partnership for the health department and for Rowan County government. The coalition helps Rowan County Public Health meet accreditation standards and ensures that we have community support for programs

and policies. Community coalitions are also a part of the Agreement Addendum requirements Rowan County Public Health receives from North Carolina Department of Health and Human services. The expectation from The Duke Endowment for the Healthy People, Healthy Carolinas grant is to have staff supported by the grant. With the addition of the position, we can further advance the mission of the Rowan County Health department to improve the health of Rowan County citizens.

How grant funded positions support Rowan County:

Grants provide opportunity to remove the burden of costs from tax payers in our community while they benefit from the work that is accomplished. In a time of increasing efficiency for budgets, grant funds are a great tool for exploring new ways to promote health in our community. The grant is funded for three years with the expectation that we are able to utilize the funding to make a positive impact in the areas of chronic disease and obesity. Funding at least 1.0 FTE is mission critical and a requirement of this program. Healthy Rowan, as funded by The Duke Endowment, has been successful for the last four years. With the integration of funding into the Rowan County Health Department, our department strives to be good stewards of the funding.

We respectfully request the fully grant-funded position of the Healthy Rowan Program Manager at the Rowan County Health Department to be approved.

ROWAN COUNTY
NORTH CAROLINA
Be an original.

ROWAN COUNTY
POSITION DESCRIPTION QUESTIONNAIRE (PDQ)
(TO BE COMPLETED BY SUPERVISOR OR DIRECTOR)

Position Title:	Public Health Educator II	Date Submitted	01/14/2021
Department	Health Education	Supervisor's	
Supervisor's Name	Alyssa Harris	Title	Public Health Educator III
Supervisor Signature		Date	01/14/2021
Director Signature		Date	1-19-21

New or Existing Postion: **New** ☐ **Existing** ☐

POSITION SUMMARY: Basic purpose statement – "why" this position should exist.

When the Healthy People, Healthy Carolinas grant was accepted as part of the Community Health Education budget within the Rowan County Health Department, the expectation was to have staff supported by the grant and be hired through the Rowan County government system. As it stands, Alyssa Harris is currently completing all tasks related to both Healthy Rowan and to the Community Health division. Having community coalition funding is beneficial to the health department. The coalition helps us meet accreditation standards and ensures that we have community support for programs and policies. Community coalitions are also a part of the Agreement Addendum requirements we receive from North Carolina Department of Health and Human services.
This position is 100% funded by a grant, with no additional funding needed from County dollars.

ESSENTIAL POSTION FUNCTIONS: **List the basic job functions that the employee must be able to perform, with or without reasonable accomodation. A function is essential** if the purpose of the job is to perform it. **These may be the duties the employee will spend the** majority **of their time performing.** "Other Duties" will be listed in next section.)

		%of time
1.	Assist Program Director in daily operations, planning, and implementation of program activities. This work will mainly focus on policy, systems, and environmental change as a project lead.	55
2.	Engage with community, governmental, non-profit, and faith-based organizations to promote prevention strategies and available services to in-need populations during a monthly coalition meeting	10
3.	Lead efforts to create long-term growth, including developing new strategies for community partnerships. Community engagement with residents to ensure they are aware of risks obesity and chronic disease, specifically cardiovascular disease and diabetes	10
4.	Program oversite and data management for: Mile, Exercise is Medicine, Adventure Rowan (an ARCHES program), and others as programs are developed.	10
5.	Budget management as well as tracking and reporting progress on all activities	10

OTHER POSTION FUNCTIONS: List the other job duties. These duties do not occupy the majority of the positions time. The purpose of the job is not to perform these job duties; however they will be assigned to the position.

		%of time
6.	Other duties as assigned	5
7.		
8.		
9.		
10.		
11.		

Total = 100% of time

REQUIRED QUALIFICATIONS: Specify required minimum equivalency for education, experience, skills and abilities.

Minimum Education Requirements

- [ ] High School Diploma or GED
- [ ] Training 6 months to 1 year, technical trade – no degree
- [ ] Associate's Degree in
- [x] Bachelor's Degree in: Public Health or related degree
- [x] Master's Degree in: CHES preferred
- [ ] Other Combination (explain)
- [x] Certifications (list): CHES preferred

Minimum Related Experience Requiremnts

- [x] Less than 6 months
- [ ] 1 year
- [x] 2 years
- [ ] 3 years
- [ ] 4 years
- [ ] 5 years
- [ ] 6+ years

OTHER KNOWLDEGE, SKILLS AND ABILITIES REQUIRED:

Must possess highly developed human relations and communication skills; ability to work with community and county leaders in the following sectors: educational, business, government (local, county, and state agencies), civic and service organizations; Must be self-motivated, flexible, innovative, and have strong organizational skills. Cultural sensitivity and the ability to work with diverse groups are critical; the ability to interpret and understand current trends and barriers concerning chronic disease prevention with an emphasis on physical activity, healthy eating, and clinical services is essential; ability to stimulate interest and cooperation among various groups; ability to develop successful partnerships and relationships

Knowledgeable in public health practice, public health research, policy development, and community-based health promotion programs and principles; Knowledgeable in program planning, implementation, management and evaluation procedures; Knowledgeable in effective methods and techniques of disseminating health information to the public; Knowledgeable in policy and environmental change principles and in creating systems-level approaches to prevent chronic diseases. Understanding of community-building principles and techniques is imperative.

Occasional nights and weekends will be necessary for trainings and special events

ADDITIONAL INFORMATION:

Will this position be responsible for supervising other personnel? If yes, please provide direct report information below: Yes ☐ No ☑

Name of position title supervised:

Name of position title supervised:

Name of position title supervised:

Name of position title supervised:

Name of position title supervised:

Name of position title supervised:

Name of position title supervised:

Name of position title supervised:

Name of position title supervised:

Name of position title supervised:

Name of position title supervised:

Name of position title supervised:

Is this position comparable to any other County position? Explain.	Public Health Educator/Wellness Coordinator
Is this position comparable to any other position outside of the County? Explain and attach job description.	

PHYSICAL REQUIREMENTS AND WORKING CONDITIONS: Check applicable level after considering reasonable accommodations.

■ Lifting 5 lbs.	☐ Very frequently	☐ Frequently	■ Some
■ Carrying 5 lbs.	☐ Very frequently	☐ Frequently	■ Some
☐ Bending	☐ Very frequently	☐ Frequently	☐ Some
☐ Twisting	☐ Very frequently	☐ Frequently	■ Some
☐ Climbing	☐ Very frequently	☐ Frequently	☐ Some
☐ Crawling	☐ Very frequently	☐ Frequently	☐ Some
☐ Pushing	☐ Very frequently	☐ Frequently	☐ Some
☐ Kneeling	☐ Very frequently	☐ Frequently	☐ Some
☐ Stooping	☐ Very frequently	☐ Frequently	☐ Some
☐ Reaching overhead	☐ Very frequently	☐ Frequently	☐ Some
■ Standing 20 % of time	■ Walking 5 % of time	■ Sitting 75 % of time	■ Outside 5 % of time
☐ Shift Work:	☐ Weekends	☐ Evenings	☐ Weekends and evenings
■ Travel/Mobility:			
■ Between Buildings/ County	☐ Very frequently	☐ Frequently	■ Some
☐ Humidity:	☐ Humid	☐ Dry	
☐ Temperature:	☐ Extreme cold	☐ Extreme heat	

☐ Atmosphere:	☐ Fumes	☐ Gas	☐ Odors	☐ Poor ventilation	☐ Dust
☐ Special Hazards:	☐ Chemical	☐ Electrical	☐ Mechanical	☐ Explosive	☐ Radiation
☐ Other Requirements:	☐ Protective clothing		☐ Special tools	☐ Licensed to drive	

ADDITIONAL COMMENTS:

Healthy Rowan seeks to utilize the collaborative strength of many community partners to identify and address health and quality of life issues in Rowan County. Our coalition includes representatives and leaders from healthcare, government, business and industry, human services, community service agencies, medical service providers, educational institutions, the general population, and the faith community.
Healthy Rowan works with all organizations to implement evidence-based interventions to address chronic disease and obesity in our community. We are working across all sectors—early childcare, schools, businesses, senior living—to begin a transformation in our community for the better health of all citizens.

ROWAN COUNTY
HUMAN RESOURCES

JOB DESCRIPTION

Job Title: Public Health Education Program Manager **Class:** Professional
Department: Health **FLSA:** Non-exempt
Revised: January 2021

This job description supersedes any prior description for the Public Health Education Program Manager classification.

GENERAL DESCRIPTION

Advanced professional level work that includes planning and implementing a public health education program by performing community assessments, program planning, implementation and involvement, and consultation with other organizations, county and community leaders, and volunteers. Responsible for coordinating health education programs by utilizing the collaborative strength of community partners to identify and address health and quality of life issues in the County. Work involves educating communities and implementing evidence-based interventions to address chronic disease and obesity. Work is reviewed by the Public Health Educator III and is evaluated through periodic conferences and reports as to the overall effectiveness of the program.

ESSENTIAL JOB FUNCTIONS (Any one position may not include all of the duties listed, nor do the listed examples include all tasks which may be found in positions of this class.)

Assists the Program Director in daily operations, planning, and implementation of program activities; focus will be policies, systems, and environmental changes as a project lead.

Engages with community, governmental, non-profit, and faith-based organizations to promote prevention strategies and available services to in-need populations during a monthly coalition meeting.

Leads efforts to create long-term growth, including developing new strategies for community partnerships; engages with community to ensure awareness of risks of obesity and chronic disease, specifically cardiovascular disease and diabetes.

Oversees program and data management for: Mile, Exercise is Medicine, Adventure Rowan (an ARCHES program), and others as programs are developed.

Manages program budget.

Tracks and reports progress on all activities.

OTHER JOB FUNCTIONS

Performs related duties as required.

Management reserves the right to add or amend duties at any time.

KNOWLEDGE, SKILLS, AND ABILITIES

Considerable knowledge of the principles and practices of public health, public health research, policy development, and public health education activities.

Considerable knowledge in program planning, implementation, management and evaluation procedures.

Knowledge in effective methods and techniques of disseminating health information to the public.

Ability to work effectively with community and county leaders in the following sectors: educational, business, government (local, county, and state agencies), and civic and service organizations to develop successful partnerships and relationships.

Ability to work with diverse groups and demonstrating cultural sensitivity.

Ability to interpret and understand current trends and barriers concerning chronic disease prevention with an emphasis on physical activity, healthy eating, and clinical services.

Ability to communicate effectively both orally and in writing and to stimulate interest and cooperation among various groups in carrying out a program in public health education.

PHYSICAL REQUIREMENTS

Work is primarily sedentary in nature. Physical requirements include sitting for extended periods of time, walking, bending, stooping, and lifting books and files of approximately 35 lbs or less. Work may include extended periods of time viewing a computer video monitor and/or operating a keyboard. Work may include operation of a motor vehicle. Employee is not substantially exposed to adverse conditions or hazardous materials.

EXPOSURE CONTROL

Work activity does not entail predictable or unpredictable exposure to blood or body fluids.

MINIMUM EXPERIENCE AND TRAINING

Bachelor's Degree from an appropriately accredited college or university in Public Health Education and two years of experience in public health education or related field; or a Bachelor's Degree from an appropriately accredited college or university and three years of experience in public health education; or an equivalent combination of training and experience. A valid driver's license is required. Master's Degree in Public Health preferred; Certified Health Education Specialist (CHES) preferred.

This job description does not create an employment contract, implied or otherwise.

ROWAN COUNTY **2021 BUDGET YEAR**
EXPANSION WORKSHEET
POSITION DETAIL - NON-LEO

Key in gray sections only

Department Name	Health Department				
Position Title	Public Health Education Program Manager (Healthy People, Healthy Carolinas Grant)				
Hours *(per week)*	40	Increase	$ 68,986.00	Grade	17
Position Title, Salary, Grade - confirmed with Human Resources:			Yes		

Salary / Benefits		Total Cost	Federal / State Reimbursement	Other Revenue	New County Funds Requested
Salary		$ 49,000.00	$ -	$ -	$ 49,000.00
Health Insurance	$830 / Mo	9,960.00	-	-	9,960.00
Medicare	1.45%	711.00	-	-	711.00
Retirement	9.01%	4,415.00	-	-	4,415.00
Social Security	6.20%	3,038.00	-	-	3,038.00
Workers Comp (Varies)	0.80%	392.00	-	-	392.00
401(k)	3.00%	1,470.00	-	-	1,470.00
Total Salary / Benefits		68,986.00	-	-	68,986.00
Other Costs					
Desk		-	-	-	-
Chair		-	-	-	-
Side chairs		-	-	-	-
Telephone		-	-	-	-
Computer		-	-	-	-
Bookcase		-	-	-	-
Vehicle		-	-	-	-
Travel		-	-	-	-
Training		-	-	-	-
		-	-	-	-
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		-	-	-	-
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		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
Total Equipment Costs		-	-	-	-
Total Cost		$ 68,986.00	$ -	$ -	$ 68,986.00

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	County Attorney Jay Dees
DATE:	March 8, 2021
SUBJECT:	Eastern Fence Request

Eastern Fence has requested that Rowan County accept a deed of trust for security of its State of North Carolina qualified expense loan/grant BUT that such deed of trust be a second lien behind its primary lender. This is a standard request for businesses that have primary financing. And, based on the amount of this loan/grant, it would be customary for any subsequent smaller financing to be second or third lien position. It is my recommendation to approve this request allowing Rowan County's deed of trust to be in second position.

It is my recommendation to approve this request allowing Rowan County's deed of trust to be in second position.

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM: Shane Stewart, Assistant Planning Director
DATE: March 4, 2021
SUBJECT: Ratify PDS 01-14 Amendment: Rowan Summit

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

The developer petitioned for a second amendment to PDS 01-14 to divide lot 5 (Parcel ID 402C-019) consisting of 2.75 acres into two (2) lots proposed as a 2.09 acre Lot 5 and a .66 acre Lot 6 served by Tingle Dr. (see enclosed plan titled “Planned Development Subdivision”).

Ratify PDS 01-14 Amendment.

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/4/2021	Exhibit
PDS Layout	3/4/2021	Exhibit
Potential Development of Lot 6	3/4/2021	Exhibit
PE Cost Estimate	3/4/2021	Exhibit
Surety Bond	3/4/2021	Exhibit

Rowan County Department of Planning & Development
402 North Main Street – Suite 204 – Salisbury, NC 28144
Phone: (704) 216-8588 – Fax: (704) 216-7986
www.rowancountync.gov/planning

MEMORANDUM

TO: Rowan County Board of Commissioners
FROM: Shane Stewart, Assistant Planning Director
DATE: February 16, 2021
RE: **PDS 01-14 Amendment and Surety Bond Acceptance:** Planned Development Subdivision Amendment for Rowan Summit Shopping Center

BACKGROUND & REQUEST

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

The developer petitioned for a second amendment to PDS 01-14 to divide lot 5 (Parcel ID 402C-019) consisting of 2.75 acres into two (2) lots proposed as a 2.09 acre Lot 5 and a .66 acre Lot 6 served by Tingle Dr. (see enclosed plan titled "Planned Development Subdivision").

If PDS 01-14 is approved, Rowan Summit is also requesting acceptance of a performance guarantee in the form of a bond in lieu of installing the required improvements prior to recording the final plat as per section 22-57(c) of the Subdivision Ordinance. Berry Engineers have provided a cost estimate in the amount of $109,038.00, which includes the ordinance required 25% contingency, to complete the required private road extension, sidewalks, waterline, and miscellaneous work for Lot 6 (see enclosed). After making changes to the original estimate submitted at the request of staff, the second cost estimate

appears reasonable as best staff can discern from sharing the figures with other departments involved in the project. Rowan Summit has submitted a draft bond from Hartford Fire Insurance Company indicating a completion date of December 31, 2021. If accepted, the final bond would be reviewed by the County Attorney for completeness prior to approving the final plat.

PDS CRITERIA

Section 22-58 of the Subdivision Ordinance indicates a PDS request can be used to encourage innovative development through the modification or exemption of dimensional standards (e.g. lot width, lot depth, setbacks etc.) and / or road standards when the BoC determines the plan is *"in keeping with good planning and engineering practices and with the general safety and welfare of the public"*.

The below comments address the plan modification only.

Approval of the general concept plan proposed includes the following:

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

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

2. **Location of public and private streets within the PDS.** Existing private streets, identified as cross hatched areas on the PDS plan, were constructed to serve all existing lots in the development.

3. **Location of land to be made available for community facilities such as schools, parks, churches, fire stations, and similar uses.** N/A.

4. **General location of land to be dedicated as buffering, recreation, and open space.** Summit Corporate Center covenants require landscape buffers of 20 ft. along Julian Rd. and 10 ft. along the northbound off ramp of I-85. Depending on the specific type of development, concealment screening may be used within this buffer to address outdoor storage and loading areas. The type and spacing standards of the landscaping will be determined during covenant compliance review unless otherwise required as part of the PDS review.

5. **General location of major utilities.** Public water and sewer from Salisbury-Rowan Utilities (SRU) were extended along the road between the main parking lot and the outparcels to serve all lots within the development as noted on the attached PDS plan.

6. **Total site acreage and method of water / sewer service.** See enclosed maps for acreage breakdown and section #5 above.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION

The Subdivision Review Committee provided the following comments regarding the project:

1. Fire Chief – Structures proposed on Lot 6 will need to either be sprinkled or provide full vehicular access around the building.
2. SRU – Will need to extend the waterline to serve Lot 6.
3. Planning – In addition to extending the waterline, 151 feet of road will need to be constructed or financially guaranteed prior to final plat approval.

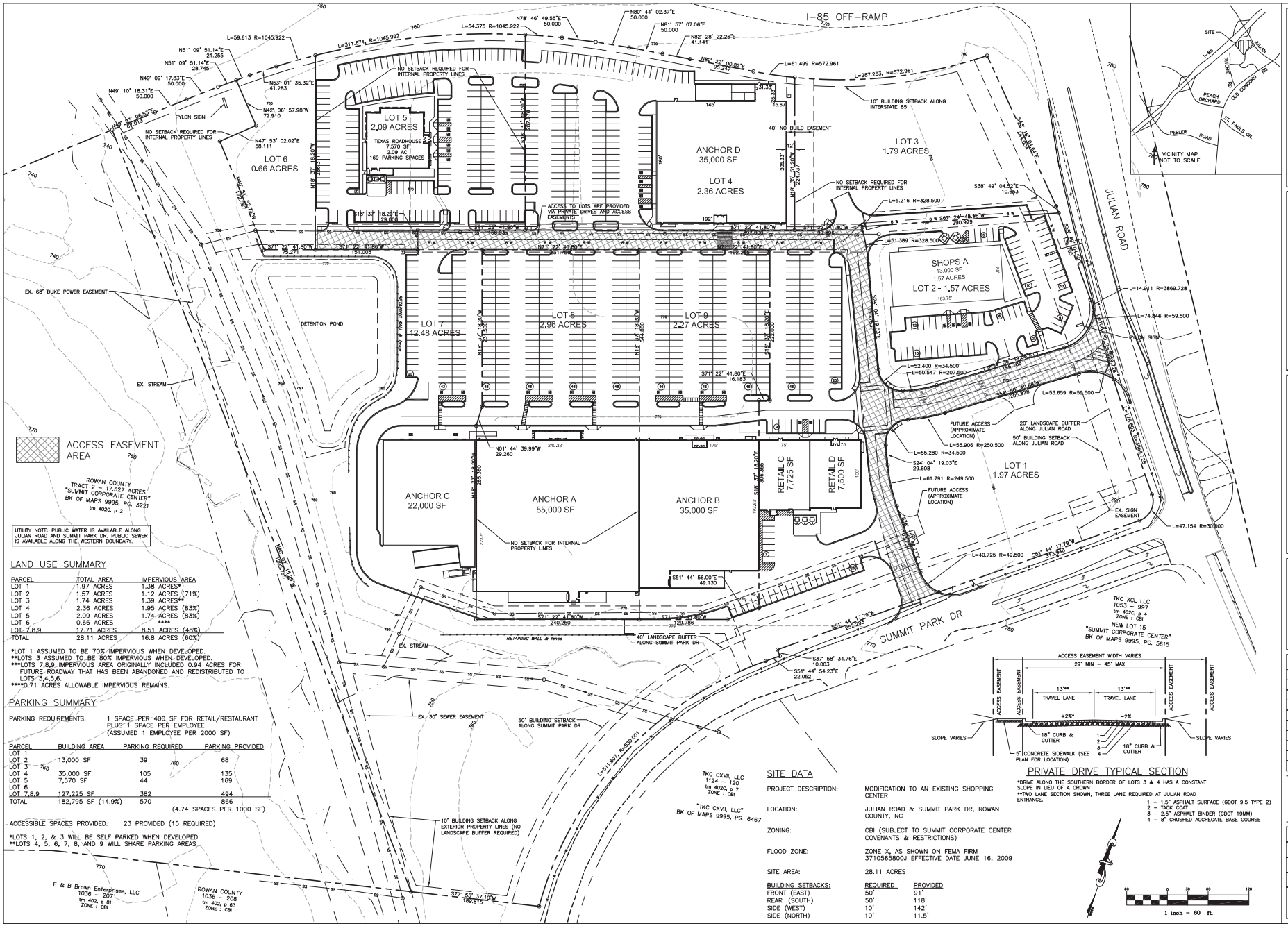
JANUARY 25th and 28th, 2021 PLANNING BOARD MEETING

The Planning Board voted unanimously to recommend approval as requested at their January 25th and, after receiving no public comments thereafter, on January 28th.

STAFF COMMENTS

Staff does not have any concerns with the PDS request. As with any cost estimate, staff is not equipped to properly evaluate the values provided but from conversations with other departments, the figures seem reasonable. Staff would assume the required improvements would be constructed in conjunction with development of the adjacent restaurant development slated to begin in March of this year.

Section 22-58 of the Subdivision Ordinance indicates a public hearing is required for the PDS consideration.



UTILITY NOTE: PUBLIC WATER IS AVAILABLE ALONG JULIAN ROAD AND SUMMIT PARK DR. PUBLIC SEWER IS AVAILABLE ALONG THE WESTERN BOUNDARY.

LAND USE SUMMARY

PARCEL	TOTAL AREA	IMPERVIOUS AREA
LOT 1	1.97 ACRES	1.38 ACRES*
LOT 2	1.57 ACRES	1.12 ACRES (71%)
LOT 3	1.74 ACRES	1.39 ACRES**
LOT 4	2.36 ACRES	1.95 ACRES (83%)
LOT 5	2.09 ACRES	1.74 ACRES (83%)
LOT 6	0.66 ACRES	****
LOT 7,8,9	17.71 ACRES	8.51 ACRES (48%)
TOTAL	28.11 ACRES	16.8 ACRES (60%)

*LOT 1 ASSUMED TO BE 70% IMPERVIOUS WHEN DEVELOPED.
**LOTS 3 ASSUMED TO BE 80% IMPERVIOUS WHEN DEVELOPED.
***LOTS 7,8,9 IMPERVIOUS AREA ORIGINALLY INCLUDED 0.94 ACRES FOR FUTURE ROADWAY THAT HAS BEEN ABANDONED AND REDISTRIBUTED TO LOTS 3,4,5,6.
****0.71 ACRES ALLOWABLE IMPERVIOUS REMAINS.

PARKING SUMMARY

PARKING REQUIREMENTS: 1 SPACE PER 400 SF FOR RETAIL/RESTAURANT PLUS 1 SPACE PER EMPLOYEE (ASSUMED 1 EMPLOYEE PER 2000 SF)

PARCEL	BUILDING AREA	PARKING REQUIRED	PARKING PROVIDED
LOT 1			
LOT 2	13,000 SF	39	68
LOT 3			
LOT 4	35,000 SF	105	135
LOT 5	7,570 SF	44	169
LOT 6			
LOT 7,8,9	127,225 SF	382	494
TOTAL	182,795 SF (14.9%)	570	866
		(4.74 SPACES PER 1000 SF)	

ACCESSIBLE SPACES PROVIDED: 23 PROVIDED (15 REQUIRED)

*LOTS 1, 2, & 3 WILL BE SELF PARKED WHEN DEVELOPED
**LOTS 4, 5, 6, 7, 8, AND 9 WILL SHARE PARKING AREAS

SITE DATA

PROJECT DESCRIPTION:	MODIFICATION TO AN EXISTING SHOPPING CENTER
LOCATION:	JULIAN ROAD & SUMMIT PARK DR, ROWAN COUNTY, NC
ZONING:	CBI (SUBJECT TO SUMMIT CORPORATE CENTER COVENANTS & RESTRICTIONS)
FLOOD ZONE:	ZONE X, AS SHOWN ON FEMA FIRM 3710565800J EFFECTIVE DATE JUNE 16, 2009
SITE AREA:	28.11 ACRES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (EAST)	50'	91'
REAR (SOUTH)	50'	118'
SIDE (WEST)	10'	142'
SIDE (NORTH)	10'	11.5'

PRIVATE DRIVE TYPICAL SECTION

*DRIVE ALONG THE SOUTHERN BORDER OF LOTS 3 & 4 HAS A CONSTANT SLOPE IN LIEU OF A CROWN
**TWO LANE SECTION SHOWN, THREE LANE REQUIRED AT JULIAN ROAD ENTRANCE.

1 - 1.5" ASPHALT SURFACE (GDOT 9.5 TYPE 2)
2 - TACK COAT
3 - 2.5" ASPHALT BINDER (GDOT 19MM)
4 - 8" CRUSHED AGGREGATE BASE COURSE

1 inch = 60 ft.

CIVIL ENGINEER:
BERRY ENGINEERS LLC
3555 KEITH ST NW, SUITE 109
CLEVELAND, TN 37312
TEL: (423) 790-5880
DBA BERRY ENGINEERS, PLLC; FIRM LICENSE: P-1188

DEVELOPER:
SITE Hutton REAL ESTATE DEVELOPMENT CONSTRUCTION
736 CHERRY STREET
CHATTANOOGA, TN 37402

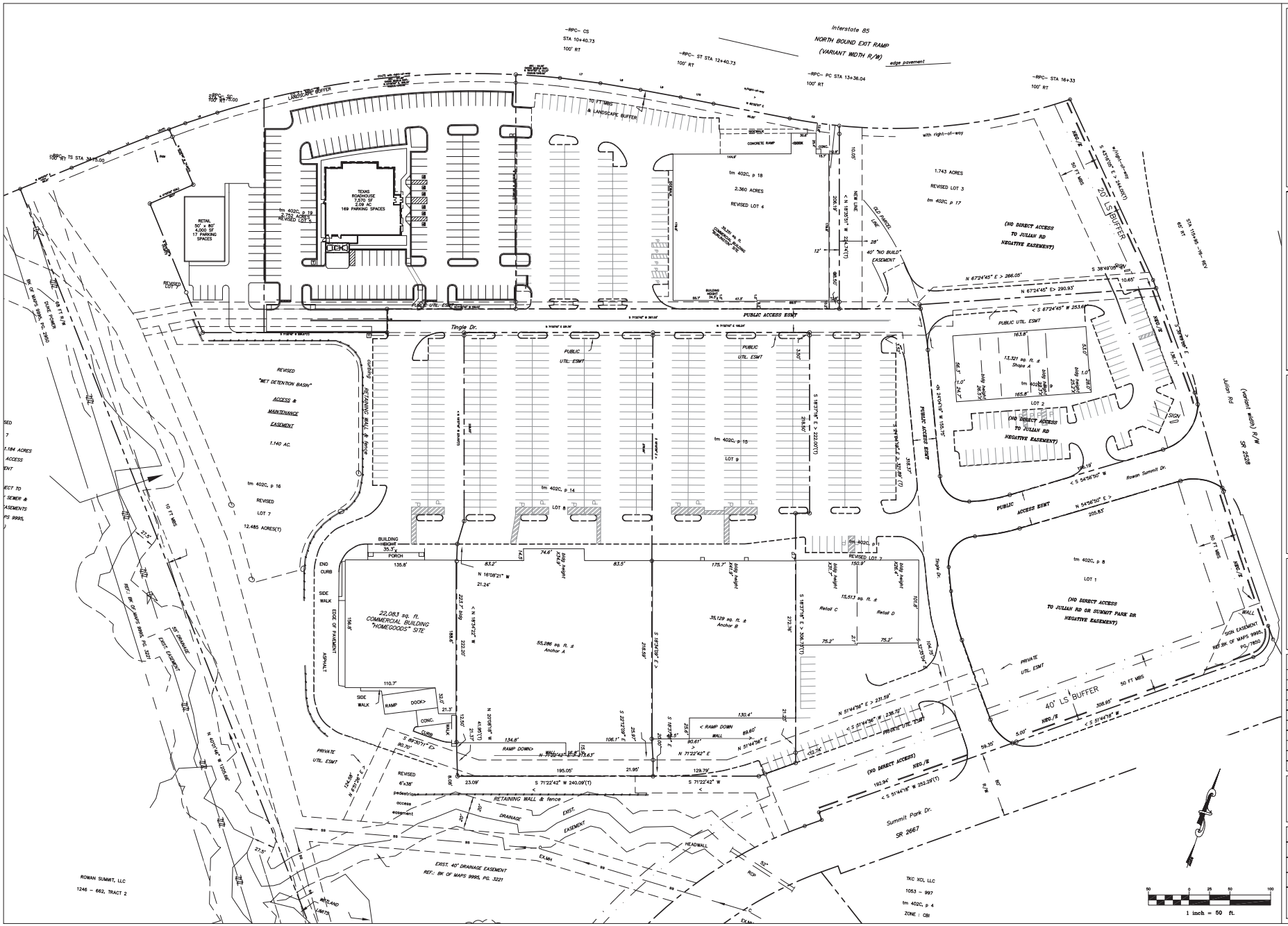
PROJECT:
ROWAN SUMMIT SHOPPING CENTER
I-85 & JULIAN ROAD
ROWAN COUNTY, NC

NORTH CAROLINA PROFESSIONAL SEAL 043004 ENGINEER CHRISTOPHER M BERRY

REVISIONS		
1		
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10		

SHEET NAME:
PLANNED DEVELOPMENT SUBDIVISION

DATE:	12/09/2020
DRAWN BY:	BMB
CHECKED BY:	CMB
PROJECT NO.:	14005
SHEET NUMBER:	EX-A



CIVIL ENGINEER:

BERRY ENGINEERS LLC

3555 KETTLE CRK. SUITE 109
CLEVELAND, TN 37312
TEL: (423) 790-5880

DBA BERRY ENGINEERS, PLLC; FIRM LICENSE: P-1188

DEVELOPER:

HUTTON
736 CHERRY STREET
CHATTANOOGA, TN 37402

PROJECT:

TEXAS ROADHOUSE
275 TINGLE DRIVE
SALISBURY, NC

EXHIBIT

REVISIONS		
1		
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SHEET NAME:
OVERALL SITE PLAN

DATE:	12/11/2020
DRAWN BY:	JDS
CHECKED BY:	BMB
PROJECT NO.:	20046

SHEET NUMBER:
C-02.1

BERRY
ENGINEERS LLC

3555 Keith Street NW
Suite 109
Cleveland, TN 37312
(423) 790-5880

February 15, 2021

Mr. Shane Stewart
Rowan County Planning & Development
402 North Main Street
Suite 204
Salisbury, NC 28144

Re: Cost Estimate for Final Plat

Dear Mr. Stewart,

As you know, Rowan County requires all required infrastructure to be installed prior to recording a final plat for a subdivision. As an alternative, the developer can give a performance bond to the County covering the cost of the work that is required. Attached is a detailed cost estimate for the infrastructure costs, plus a 25% contingency that is required by the County. The total bond amount is **$109,038**.

Sincerely,

Christopher M. Berry

Christopher M. Berry, P.E.
Berry Engineers, LLC



03/01/2021

Rowan Summit 2/15/2021
I-85 and Julian Pkwy, Salisbury, NC

PLAT COST ESTIMATE

ITEM	QTY		UNIT MEASURE	SUB-TOTAL	TOTAL
Mobilization (8%)	1	ls	$5,000		**$5,000**
Engineering & Testing (4%)	1	ls	$5,000		**$5,000**
Clearing (road)	1	ls	$0		**$0**
Erosion Control (road)	1	ls	$2,500		**$2,500**
Earthwork (road)	1	ls	$10,000		**$10,000**
Storm					**$11,600**
18" HDPE	160	lf	$35.00	$5,600	
Structures	2	ea	$3,000.00	$6,000	
Water					**$18,880**
8" DIP - Public	148	lf	$60	$8,880	
Blow-off	1	ea	$1,000	$1,000	
Temporary Backflow Preventer	1	ea	$5,000	$5,000	
Testing & Inspection	1	ea	$3,000	$3,000	
Gate valves - Public	1	ea	$1,000	$1,000	
HD Asphalt Paving					**$22,500**
8" Stone, 2.5" Binder, 1.5" Surface	450	sy	$50	$22,500	
Curb and gutter					**$4,500**
18" Curb & Gutter	300	lf	$15	$4,500	
Sidewalks					**$7,250**
Sidewalkss	210	lf	$25	$5,250	
ADA Ramps	4	ea	$500	$2,000	
Sub Total					**$87,230**
25% Contingency					**$21,808**
Grand Total					**$109,038**

Rowan County Department of Planning & Development
402 N Main Street Suite 204 Salisbury, NC 28144
Phone (704) 216-8588 Fax (704) 638-3130
www.rowancountync.gov

SURETY BOND TO GUARANTEE INSTALLATION OF IMPROVEMENTS

Bond No: 20BSBIL4731

SURETY BOND given by

Rowan Summit, LLC
Principal

736 Cherry Street
Mailing Address

Chattanooga (City) TN (State) 37402 (Zip Code)

423 , 756 - 9267 (Phone Number), as Developer and Principal, and

Hartford Fire Insurance Company
Surety Company Name

One Hartford Plaza
Mailing Address

Hartford (City) CT (State) 06155 (Zip Code)

706 , 866 - 3394 (Phone Number), as Surety, to Rowan County.

The Principal and Surety are bound unto Rowan County in the sum of

One Hundred Nine Thousand Thirty Eight & No/100 dollars ($ 109,038.00)

pursuant to the Subdivision Ordinance of Rowan County (the 'Ordinance') for the payment of which Principal and Surety hereby jointly and severally bind themselves, their respective heirs, administrators, successors and assigns.

Whereas, Developer has applied for final approval of the subdivision plat for

Rowan Summit, I-85 and Julian Pkwy, Salisbury NC

to the Rowan County Planning and Development Department pursuant to the terms of the Ordinance prior to the completion of the improvements required by the Ordinance, and Whereas, the Developer, has filed plans showing the improvements required by the Ordinance dated the _____ day of _____, 20 21 and determined by the Rowan County Board of Commissioners to be sufficient to guarantee the installation of the improvements

specified in the plans dated the _____ day of _____, 20 _____ and submitted for approval on the _____ day of _____, 20 _____ and which provide that the improvements will be completed by the **31st** day of **December**, 20 **21**.

Now therefore, the condition of this obligation is such that if the Principal promptly and faithfully completes the specified improvements within the time period prescribed above and the Subdivision Administrator has caused an inspection to be made and has authorized in writing the release of the security, then this bond shall be null and void, but otherwise this obligation shall remain in full force and effect subject to the condition that the liability of the Surety for any and all claims hereunder shall in no event exceed the penal amount of this obligation as herein stated, in the event that the Principal/Developer defaults under its obligation to install the improvements referred to herein within the time period specified. Surety agrees that it shall (a) within fifteen (15) days after the determination of such default, take over and complete the improvements referred to herein, or (b) pay in cash the reasonable cost of completion. The cost of completion shall include reimbursement to Rowan County, after the default of the Developer, in connection with the completion of the improvements by the Surety, including but not limited to construction costs, engineering supervision costs, mobilization costs, and legal fees. Should Rowan County and the Surety not agree as to the cost of construction, the same shall be fixed by taking bias by Rowan County as provided by law for the public constructs covering similar installations. Surety shall, regardless of whether it completes the improvements itself or pays Rowan County the cost of completion, reimburse for any expenses incurred after default, which would not have been incurred had the developer not defaulted, including but not limited to any legal expenses incurred in the enforcement of this Bond. Surety will make such payment within ten (10) days after the total costs to Rowan County of completing the improvements shall have been determined. In addition, the surety will pay any and all administrative or civil fines and penalties levied against the Developer for violations of the Ordinance.

The Surety and Principal hereby stipulate and agree that no modifications, conditions or omissions in or to the plans or specifications herein referred to or any extension of time shall in any way affect the obligations of other Surety or Principal on this bond.

WITNESS our hands and seals this, the **9th** day of **February**, 20 **21**

Rowan Summit, LLC

Principal/Developer

(Corporate Seal)

By: Days J. Yde (SEAL)

Chief Development Officer (TITLE)

ATTEST:

D Jones

Secretary

Hartford Fire Insurance Company

Surety

(Corporate Seal)

By: Patricia S. Kleehammer (SEAL)

Patricia S. Kleehammer (TITLE)

Attorney-in-fact

ATTEST:

Secretary

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-12
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: BROCK INSURANCE AGENCY INC
Agency Code: 20-261793

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast,** a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereina fter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

Mark R. Brock, John D. Brock, Mark Ramsey Brock, Jr., Tucker H. Compton, Dana Keith Davis, Emily K. Fant, Patricia S. Kleehammer, T. Michael Langley, Cecil Ray Vaughan III of ROSSVILLE, Georgia

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the perfor mance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously af firm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

John Gray, Assistant Secretary

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me k nown, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he kno ws the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations a nd that he signed his name thereto by like authority.

Kathleen T. Maynard
Notary Public
My Commission Expires July 31, 2021

CERTIFICATE

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of February 9, 2021
Signed and sealed at the City of Hartford.

Kevin Heckman, Assistant Vice President

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM: Alyssa Harris
DATE: 03/05/2021
SUBJECT: Rowan County Health Department - Environmental Health Report

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Environmental Health bi-weekly report

ATTACHMENTS:

Description	Upload Date	Type
Bi-weekly BOC RCPH EH Report	3/5/2021	Cover Memo

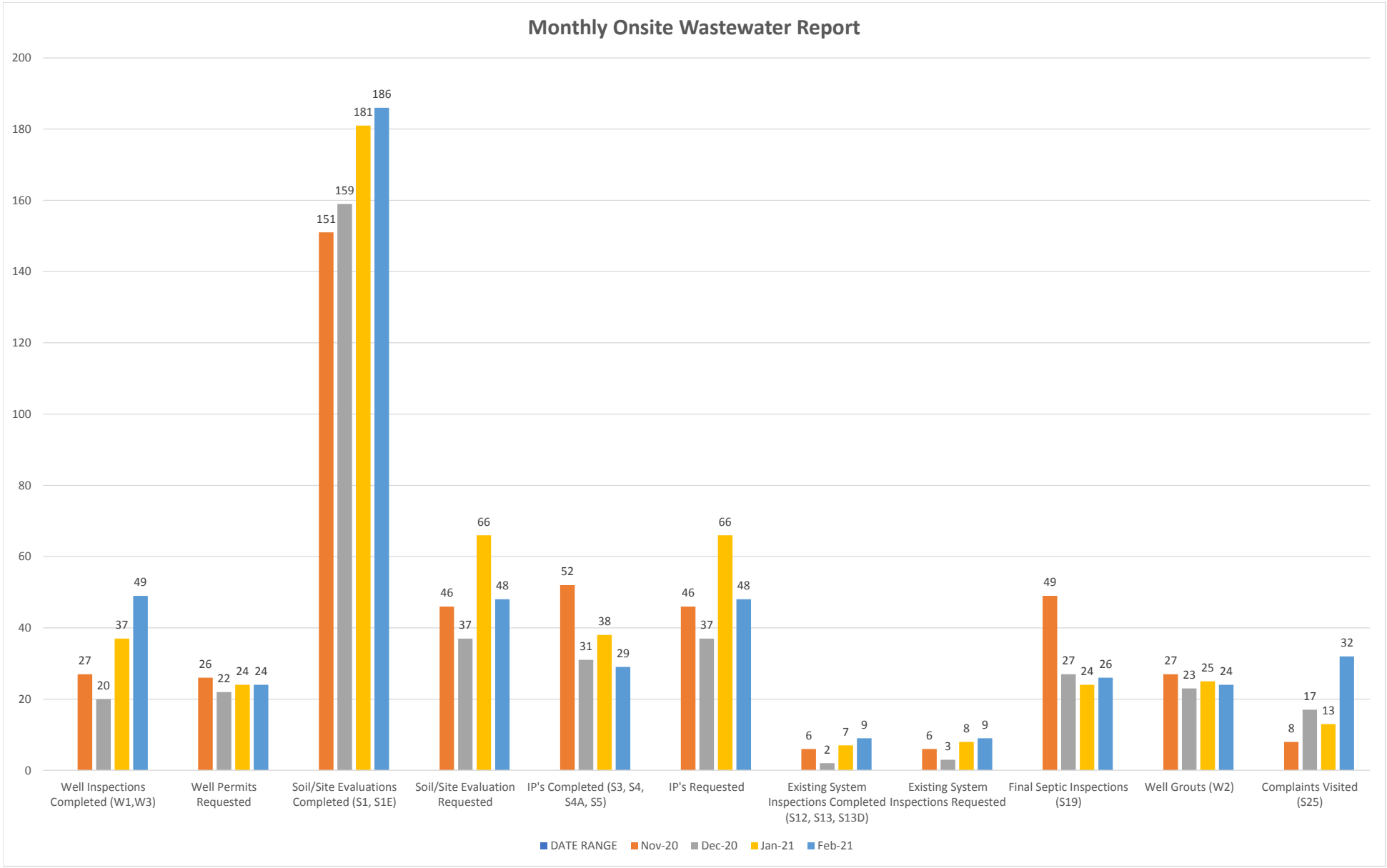
ONSITE WASTEWATER REPORT

	NUMBER OF INSPECTIONS											
	Well Inspections Completed (W1,W3)	Well Permits Requested	Soil/Site Evaluations Completed (S1, S1E)	Soil/Site Evaluation Requested	IP's Completed (S3, S4, S4A, S5)	IP's Requested	Existing System Inspections Completed (S12, S13, S13D)	Existing System Inspections Requested	Final Septic Inspections (S19)	Well Grouts (W2)	Complaints Visited (S25)	Backlog
DATE RANGE												
Nov-20	27	26	151	46	52	46	6	6	49	27	8	5 weeks 2 days
Dec-20	20	22	159	37	31	37	2	3	27	23	17	3 weeks 2 days
Jan-21	37	24	181	66	38	66	7	8	24	25	13	2 weeks 1 day
Feb-21	49	24	186	48	29	48	9	9	26	24	32	4 weeks 4 days
Total	133	96	677	197	150	197	24	26	126	99	70	

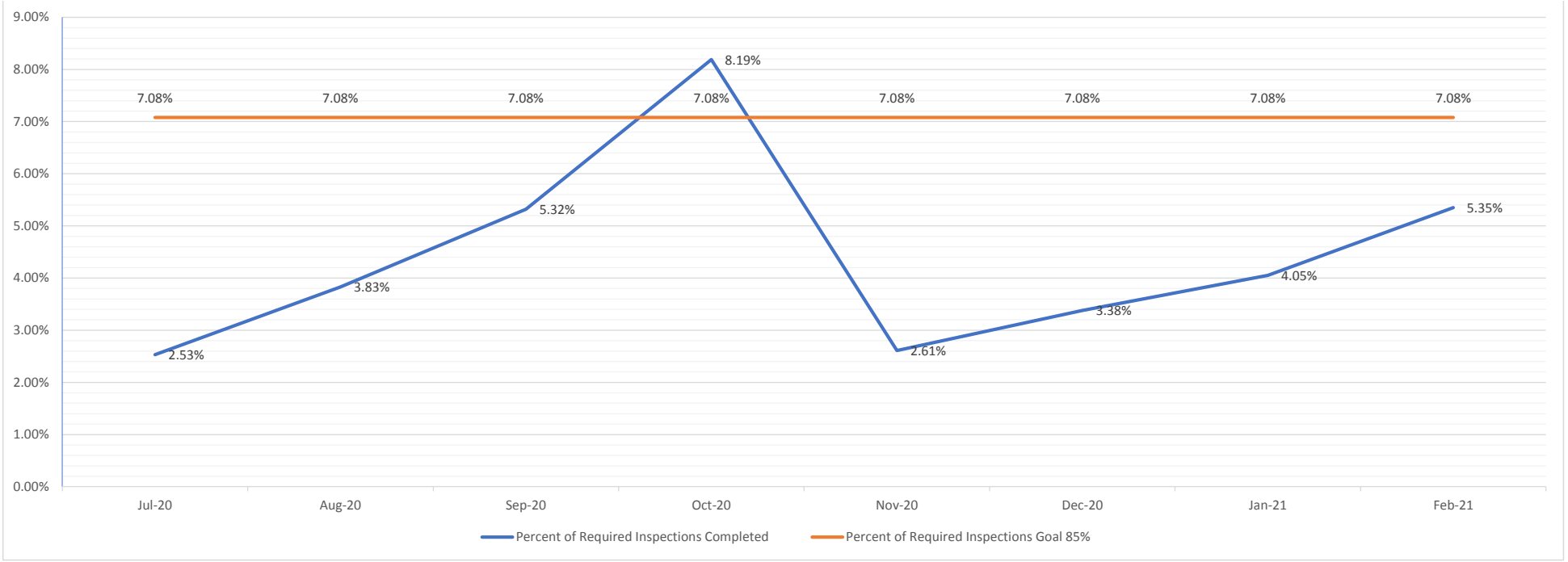
FOOD & LODGING REPORT

	Completed Inspections	Required Inspection Completed	Percent of Required Inspections Completed	Percent of Required Inspections Goal 85%
DATE RANGE				
Jul-20	49	38	2.53	7.08
Aug-20	67	58	3.83	7.08
Sep-20	102	81	5.32	7.08
Oct-20	191	125	8.19	7.08
Nov-20	54	40	2.61	7.08
Dec-20	56	52	3.38	7.08
Jan-21	81	63	4.05	7.08
Feb-21	109	84	5.35	7.08
Total	709	541	35.26	56.64

Required Inspections: 1553
Number of Establishments: 675



Food & Lodging Inspections Percent Completed


9.00%
8.00%
7.00%
6.00%
5.00%
4.00%
3.00%
2.00%
1.00%
0.00%
7.08%
7.08%
7.08%
7.08%
7.08%
7.08%
7.08%
7.08%
8.19%
5.32%
3.83%
2.53%
2.61%
3.38%
4.05%
5.35%
Jul-20
Aug-20
Sep-20
Oct-20
Nov-20
Dec-20
Jan-21
Feb-21
Percent of Required Inspections Completed
Percent of Required Inspections Goal 85%

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM: Don Bringle
DATE: 3/15/2021
SUBJECT: Woodleaf Park Master Plan

Approval of Master Plan and the support for submitting the PARTF grant for Woodleaf Community Park.

Parks Staff respectfully asks the Board to approve submittal of the PARTF grant.

ATTACHMENTS:

Description	Upload Date	Type
Master Plan for Woodleaf Park Rendering	3/5/2021	Cover Memo
Master Plan for Woodleaf Park	3/5/2021	Cover Memo



McAdams

ROWAN COUNTY PARKS & RECREATION
Be an original.

WOODLEAF COMMUNITY PARK

PARK RENDERING

WOODLEAF, NORTH CAROLINA | 02.26.2021 | P.01

N

1" = 40'

LEGEND

PHASE 1

PHASE 2

PHASE 3

PHASE 1:

01 Walking Trail

02 Playground

03 Signage

04 Enhanced Planting

TOTAL: $543,549

PHASE 2:

01 Parking Lot A

02 Restroom

TOTAL: $290,564.59

PHASE 3:

01 Amphitheater

02 Large Civic Green

03 Parking Lot B + C

04 Shelters

05 Memorial Garden

06 Outdoor Exercise Area

07 Enhanced Planting

TOTAL: $411,808.52



McAdams

ROWAN COUNTY PARKS & RECREATION Be an original.

WOODLEAF COMMUNITY PARK

PARK PHASING

WOODLEAF, NORTH CAROLINA | 02.26.2021 | P.02

N

1" = 40'

Woodleaf Park

Woodleaf, NC

Cost Estimate Phasing

February 26, 2021

	QUANT.	UNIT		UNIT COST		TOTAL
Phase 1:	**Quantity**	**Unit**		**Unit Cost**		**Total**
Inclusive Playground	1	EA	$	250,000.00	$	250,000.00
Sidewalk	8119	SF	$	5.00	$	40,595.00
Signage	2	EA	$	35,000.00	$	70,000.00
Buffer Planting (trees)	12	EA	$	300.00	$	3,600.00
Trail (Aggregation)	1468	SY	$	13.00	$	19,084.00
Gazeboo	1	EA	$	10,000.00	$	10,000.00
Gate	2	EA	$	2,500.00	$	5,000.00
Large Shade Tree	35	EA	$	300.00	$	10,500.00
Ornamental Tree	6	EA	$	250.00	$	1,500.00
Shrubs	2773	SF	$	6.00	$	16,638.00
Seed	91516	SF	$	0.18	$	16,472.88
Mulch (Double Shredded Hardwood Mulch)	193	CY	$	35.00	$	6,755.00
				SUBTOTAL	**$**	**450,144.88**
				15% CONTINGENCY	**$**	**67,521.73**
				12 MONTH ESCALATION	**$**	**25,883.33**
				TOTAL PREDESIGNED ESTIMATE	**$**	**543,549.94**

Phase 2:	Quantity	Unit		Unit Cost		Total
Parking Lot A	2304	SY	$	36.25	$	83,520.00
Restroom	1	LS	$	150,000.00	$	150,000.00
Large Shade Tree	6	EA	$	300.00	$	1,800.00
Shrubs	663	SF	$	6.00	$	3,978.00
Seed	1390	SF	$	0.18	$	250.20
Mulch (Double Shredded Hardwood Mulch)	31	CY	$	35.00	$	1,085.00
				SUBTOTAL	**$**	**240,633.20**
				15% CONTINGENCY	**$**	**36,094.98**
				12 MONTH ESCALATION	**$**	**13,836.41**
				TOTAL PREDESIGNED ESTIMATE	**$**	**290,564.59**

Phase 3:	Quantity	Unit		Unit Cost		Total
Large Civic Green Sidewalk	4834	SF	$	5.00	$	24,170.00
Civic Green-Sod	14864	SF	$	1.00	$	14,864.00
Shelter	3	EA	$	15,000.00	$	45,000.00
Parking Lot C	763	SY	$	36.25	$	27,658.75
Parking Lot B	966	SY	$	36.25	$	35,017.50
Memorial Garden Pecan Tree	23	EA	$	300.00	$	6,900.00
Outdoor Fitness Equipment Area	1	LS	$	150,000.00	$	150,000.00
Large Shade Tree	28	EA	$	300.00	$	8,400.00
Ornamental Tree	11	EA	$	250.00	$	2,750.00
Shrubs	3552	SF	$	6.00	$	21,312.00
Mulch (Double Shredded Hardwood Mulch)	142	CY	$	35.00	$	4,970.00
				SUBTOTAL	**$**	**341,042.25**
				15% CONTINGENCY	**$**	**51,156.34**
				12 MONTH ESCALATION	**$**	**19,609.93**
				TOTAL PREDESIGNED ESTIMATE	**$**	**411,808.52**

NOTES:*

1	The above opinion of probable construction cost was prepared by McAdams as part of the preliminary design phase. Estimate is subject to change.
2	Estimate was prepared for budgeting purposes using historical data, RS Means and generalized contractor estimates. Actual costs may vary.
3	Estimate does not include mobilization, permitting and contractor's fees.
4	Materials identified in estimate are intended for pricing purposes only. Materials may be substituted as the design develops.
5	This estimate does not include design & engineering consultant fees, any required permitting fees, sub-contractor professional fees, construction/contract administration fees, the cost of various bonds that may be required in the construction contract, or reimbursable.
6	Cost estimate does not include pre-bid or pre-construction consultation, inspection/management, design revisions, submittal review, plotting or printing costs due to Client instructed design changes.
7	Estimate does not include any property acquisition, easements or other property costs or legal fees.

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM: Casey Robinson, Assistant Tax Collector
DATE: March 5, 2021
SUBJECT: Tax Refunds for Approval

ATTACHMENTS:

Description	Upload Date	Type
January 2021 VTS Refunds	3/5/2021	Cover Memo
February 2021 AS400 Refunds	3/5/2021	Cover Memo
February 2021 Tyler Refunds	3/5/2021	Cover Memo

JANUARY 2021 VTS REFUNDS

TAXPAYER NAME	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	REFUND REASON	TRANS #	REFUND
ALBRIGHT, JAMES WILLIAM	280 STONE RD		SALISBURY	NC	28146	Vehicle Sold	138411858	4.49
BAUCOM, LINDA SUE	140 JOHNSON DAIRY RD		ROCKWELL	NC	28138	Vehicle Sold	138411832	29.70
BAUGUESS, MEREDITH BRUCE	PO BOX 6492		CONCORD	NC	28027	Vehicle Sold	138657008	28.21
BELL, COREY AUSTIN	367 HOLLYBROOK CT		SALISBURY	NC	28147	Vehicle Sold	207617790	46.96
BELL, STEVIE BURNET	160 BEAVER LOOP RD		CHINA GROVE	NC	28023	Vehicle Sold	138656974	298.17
BOLDEN, KENNETH DARRYL	800 REID RD		ROCKWELL	NC	28138	Vehicle Sold	138411844	91.75
BRINDLE, JONATHAN EDWARD JR	455 REEDY CREEK RD		GOLD HILL	NC	28071	Vehicle Sold	138412444	14.09
CALDWELL, MICHAEL DOUGLAS	13105 MEGAN DR		ROCKWELL	NC	28138	Vehicle Sold	138411846	65.32
CLAPPERTON, KAREN TURNER	229 S LONG ST		SALISBURY	NC	28144	Vehicle Sold	207617772	72.70
CROSBY, KENT DAVID JR	317 MITCHELL AVE		SALISBURY	NC	28144	Vehicle Sold	207617742	103.62
CRUSE, PEGGY TALBERT	3530 E RIDGE RD		SALISBURY	NC	28144	Vehicle Sold	138413008	5.15
DINARDO, ELIZABETH ANN	225 W CORRIHER AVE		SALISBURY	NC	28144	Vehicle Sold	207985446	97.08
EMCH, MICHAEL FRANK	10518 HADDINGTON DR NW		CHARLOTTE	NC	28269	Over Assessment	138412028	348.49
FARMER, RACHEL LOUISE	512 FAIRWAY RIDGE RD		SALISBURY	NC	28146	Vehicle Sold	207617805	46.08
FORTSON, WALKER OWEN	5035 STOKES FERRY RD		SALISBURY	NC	28146	Vehicle Sold	138411864	28.86
GASKILL, SCOTT ANDREW	1255 GLENFIELD DR		SALISBURY	NC	28147	Vehicle Sold	138656986	59.03
GILL, PETITE CHARLENE	417 S IREDELL AVE		SPENCER	NC	28159	Vehicle Totalled	138411854	89.03
HALL, STEVEN ERIC	319 N ZION ST		LANDIS	NC	28088	Vehicle Sold	208106064	58.44
HALL, STEVEN ERIC	319 N ZION ST		LANDIS	NC	28088	Vehicle Sold	208106061	36.78
HELM, JOSEPH ROBERT	1154 THE GREAT RD		FIELDALE	VA	24089	Reg . Out of state	138656640	44.42
HURD, ASHLEY WOMBLE	164 FARM ESTATES DR		ROCKWELL	NC	28138	Tag Surrender	138735924	130.99
HURLOCKER, BENJAMIN NOLAN	485 PINE NEEDLE TRL		SALISBURY	NC	28146	Vehicle Sold	138656954	3.82
KING, LISA WINBURN	675 GODBEY RD		SALISBURY	NC	28147	Vehicle Totalled	139138944	25.46
LAWS, ROGER WAYNE	125 LANDMARK DR		SALISBURY	NC	28146	Over Assessment	138343796	33.74
LUHRS, RICHARD VICTOR	802 N MAIN GQ ST		GRANITE QUARRY	NC	28146	Vehicle Sold	138412428	283.80
MOWERY, HAROLD JR	104 WAVERLY CIR		SALISBURY	NC	28144	Vehicle Sold	208106040	19.63
NESBIT, JAMES MICHAEL	378 GEIGER LN		SALISBURY	NC	28147	Vehicle Sold	138656982	4.62
NESBIT, JAMES MICHAEL	378 GEIGER LN		SALISBURY	NC	28147	Vehicle Sold	138737368	1.53
PADGETT, DONALD J II	1119 BIRCH ST		SALISBURY	NC	28146	Vehicle Sold	138656948	12.01
PEELER, TIMOTHY LESTER	145 GOODNIGHT RD		SALISBURY	NC	28147	Vehicle Sold	139138958	6.63
POOL CARE INC	4745 HIGHWAY 152 E.		ROCKWELL	NC	28138	Tag Surrender	138735662	17.90
POOL CARE INC	4745 HIGHWAY 152 E		ROCKWELL	NC	28138	Vehicle Sold	138735660	40.39
SEAMON, TOMMY SCOTT	890 N 10TH ST		WYTHEVILLE	VA	24382	Reg . Out of state	138412354	113.05
SEAMON, TOMMY SCOTT	526 HICKORY NUT LN		CHINA GROVE	NC	28023	Reg . Out of state	138412350	27.44
SELF, CHARLES EUGENE	2665 LOWER STONE CH RD		ROCKWELL	NC	28138	Vehicle Sold	138737356	32.48

Tonya Parnell

SIMMONS, JEREMY CHAD	340 MONTEGO LN		SALISBURY	NC	28147	Vehicle Sold	138411874	10.41
STIMMER, JOHN JASON	2504 LOWER STONE CHURCH	RD	ROCKWELL	NC	28138	Over Assessment	137915730	100.01
TALBERT, BOBBY LANE	PO BOX 243		CHINA GROVE	NC	28023	Tag Surrender	138412340	48.21
TARLTON, JAMES ERNEST	200 CASTLEWOOD DR	APT 812	SALISBURY	NC	28147	Vehicle Sold	139051110	87.98
THOMPSON, CARLTON HOWARD	110 PROCTOR DR		SALISBURY	NC	28147	Vehicle Sold	139138952	9.15
TURMAN, MICHAEL LEE	2380 BRIGGS RD		SALISBURY	NC	28147	Vehicle Sold	138737024	148.50
VALENTINE, TIMOTHY EDWARD	829 GREEN ST		SALISBURY	NC	28144	Vehicle Totalled	207618681	16.73
WILSON, KIMBERLY BLACK	5555 CREEKWOOD DR		SALISBURY	NC	28147	Vehicle Sold	138412358	70.25
							TOTAL:	**$ 2,813.10**

FEBRUARY 2021 AS400 REFUNDS

TAXPAYER 1	TAXPAYER 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	DESCRIPTION	TRANS #	REFUND
BENJAMIN BRIDGES III	ATTORNEY AT LAW	PO BOX 1007	NA	SALISBURY	NC	28145-1007	2002 CHEV TK	928858	31.22
HARRY MARSH LAW	NA	10550 INDEPENDENCE POINTE PKWY	STE 302	MATTHEWS	NC	28105-0000	512 WELDER ST	928783	1,351.47
MANGUM MICHAEL	NA	185 DAWN ST	NA	SALISBURY	NC	28147-9321	1987 VALL S/V	928839	20.35
								TOTAL:	$ 1,403.04

Tonya Parnell

FEBRUARY 2021 TYLER REFUNDS

REFUND NAME 1	REFUND NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP	PARID	SITUS	Refund
2070997 ONTARIO INC		3094 LENWORTH DR		MISSISSAUGA ONTARIO	L4X2G1	CANADA	170860	555 KESLER RD	1.99
ALLEN CATHY DARLENE		320 BEAVER DAM RD		WOODLEAF	NC	27054	982534	PERSONAL PROPERTY	3.19
ALL-SCAPE LAWNS, LANDSCAPING & MORE LLC		PO BOX 23		ROCKWELL	NC	28138	172412	1105 LOWER STONE CHURCH RD	1.08
ALSTON JAMES M & WF	ALSTON BRENDA	PO BOX 551		GRANITE QUARRY	NC	28072	623 193	455 VINE ARDEN DR	5.96
ANDREWS ELEANOR S	MCGEE TROY A	400 PRINCETON DR		SALISBURY	NC	28144	325B165	400 PRINCETON DR	3,017.46
ANDREWS ELEANOR S	MCGEE TROY A	400 PRINCETON DR		SALISBURY	NC	28144	325B165	400 PRINCETON DR	22.63
ANTIOCH MISSIONARY BAPTIST CHURCH INC		PO BOX 870	602 SOUTH SALISBURY AVE.	GRANITE QUARRY	NC	28072	649 052	610 S SALISBURY AVE	6.94
ASHLEY B. BRENDA	HOOD JODY ASHLEY	1850 KLUTTZ ROAD		SALISBURY	NC	28146	421C127	210 RIMER RD	8.13
AUSTIN TERRY		1179 PADDOCK CIR		ROCKWELL	NC	28138	431C049	1179 PADDOCK CIR	5.49
AW FARM & AGRICULTURE LLC		1010 WILL BLACK RD		SALISBURY	NC	28147	303 014	0 WILL BLACK RD	2.19
B T CUMMINGS ASSOCIATES INC		409 PRINCETON DR		SALISBURY	NC	28144	175822	105 MOORESVILLE RD	3.45
BANK OF AMERICA		3001 HACKBERRY ROAD		IRVING	TX	75063	433 032	8180 OLD BEATTY FORD RD	2,950.08
BARBER DOROTHY	BARBER DOROTHY L	277 MALCOLM X BLVD APT 2		BROOKLYN	NY	11233-111	012 087	0 GRADY ST	32.62
BARRINGER ROBERT LINN		925 OLD LINN RD		CHINA GROVE	NC	28023	128 06301	925 OLD LINN RD	3.91
BARTSCH J CRAIG	BARTSCH DIANE S	1195 CORNWALLIS DR		WOODLEAF	NC	27054	172681	PERSONAL PROPERTY	1.13
BASHAM RICHARD	BASHAM TAMMY Y	6786 ROBERTS DR		KANNAPOLIS	NC	28081	246 180	6786 ROBERTS DR	4.64
BAYNARD JEFFREY S	BAYNARD TINA H	2680 GHEEN RD		SALISBURY	NC	28147	033 200	615 5TH ST	9.53
BEAVER ALICE FAYE KING		15826 CLAYTON RD #2221		ELLISVILLE	MO	63011-232	148 152	1004 W B ST	12.32
BERRIER RUSSELL KEITH		1502 W A ST		KANNAPOLIS	NC	28081	987316	PERSONAL PROPERTY	1.14
BIRD NEST PROPERTIES LLC		95 BRIDLEWOOD PLACE PL NE		CONCORD	NC	28025	172192	PERSONAL PROPERTY	35.85
BLAKENEY CHARLES I	BLAKENEY HATTIE A	1213 BEARD ST		SALISBURY	NC	28144	012 294	0 BEARD ST	203.26
BOST BILLY D	BOST JOYCE E	205 VANDERBILT AVE		CHINA GROVE	NC	28023	244 120	205 VANDERBILT AVE	4.75
BREWER WAYNE C &WF	BREWER BRENDA TILLEY	1315 PATTERSON ST		CHINA GROVE	NC	28025	123A001	1315 PATTERSON ST	2,963.63
BRIDGES BENJAMIN III		PO BOX 1007		SALISBURY	NC	28145	3.26E+88	134 POND VIEW DR	8.67
BRISSON SEMONE P DBA BRISSONS ACC.		3975 FISH POND RD		SALISBURY	NC	28146	056 00401	1625 EARNHARDT RD	2.87
BROUGHTON CHARLES WAYNE	BROUGHTON FAYE M	3731 OLD MOCKSVILLE RD		SALISBURY	NC	28144	605 00703	3565 LONG FERRY RD	4.22
BROUGHTON CHARLES WAYNE	BROUGHTON FAYE M	3731 OLD MOCKSVILLE RD		SALISBURY	NC	28144	308 051	3731 OLD MOCKSVILLE RD	7.17
BROWN LAWSON	BROWN LOU ANN	3315 RACCOON RUN DR		BURLINGTON	NC	27215	509A199	0 LAKESHORE DR	4.67
BROWN SUPPLY LLC		PO BOX 295		GRANITE QUARRY	NC	28072	631 103	7755 STOKES FERRY RD	21.34
BUCHANAN CHARLIE RATHA		2570 MT HOPE CHURCH RD		SALISBURY	NC	28146	417A051	2570 MT HOPE CHURCH RD	970.72
BUTLER WAYNE ALEN		1220 ST STEPHEN CHURCH RD		GOLD HILL	NC	28071	384 060	1220 ST STEPHENS CHURCH RD	1.79
CALDWELL ANTWON	CALDWELL JANAI	2780 DUNNS MOUNTAIN RD		SALISBURY	NC	28146	067 013	2750 DUNNS MOUNTAIN RD	101.20
CALDWELL PERCY C JR		202 WENONAH WAY		DURHAM	NC	27713	130 009	1120 FLAT ROCK RD	2.27
CAMPBELL JOHN R.	CAMPBELL ANNETTE B	315 BIRTWICK RD		ROCKWELL	NC	28138	430 117	0 ARMISTEAD RD	1.85
CARLTON TIMOTHY WILLIAM		355 LIVENGOOD DR		SALISBURY	NC	28147	824 043	0 LIVENGOOD DR	6.99
CARLTON TIMOTHY WILLIAM		355 LIVENGOOD DR		SALISBURY	NC	28147	824 052	355 LIVENGOOD DR	10.87
CHRISTY RICHARD VAN	CHRISTY CONNIE S	1250 BAKER MILL RD		CLEVELAND	NC	27013	994972	PERSONAL PROPERTY	6.99
CHUNN W HERBERT		PO BOX 273		WOODLEAF	NC	27054	823 004	0 MORRISON RD	2.45
CHUNN W HERBERT		PO BOX 273	480 MORRISON RD	WOODLEAF	NC	27054	823 027	480 MORRISON RD	6.37
CKEZEPIS LAW PLLC		16745 BIRKDALE COMMONS PKWY #C		HUNTERSVILLE	NC	28078	128 066	1445 PINE RIDGE RD	32.44
CLAY JACK A JR	CLAY JENNIFER D	10935 HIGHWAY 52		ROCKWELL	NC	28138	368 107	12385 US 52 HWY	5.06
CLAY JACK A JR & WF	CLAY JENNIFER D	10935 HIGHWAY 52		ROCKWELL	NC	28138	366B009	10935 US 52 HWY	5.15
CLENNEY LUANN		125 MARIANNA JOY CIR		ROCKWELL	NC	28138	372D019	125 MARIANNA JOY CIR	1,896.16
CLINE LARRY L	CLINE BARBARA KING	909 W A ST		KANNAPOLIS	NC	28081	148 232	0 W 8TH ST	6.62
CLINE LARRY L	CLINE BARBARA KING	909 W A ST		KANNAPOLIS	NC	28081	148 221	909 W A ST	84.17
CLINE LARRY L	CLINE BARBARA K	909 W A ST		KANNAPOLIS	NC	28081	148 144	909 W A ST	451.59
COBB STEVEN STEWART		326 W BANK ST		SALISBURY	NC	28144	173650	PERSONAL PROPERTY	9.73
COMBS TERRY F		7995 WRIGHT RD		KANNAPOLIS	NC	28081	247A063	7995 WRIGHT RD	1.01
COOPER FRANCES A		1007 MARIE AVE		KANNAPOLIS	NC	28083	151 482	1007 MARIE AVE	920.01
COOPER JIMMY R		250 HALLMARK ESTATES DR		SALISBURY	NC	28147	478 138	0 HALLMARK ESTATES DR	1.24
COOPER JIMMY R		250 HALLMARK ESTATES DR		SALISBURY	NC	28147	478 137	250 HALLMARK ESTATES DR	1.90
CORELOGIC TAX SERVICE		3001 HACKBERRY RD.		IRVING	TX	75063	124 039	1008 HEGLAR ST	37.59
CORELOGIC TAX SERVICE	HONEYCUTT NORMA W	3001 HACKBERRY RD.		IRVING	TX	75063	124 039	1008 HEGLAR ST	871.22
CORELOGIC TAX SERVICES LLC	KENNEDY MATTHEW J	3001 HACKBERRY RD		IRVING	TX	75063	433 032	8180 OLD BEATTY FORD RD	127.28
CORELOGIC TAX SVC		3001 HACKBERRY RD		IRVING	TX	75063	002 058	309 MAHALEY AVE	9.40
CORLEY SANDRA R		4645 SOUTHWOOD RD		SALISBURY	NC	28147	408 043	4645 SOUTHWOOD RD	2.55
CORRIHER SAMUEL	BLACK SANDRA	150 VIRGINIA AVE		CHINA GROVE	NC	28023	121A072	150 VIRGINIA AVE	3.79
CRANDALL LINDA		3415 LINDEN AVE APT 227		LONG BEACH	CA	90807	800 007	1465 HART RD	2.25
DARLEBO RENTALS INC.	PUGH JAN	107 PENNY RD APT 1014		HIGH POINT	NC	27260	808 011	0 MOLASSES MILL RD	3.89
DAVID LEE ERVIN IRREVOCABLE TRUST		2480 SAW RD		CHINA GROVE	NC	28023	244 210	2480 SAW RD	24.01
DAVID MILLER REALTY	INVESTMENTS INC	1640 DALE EARNHARDT BLVD		KANNAPOLIS	NC	28083	148 127	0 W A ST	1.62
DAVIS ERIC WAYNE	DAVIS TAMMY ANN	925 MT HOPE CHURCH RD		SALISBURY	NC	28146	416 053	925 MT HOPE CHURCH RD	8.11
DAVIS SUSAN B		1485 GIN RD		GOLD HILL	NC	28071	382 020	1485 GIN RD	3.64
DEAK C EVERETT JR.		37 EASTCLIFF DR. SE		CONCORD	NC	28025	233 019	6715 W NC 152 HWY	6.64
DEYTON ANN J	DEYTON ROY A	450 OLD LINN RD		CHINA GROVE	NC	28023	134 059	0 OLD LINN RD	2.62
DOCKHAM ROBERT K		1320 FORESTDALE DR		SALISBURY	NC	28144	326A05603	1320 FORESTDALE DR	4.66
DRAKE KEVIN E		507 4TH ST		SPENCER	NC	28159	033 239	507 4TH ST	10.16
DRY G. MAX	DRY VICKIE P	1150 LANDOVER DR		SALISBURY	NC	28147	101451	PERSONAL PROPERTY	1.47

Tonya Parnell

EARNHARDT RICKY N JR	EARNHARDT MISTY DAWN	1255 OLIVER RD		ROCKWELL	NC	28138	386A002	1255 OLIVER RD	1.40
EATON MATTHEW LOUIS		7794 HOWARD AVE		KANNAPOLIS	NC	28081	2498308	7794 HOWARD AVE	5.26
ECKARD JOHN D		1130 DIAL ST		KANNAPOLIS	NC	28083	133A288	0 LINN AV	344.34
ECKARD JOHN DAVID		1130 DIAL ST		KANNAPOLIS	NC	28083	177961	PERSONAL PROPERTY	69.95
ECKARD JOHN DAVID & WF	ECKARD JANET SAWYER	1130 DIAL ST		KANNAPOLIS	NC	28083	133A102	0 DIAL ST	177.38
ECKARD JOHN DAVID & WF	ECKARD JANET SAWYER	1130 DIAL ST		KANNAPOLIS	NC	28083	133A09502	1110 DIAL ST	54.13
ECKARD JOHN DAVID & WF	ECKARD JANET SAWYER	1130 DIAL ST		KANNAPOLIS	NC	28083	102676	PERSONAL PROPERTY	82.54
EDWARDS BRUCE LEONARD		506 E 20TH ST		KANNAPOLIS	NC	28083	161 171	506 E 20TH ST	7.68
ELLER DOROTHY CHRISTOPHER		430 TRANQUIL LAKE DR		CHINA GROVE	NC	28023	130D282	430 TRANQUIL LAKE DR	10.73
ELY AUSTIN R	ELY LISA LYNN	2480 RITCHIE RD		CHINA GROVE	NC	28023	236 088	0 RITCHIE RD	51.96
EMERSON GARY W	EMERSON HELEN A	370 NEITA DR		SALISBURY	NC	28147	103593	PERSONAL PROPERTY	1.80
EMJA INVESTMENTS LLC		PO BOX 626		HARRISBURG NC	NC	28075	509A142	0 S FISHERMANS LN	227.58
EMJA INVESTMENTS LLC		PO BOX 626		HARRISBURG	NC	28075	509A230	365 S FISHERMANS LN	193.45
ER REAL ESTATE HOLDINGS LLC		721 CORPORATE CIR		SALISBURY	NC	28147	628 162	6245 US 52 HWY	24.78
EVERS MICHAEL DEVON		150 TEETER ST		CHINA GROVE	NC	28023	104289	PERSONAL PROPERTY	2.04
F&M BANK		221 N MAIN ST		SALISBURY	NC	28144	326I002	502 LAUREL VALLEY WAY	37.96
FERO ROBERT E	FERO CONNIE	PO BOX 284	4040 3RD CREEK CHURCH RD	CLEVELAND	NC	27013	263 037	4100 THIRD CREEK CHURCH RD	18.61
FINK G MICHAEL & WF	FINK LYNETTE R	1107 FERNDALE DR		THOMASVILLE	NC	27360	135 042	3135 LENTZ RD	8.38
FIRST NATIONAL BANK ON PENNSYLVANIA		ONE FNB BLVD.		HERMITAGE	PA	16148	063 066	0 S JAKE ALEXANDER BLVD	12,516.58
FLEMING VALERIA POWE		1200 MURCHISON RD STE 14233		FAYETTEVILLE	NC	28301	250 029	715 E MAIN ST	300.00
FRANCHISE REALTY-INTST CORP		ATTN JASON CORNET	PO BOX 83-2063	DELRAY BEACH	FL	33483	016 210	704 E INNES ST	6.68
FRANK C CORRIHER BEEF &	SAUSAGE INC	940 DAUGHERTY RD	PO BOX 133	LANDIS	NC	28088	134 054	940 DAUGHERTY RD	1.01
FRANKS DAVY T		250 CEDAR SPRINGS RD		SALISBURY	NC	28147	106489	PERSONAL PROPERTY	1.80
FREDERICK IJHL GOSS MD		650 MAHALEY AVE		SALISBURY	NC	28144	001 00701	2105 W INNES ST	7.61
FREEMAN DONALD WILSON & WF	FREEMAN JOANNA HISER	4840 MOOSE RD		CHINA GROVE	NC	28023	137 038	4840 MOOSE RD	4.11
FREEMAN DONALD WILSON & WF	FREEMAN JOANNA HISER	4840 MOOSE RD		CHINA GROVE	NC	28023	248 077	7911 UNITY CHURCH RD	13.94
FREEMAN GREGORY BRYE		PO BOX 1812		SALISBURY	NC	28146	013 111	944 LINCOLNTON RD	8.60
FREEZE INSURANCE AGENCY INC		PO BOX 100		CHINA GROVE	NC	28023	102 105	113 N MAIN ST	14.11
FRIES ABRAM T		855 ST PETERS CHURCH RD		GOLD HILL	NC	28071	106872	PERSONAL PROPERTY	1.21
FULCHER RONALD B	FULCHER TERRI H	335 ACORN OAKS DR		SALISBURY	NC	28146	107012	PERSONAL PROPERTY	89.19
GAINER JULIE S	GAINER ROBERT W	475 QUAIL DR		SALISBURY	NC	28147	462 157	475 QUAIL DR	1.95
GAINEY DONNA	GAINEY RONNIE	1355 MIDLAKE ROAD		KANNAPOLIS	NC	28083	140 019	0 E 22ND ST	2.55
GARCIA DARYLL A &WF	GARCIA CYNTHIA D	3816 CREST DR		HEPHZIBAH	GA	30815	030 100	115 10TH ST	1,252.30
GHENT CURTIS A	GHENT JENNIFER C	150 ACORN OAKS DR		SALISBURY	NC	28146	417C179	150 ACORN OAKS DR	5.64
GIVENS EDNA EARLE	GIVENS ELIJAH S	1613 N MAIN ST		SALISBURY	NC	28144	803A024	0 WALKER RD	1.18
GP DEVELOPMENT TECH OF NC LLC		1106 WESTLAKE DR		KANNAPOLIS	NC	28081	1428141	1106 WESTLAKE DR	35.25
GRAHAM DEBBIE K		365 GRAMPIAN RD		MOUNT ULLA	NC	28125	566 031	0 GRAMPIAN RD	3.38
GRAHAM GARY Y		365 GRAMPIAN RD		MOUNT ULLA	NC	28125	566 049	365 GRAMPIAN RD	15.60
GRAHAM STEVEN C		2240 BARRINGER RD		SALISBURY	NC	28147	166302	720 BARRINGER RD	11.29
GRAVES SANDRA MICHELL		1430 HOLLYWOOD DR		SPENCER	NC	28159	044 048	1430 HOLLYWOOD DR	8.05
GRAY CHRISTOPHER S	GRAY LUCINDA LAZENBY	11319 EASTFIELD RD		HUNTERSVILLE	NC	28078	236A075	2530 RITCHIE RD	6.83
GREENHILLS LAND & CATTLE LLC		1380 FRENCH BELK RD		MOUNT ULLA	NC	28125	174402	1380 FRENCH BELK RD	2.09
GREYSTONE SALON LLC		1321 KLUMAC RD		SALISBURY	NC	28147	178343	120 N MAIN ST	10.92
GRIER DORETHA		452 DRESDEN PL SW		CONCORD	NC	28025	161 190	601 E 23RD ST	150.00
GROSS MARGARETTA KELLY		614 RYDER ST		FAYETTEVILLE	NC	28311	280 023	0 SERENITY DR	2.32
GRYDER JAMES B & WF	GRYDER DAWN H	502 DIAL ST		LANDIS	NC	28088	133A04001	502 DIAL ST	150.00
GUPTON LAND CLEARING LLC	FKA GUPTON LAND CLEARING LLC	675 GUPTON DR		SALISBURY	NC	28147	166385	675 GUPTON DR	5.26
HAGER MELISSA	HAGER SYLVIA D	2615 BRADSHAW ROAD		MOORESVILLE	NC	28115	212 066	2525 BRADSHAW RD	3.77
HANKINS DONALD REID		128 N MERRITT AVE		SALISBURY	NC	28144	335A002I	205 LARCHMONT PL	3,460.43
HASTY JOSEPH W		395 SHELL RD		RICEBORO	GA	31323	067 078	112 SCOTT RD	1.96
HATFIELD JANNIFER		1110 OAK BREEZE DR.		MOORESVILLE	NC	28115	214 019	17003 MOORESVILLE RD	803.96
HAWKS BARNHARDT LINDA		3639 CYPRESS DR.		LITTLE RIVER	SC	29566	626 056	133 OLD CHEROKEE CIR	1.00
HELLARD DENNIS JAMES		270 MELODYBROOK CIR		WOODLEAF	NC	27054	819A043	270 MELODYBROOK CIR	4.80
HIATT RITA D	HIATT RITA G CO-TRUSTEES	185 RITING RD		SALISBURY	NC	28147	479A049	185 RITING LN	4.91
HILL BILLY J SR & WF	HILL CYNTHIA H	2815 DUNNS MOUNTAIN RD		SALISBURY	NC	28146	067 135	2815 DUNNS MOUNTAIN RD	2.50
HILL DEBRA PARRIS	HILL LOUIS MICHAEL	320 PARADISE DR		SALISBURY	NC	28146	500B509	320 PARADISE DR	1,132.41
HILL DENNIS FRANKLIN & WF	HILL JANET M	2545 LIBERTY RD		GOLD HILL	NC	28071	114738	PERSONAL PROPERTY	1.10
HODGE ROBERT C	FARM EQUIPMENT	10865 NC 801 HWY		MOUNT ULLA	NC	28125	166653	11260 HWY 801	36.45
HOGAN TONY	HOGAN LISA	187 SPRING OAK DR		SALISBURY	NC	28147	478 048	0 SPRING OAK DR	1.56
HOGAN TONY	HOGAN LISA	187 SPRING OAK DR		SALISBURY	NC	28147	478 068	187 SPRING OAK DR	11.22
HOLLAND HAZEL LEE		225 CANNON FARM ROAD		CHINA GROVE	NC	28023	131 023	225 CANNON FARM RD	7.50
HONEYCUTT CINDY ETAL		860 WALTON RD		SALISBURY	NC	28146	016 261	815 E LAFAYETTE ST	1.39
HOOVER MAXINE		6423 2ND PL NW		WASHINGTON	DC	20012	008 15402	1027 OLD PLANK RD	12.96
HOTEL GROUP OF SALISBURY INC	% JAAR	301 S MAIN ST STE 162		SALISBURY	NC	28144	331 135000002	1957 W JAKE ALEXANDER BLVD	4.21
HOTEL GROUP OF SALISBURY INC		PO BOX 102		SALISBURY	NC	28145	331 135000001	1957 W JAKE ALEXANDER BLVD	3.87
HUDSON JENNIFER ROSE		547 BROAD CREEK LOOP RD		NEWPORT	NC	28570	419 256	4131 MT HOPE CHURCH RD	1.69
HUFFMAN BILLIE O	%ROBERT L HUFFMAN	110 S. WASHINGTON ST		MONROE	NC	28112	269 009	0 MT HALL RD	3.64
HUTCHINSON HOWARD DAVID		14138 GRAND PRE RD APT 34		SILVER SPRING	MD	20906	174849	PERSONAL PROPERTY	10.06
HUTTON JOHN L	HUTTON PATTY A	212 WILEY AVE		SALISBURY	NC	28144	014 148	212 WILEY AVE	8.50
J & E LAND HOLDING COMPANY LLC		PO BOX 400		DAVIDSON	NC	28036	324H010	0 DEVONMERE PL	1.93
JAAR COMPANY LLC	MCDONALD'S #19553	301 S MAIN ST STE 162		SALISBURY	NC	28144	177915	601 JAKE ALEXANDER BLVD W	1.31

JACKSON MICHAEL		6927 N TURNER DR		KANNAPOLIS	NC	28081	118590	PERSONAL PROPERTY	1.38
JACKSON WANDA GOODMAN & HUS	JACKSON STEPHEN RAY	385 LUTHER BARGER RD		SALISBURY	NC	28146	630 006	0 LUTHER BARGER RD	1.69
JACKSON WANDA GOODMAN & HUS	JACKSON STEPHEN RAY	385 LUTHER BARGER RD		SALISBURY	NC	28146	630 255	385 LUTHER BARGER RD	11.43
JONES BOBBY JOE & WF	JONES JEAN B	7460 BRINGLE FERRY RD		SALISBURY	NC	28146	640C048	2651 POOLE RD	965.42
JONES THOMAS C		120 JANE RD		SALISBURY	NC	28146	644 125	120 JANE RD	3,620.83
JONES WILLIAMS H	JONES CINDY	213 TANGLEWOOD DR		KANNAPOLIS	NC	28083	159 259	1323 GRAHAM AVE	6.93
JORDAN MARY JANNETTE		509 WESTSIDE CIR		CHINA GROVE	NC	28023	123 119	509 WESTSIDE CIR	2.15
K REALM LLC		1069 WESTLAKE DR		KANNAPOLIS	NC	28081	141 099	1001 FAIRWAY DR	1.11
KANNAPOLIS PROPERTIES LLC		1905 N CANNON BLVD		KANNAPOLIS	NC	28083	107 134	603 W RYDER AVE	1,131.71
KARRIKER DAVE B & WF	KARRIKER DEBRA S	426 COUNTY ROAD 67634		DAYTON	TX	77535	120810	PERSONAL PROPERTY	1.10
KARRIKER DENNIS V & WF	KARRIKER BRENDA J	980 KARRIKER FARMS RD		MOORESVILLE	NC	28115	233 020	980 KARRIKER FARMS RD	8.42
KATHRYN BRINGLE CHPT 13 TRUSTEE		PO BOX 2115		WINSTON SALEM	NC	27102	028 148	405 SHAVER ST	35.00
KATHRYN J OSTEEN		223 N DALTON ST		MADISON	NC	27025	015 045	706 S FULTON ST	58.08
KERR RANDY GENE & LINDA C		950 ATWELL RD		MOUNT ULLA	NC	28125	211 037	950 ATWELL RD	18.98
KEY BRIAN C & DEBORAH L	KEY DEBORAH L	6420 YOUNT DR		SALISBURY	NC	28147	755 021	6420 YOUNT DR	3.87
KIRKS LUBE AND BRAKE CLINIC		903 S MAIN ST.		CHINA GROVE	NC	28023	104 108	903 S MAIN ST	7.49
KNIGHT GRAHAM F	KNIGHT WANDA T	PO BOX 5081		SALISBURY	NC	28147	461A050	327 ROWAN MILL RD	13.13
KNIGHT GRAHAM FORREST HEIRS		319 ROWAN MILL RD		SALISBURY	NC	28147	472G186	808 CAMP RD	11.56
KNIGHT GRAHAM FORREST HEIRS		319 ROWAN MILL RD		SALISBURY	NC	28147	472G185	828 CAMP RD	11.62
KOSSE ANDREW JAMES	KOSSE KELLY J	14804 BISHOPSTONE CT		HUNTERSVILLE	NC	28078	104 046	714 S FRANKLIN ST	6.44
KRAMER JACOB E JR	KRAMER MELBA R	126 DOGWOOD DR		CHINA GROVE	NC	28023	120 108	126 DOGWOOD DR	7.96
LA MOTTE JOSEPH H	LA MOTTE JANET P	383 ECHO HILL DR		SALISBURY	NC	28146	359 072	383 ECHO HILL LN	10.85
LACKEY TIMOTHY D & WF	LACKEY DELORES H	6185 GOODMAN LAKE RD		SALISBURY	NC	28146	123582	PERSONAL PROPERTY	1.40
LAW OFFICES OF KEVIN C. LINK PC NC ILOTA		1 BUFFALO AVENUE NW STE. 3305		CONCORD	NC	28025	149 208	620 N WALNUT ST	8.49
LEACH ADRIANA D		633 HARRY ST		CHINA GROVE	NC	28023	123 047	638 HARRY ST	54.77
LEVERAGE LLC	PINE RIEGE GENERAL STORE	PO BOX 845		SALISBURY	NC	28145	066 124	0 STOKES FERRY RD	1.29
LEVERAGE LLC	PINE RIEGE GENERAL STORE	PO BOX 845		SALISBURY	NC	28145	066 122	3440 STOKES FERRY RD	2.89
LEVERAGE LLC	PINE RIEGE GENERAL STORE	PO BOX 845		SALISBURY	NC	28145	066 01901	3510 STOKES FERRY RD	4.86
LGI HOMES NC LLC		1450 LAKE ROBBINS DR STE #430		SPRING	TX	77380	404B036	145 TRAIL WOOD CT	2.47
LGI HOMES NC LLC		1450 LAKE ROBBINS DR STE #430		SPRING	TX	77380	404B034	165 TRAIL WOOD CT	2.47
LGI HOMES NC LLC		1450 LAKE ROBBINS DR STE #430		SPRING	TX	77380	404B086	335 LIMESTONE TER	125.64
LINGLE DAVID WAYNE &WF	LINGLE BRENDA MARIE	120 WHIPPORWILL LN		SALISBURY	NC	28146	619 082	0 PALOMINO DR	1.23
LINK RANDY Y		840 HART RD		WOODLEAF	NC	27054	459 0150003	0 SHERRILLS FORD RD	4.07
LINZA SUSAN J & HUS	LINZA GARY L	1090 CRANE VIEW RD		SALISBURY	NC	28146	125633	PERSONAL PROPERTY	4.09
LOBER JAMES A	BURR SHIRLEY C	4480 QUEENS RD		SALISBURY	NC	28144	310 138	4480 QUEENS RD	7.32
LOFLIN TIMOTHY L		3330 LONG FERRY RD		SALISBURY	NC	28146	602 018	375 CRAWFORD RD	3.36
LONDON JOHN D		300 S TORRENCE ST		CHARLOTTE	NC	28204	025 098	313 BARBOUR ST	58.07
LONG DEBORAH D		3331 DANIEL PLACE DR		CHARLOTTE	NC	28213	156 110	0 E 29TH ST	30.00
LONGORIZ ROSA MARIA GARCIA		312 RICE ST		KANNAPOLIS	NC	28081	156 167	312 RICE ST	214.13
LOWERY MIRIAM K	LOWERY MICHAEL H	325 CONCORDIA CH RD		CHINA GROVE	NC	28023	237 017	1385 DEAL RD	2.46
MARLOWS BAR-B-QUE & SEAFOOD IN		2030 STATESVILLE BLVD		SALISBURY	NC	28147	167650	2030 STATESVILLE BLVD	1.32
MAXWELL INSTRUMENTATION LLC & WALTER	% WALTER G MAXWELL	400 KNOLLWOOD AVE		SALISBURY	NC	28144	167708	400 KNOLLWOOD AVE	1.94
MAZUR JAMES J	MAZUR COLLEEN H	526 RIVIERA DR		SALISBURY	NC	28144	006 050	320 MOCKSVILLE AVE	1.33
MAZUR JAMES J	MAZUR COLLEEN H	526 RIVIERA DR		SALISBURY	NC	28144	006 051	322 MOCKSVILLE AVE	2.60
MCCLAMROCK RANDY LEE & WF	MCCLAMROCK VICKI	245 SAW RD		CHINA GROVE	NC	28023	235 150	255 SAW RD	2.38
MCCLAMROCK RANDY LEE & WF	MCCLAMROCK VICKI	245 SAW RD		CHINA GROVE	NC	28023	173882	PERSONAL PROPERTY	1.21
MCCULLOUGH JERRY	MCCULLOUGH JOYCE	585 STATE RD		CHINA GROVE	NC	28023	118446	PERSONAL PROPERTY	6.28
MCDONNELL & ASSOCIATES		2442 DEVINE ST		COLUMBIA	SC	29205	404B006	230 WATERSTONE DR	125.64
MCDONNELL & ASSOCIATES PA		2442 DEVINE ST		COLUMBIA	SC	29205	404B042	1320 STANDING OAK DR	125.64
MCDONNELL & ASSOCIATES, PA		242 DEVINE ST.		COLUMBIA	SC	29205	404B040	1240 STANDING OAK DR	19.68
MCINTOSH DALE P	MCINTOSH BRENDA H	1480 CHAFFIN RD		WOODLEAF	NC	27054	313 016	1330 KEPLEY RD	6.21
MEADOWS DARRELL E & WF	MEADOWS TERESA	2520 SLOOP RD		MOUNT ULLA	NC	28125	564 039	0 SLOOP RD	1.47
MEMORIAL UNITED METHODIST CHURCH	OF KANNAPOLIS	1100 W C ST		KANNAPOLIS	NC	28081	245D21001	2215 WOODCREST DR	6.51
MERRITT LAW		1610 DALE EARNHARDT BLVD		KANNAPOLIS	NC	28083	101 076	812 N MAIN ST	17.49
MICHAEL TODD PROPST		2922 GLENDALE AVE		KANNAPOLIS	NC	28081	156B271	2922 GLENDALE AVE	4.00
MICHAELS WINDOWS & SIDING		PO BOX 1350		KANNAPOLIS	NC	28082	755 170	137 COUNTRY VILLAGE DR	2.53
MILLER CARL EUGENE JR	MILLER SALLIE G	122 CARDINAL DR		ROCKWELL	NC	28138	064 110	2210 OLD CONCORD RD	4.20
MILLER LYNDA D		508 HICKORY NUT LN		CHINA GROVE	NC	28023	101 093	109 E LIBERTY ST	7.49
MILLER MARJORIE L		452 EMANUEL CHURCH RD		ROCKWELL	NC	28138	364 0790000001	452 EMANUEL CHURCH RD	2.04
MILLER W. BRYANT MR.		1885 PATTERSON RD		SALISBURY	NC	28147	208 026	1885 PATTERSON RD	5.97
MISENHEIMER FRANKLIN	MISENHEIMER CARLIN	11632 GEORGETOWN DR		FARRAGUT	TN	37934	510 043	0 JOE LENTZ RD	1.29
MISENHEIMER FRANKLIN	MISENHEIMER CARLIN	11632 GEORGETOWN DR		FARRAGUT	TN	37934	510 034	0 ST MATTHEWS CHURCH RD	1.43
MISENHEIMER MARK		11632 GEORGETOWN DR		FARRAGUT	TN	37934	065C175	1036 ROWAN CIR	14.13
MISENHEIMER MARK	MISENHEIMER KATIE P	8430 CASTOR		SALISBURY	NC	28146	419 097	8430 CASTOR RD	24.60
MITCHELL SANDRA B.	MITCHELL CHARLES WAYNE	1739 SHADOWBROOK DR		KANNAPOLIS	NC	28081	151 218	1007 LAURA AVE	1,354.94
MOORE MARK HEATH		4030 LONG FERRY RD		SALISBURY	NC	28146	605A050	4030 LONG FERRY RD	17.28
MOORE STARLA		904 E OVERTON DR		AKRON	OH	44319	148 250	928 OVAL ST	19.35
NANCE JAMES RONALD & WF	NANCE SHEILA FREEZE	2620 LIPE RD		CHINA GROVE	NC	28023	222 025	2620 LIPE RD	2,055.88
NEIGEL DENNIA DBA		610 FOX HOLLOW LN		SALISBURY	NC	28146	135262	PERSONAL PROPERTY	35.97
NEW COVENANT PARTNERS VIII LLC		216 ANGELL KNOLL AVE		MOCKSVILLE	NC	27028	230 046	8955 W NC 152 HWY	7,190.58
NUSSMAN J.E.		708 MITCHELL AVE		SALISBURY	NC	28144	015 134	721 S FULTON ST	14.42

OLD SOUTHERN STONE LLC		2231 NC 152 E		CHINA GROVE	NC	28023	168258	2231 HWY 152 E	310.00
OVERCASH CRYSTAL		7611 KARRIKER RD		KANNAPOLIS	NC	28081	247 006	7611 KARRIKER RD	272.36
OWENS JENNIFER JONES		1460 ROWE RD		LEXINGTON	NC	27295	614 074	0 DEER LAKE RUN	1.90
OWENS JENNIFER JONES		1460 ROWE RD		LEXINGTON	NC	27295	614 075	0 DEER LAKE RUN	3.23
PARAMOUNT AIR SOLUTIONS, LLC		1630 DALE EARNHARDT BLVD.		KANNAPOLIS	NC	28083	305 020	0 GHEEN RD	13.66
PARKS PROPERTY MANAGEMENT LLC		1932 S MAIN ST		SALISBURY	NC	28144	061 068	1932 S MAIN ST	2.54
PATTERSON EVALENA F		275 NC 801 HWY		WOODLEAF	NC	27054	802 030	275 NC 801 HWY	3.16
PATTERSON GARY M & WF	PATTERSON DEBORAH C	1165 PATS LOOP		CHINA GROVE	NC	28023	137941	PERSONAL PROPERTY	6.10
PEELER VOHN N	PEELER GAYLE	PO BOX 135	201 S MAIN ST.	FAITH	NC	28041	413 097	201 S MAIN ST	17.28
PHIFER J DWAINE, PHD	PHIFER BETH M	312 JOHNSTONE RD		CLEVELAND	NC	27013	267 039	312 JOHNSTONE RD	9.79
PHILLIPS DAVE		119 ALMOND RD		MOORESVILLE	NC	28115	171860	PERSONAL PROPERTY	1.44
PIGG NANCY ANN WEBB & HUS	PIGG DEWAYNE A	185 ANTIOCH PIKE		NASHVILLE	TN	37211	410 015	0 SAFRIT RD	3.88
QUEEN PROPERTIES LLC		PO BOX 23		KANNAPOLIS	NC	28082	357 377	8647 US 52 HWY	6.09
RANKIN SAMUEL B &	BURKE SANDRA G TRUSTEES	ATTN JASON CORNET	PO BOX 83-2063	DELRAY BEACH	FL	33483	357 068	8775 US 52 HWY	3.95
REEDER SARA	REEDER SARAH M	4930 MILLBRIDGE RD		SALISBURY	NC	28147	202 061	4930 MILLBRIDGE RD	3.00
REEDER SARA M		4930 MILLBRIDGE RD		SALISBURY	NC	28147	3.26E+31	710 HIDDEN CREEK CIR	13.51
RITCHIE LYDIA C ESTATE		110 TRADE AVE		KANNAPOLIS	NC	28081	129 033	2155 S US 29 HWY	10.63
ROBERSON FRANCES T		215 RANKIN RD		LANDIS	NC	28088	132 082	215 RANKIN RD	3.52
ROBINSON K KIMBERLY		822 HIDDEN CREEK CIRCLE		SALISBURY	NC	28147	333 080	1633 STATESVILLE BLVD	2,085.31
ROBISON BRADLEY M & WF	ROBISON LAUREN C	1315 GRAHAM WOODS DR		MOUNT ULLA	NC	28125	570A026	1315 GRAHAM WOODS DR	1.97
ROGERS BRUCE C JR	ROGERS SUSAN	250 PALOMINO DR		SALISBURY	NC	28146	619 069	250 PALOMINO DR	4.41
ROSS PAULINE	ROSS RANDY	425 TROUTMAN RD		ROCKWELL	NC	28138	146 111	425 TROUTMAN RD	13.32
S. C. & T REALITY INC		PO BOX 1753		SALISBURY	NC	28145	055 01101	0 WILDWOOD DR	1.04
S.E.I		PO BOX 8098		CONCORD	NC	28027	174157	1034 GRIST MILL RUN	4.00
SCOTT EMERSON LEON	% BRIAN SCOTT	1440 BEAR POPLAR RD		CLEVELAND	NC	27013	275 011	1440 BEAR POPLAR RD	2.12
SEYMOUR RICKY LYNN & WF	SEYMOUR LINDA YOW	390 ROCKY RICK LN		ROCKWELL	NC	28138	379 126	390 ROCKY RICK LN	5.02
SHAT R SHIELD INC		116 RYAN PATRICK DR		SALISBURY	NC	28147	169364	116 RYAN PATRICK DR	109.84
SHAT-R-SHIELD		116 RYAN PATRICK DR		SALISBURY	NC	28147	477 074	116 RYAN PATRICK DR	269.55
SHEETS LARRY W MR. OR MRS.		1000 THOMPSON RD		CLEVELAND	NC	27013	312 043	420 EARNEST MILLER RD	4.80
SHELBY PETHEL & HUDSON		122 N LEE STREET		SALISBURY	NC	28144	734 024	440 MUDDY BOOTS LN	75.01
SHELBY PETHEL & HUDSON		122 N LEE STREET		SALISBURY	NC	28144	987431	PERSONAL PROPERTY	9.68
SHEPHERD HELEN BEAN		3755 LIBERTY RD		GOLD HILL	NC	28071	511 099	3755 LIBERTY RD	2.12
SHERRILL JOSH	PARTIN MEREDITH	2508 CELOSIA DRIVE		CHARLOTTE	NC	28262	026 106	107 SPENCER ST	5.75
SHERRILL JOSH	PARTIN MEREDITH	2508 CELOSIA DRIVE		CHARLOTTE	NC	2862	052 061	534 HEILIGTOWN RD	4.79
SHOAF BRYAN C		610 DUKEVILLE RD		SALISBURY	NC	28146	6502037	610 DUKEVILLE RD	5.36
SHUEY GINA W	SHUEY MICHAEL L	513 RICE HOPE DR		MOUNT PLEASANT	SC	29464	456 096	0 SHERRILLS FORD RD	3.54
SIGMON WILLIAM S JR & WF	SIGMON SHERYL F	315 ATWELL RD		MOUNT ULLA	NC	28125	205 029	315 ATWELL RD	6.95
SILK ABSTRACT COMPANY		300 CENTERVILLE ROAD	SUMMIT SOUTH SUITE 304	WARWICK	RI	2886	432 089	8920 OLD BEATTY FORD RD	1,853.34
SMITH BRYAN T. & DONNA B.	SMITH DONNA B	233 RANDOM DR		SALISBURY	NC	28147	149920	PERSONAL PROPERTY	21.55
SMITH CHARLENE	SMITH BRIAN N	4250 MILLER RD		SALISBURY	NC	28147	474 080	0 LITTLE CREEK DR	2.44
SMITH EDNA K		1312 STANDISH ST		SALISBURY	NC	28144	008 11401	1312 STANDISH ST	6.22
SMITH JOHN ASHELY		120 UNION HEIGHTS BLVD		SALISBURY	NC	28146	071 011	120 UNION HEIGHTS BLVD	3.05
SMITH KENNETH R JR	SMITH BARBARA A	PO BOX 892		MOORESVILLE	NC	28115	235C125	485 WILLOW OAKS DR	84.15
SODERLIND WALTER A & WF	SODERLIND CAREN A	402 SPYGLASS HILL PL		SALISBURY	NC	28144	326G033	402 SPYGLASS HILL PL	1.38
SOUTH ROWAN ACADEMY		417 N MAIN ST		CHINA GROVE	NC	28023	102 177	411 PATTERSON ST	17.95
SOUTH ROWAN ACADEMY		417 N MAIN ST		CHINA GROVE	NC	28023	101 202	413 N MAIN ST	24.30
SOUTH ROWAN ACADEMY		417 N MAIN ST		CHINA GROVE	NC	28023	101 222	417 N MAIN ST	20.32
SOUTHERN LAW GROUP		11535 CARMEL COMMONS BLD	SUITE 204	CHARLOTTE	NC	28226	007 119	0 N LEE ST	20.00
SOUTHERN LAW GROUP	QUEEN CARLA TERESA	11535 CARMEL COMMONS BLVD STE 204		CHARLOTTE	NC	28226	007 120	1700 N LEE ST	9.88
STAFFORD RICHARD J	STAFFORD DORIS Y	911 ROLLINGWOOD DR		MT HOLLY	NC	28120	028 169	0 SHAVER ST	1.05
STARK ROBERT A &WF	STARK TAMMIE W	609 WEBB RD		SALISBURY	NC	28147	409 052	609 WEBB RD	5.33
STARNES ROY LEE		664 WYATT GROVE CHURCH ROAD		GOLD HILL	NC	28071	151975	PERSONAL PROPERTY	25.00
STERLING INC	KAY JEWELERS #2870	375 GHENT RD		AKRON	OH	44333	172364	1307 KLUMAC RD	99.46
STIREWALT RICKIE W		309 SPRING OAK		SALISBURY	NC	28147	478 079	349 SPRING OAK DR	219.16
STONE BY LYNCH LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	355 115	1073 TAMMYS PARK RD	21.98
STONE BY LYNCH LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	126 059	1250 BROOKWOOD DR	4.04
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	069 10601	0 CLOVER ST	1.70
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	329C216	10 POST OAK PL	12.44
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	012 158	1000 BRINGLE FERRY RD	1.16
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	164A014	110 ELM ST	7.46
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	034 122	1109 3RD ST	11.55
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	034 156	1115 3RD ST	11.17
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	216 039	120 COUNTRY LN	6.49
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	221A051	125 EDEN PARK DR	11.11
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	769B044	127 BEECHWOOD DR	3.81
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	005 18701	1404 OLD WILKESBORO RD	12.42
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	004 016	1512 N JACKSON ST	13.11
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	411A017	160 HONEYSUCKLE LN	2.75
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	364 165	212 LIBERTY ST	7.14
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	015 256	216 CHESTNUT ST	8.83
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	459A047	2208 MOORESVILLE RD	8.45

STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	071 018	226 CAROLINA BLVD	10.15
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	012 159	904 BRINGLE FERRY RD	1.15
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	012 157	915 LISK ST	1.16
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	003 313	923 N JACKSON ST	11.76
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	003 314	927 N JACKSON ST	10.65
STONE PROPERTIES & DEV LLC		134 PLANTATION DR		MOORESVILLE	NC	28117	003 200	929 N JACKSON ST	10.41
STONE PROPERTIES & DEVELOPMENT LLC		112A ARGUS LANE #464		MOORESVILLE	NC	28117	216 035	195 COUNTRY LN	6.66
STROUD MICHAEL W		203 SPENCER ST		HIGH POINT	NC	27265	509A026	320 LAKESHORE DR	3.61
STUART DEBORAH HARRINGTON		114 RIVER BIRCH DR		SALISBURY	NC	28146	4.03E+21	109 GARNER DR	18.77
TAYLOR VAN & TRUCK	TAYLOR ROSEMARIE H	1518 N MAIN ST.		SALISBURY	NC	28144	045A095	410 STEEPLECHASE TRL	2.81
THOMAS & WEBBER, PLLC		514 WILLIAMSON RD. STE. 431		MOORESVILLE	NC	28117	148 07101	0 ENOCHVILLE RD	7.03
TROUTMAN JOAN	% JOANN TROUTMAN	3525 OLD UNION CHURCH RD		SALISBURY	NC	28146	607 019	0 OLD UNION CHURCH RD	3.12
TROUTMAN JOAN	REYNOLDS CYNTHIA TROUTMAN	3525 OLD UNION CHURCH ROAD		SALISBURY	NC	28146	607 027	3525 OLD UNION CHURCH RD	5.72
TRUNER FRANK LEE	TRUNER OVELLA C	1235 MITCHELL AVE		STATESVILLE	NC	28677	115 053	1765 N MAIN ST	2.10
VELAZQUEZ FIDEL LANUZA		164 WRIGHT MEADOW LN		KANNAPOLIS	NC	28081	246 336	175 PLEASANT HILL DR	733.90
VELAZQUEZ FIDEL LANUZA		164 WRIGHT MEADOW LN		KANNAPOLIS	NC	28081	246 336	175 PLEASANT HILL DR	189.74
WASHINGTON BENJAMIN		1634 W COLONIAL DR		SALISBURY	NC	28144	331 123	1634 W COLONIAL DR	13.22
WASHINGTON BENJAMIN		1634 W COLONIAL DR.		SALISBURY	NC	28144	558B065	1705 CRANWELL DR	48.37
WEAVER FRED DR.	WEAVER FLO B	9650 SHORE DR	APT. 1902	MYRTLE BEACH	SC	29572	015 209	737 S JACKSON ST	1.05
WEBB JOHN C DDS PA		203 MOCKSVILLE AVE STE C		SALISBURY	NC	28144	170574	203 MOCKSVILLE AVE	4.43
WHITE CHAD	WHITE DORA GAIL	795 ARROW POINT LN		DAVIDSON	NC	28036	142A045	101 ANDREW ST	5.29
WHITE JOSEPH K & WF	WHITE KAREN M	3335 CAUBLE RD		SALISBURY	NC	28144	309 096	3335 CAUBLE RD	4.33
WOODLE BETTY MARTIN &	GREER SHIRLEY ANN	5851 OLD MOCKSVILLE RD		SALISBURY	NC	28144	307 033	5851 OLD MOCKSVILLE RD	2.59
YON RONNIE F & WF	YON ELIZABETH	2270 LENTZ RD		CHINA GROVE	NC	28023	127 010	2270 LENTZ RD	13.20
								TOTAL:	$ 60,984.28

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM: Aaron Poplin, Planner
DATE: 3/5/21
SUBJECT: Ratify New Road Name Pop Eller Dr

On March 4th the Board of Commissioners voted to approve the majority petition to name the road at the 760 Block of Coley Rd. Pop Eller Dr. Planning staff did not receive any public comments during the allotted 24 hour time period required after remote public hearings.

Ratify the road name Pop Eller Dr.

ATTACHMENTS:

Description	Upload Date	Type
Memo	3/5/2021	Cover Memo
GIS_Map	3/5/2021	Cover Memo
Petition	3/5/2021	Cover Memo

Rowan County Planning and Development Department
402 North Main Street • Salisbury, N.C. 28144-4341
Planning: 704-216-8588 Fax: 704-216-7986

MEMORANDUM

MEMO TO: Chairman Edds and the Rowan County Board of Commissioners
FROM: Aaron Poplin
RE: Road Names
DATE: February 18, 2021

ROAD NAME CHANGE—A PUBLIC HEARING HAS BEEN SET

The following road name change has been submitted to the Rowan County Planning Department and is presented for approval by the Board of Commissioners. A public hearing should be held to consider and receive comment for the following road name request:

Proposed Name: Pop Eller Dr
Currently Known As: N/A
Location: 750 Block of Coley Rd.
Property Owners: Jimmie Eller, James Brodnik, Michael File, Shane Earnhardt, Evelyn Fowler, Patricia Faulkner, Raymond Kepley, Raymond Wagoner.


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ROWAN COUNTY
Planning and Development
Road Naming
911 Addressing

Return this completed petition form to:
Rowan County Planning and Development
Aaron Poplin, Planner
402 N Main Street
Salisbury, NC 28144
Phone: 704 216-8600 Fax: 704 216-7986
Email: Aaron.Poplin@rowancountync.gov

The General Statutes of the State of North Carolina, NCGS 153A-239.1, authorizes the Rowan County Board of Commissioners to name or rename any road within the County not lying within the corporate limits of a municipality.

This petition must be complete for all requests. If you are naming a private road, **please enclose a sketch of the road with all homes and resident's names and current addresses along the road.** It is very important to depict all homes on the diagram. These names and structures will be referenced with county tax maps to help ensure an accurate property address. In addition, all rental housing along the road with names and addresses of the current tenants should be included on the diagram.

FOLLOWING THE DIRECTIONS THROUGHOUT THIS PETITION IS NECESSARY FOR PROCESSING IN A TIMELY MANNER.

With the exception of roads in new subdivisions, for which is the cost of the sign is the responsibility of the developer, the county provides and maintains road signs.

NEW NAME PROPOSED FOR THE ROAD:

Please choose three different names for the proposed road name. These choices should be listed in order of preference. The road name choices will be evaluated by the following criteria:

1. The proposed name must not be a duplicate or sound deceptively similar to the name of any other road in Rowan County, including all municipalities.
2. The proposed road name shall not be that of an individual person.
3. All names ending in street, avenue, drive, lane, etc. will be treated as the same name. For example, if there is an existing Wood Street, there cannot be a new road named Wood Drive. This is a duplicate road name.

PLEASE CALL PLANNING OFFICE TO VERIFY YOUR ROAD NAME CHOICE PRIOR TO RETURNING PETITION.

First Choice: Pop Eller Drive
Second Choice: Redwood Drive
Third Choice: _____

It is also important to remember that any or all addresses along the road may be changed during the naming process.

ROAD NAME PETITION

We the undersigned present this petition and request that a public hearing be set by the Rowan County Board of Commissioners to consider the following matter indicated by a check mark ( ) and described below:

(X) Assignment of a name to an unnamed road.
( ) Changing the name of road.

Location of road: Describe the location of road in relation to major highways or state road
Perpendicular to Coley Road

State road numbers(s). Complete the following that is applicable:
(Secondary road (SR) & Four Digits) SR_____(Highway Number) NC#_____
US#_____

Present name of road: Name by which the road is currently known. If the road has no name, write "no name." No Name.

DocuSign Envelope ID: DE9AB5CB-6724-465A-842F-97C83D08A833
DocuSign Envelope ID: E3FEBEB1-22A2-4B65-84D9-F06C9CAA5CD3

Petitioners:

Petitioners are property owners who own property along the road. Along with each signature include the mailing address, telephone number, and tax map and parcel number.

In order for the petition to be processed, a majority of the PROPERTY OWNERS along the road must be in favor of the petition. A majority consists of 50% + 1 of the property owners. **Petitions having less than a majority may be returned to the petition leader for additional signatures and may be submitted for Board of Commissioner approval through the special consideration procedure.**

UNANIMOUS PETITIONS submitted with 100% of property owners' signatures may be approved by the addressing committee located within the Planning and Development Department while MAJORITY and SPECIAL CONSIDERATION petitions will be taken for Commissioner approval through the public hearing process and may take 30 days or more for the procedure.

***When submitting petition, remember to include the diagram of the road with all structures and current addresses noted. This is very important to the process as it helps ensure that everyone receives a correct address. You will be notified of completion of the road naming process after final action.**

Petition leader: must own property along the proposed road, otherwise the petition is void:

SIGNATURE DocuSigned by: [signature] 18863880ACA54BD...

Address 000 Coley

City Salisbury State NC Zip 28146

Telephone: Home _____ Other _____ Tax map/parcel number 354189 & 354109

DATE: 1/8/2021

Road name agreed on:
1. Pop Eller Drive
2. Redwood Drive
3. _____

Signature, address and telephone number of PROPERTY OWNER:

1. SIGNATURE _____
Address 110 Walkers Park Circle
Salisbury NC 28146
Map _____ Parcel 354037
Phone #: _____

2. SIGNATURE _____
Address 775 Coley Road
Salisbury NC 28146
Map _____ Parcel 354112
Phone #: _____

3. SIGNATURE Jim Eller
Address 735 Coley Road
Salisbury NC 28146
Map _____ Parcel 354110
Phone #: 704 279-3227

4. SIGNATURE James A. Brodnick
Address Coley Road
Salisbury NC 28146
Map _____ Parcel 354187
Phone #: _____

5. SIGNATURE Shea M. Faulk
Address Coley Road
Salisbury NC 28146
Map _____ Parcel 354189
Phone #: 704-433-0668

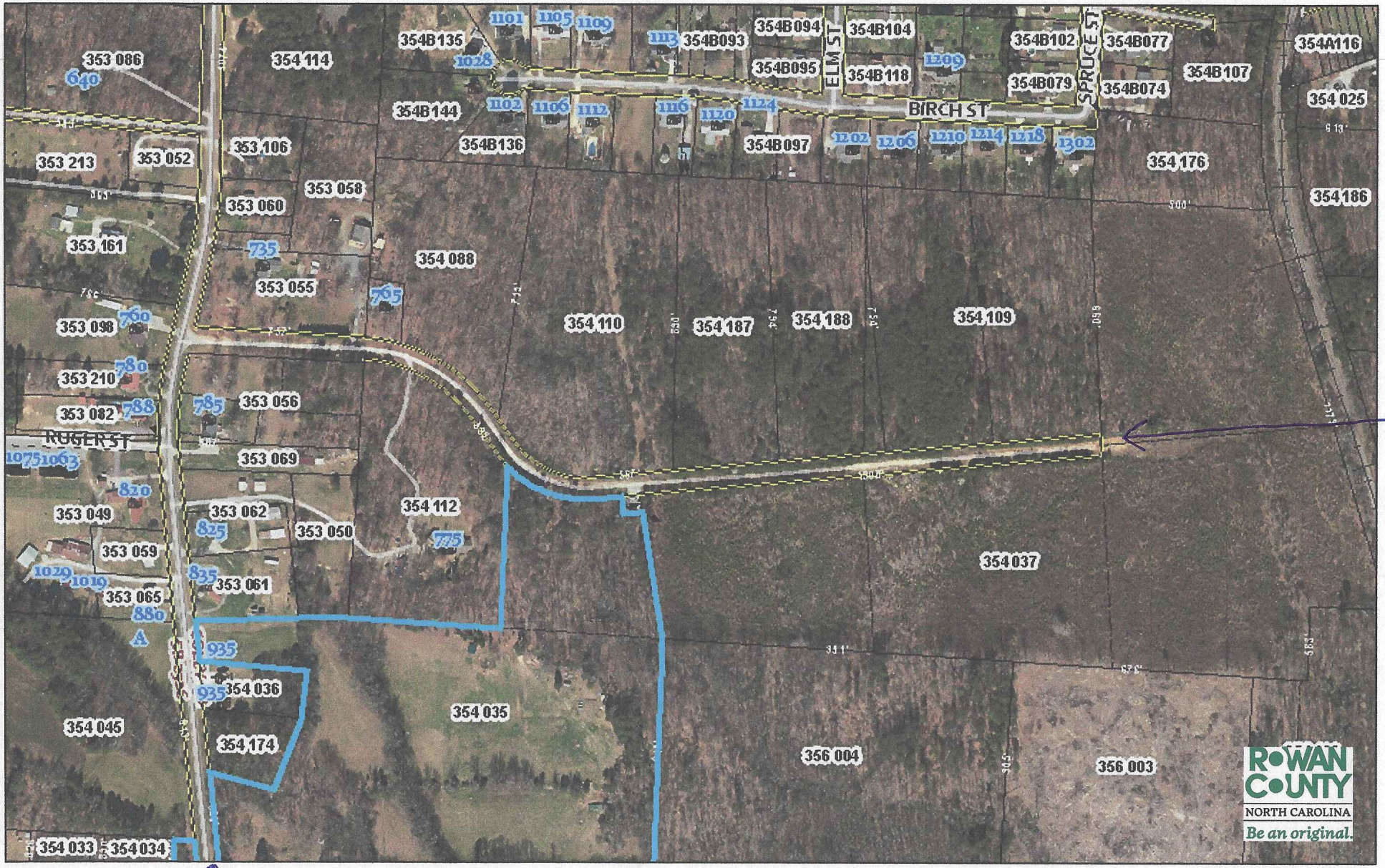
6. SIGNATURE _____
Address 1025 Coley Road
Salisbury NC 28146
Map _____ Parcel 354035
Phone #: _____

7. SIGNATURE Michael J. Fox
Address Coley Road
Salisbury NC 28146
Map _____ Parcel 354188
Phone #: 704-310-0476

8. SIGNATURE _____
Address _____
Map _____ Parcel _____
Phone #: _____

Coley Rd ↓

Rowan County



Road to be named

Coley Rd ↑

December 30, 2020

Voluntary Agricultural Districts

Addressing Points

Other

BUSINESS

CHURCH

RESIDENCE

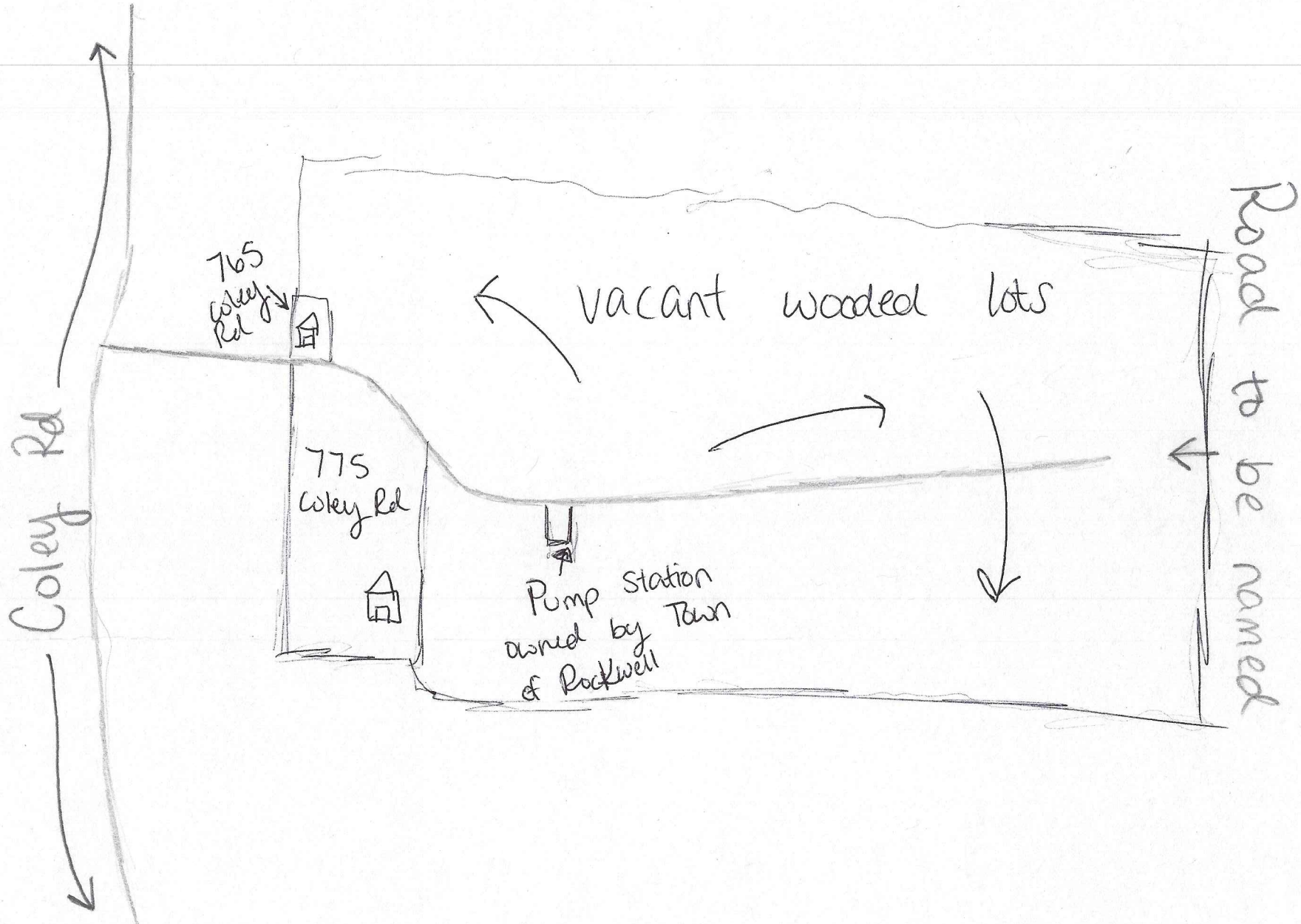
SCHOOL

1:4,632

0 200 400 800 Feet

0 0.035 0.07 0.14 Miles

Rowan County GIS


Coley Rd
765 Coley Rd
775 Coley Rd
vacant wooded lots
Pump station owned by Town of Rockwell
Road to be named

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM: Aaron Poplin, Planner
DATE: 3/5/21
SUBJECT: Schedule Public Hearing for Z 01-21 for April 5, 2021

Raymond McMillan Jr., on behalf of K Town Homes, is requesting a rezoning of their 3.84 acre property at approximately the 1000 block of Old Beatty Ford Rd. from Rural Agricultural (RA) to Commercial Business Industrial with a Conditional District (CBI-CD) to allow the placement of a mini-warehouse storage facility. This property can be further identified as parcel 140 242.

No one spoke in opposition at the Planning Board meeting or called staff with concerns for the request.

Set the public hearing for Monday April 5th 2021

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	3/5/2021	Cover Memo
GIS_Map	3/5/2021	Cover Memo
Site Plan	3/5/2021	Cover Memo
Application	3/5/2021	Cover Memo

DEPARTMENT OF PLANNING & DEVELOPMENT
DATE: 03/5/2021
STAFF CONTACT: AARON POPLIN

REZONING PETITION: Z 01-21

REQUEST: RA to CBI-CD

PARCEL ID: 140 242

LOCATION: 1000 block Old Beatty Ford Rd.

ACERAGE: 3.84

CURRENT LAND USE: Vacant

OWNER: K Town Homes

APPLICANT: Raymond McMillan Jr., K Town Homes

BACKGROUND

Raymond McMillan Jr., on behalf of K Town Homes, is requesting a rezoning of their 3.84 acre property at approximately the 1000 block of Old Beatty Ford Rd. from Rural Agricultural (RA) to Commercial Business Industrial with a Conditional District (CBI-CD) to allow the placement of a mini-warehouse storage facility. This property can be further identified as parcel 140 242.

Relationship with any plans and policies

This property is located in Area 3 of the Eastern Area Land Use Plan, and is located within the I-85, US 29 Corridor Overlay. The I-85, US 29 Corridor Overlay encourages commercial and industrial uses. The property falls close to a recognized regional node which extends one mile out from the new interchange of Old Beatty Ford Rd and I-85.

The property is also identified in the I-85 South Corridor Plan. The plan calls for the new alignment of Old Beatty Ford Rd to serve as frontage for commercial and mixed use developments as well as some industry. The plan recommends considering design guidelines for commercial development which include things such as architectural standards, screening, landscaping, and signs.

Z 04-20 was a rezoning request from RA to CBI-CD for the use of a water well drilling contractor business located across the street from this request. Z 04-20 was approved by the Board of Commissioners on November 16 2020 with no additional requirements other than the design presented on the site plan.

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 to medium industrial activities which support both the local and/or regional economies. The CBI district is generally appropriate in areas identified by an adopted land use plan that recommend "highway business" along identified NC and US highways; community/regional/potential development nodes; commercial corridors; and existing commercial areas. Areas served by public water/sewer represent significant public investment to foster tax base growth and employment opportunities for the citizens, which could be served through CBI designation. The CBI 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 request falls within the Cold Water Creek water supply watershed which is a WS-IV. At 39.2% built upon area the proposed development is above the maximum built upon area of 36% of the lot, and will require getting a Special Non-Residential Intensity Allocation (SNIA) permit from the board of commissioners. Currently the Cold Water Creek water supply watershed has 488.54 remaining acres that can be removed through the SNIA permit process. Watershed IVs have the option to use high density standards instead of using the SNIA permit process; however, this application does not meet one of the three criteria that would compel them to utilize the high density standards.

Compatibility of all uses within the proposed district classification with other properties

Compatibility of Uses: the CBI district offers a wide variety of uses of varying intensities, however this request only allows for Mini-warehouse storage (4225).

MAJOR GROUP	INDUSTRY GROUP	RA	CBI-CD
Residential		Permitted	Not Permitted
Construction		Permitted with SR	Not Permitted
Manufacturing		Permitted with SR	Not Permitted
	"Heavy Impact Uses"	Not Permitted	Not Permitted
Transp., Com., Elec. / Gas, & Sanitary Svc.		Some Permitted with SR	Mini-Warehouses
Wholesale Trade		Most Permitted with SR	Not Permitted
Retail Trade		Permitted with SR	Not Permitted
Finance, Ins., & Real Est.		Permitted with SR	Not Permitted
Services		Most Permitted with SR	Not Permitted
	Misc. Amusement & Rec.	Not Permitted	Not Permitted
Public Admin.		Not Permitted	Not Permitted

Generalized Groupings:
Permitted: 100-75% Most: 75-50% Some: 50-25% Not Permitted: 25-

Source: Section 21-113 Table of Uses

Conditions within the vicinity (see enclosed map): Area around the intersection of Old Beatty Ford Rd and Bostian Rd is mostly zoned RA with one CBI-CD zoned lot for a well drilling contractor business. Most the other uses in the area are residential aside from the Landis Church of God and the Kannapolis Lodge both located off of Bositan Rd.

Potential impact on facilities such as roads, utilities and schools

Roads: The new section of Old Beatty Ford Rd. that the site accesses from does not have traffic count data available yet. The NC DOT has already issued a driveway permit 20-030-RD for the proposed use.

Utilities: N/A

Schools: N/A

Planning Board Meeting February 22, 2021

The Rowan County Planning Board held a curtesy hearing for Z 01-21 at their February meeting. The Planning Board had a few questions about the options for meeting the watershed requirements. The Board agreed that an SNIA permit process was the preferred process for meeting watershed requirements on a small scale development in WS IV watersheds. The Board had no questions for the applicant and no one spoke during the curtesy hearing.

The Board approved the request with the following statements.

Statement of Consistency – The proposed use is consistent with the Eastern Land Use Plan; the I-85 Corridor and US Hwy 29 overlays. The same type of zoning was approved on the site across the road for a well drilling facility. The CBI-CD is specific and any changes would require board approval. The use is needed in a growing community and is non- detrimental.

Statement of Reasonableness – The tract is 3.8 acres and is compatible with current land use plan as well as future land use. It is located in a commercial community node. The conditional use district minimizes any other uses and any changes would have to be approved by the board. Same type of use exists across the street and was approved for the same type of zoning CBI-CD. The proposed use is good for both business and residential use.

Decision making and procedures

Decision Making: In addition to the above criteria, sec. 21-362 (c) of the Zoning Ordinance indicates the primary question before the Planning Board / Board of Commissioners in a

rezoning decision is “whether the proposed change advances the public health, safety, or welfare as well as the intent and spirit of the ordinance.” Additionally, the boards “shall not regard as controlling any advantages or disadvantages to the individual requesting the change but shall consider the impact of the proposed zoning change on the public at large.”

Procedures: The Planning Board must develop a statement of consistency describing whether its action is consistent with any adopted comprehensive plans and indicate why their action is reasonable and in the public interest [sec. 21-362 (j)]. A statement analyzing the reasonableness of the decision is also necessary. See enclosed checklist as a guide in developing these statements.

A statement of reasonableness is necessary to substantiate a small-scale zoning decision and ensure the decision is “reasonable”. While spot zoning in North Carolina is considered legal, it must be determined as reasonable based on a number of factors including the following established by the courts:

- Size and nature of the tract;
- Compatibility with existing plans;
- The impact of the zoning decision on the landowner, the immediate neighbors, and the surrounding community; and
- The relationship between the newly allowed uses in a spot rezoning and the previously allowed uses.

Staff Comments

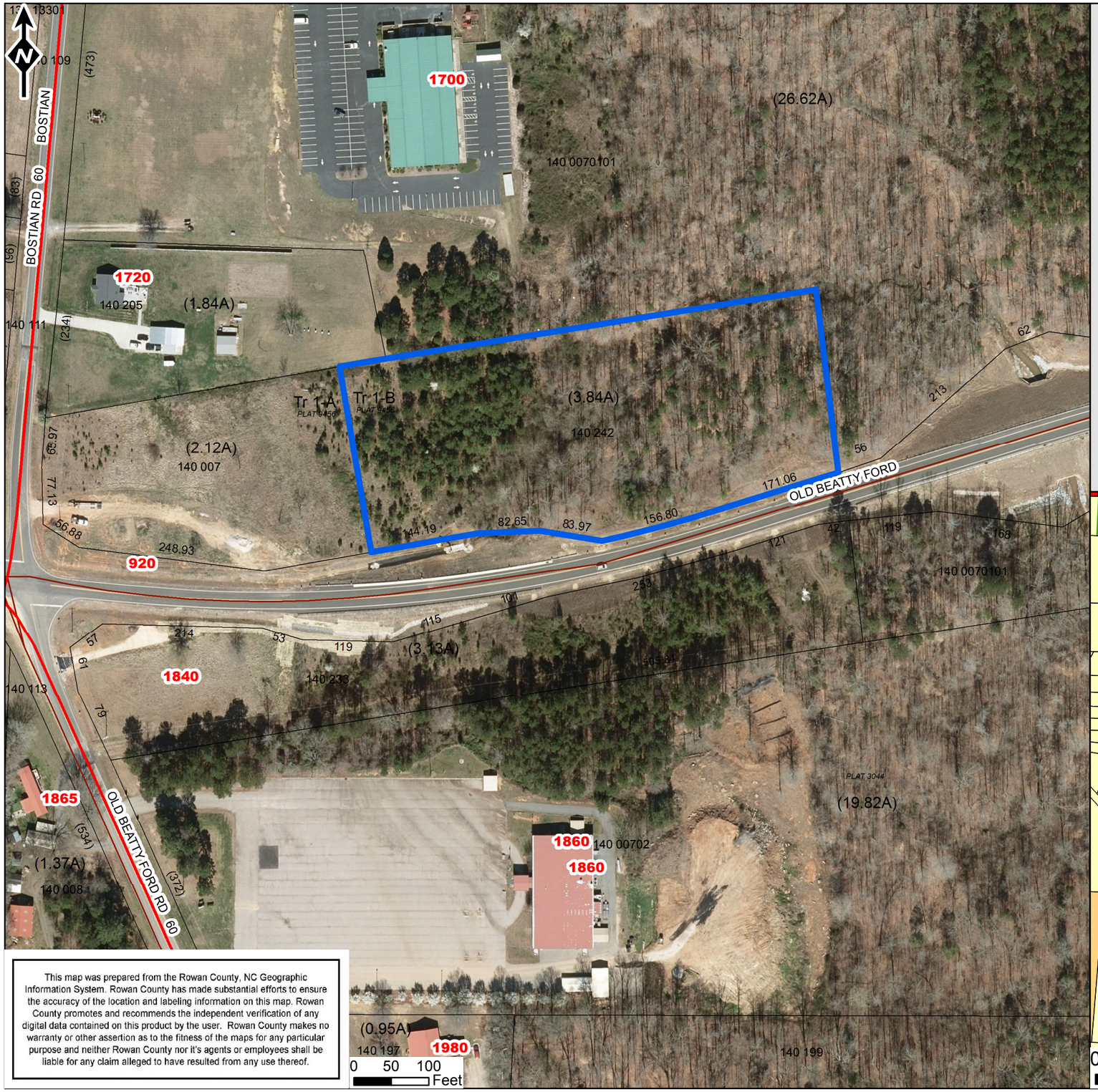
- Only the use shown in the site plan should be considered when making a decision.
- The Board can consider adding mutually agreed upon conditions to the request.

Attachments

- GIS Map
- Site Plan
- Application
- Statement worksheet

Z 01-21
Site Map

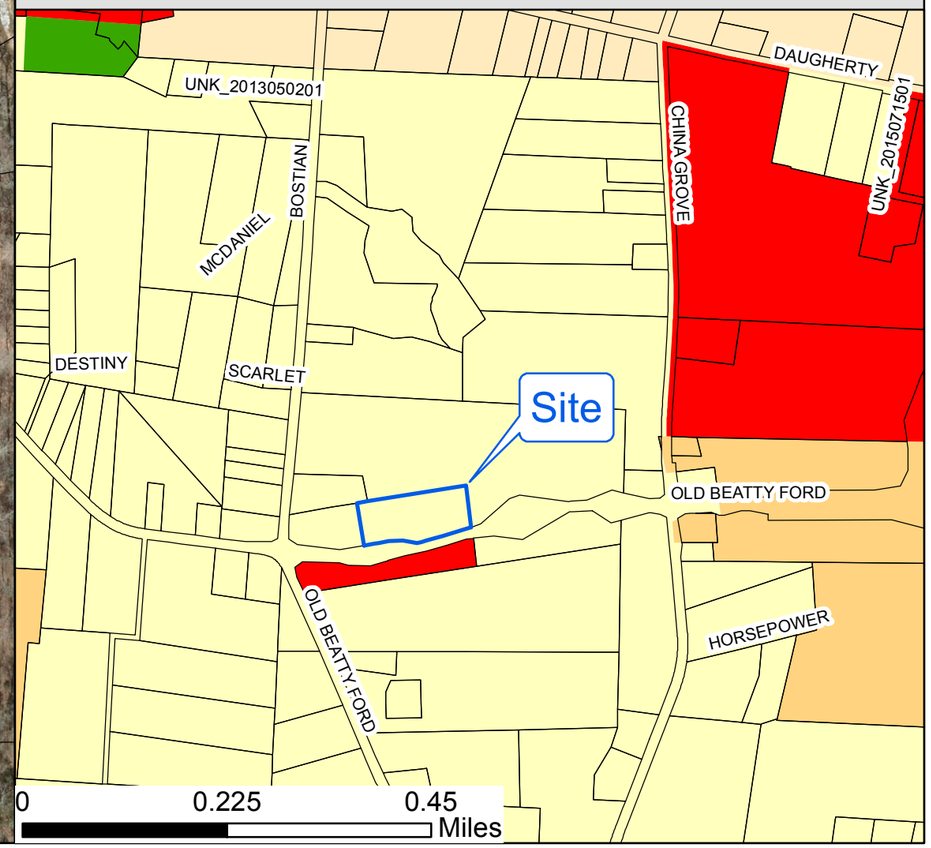
ROWAN COUNTY
NORTH CAROLINA
Be an original.



This map was prepared from the Rowan County, NC Geographic Information System. Rowan County has made substantial efforts to ensure the accuracy of the location and labeling information on this map. Rowan County promotes and recommends the independent verification of any digital data contained on this product by the user. Rowan County makes no warranty or other assertion as to the fitness of the maps for any particular purpose and neither Rowan County nor it's agents or employees shall be liable for any claim alleged to have resulted from any use thereof.

Legend

- RA
- CBI
- RR
- IND
- NB
- MHP
- Kannapolis City
- China Grove ETJ
- Site
- Parcels



SITE PLAN of
Tract 1B
Plat Book 9995, Page 9456
Tax ID 140 242

China Grove Township,
Rowan County,
North Carolina

Listed Property of: K-Town Homes LLC
119 West Avenue
Kannapolis, NC 28081

Plan prepared: January 14th, 2021

The total acreage to be divided is 5.963± acres .
There is one deeded tract. The total number of resulting lots is two.
The current zoning for the entire neighborhood is RA (Rural Agricultural District).
The side and rear lot lines are subject to a 10-foot utility easement.
Lots to be served by private wells & private septic tanks.

Principal building setbacks: ___' front; ___' side; ___' rear.
___' side street setback
Accessory building setbacks: ___' side; ___' rear.

This plat is subject to any rights-of-way, easements, or agreements of record prior to the date of this survey.

Broken lines indicate boundaries not surveyed.

The property is located within the Coldwater Creek (Lake Fisher) WS-IV watershed.

A portion of this property does lie within a Special Flood Hazard Area Inundated by 100-year Flood (Zone X) as shown on FIRM Map Number 3710562500K, effective date: June 16th, 2009.

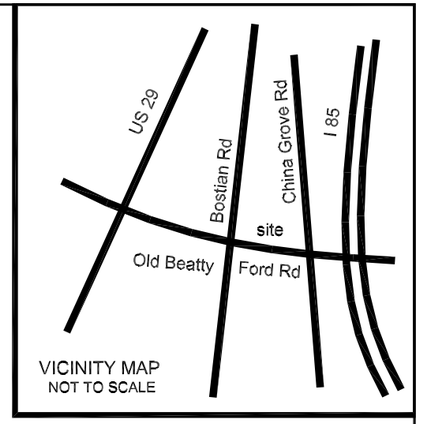
This site plan was prepared by:
John A. McHenry, PLS NC-3676
175 Rainey Road
Salisbury, NC 28081
704-431-2687

Comments Box

Requested Zoning District: CBI-CD
Setbacks for CBI-CD (front 50', side 10', rear 10', & side street 30')
Subject Tract's Existing Use: Vacant
Adjoining Uses: Institutional, Residential, & Vacant (as shown)
Fencing material: 8 Ft tall black powder coated chain link with barbwire on top
Driveway: NCDOT Permit # 30-030-RD issued 10/30/20.
Square footage of each building: shown on plan
Pass through units: removed from plan
Pavement material: gravel
Curb and gutter provided: no
Number of dumpsters: zero
Dumpster enclosures: none
Total impervious surface coverage:

On-site Impervious Surface Calculations
38,317 sq. ft. - gravel
1,400 sq. ft. - concrete entrance apron
25,800 sq. ft. - buildings
Total Impervious area - 65,517 sq. ft.
Total tract area - 167,314 sq. ft.
Percentage Impervious Surface 39.2%

Waster supply watershed: WS IV Cold Water Creek.
Storm water control measures proposed? See erosion control plan
Floodplain: 18 sqft± AE zone at northeast corner of Tract 1B
FIRM panel and effective date: FIRM Map Number 3710562500K, June 16th, 2009.
Number of employees? zero
Proposed hours of operation: 24/7 access
Designated parking areas: None. Loading and unloading areas of units shown.
Proposed lighting: Security lighting will be attached to buildings
Existing trees in the setbacks: Yes
Building materials: Steel framing & structure over concrete foundation



Zone AE Flood Hazard boundary
imported from fris.nc.gov

Tax ID 140 007 101
Landis Church of God
Deed Book 749, Page 24
Institutional Use

NC Grid Coordinates
NAD 93(2011) datum
N 653492.33 sft
E 1528488.69 sft
1" looped bar found

2.8

10.0'

N80°53'35"E — 580.43'

Tax ID 140 205
Wade Sutherland
Deed Book 1118, Page 496
Residential Use

found 5/8" rebar

N80°11'26"E — 154.14'

1/2" rebar found

N80°11'26"E
63.21'

1/2" rebar found
N 653400.46 sft
E 1527915.58 sft
NC Grid Coordinates
NAD 93(2011) datum

silt-fencing for erosion contral as dictated by topography

Tract 1B
3.841 acres±
0 acres within right of way

Tax ID 140 007
K-Town Homes LLC
Tract 1A, Plat Book 9995, Page 9456
Vacant

N09°48'34"W — 250.99'

Building 6
2400 sq. ft.

Building 5
4500 sq. ft.

Building 4
5000 sq. ft.

Building 3
5000 sq. ft.

Building 2
5000 sq. ft.

Building 1
3900 sq. ft.

gravel

gravel

security fence

S06°55'18"E — 245.62'

Tax ID 140 007 101
Landis Church of God
Deed Book 749, Page 24
Institutional Use

12.3'

50.2'

3/4" pipe found

Street & Driveway Access
Driveway Permit # 30-030-RD
dated October 30, 2020

security gate

concrete drive to meet existing facilities

S72°45'20"W — 171.06'

concrete monument found

OLD BEATTY FORD ROAD
public right of way, width varies

S74°58'41"W
chord 156.76'
arc 156.80'
radius 2010.00'

right of way

concrete monument found

S80°02'45"W — 144.19'

concrete monument found

S87°34'48"W
82.65'

1/4" bar found in pine

N80°39'32"W
83.97'

S80°02'45"W
144.19'

found 5/8" rebar

N.C. Grid North - NAD 83(2011)

0 60' 120'

Grid Distance 1" equals 60 feet

Rowan County Department of Planning & Development
402 N. Main Street Suite 204
Salisbury, NC 28144
Phone (704) 216-8588
Fax (704) 638-3130
www.rowancountync.gov

Case # Z
Date Filed
Received By
Amount Paid
Office Use Only

REZONING APPLICATION

OWNERSHIP INFORMATION:

Name: K Town Homes, LLC
Signature: Raymond McMillan
Phone: (704) 642-7475 Email: jr@insurance-mia.com
Address: 119 West Ave Kannapolis, NC 28081

APPLICANT / AGENT INFORMATION: Complete affidavit on back if non-owner

Name: Raymond N. McMillan, Jr.
Signature: Raymond McMillan
Phone: (704) 642-7475 Email: jr@insurance-mia.com
Address: 260 Whisper Dr. China Grove, NC 28023

PROPERTY DETAILS:

Tax Parcel(s): ~~140 001~~ & 140 242 Size (sq.ft. or acres): 6.17 Acres
Property Location: 1770 Bostian Rd China Grove, NC 28023
Current Land Use: Vacant
Date Acquired: 8/21/2020 Deed Reference: Book 1355 Page 249

REQUEST DETAILS:

Existing Zoning District RA Requested Zoning District CBI-CD

If requesting a conditional zoning district, list proposed use or uses:

Additional information enclosed restricting the conditional use district? Yes ☐ No ☑

Site plan containing information from sec. 21-52 enclosed? Yes ☑ No ☐

AFFADAVIT OF OWNER

To be completed if applicant is not the property owner

I (We), K Town Homes, LLC, 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): Raymond H. McMillan, Jr.

Date: 1/26/2023

Name of Applicant / Agent: Raymond H. McMillan, Jr.

Address: 260 Whisper Dr. China Grove, NC 28023

Phone Number: (704) 642-7475

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.

STATE OF NC COUNTY OF Cabarrus

I, Lissette Rodriguez, a Notary Public for said County and State, do hereby certify that Raymond H. McMillan Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires 04/24, 2023.

Lissette Rodriguez

SEAL

LISSETTE RODRIGUEZ
Notary Public
Cabarrus County
My Comm. Exp.
04-24-2023
NORTH CAROLINA

OFFICIAL USE ONLY

1. Signature of Rezoning Coordinator: _____ 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
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Finance Department
DATE:	March 5, 2021
SUBJECT:	Surplus Vehicle

Please accept this request to surplus vehicle #1303, a 4X2 (rear wheel drive) Sports Utility Tahoe with over 125,000 miles VIN# 1GNLC2E05DR267507 to Chaplain Taylor for his contractual services provided to the County and Shield A Badge Ministry.

Under NC GS 160A-279 and 160A-280, the county has the authority to convey property to an organization that carries out a public purpose that the county has authority to fund. The Chaplain needs to return the Dodge Durango that was conveyed in 2016.

MOTION: Surplus vehicle #1303, a 4x2 (rear wheel drive) Sports Utility Tahoe with over 125,000 miles VIN# 1GNLC2E05DR267507 to Chaplain Michael Taylor with Shield a Badge With Prayer at no cost to be used for the public purpose in accordance with NC GS 160A-279 and 160A-280.

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	TJ Brown, EM Division Chief
DATE:	03/04/2021
SUBJECT:	EMPG Grant Application Update

On December 7, 2020, the Board of Commissioners approved the request to apply for the annual Emergency Management Performance Grant. We subsequently received an email from NC Emergency Management Branch Planner stating the State Grants staff requested that we amend our application to the complete amount of our last optional award.

Allow Emergency Services to update our application as requested by NC Emergency Management.

ATTACHMENTS:

Description	Upload Date	Type
Information Packet	3/7/2021	Backup Material

ROWAN COUNTY 911 EM
EMERGENCY SERVICES
EM DIVISION
Be an original.
2727 Old Concord Rd, Suite E, Salisbury, NC, 28146-8388
[p] 704-216-8900 **[f]** 704-216-8921

To: Rowan County Board of Commissioners

From: TJ Brown, Emergency Management Division Chief

Date: March 4, 2021

Re: Emergency Management Performance Grant Application Update

On December 7, 2020, the Board of Commissioners approved the request to apply for the annual Emergency Management Performance Grant. We subsequently received an email from NC Emergency Management Branch Planner stating the State Grants staff requested that we amend our application to the complete amount of our last optional award.

Our initial application reflected an amount of $15,000.00. The state requested the amount be updated to $18,279.03, an addition of $3,279.03. This brings the total local match required for the grant to $53,279.03. The local match is achieved through the funding of the local EM program and the current budget is sufficient to cover this amount.

We respectfully request the Board allow Emergency Services to update our application as requested by NC Emergency Management.

Brown, TJ

From: Walmsley, Emily <Emily.Walmsley@ncdps.gov>
Sent: Monday, February 8, 2021 4:17 PM
To: Brown, TJ
Cc: Hamby, Karen
Subject: EMPG Applications

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the "**Report Phish**" button.

TJ - The State Grants staff have reviewed the Rowan County 2021 EMPG Application and are asking for a correction/adjustment. The amount of federal funding from 2020 was $53,279.03 and they would like that to be the amount listed in the application. When you do this, you will also need to adjust the amounts for federal + match to be $106,558.06. You are allowed to ask for up to 5% over this federal amount if you would like. These fields are located under the Project – EMPG – Budget – Organization Details and Planning/Organization/Training/Equipment costs sections of the form. They also explained how you could use the money for radios if that is how you would like to proceed. Below is the explanation I received:

The POETE costs block on the organization line – EM Salary support is fine if this is how they want to list it. However, in the last full year of funding, Rowan received $53,279.03 and their match must be $53,279.03. This totals $106,558.06. They can opt to keep the estimated cost amount in the salary field, or move some of those funds to Equipment line for Radios. Keep in mind, if they purchase radios, they must meet both federal and state requirements, and they must purchase and submit the invoices and proof of payment prior to reimbursement, and within the period of performance. They will also be subject to state/federal site visit with an equipment purchase. I realize this line is called estimated costs. However, the importance of keeping the amounts near the same of their previous EMPG checks, is so we continue to meet those costs in salary, and if we get more funds, their estimates show needs.

Please send me the updated application and let me know if you have any questions,

Thanks,
Emily

Emily Walmsley
Multi Hazard Planner
Western Branch Office
NC DPS - Emergency Management
24 Hour Center (800) 858-0368
Cell (828) 514-1254
Office (828) 466-5555
Fax (828) 466-5578
Emily.Walmsley@ncdps.gov

North Carolina Emergency Management

Preparedness Grants Application

Fiscal Year 2021

All fields are mandatory. Responses should be limited to the spaces allocated. Clear, complete, and concise information is required for the review panel to make fair and equitable decisions.

Grants selection *Select answer "Yes" or "No" for each grant.*	
Are you applying for:	
- Emergency Management Performance Grant (EMPG)?	Yes
- Hazardous Materials Emergency Preparedness (HMEP)?	No
- North Carolina Tier II Competitive?	No
- North Carolina Tier II Noncompetitive?	Yes

Contacts

Enter requested information for all contacts listed below.

Applicant

Applicant *This is the agency applying for grants.*			
Applying agency	Rowan County Emergency Services		
Street address	**2727 Old Concord Rd, Suite D**		
City	**Salisbury**	ZIP + 4	**28146-8388**
Email	**tj.brown@rowancountync.gov**		
EIN/Tax ID number	**56-6000336**		
DUNS number	**074494014**		
SAM registered	Yes	Expiration date	6/12/2021
Your name	**TJ Brown**		
Are you authorized to apply for grants on behalf of the applying agency?			Yes

Field help

Grants point of contact

Grants point of contact *This is the focal point for any ongoing communications regarding the grants. There is an opportunity to override this contact for any specific grant.*			
Name	TJ Brown		
Agency	**Rowan County Emergency Services**		
Title	**EM Division Chief**		
Phone (work)	**704-216-8918**	Phone (mobile)	**704-798-3881**
Street address	**2727 Old Concord Rd, Suite D**		
City	**Salisbury**	ZIP + 4	**28146-8388**
Email	**tj.brown@rowancountync.gov**		

Field help

EM program manager

EM program manager *This is the local EM grants manager.*	
Name	**TJ Brown**
Email	**tj.brown@rowancountync.gov**

Field help

Grants MOA signatory

Grants MOA signatory *This is the individual whose name appears on the signature page of the memorandum of agreement. While only one signatory is required, space for an additional signatory is provided. If even more signatories are required, add them in the "Appends" section. There is an opportunity to override this contact for any specific grant.*			
Name	TJ Brown		
Agency	Rowan County Emergency Services		
Title	EM Division Chief		
Street address (not PO Box)	2727 Old Concord Rd, Suite D		
City	Salisbury	ZIP + 4	28146-8388
Email	tj.brown@rowancountync.gov		
Name	James Howden		
Agency	Rowan County Finance Department		
Title	Finance Director		
Street address (not PO Box)	130 W Innes St		
City	Salisbury		ZIP + 4
Email	james.howden@rowancountync.gov		
Name	Aaron Church		
Agency	Rowan County		
Title	County Manager		
Street address (not PO box)	130 W Innes St		
City	Salisbury	ZIP + 4	28144-4365
Email	aaron.church@rowancountync.gov		

Field help

Projects

Enter requested project information for each grant checked under **Grants selection**.

EMPG

*Point of contact (complete only if different from point of contact in **Contacts** section.)*

Point of contact *Complete only if the point of contact for this project is different from the identified "Grants point of contact".*			
Name	Click or tap here to enter text.		
Agency	Click or tap here to enter text.		
Title	Click or tap here to enter text.		
Phone (work)	Click or tap here to enter text.	Phone (mobile)	Click or tap here to enter text.
Street address	Click or tap here to enter text.		
City	Click or tap here to enter text.	ZIP + 4	Click or tap here to enter text.
Email	Click or tap here to enter text.		

Field help

*MOA signatory (complete only if different from MOA signatory in **Contacts** section.)*

MOA signatory *This is the individual whose name appears on the signature page of the memorandum of agreement. While only one signatory is required, space for an additional signatory is provided. If even more signatories are required, add them in the "Appends" section. Complete only if the MOA signatory for this project is different from the identified "Grants MOA signatory".*			
Name	Click or tap here to enter text.		
Agency	Click or tap here to enter text.		
Title	Click or tap here to enter text.		
Street address (not PO Box)	Click or tap here to enter text.		
City	Click or tap here to enter text.	ZIP + 4	Click or tap here to enter text.
Email	Click or tap here to enter text.		
Name	Click or tap here to enter text.		
Agency	Click or tap here to enter text.		
Title	Click or tap here to enter text.		
Street address (not PO box)	Click or tap here to enter text.		
City	Click or tap here to enter text.	ZIP + 4	Click or tap here to enter text.
Email	Click or tap here to enter text.		

Field help

Name The individual who signs the memorandum of agreement on behalf of the applicant.

Agency The agency name of the signatory.

Title The title within the agency of the signatory.

Street address, City, ZIP + 4, email The street address (not PO Box), city, nine-digit zip code, and email of the signatory.

Finance director

Finance director *The signature of the finance director of the agency is required for the memorandum of agreement.*	
Name	James Howden
Email	james.howden@rowancountync.gov

Field help

Project information

General information *Enter information describing the project.*	
Title	**Rowan County EMPG**
Description	**Funding used for EM Salary Support**
Goal	**Funding to support portions of the salary, benefits, and program costs for the EM Program**
Construction/renovation required	No
Structural attachment required	No

Core capabilities addressed *Select primary and secondary (if applicable) core capabilities addressed by this project.*	
Primary	Operational Coordination
Secondary	Planning

Project timeline milestones *List the major project events and their completion dates.*	
Milestone	Completion Date
MOA & Cost Report Distribution	9/2021
Quarterly Progress Report	10/2021
Quarterly Progress Report	**1/2022**
Quarterly Progress Report	**4/2022**
Quarterly Progress Report	**7/2022**
Universal Award Distributed	**10/2021**
Optional Award Distributed	**3/2022**
Period of Performance Completion	**8/2022**

Field help

Budget

Complete **Organization details** if any personnel is funded by this grant, then complete the **Planning/Organization/Equipment/Training/Exercises costs** section.

Organization details

Enter the requested information if any personnel are funded by this grant.

EM program manager *Complete for EM program manager activity only.*	
Time allotted for EM	**90%**
Salary	**$82,919.70**
Date of employment in current position	8/5/2019
Have courses required by FEMA been completed? See Field help.	Yes
All personnel *Complete for all personnel supported by funds from this project.*	
All EMPG program funds (federal and match) allocated towards local emergency management personnel	**$70,000**
All EMPG Program funds (federal and match) allocated towards non-local emergency management personnel	**0**
Number of local emergency management personnel	2
Number of local emergency management personnel supported (fully or partially) by the EMPG Program	**1**
Number of local emergency management FTE personnel supported (fully or partially) by the EMPG Program	**1**
Names of all EMPG-supported personnel	**TJ Brown**
Have each of the named EMPG-supported personnel completed courses as required by FEMA? See Field help.	Yes

Field help

Planning/Organization/Equipment /Training/Exercises (POETE) costs

Estimated Costs
For each cost item select an activity area and then enter a description and the cost amounts. Enter the total.

Activity area	Description	AEL# (if equipment)	Federal funding	Total amount (federal + match)
Organization	**EM Salary Support**	Enter AEL#	$35,000.00	$70,000.00
Equipment (w/AELs)	**Po**rtable Radio Upgrades	06CP-01-PORT	$18,279.03	$36,558.06
Choose an item.	Click or tap here to enter text.	Enter cost.	Enter amount.	Enter total.
Choose an item.	Click or tap here to enter text.	Enter cost.	Enter amount.	Enter total.
Choose an item.	Click or tap here to enter text.	Enter AEL#	Enter amount.	Enter total.
Choose an item.	Click or tap here to enter text.	Enter AEL#	Enter amount.	Enter total.
Choose an item.	Click or tap here to enter text.	Enter AEL#	Enter amount.	Enter total.
Choose an item.	Click or tap here to enter text.	Enter AEL#	Enter amount.	Enter total.
Choose an item.	Click or tap here to enter text.	Enter AEL#	Enter amount.	Enter total.
Total estimated costs			$53,279.03	$106,558.06

Field help

Additional information (if needed)

Add any information not accommodated by the application form here.

Project information *Enter additional project information in the space below.*

HMEP

North Carolina Tier II Competitive
North Carolina Tier II Noncompetitive

Enter requested information in the sections listed below.

*Point of contact (Complete only if different from point of contact in **Contacts** section.)*
*MOA signatory (Complete only if different from MOA signatory in **Contacts** section.)*

MOA signatory *This is the individual whose name appears on the signature page of the memorandum of agreement. While only one signatory is required, space for an additional signatory is provided. If even more signatories are required, add them in the "Appends" section. Complete only if the MOA signatory for this project is different from the identified "Grants MOA signatory".*			
Name	Click or tap here to enter text.		
Agency	Click or tap here to enter text.		
Title	Click or tap here to enter text.		
Street address (not PO Box)	Click or tap here to enter text.		
City	Click or tap here to enter text.	ZIP + 4	Click or tap here to enter text.
Email	Click or tap here to enter text.		
Name	Click or tap here to enter text.		
Agency	Click or tap here to enter text.		
Title	Click or tap here to enter text.		
Street address (not PO box)	Click or tap here to enter text.		
City	Click or tap here to enter text.	ZIP + 4	Click or tap here to enter text.
Email	Click or tap here to enter text.		

Field help

Name The individual who signs the memorandum of agreement on behalf of the applicant.

Agency The agency name of the signatory.

Title The title within the agency of the signatory.

Street address, City, ZIP + 4, email The street address (not PO Box), city, nine-digit zip code, and email of the signatory.

Project information

General information *Enter information describing the project.*	
Title	**Citizen Information**
Description	**Citizen Information Guides**
Goal	**To provide citizens with disaster preparedness information guides.**
Scope	Local
Request RRT participation	Choose an item.

Field help

Budget

Costs *Enter a description and cost for each budget item.*		
Activity area	Description	Amount
Equipment	**Citizen Information Guides**	$1000.00
Choose an item.	Click or tap here to enter text.	Enter amount.
Choose an item.	Click or tap here to enter text.	Enter amount.
Choose an item.	Click or tap here to enter text.	Enter amount.
Choose an item.	Click or tap here to enter text.	Enter amount.
Choose an item.	Click or tap here to enter text.	Enter amount.
Choose an item.	Click or tap here to enter text.	Enter amount.
Choose an item.	Click or tap here to enter text.	Enter amount.
Choose an item.	Click or tap here to enter text.	Enter amount.
Total cost		Enter total.

Field help

Additional information (if needed)

Add any information not accommodated by the application form here.

Project information *Enter additional project information in the space below.*

Certification

Certification *Review each certification item and check where appropriate.*	
I certify that:	☒ This application includes complete and accurate information. ☒ No project (supported through federal and/or matching funds) having the potential to impact Environmental or Historical Preservation (EHP) can be started without the prior approval of FEMA, including but not limited to communications towers, physical security enhancements, new construction, and modifications to buildings, structures and objects that are 50 years old or greater. Applicant must comply with all conditions placed on the project as the result of the EHP review. Any change to the approved project scope of work requires re-evaluation for compliance with these EHP requirements. Any activities that have been initiated without the necessary EHP review and approval will result in a non-compliance finding and will not be eligible for FEMA funding. ☒ In accordance with HSPD-5, the adoption of the National Incident Management System (NIMS) is a requirement to receive federal preparedness assistance through grants, contracts, and other activities. By submitting this grant application, you and all participating entities are certifying that your locality/state agency is NIMS compliant. ☒ Submission of the project proposal does not guarantee funding. ☒ Projects with funds allocated for equipment are required to check all equipment purchases against the Allowable Equipment List. (https://www.fema.gov/authorized-equipment-list). ☒ Any changes made to this grant application after the submission deadline must be approved by the NCEM Grants Branch Manager, and an updated application must be submitted. ☒ (EMPG only) Positions that are classified as sworn law enforcement officers may not be funded through EMPG.

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Human Resources and Finance Departments
DATE:	March 5, 2021
SUBJECT:	Employee Health Insurance

Rowan County, through Mark III Employee Benefits Company advertised for Request for Proposal ("RFP") from qualified insurance companies to carry Rowan County's Employee Group Health Plan.

Four insurance companies responded to the request for proposal. BlueCross BlueShield of North Carolina ("Blue Cross NC") was chosen as the best fit for the Rowan County Employee Group Health Plan.

Please see the attached proposal submitted by Blue Cross NC along with a summary sheet for your review.

The Human Resources and Finance Departments recommend the Board approve BlueCross BlueShield of North Carolina as the insurance carrier for the Rowan County Employee Group Health Plan.

ATTACHMENTS:

Description	Upload Date	Type
BCBS Proposal	3/8/2021	Backup Material
BCBS Summary Sheet	3/8/2021	Backup Material

Rowan County
14161963
ASO Rating Agreement

BlueCross BlueShield of North Carolina

Health Claims Projection

		(A) Claims Experience 1/1/20 - 12/31/20	(B) Projection Period 7/1/21 - 6/30/22
1. Average Monthly Members		1,310	1,365
2. Total Paid Claims:		$8,081,164	
3. Incurred Adjustment:		1.000	
4. Less Claims over $100,000:		$396,206	
5. Plus Management Fees:		$20,076	
6. Net Paid Claims ([2 / 3] - 4 + 5):		$7,705,034	
7. Adjustment for Change in Size:		1.042	
8. Adjustment for Change in Benefits:		0.998	
9. Adjustment for Change in Location: *		0.999	
10. Adjustment for Change in Demographics:		1.005	
11. Annualize:		1.060	
12. Projected Trend: (Annualized: 5.7%)		1.087	
13. Projected Net Paid Claims under $100,000 (6 x 7 x 8 x 9 x 10 x 11 x 12):		$9,267,618	
14. Net Paid Claims under $100,000: (from 13):			$9,267,618
15. Manual Net Paid Claims under $100,000:			$8,268,274
16. Blended Net Paid Claims under $100,000: (16A x 14) + (16B x 15):	Experience (a) Manual (b)	100.0% 0.0%	$9,267,618
17. Blue Card Adjustment			$0
18. Account Specific Risk Adjustment (18 x (16C+17)):	0.0%	0.0%	$0
19. Specific Stop Loss Charges:			$1,361,514
20. Administrative Charges:			$407,971
21. Total Annual Renewal Costs (16+17+18+19+20):			$11,037,103
22. Current Annual Costs:			$11,950,225
23. Required Change In Rates (Line 21/Line 22):			**-7.6%**

* - Includes adjustment for change in Member Location as well as Network pricing adjustments

Rowan County
14161963
Medical Rate Page - Administrative Services Only

BlueCross BlueShield of North Carolina

ASO Funding Arrangement

Effective 7/1/21 - 6/30/22 Paid Contract Basis

Current Certificates

	Emp	Emp/Sp	Emp/Chrn	Family	Total
Blue Options - Modified Quote # 5523171	553	39	146	58	796
Blue Options HSA - Modified Combo # 368081	64	4	7	5	80
Total	617	43	153	63	876

Current Funding Rates

	Emp	Emp/Sp	Emp/Chrn	Family	Annual Costs
Blue Options - 5390057 5390055	$911.31	$1,711.15	$1,466.31	$2,297.77	$11,016,494
Blue Options - e #354075 354061	$818.98	$1,520.43	$1,305.71	$2,034.89	$933,730
Total					$11,950,225

Renewal Funding Rates

	Emp	Emp/Sp	Emp/Chrn	Family	Annual Costs
Blue Options - Modified Quote # 5523171	$845.74	$1,560.52	$1,363.25	$2,060.54	$10,165,204
Blue Options HSA - Modified Combo # 368081	$769.05	$1,402.91	$1,227.97	$1,846.32	$871,899
Total					$11,037,103

Current Funding Rates and Renewal Funding Rates include the cost of the following:

Expected Claims under the Specific Stop Loss
Administrative Charges
Specific Stop Loss Fees at $100,000, with a
Aggregating Specific Stop Loss Deductible at $150,000

Required Change in Funding Rates: $11,037,103 / $11,950,225 = -7.6%

Notes: (see proposal assumptions page for further notes)

(1) Mark Browder, a Producer appointed with Blue Cross NC and in the state of North Carolina, has requested an Agent Fee of $2.70 Per Health Contract Per Month and a Stop Loss Agent Fee of 0%. The Agent Fees are not included in the funding rates above or the Stop Loss rates, but will be included on the group's billing statement if an Agent Fee Collection Agreement is executed. The total Agent Fee equates to:
Blue Options - Modified Quote # 5523171: Emp $2.70, Emp/Sp $2.70, Emp/Chrn $2.70, Family $2.70
Blue Options HSA - Modified Combo # 368081: Emp $2.70, Emp/Sp $2.70, Emp/Chrn $2.70, Family $2.70

(2) The total rates (Funding Rates + Agent Fees) equate to:
Blue Options - Modified Quote # 5523171: Emp $848.44, Emp/Sp $1,563.22, Emp/Chrn $1,365.95, Family $2,063.24
Blue Options HSA - Modified Combo # 368081: Emp $771.75, Emp/Sp $1,405.61, Emp/Chrn $1,230.67, Family $1,849.02
Note that Agent Fees are not considered part of the premium rates and are split out on your billing statement.

(3) A minimum of 70% net participation of active eligible employees is required. Net participation is based on actual enrolled contracts as a percentage of total eligible less any valid waivers.

(4) No more than 10% of the group can be on COBRA or any other self pay status without prior Underwriting approval.

(5) The employer contribution must be at least 75% of the employee only cost for the low option OR the employer must make matching contributions of at least 50% of the employee cost for both the high and low option.

(6) This proposal assumes the employer will retain the pharmacy rebates as outlined on the Pharmacy Offer Sheet.

(7) This proposal assumes that the employer will offer a Health Savings Account (HSA) alongside this proposal.

(8) Health Savings Account Member Portal not included.

Contractual Advance Days Notice: 60

Rowan County
14161963
Medical Rate Page - Administrative Services Only

BlueCross BlueShield of North Carolina

ASO Funding Arrangement

Effective 7/1/21 - 6/30/22 Paid Contract Basis

Expected Claims under the $100,000 Specific Stop Loss

	Emp	Emp/Sp	Emp/Chrn	Family	Annual Costs
Blue Options - Modified Quote # 5523171	$677.41	$1,392.19	$1,194.92	$1,892.21	$8,557,316
Blue Options HSA - Modified Combo # 368081	$600.72	$1,234.58	$1,059.64	$1,677.99	$710,302
Total					$9,267,618

Specific Stop Loss Lifetime Maximum Unlimited

Current and Renewal Fees

	Current	Renewal
Administrative Charges*	$37.68	$38.81
$100,000 SSL, with $150,000 Aggregating SSL Deductible*	$123.08	$129.52
Total	$160.76	$168.33

*** Per Health Contract Per Month (PCPM)**

Notes: (see proposal assumptions page for further notes)

(1) Mark Browder, a Producer appointed with Blue Cross NC and in the state of North Carolina, has requested an Agent Fee of $2.70 Per Health Contract Per Month and a Stop Loss Agent Fee of 0%. The Agent Fees are not included in the funding rates above or the Stop Loss rates, but will be included on the group's billing statement if an Agent Fee Collection Agreement is executed. The total Agent Fee equates to:

Blue Options - Modified Quote # 5523171: Emp $2.70, Emp/Sp $2.70, Emp/Chrn $2.70, Family $2.70

Blue Options HSA - Modified Combo # 368081: Emp $2.70, Emp/Sp $2.70, Emp/Chrn $2.70, Family $2.70

(2) The total rates (Funding Rates + Agent Fees) equate to:

Blue Options - Modified Quote # 5523171: Emp $848.44, Emp/Sp $1,563.22, Emp/Chrn $1,365.95, Family $2,063.24

Blue Options HSA - Modified Combo # 368081: Emp $771.75, Emp/Sp $1,405.61, Emp/Chrn $1,230.67, Family $1,849.02

Note that Agent Fees are not considered part of the premium rates and are split out on your billing statement.

(3) A minimum of 70% net participation of active eligible employees is required. Net participation is based on actual enrolled contracts as a percentage of total eligible less any valid waivers.

(4) No more than 10% of the group can be on COBRA or any other self pay status without prior Underwriting approval.

(5) The employer contribution must be at least 75% of the employee only cost for the low option OR the employer must make matching contributions of at least 50% of the employee cost for both the high and low option.

(6) This proposal assumes the employer will retain the pharmacy rebates as outlined on the Pharmacy Offer Sheet.

(7) This proposal assumes that the employer will offer a Health Savings Account (HSA) alongside this proposal.

(8) Health Savings Account Member Portal not included.

Rowan County
14161963
Medical Rate Page - Administrative Services Only

BlueCross BlueShield of North Carolina

Total Discount Measurement Guarantee Proposal

Effective 7/1/21 - 6/30/22 Paid Contract Basis

Assumptions

Number of Enrolled Employee Lives		876	
Number of Members Enrolled		1,365	
Number of Benefit Plans to be Administered		2	(Blue Options)
Membership Breakdown by Service Area	**NC**		1,361
	GA		1
	SC		3

Total Discount Measurement Guarantee

Savings Percent (Projected Total Discount)	45.36%
Estimated Annual Administrative Fees (excludes Discount Performance Fees, if any)	$407,971

Total Discount Savings Percent is: Greater than or Equal to	But Less Than	Blue Cross NC Credits % of Annual Medical Admin Charges Listed Below
	37.36%	10% (est. $40,797)
37.36%	38.36%	8% (est. $32,638)
38.36%	39.36%	6% (est. $24,478)
39.36%	40.36%	4% (est. $16,319)
40.36%	41.36%	2% (est. $8,159)
41.36%	**49.36%**	**0% ($0)**

Blue Cross Blue Shield of North Carolina (Blue Cross NC) guarantees Total Discount savings on all Hospital and Physician claims expenses covered by the plan for the contract period. The Total Savings Guarantee is offered on total fee-for-service claims (Combination of Inpatient, Outpatient and Professional/Other costs), excluding Care Management Fees, Prescription drugs, and Network Access Fees, if any.

Measurement of Total Discount Savings Percent based on claims incurred from 7/1/21 to 6/30/22 and paid through 10/31/22.

The following definitions are applicable:

- In-Network Contracted (IC) = Claims paid at in-network benefit levels to contracted providers
- In-Network Non-Contracted (IX) = Claims paid at in-network benefit levels to non-contracted providers. This may include certain services paid at in-network benefit levels to providers in which there is no contract present including some anesthesiologists, radiologists, pathologists and physical therapists among others.
- Out-of-Network Contracted (OC) = Claims paid at out-of-network benefit levels to providers who are contracted on networks other than the primary product network. This category also includes claims that are paid under a one-time contracted arrangement (no balance billing from the provider).
- Out-of-Network Non-Contracted (OX) = Claims paid at out-of-network benefit levels to non-contracted providers. Non-contracted providers can balance bill the member, so discounts in this bucket are 0%.
- The Total Discount calculation does not recognize any savings from non contracted providers and is calculated as follows:

Total Discount = (IC Billed - IC Allowed + OC Billed - OC Allowed) / (IC Billed - IC Not Covered + IX Billed - IX Not Covered + OC Billed - OC Not Covered + OX Billed - OX Not Covered)

If total enrollment varies by more than 10% from the assumed enrollment, or the percent of employees enrolled by state (including other states) varies by more than 10% from the assumed enrollment, Blue Cross NC reserves the right to adjust the Percent of the In-Network Network Savings Guarantee, based on the expected savings by state.

Rowan County

14161963

ASO Rating Agreement



Paid Claims over $100,000

Experience Period 1/1/20 through 12/31/20

Participant	Total Paid Claims
Participant	$295,012
Participant	$233,686
Participant	$133,568
Participant	$117,924
Participant	$107,172
Participant	$108,844

Created by JD on 2/2/21

BlueCross BlueShield of North Carolina

HEALTH PROPOSAL ASSUMPTIONS

Medical Rate Page - Administrative Services Only

(1) This proposal is valid until 6/1/21.
(2) Blue Cross Blue Shield will be the sole carrier for medical coverage.
(3) A minimum of 70% net participation of active eligible employees is required. Net participation is based on actual enrolled contracts as a percentage of total eligible less any valid waivers.
(4) Each benefit plan must have a minimum participation of 1 subscriber or all plans with fewer than 1 subscriber will be removed.
(5) No more than 10% of the group can be on COBRA or any other self pay status without prior Underwriting approval.
(6) Blue Cross NC reserves the right to invalidate or re-rate this proposal if total enrollment or enrollment by contract type varies by more than +/- 10% from the numbers presented in this proposal.
(7) Blue Cross NC reserves the right to re-rate this proposal if the demographic composition of the enrolled group varies by more than +/- 10% from the anticipated demographic composition.
(8) Quote assumes subscribers and dependents who do not enroll when they first become eligible can enroll in a group health plan during the group health plan's designated annual enrollment period. Subscribers and dependents can only enroll on the group health plan at other times throughout the plan year if there is a qualifying life event in accordance with applicable laws and the group's plan documents.
(9) An estimate of the Unpaid Claims Liability for claims not paid as of 6/30/22 is $1,059,297.
(10) The Unpaid Claims Liability (UCL) estimate provided here is only an ESTIMATE for internal budgeting purposes and CANNOT be used for external nor audited financial statements. Please be advised that it can vary SIGNIFICANTLY, higher or lower, from actual claims. Administrative Service Only groups must consult an independent Actuary for an estimation and validation of their UCL for financial statement reporting.
(11) In the event the ASO Plan Administrator requests an extra-contractual payment be made on behalf of a member, the Plan Administrator is being made aware that under no circumstances will that payment be applied to or fall under the Stop Loss coverage provided by Blue Cross NC.
(12) The quotes provided assume that BlueCard will be utilized for all out of state Employees..
(13) This quote includes Blue Cross NC Reporting System.
(14) Blue Cross NC will act as ERISA Claims Fiduciary.
(15) EOB's: standard policy - Blue Cross NC will send EOB's to members only when there is additional member liability beyond the copayment that the member paid at the time of service.
(16) This quote assumes on-line Member Guides (eBooklets) will be used. Members will not receive printed Member Guides.
(17) A flexible spending account is available. The cost per account per month (PAPM) is $4.25 regardless of reimbursement method chosen. If a group offers both a HRA and FSA only one fee shall apply.
The charge listed above will be billed on the Statement of Account. Contact your Account Executive or Manager for additional information. Fees are subject to change based upon Vendor Negotiations.
(18) For groups with an integrated HRA and/or FSA, annual discrimination testing is provided free to groups. Contact your Account Executive or Manager for additional information.
(19) BlueCard Access fees are billed separately on the statement of account.
(20) Care Management Fees may be applicable. These are costs associated with management of health care and may vary month to month depending on the enrollment in applicable programs. Care Management Fees are a component of Claims Expense and are included in claim projections.
(21) The employer contribution must be at least 75% of the employee only cost for the low option OR the employer must make matching contributions of at least 50% of the employee cost for both the high and low option.
(22) The Employer is responsible for providing Blue Cross NC with current eligibility language.
(23) The Employer is responsible for administering their member eligibility correctly.
(24) Data file transfer charges for carve-out vendors (if applicable) will apply.
(25) This proposal includes coverage for early retirees.
(26) No more than 10% of the group can be made up of retirees without prior written Underwriting approval.
(27) Quote includes estimates for Blue Premier Value Based Charges, based on estimated membership attribution and health system agreements. Actual charges will vary based on a number of factors including but not limited to number of attributed members and health system performance relative to targets.
(28) This quote is null and void and may be rescinded back to the original quote date should we determine that this "group" is 1) a Multiple Employer Welfare Association (MEWA) or Variable Employer Benefit Association (VEBA) and we have not previously approved it, 2) part of a Professional Employer Organization (PEO), or 3) comprised of multiple "related" entities and has not submitted a Common Ownership Certification for Underwriting approval.
(29) Employer Funding of a portion of the deductible may increase utilization of benefits. This may cause the renewal rate increase to be higher than expected. Any increase in utilization will be part of the group's future claims experience and will be accounted for in future renewal increases.
(30) By acceptance of this quote the Employer is certifying that they meet our 70% net participation requirement and will

BlueCross BlueShield of North Carolina

HEALTH PROPOSAL ASSUMPTIONS

Medical Rate Page - Administrative Services Only

maintain the net 70% participation throughout the life of the contract. Net participation only allows for exclusion of valid spousal waivers, Government Exchange waivers, and other Government Coverage. This quote is null and void and may be rescinded back to the original effective date should we determine that this group does not meet participation requirements.

(31) In the event your Group terminates all active employees or moves all active employees to another insurance carrier your Group will also need to move all COBRA and Self Pay members as well. Blue Cross NC will not continue to coverage for COBRA and Self Pay members without also providing coverage for your Active Employee population.

(32) Certain programs and associated charges are not included in the Administrative Fee. For more information on these programs and charges, refer to the Program Selection Chart for the applicable contract period. Charges related to these programs are guaranteed for 12 months and are subject to change in future years.

STOP LOSS AND CLAIMS FUNDING ASSUMPTIONS:

(1) Specific Stop Loss Level is quoted at $100,000 per member.

(2) The Specific Stop Loss and Aggregating Specific Stop Loss Deductible contracts will be based on claims paid from 7/1/21 to 7/1/22.

(3) If the group does not purchase Stop Loss coverage from Blue Cross NC, there will be a $5,000 annual fee for stop loss reporting. Should you elect our Stop Loss Reporting Package, the total $5,000 annual fee will be added to your first monthly Statement of Accounts billing.

(4) If the group does not purchase Stop Loss coverage from Blue Cross NC, we will increase the Administrative Charge by $1.50 PCPM.

(5) The Specific Stop Loss Lifetime Maximum is Unlimited

(6) Stop Loss reimbursement for claims in excess of the specific deductible are subject to member eligibility verification. Blue Cross NC requires that the employer provide the Summary Plan Description (SPD) and Leave of Absence language no later than 90 days after the policy's effective date. Specific stop loss claims will not be reimbursed until these documents have been received.

(7) Quote must be accepted within 60 days. If not confirmed within 60 days, Blue Cross NC reserves right to re-rate and require disclosure.

(8) THE SPECIFIC STOP LOSS RATES RELEASED IN THIS QUOTE ARE FINAL.

(9) Management Fees, Value Based Charges, if applicable, will be subject to Aggregate Stop Loss but not to Specific Stop Loss.

(10) Prescription drug claims are included in Stop Loss.

(11) Claims paid on members not eligible for coverage based upon the Employer's written eligibility language will NOT be eligible for Stop Loss coverage.

HSA & HRA ASSUMPTIONS

(1) This proposal assumes that the employer will offer a Health Savings Account (HSA) alongside this proposal.

(2) Health Savings Account Member Portal not included.

(3) This proposal does not include a Vendor fee for the administration of the employee's Health Savings Account.

PRESCRIPTION DRUGS

(1) This proposal assumes the employer will retain the pharmacy rebates as outlined on the Pharmacy Offer Sheet.

(2) Quoted medical administration fee includes adjustments for pharmacy pricing.

(3) Quote assumes Enhanced formulary and Broad Plus Network for the pharmacy benefit. Changes to these assumptions will require a re-rating of this proposal.

AGENT FEES

(1) This proposal includes Agent Fees.

(2) Mark Browder, a Producer appointed with Blue Cross NC and in the state of North Carolina, has requested an Agent Fee of $2.70 Per Health Contract Per Month and a Stop Loss Agent Fee of 0%. The Agent Fees are not included in the funding rates above or the Stop Loss rates, but will be included on the group's billing statement if an Agent Fee Collection Agreement is executed. The total Agent Fee equates to:

Blue Options - Modified Quote # 5523171: Emp $2.70, Emp/Sp $2.70, Emp/Chrn $2.70, Family $2.70

Blue Options HSA - Modified Combo # 368081: Emp $2.70, Emp/Sp $2.70, Emp/Chrn $2.70, Family $2.70

(3) The total rates (Funding Rates + Agent Fees) equate to:

Rowan County
14161963
ASO Rating Agreement

BlueCross BlueShield of North Carolina

HEALTH PROPOSAL ASSUMPTIONS

Medical Rate Page - Administrative Services Only

Blue Options - Modified Quote # 5523171: Emp $848.44, Emp/Sp $1,563.22, Emp/Chrn $1,365.95, Family $2,063.24
Blue Options HSA - Modified Combo # 368081: Emp $771.75, Emp/Sp $1,405.61, Emp/Chrn $1,230.67, Family $1,849.02
Note that Agent Fees are not considered part of the premium rates and are split out on your billing statement.

PROPOSAL ASSUMPTIONS

(1) A Summary of Benefits and Coverage (SBC) for the plan(s) you select will be sent no later than 30 days prior to renewal.
(2) Blue Cross NC reserves the right to re-rate due to any applicable legislative and/or regulatory changes. Blue Cross NC reserves the right to adjust rates retroactively due to any applicable retroactive legislative and/or regulatory changes.
(3) By acceptance of this quote the Employer stipulates that they have read, understand and agree with each and every caveat associated with this quote.

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NOTICE

FOR

STOP LOSS INSURANCE COVERAGE

Rowan County
Group Number: 14161963

Contract Period: 7/1/2021 to 6/30/2022
Coverage: Medical and Prescription Drug

Specific Stop Loss

Contract Type: Paid in 12
Level: $100,000
Cumulative Specific Stop Loss Deductible: $150,000
Specific Lifetime Maximum: Unlimited
Rate Per Month Per Contract Type: $129.52

- The Employer is responsible for providing Blue Cross NC with current eligibility language.
- The Employer is responsible for administering their member eligibility correctly.
- Claims paid on ineligible members based upon the Employer's written eligibility language will NOT be eligible for Stop Loss coverage.
- Stop Loss reimbursement for claims in excess of the specific deductible are subject to member eligibility verification. Blue Cross NC requires that the employer provide the Summary Plan Description (SPD) and Leave of Absence language no later than 90 days after the policy's effective date. Specific Stop Loss claims will not be reimbursed until these documents have been received.
- Paid Claims shall mean claims released for payment by Blue Cross NC on any day during the given Contract regardless of the date incurred.

IN WITNESS WHEREOF, the Parties have caused their duly authorized representatives to execute this Notice as of the date first above written.

Signed For: Rowan County

By _____
Print Name and Title of Authorized Official

_____
Signature of Authorized Official

Date: _____

Signed For: BLUE CROSS BLUE SHIELD OF NORTH CAl

By _____

Date: _____

BlueCross BlueShield of North Carolina

Uniform Benefit Changes

In a continuing effort to offer quality, cost-effective health care coverage, the following changes have been made to Blue Cross and Blue Shield of North Carolina (Blue Cross NC) base benefits. These changes are effective at the group's effective/renewal date.

Existing Benefit Design	Product Lines	For groups with effective dates 01/1/2021 - 12/31/2021
HSA Preventive Drugs Covered at Coinsurance Before Deductible Offered currently as a Pharmacy option to HSA eligible plans	Blue Options ® Blue Value SM Blue Local SM with Atrium Health Blue Local SM with Wake Forest Baptist Health Blue High Performance Network SM	For all fully insured, HSA eligible plans with integrated drugs beginning January 1, 2021 at a one-time drop will cover the HSA preventive pharmacy drug list at coinsurance before deductible. Additional detail and any limitations can be found at: https://www.bluecrossnc.com/understanding-insurance/how-drug-benefits-work/preventive-rx
Existing Benefit Design	**Product Lines**	**For groups with effective dates 01/1/2021 - 12/31/2021**
Blue Select **Blue Select Plus** Discontinuance	Blue Select ® Blue Select ® Plus SM	All non-grandfathered Blue Select and Blue Select Plus plans will expire December 31, 2020.
Blue Local will offer 1-2-3 plan designs New plan design options	Blue Local SM with Atrium Health (1-2-3 plan design) Blue Local SM with Wake Forest Baptist Health (1-2-3 plan design)	All non-grandfathered groups in eligible service areas, beginning January 1, 2021, will have the option to quote alternate 1-2-3 plan designs.
Blue High Performance Network New plan design options ASO Funding (including Balanced Funding)	Blue High Performance Network SM	All ASO non-grandfathered groups in eligible service areas, beginning January 1, 2021 will have the option to quote.
Blue Local with Atrium Health ASO funding (including balanced funding)	Blue Local SM with Atrium Health Blue Local SM with Atrium Health (1-2-3 plan design)	For all non-grandfathered groups in eligible service areas, ASO will be a funding option in addition to fully insured.
Out-of-Network Federally Mandated Preventive Care Not covered (only covered in-network)	Blue Options ® Blue Options ® 1-2-3 SM Blue Value SM Blue Value 1-2-3 SM Blue Local SM with Atrium Health Blue Local SM with Wake Forest Baptist Health	For all non-grandfathered groups, out-of-network federally mandated preventive care will be covered at deductible and coinsurance.
Change Outpatient Labs (Facility and Professional) to Deductible and Coinsurance on Copay Plans Covered differently if performed alone (at 100%) or another service (professional 100% and facility deductible and coinsurance)	Blue Options ® Blue Options ® 1-2-3 SM Blue Value SM Blue Local SM with Atrium Health Blue Local SM with Wake Forest Baptist Health Blue High Performance Network SM	For all non-grandfathered copay plans, all outpatient labs (facility and professional) will be covered at deductible and coinsurance - if billed alone or with another service. Additional detail and any limitations can be found at: www.bluecrossnc.com/preventive
Mental Health and Substance Use Disorder Service in the Office	Blue Options ® Blue Value SM	For all non-grandfathered plans with a specialist copay, mental health and substance use disorder services in the office will be a $10 copay.

Covered at primary care provider copay for all plans a specialist copay	Blue Local SM with Atrium Health Blue Local SM with Wake Forest Baptist Health Blue High Performance Network SM	
$0 Copay for first 3 Primary Care Office Visits New benefit for plans with a primary care office visit copay	Blue Options ® Blue Options ® 1-2-3 SM Blue Value SM Blue Value 1-2-3 SM Blue Local SM with Atrium Health Blue Local SM with Atrium Health (1-2-3 plan design) Blue Local SM with Wake Forest Baptist Health Blue Local SM with Wake Forest Baptist Health (1-2-3 plan design)	For all non-grandfathered plans with a primary care copay: First 3 office visits are at $0 when you visit your selected Primary Care Provider. All other visits at listed Primary Care copay. Log into Blue Connect to select your Primary Care provider for this benefit.
Dental Blue & Dental Blue Preferred PPO New plan design options	Dental Blue® Preferred SM PPO Dental Blue®	All groups 51+ will have the option to quote Dental Blue & Dental Blue Preferred PPO plans with no age limit orthodontia, covered for all members.

®, SM Marks of the Blue Cross and Blue Shield Association. Blue Cross and Blue Shield of North Carolina is an independent licensee of the Blue Cross and Blue Shield Association.

Rowan County

Administrative Charge Guarantee



Blue Cross NC guarantees that the Per Contract Per Month Medical Administrative Charge for the July 1, 2022 to July 1, 2023 contract period will be no more than the Per Contract Per Month Administrative Charge for the July 1, 2021 to July 1, 2022 contract period, increased by 0 percent, unless the increase in Consumer Price Index (CPI)* is 5% or more. If the increase in CPI is >= 5%, then the guarantee is the increase in CPI + 0%.

Blue Cross NC guarantees that the Per Contract Per Month Medical Administrative Charge for the July 1, 2023 to July 1, 2024 contract period will be no more than the Per Contract Per Month Administrative Charge for the July 1, 2022 to July 1, 2023 contract period, increased by 0 percent, unless the increase in Consumer Price Index (CPI)* is 5% or more. If the increase in CPI is >= 5%, then the guarantee is the increase in CPI + 1%.

The Plan Sponsor and the Plan Administrator understand and agree that the following conditions must be met in order for multi-year guarantees to remain in full force and effect:

- No change in funding, fee arrangement, services, or benefits
- No change in enrollment greater than +/- 10%
- No change greater than 10% in the enrolled population outside of North Carolina
- No change in the mix of contract types greater than +/- 10%
- All Administrative Fees, Miscellaneous Fees, and Claims Expense must be paid on a timely basis.
- Blue Cross NC must have at least 75% participation of active eligible employees.

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* For purposes of this guarantee, the CPI is defined as: the CPI for All-urban consumers, not seasonally-adjusted, Area: South Urban, Current Base, All Items, Monthly, as found at the Web Site of the Bureau of Labor Statistics. The increase in CPI is defined as the most recent 12 months average CPI divided by the 12- month average CPI one year prior to the most recent 12 months. The calculation of the CPI adjustment will be made by Blue Cross NC's underwriter in conjunction with the preparation of the renewal for the corresponding period.

This guarantee will be adjusted for any changes required by Federal, State or Local government laws or regulations related to increases in required taxes, surcharges or premium taxes, fees, etc. The effective date of the change will be that required by the imposing Agency, even if retro-active.

BCBS Summary Proposal

	Current	**Renewal:** Option 1
Contract Year	2020-2021	2021-2022
Medical Carrier and Pharmacy Benefit Manager	**BCBS/Prime**	**BCBS/Prime**
Stop Loss Contract Basis/Carrier	100K/150K Agg Specific/24/12 **BCBS**	100K/150K Agg Specific/24/12 **BCBS**
Medical Plan Administration Fee	$37.68	$38.81
Specific Stop Loss Fee	$125.83	$129.52
Total Administration Fees	$163.51	$168.33
Admin Fee Total Monthly	$143,398.27	$147,625.41
Admin Fee Total Annual	$1,720,779.24	$1,771,504.92
Firm Stop Loss		YES
Medcial Specialty Rebates Returned		
Fee Holiday 1st Year		
Fee Holiday 2nd Year		
Fee Holiday 3rd Year		
Implementatation Dollars (One time only)		$75,000.00
Implemantation Dollars Rx Implementation Fund		$0.00
Wellness Dollars 1st Year		$20,000.00
Wellness Dollars 2nd Year		$20,000.00
Wellness Dollars 3rd Year		$20,000.00
First Year Total Fund		$95,000.00
Three Year Total Fund		$135,000.00
Total fees - fee waiver and wellness dollars 1st year		**$1,676,504.92**

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Carolyn Barger, Clerk to the Board
DATE:	March 8, 2021
SUBJECT:	Proclamation - April 2021 North Carolina 811 Safe Digging Month

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The Board received a request from Tami Stout with NC811 asking the Board to consider adoption of the attached Proclamation.

ATTACHMENTS:

Description	Upload Date	Type
Proclamation	3/8/2021	Cover Memo

PROCLAMATION
APRIL 2021
NORTH CAROLINA 811 SAFE DIGGING MONTH

WHEREAS, as utility owners, excavators, designers, and homeowners work to keep pace with North Carolina's economic development, it is important to minimize damages to underground utility lines, danger to workers and the general public, environmental impact, and loss of utility services to the citizens of North Carolina; *and*

WHEREAS, North Carolina 811, a utility service notification center and leader in education celebrates its 43rd year of continuous service to the State, is key to preventing injuries and damages when excavating; *and*

WHEREAS, this unique service provides easy, one-call notification about construction and excavation projects that may endanger workers and jeopardize utility lines while promoting workplace and public safety, reducing underground utility damage, minimizing utility service interruptions and protecting the environment; *and*

WHEREAS, this vital service, which began in 1978 serves the citizens of North Carolina from the mountains to the coast, educates stakeholders about the need for excavation safety whether the project is as small as planting a tree to designing and beginning construction on a new interstate; *and*

WHEREAS, in 2020, the North Carolina one call system received 2.1 million notification requests and transmitted over 12.2 million requests, providing protection to utility companies infrastructure, their employees, excavators, and customers.

NOW, THEREFORE, BE IT PROCLAIMED, that Rowan County has designated the month of April 2021 as "North Carolina 811 Safe Digging Month" to encourage all excavators and homeowners in Rowan County to contact 8-1-1 either by dialing 8-1-1 or contacting NC811 via the webpage of NC811.org at least three working days prior to digging in order to "Know What's Below," avoid injury, protect the environment, prevent millions of dollars in damages and to remind excavators that three working days' notice is the law, for safe digging is no accident, and that more information may be obtained by visiting www.nc811.org

This the 15th day of March, 2021.

_____
Gregory C. Edds, Chairman

ATTEST:

_____
Carolyn Barger, MMC, NCMCC
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

MEMO TO COMMISSIONERS:

FROM: Allen Cress
DATE: 3/8/2021
SUBJECT: Atrium Health Data Exchange Resolution

Atrium Health (Cabarrus County Hospital) is not sharing data with Rowan County EMS. Without this data we are unable to see patient outcomes. Without patient outcomes we are unable to provide quality assurance and quality improvement for our EMS system.

Our recommendation is to pass the resolution to assist us in working with Atrium Health in obtaining the needed data.

ATTACHMENTS:

Description	Upload Date	Type
Atrium Health Resolution	3/8/2021	Cover Memo

RESOLUTION NO. _____

RESOLUTION OF THE ROWAN COUNTY EMERGENCY SERVICES – EMS SYSTEM REQUIRING PATIENT OUTCOMES DATA FROM FACILITIES THAT RECEIVE PATIENTS TRANSPORTED BY ROWAN COUNTY EMS DIVISION OR FRANCHISE AGENCIES.

WHEREAS, the Rowan County Emergency Services serves as the local emergency medical services system ("EMS System") for Rowan County; and

WHEREAS, pursuant to North Carolina Administrative Code 10A 13P .0201, as the responsible agency for the EMS System for Rowan County, and is responsible for the medical control of the Rowan County EMS System, and

WHEREAS, exercising medical control of the Rowan County EMS System means directing and managing the Rowan County EMS System pursuant to the provisions of the North Carolina Administrative Code 10A 13P .0201; and

WHEREAS, pursuant to North Carolina Administrative Code 10A 13P, the medical direction and management of the Rowan County EMS System are under the control of the Rowan County Emergency Services Chief, EMS Division Chief, and the Rowan County EMS System Medical Director(s), which control must comply with minimum standards adopted by the North Carolina Office of Emergency Medical Services; and

WHEREAS, the Rowan County EMS System has, primary responsibility for all prehospital care provided by first responder agencies and ambulance franchise agencies; and

WHEREAS, the North Carolina Office of Emergency Medical Services requires each EMS System to approve and submit patient triage and transportation destination plans as approved by the Rowan County EMS System Medical Director(s); and

WHEREAS, responsibilities for quality assurance and performance improvement include, but are not limited to, supervising prehospital treatment, triage and transport, and providing or causing to be provided, training and continuing education for prehospital personnel in accordance with the North Carolina Administrative Code 10A 13P; and

WHEREAS, any transport destination facility designated by the Rowan County EMS System Triage, Transport and Destination Plans must provide patient outcomes integrated into the Health Data Exchange linking patient care to outcomes data for quality assurance and performance improvement; and

WHEREAS, quality in EMS must prioritize patient outcomes. The complexities of EMS and the diversity of the practice environment require attention to structural and process measures to build improved care delivery; however, the EMS community must strive to develop, promote and implement measures that capture meaningful effects on patient outcomes; and

WHEREAS, the Rowan County EMS System has implemented a system to integrate data for patient care to adhere to policies and procedures established by the North Carolina Office of Emergency Medical Services which must be consistent with and may be more stringent than the minimum system standards adopted by the Authority; and

WHEREAS, a process for sharing data and patient outcomes was in place with Atrium Health until September 2019 until they changed their vendor and process stopping the sharing of data. This has negatively impacted operations and delivery of care to patients within out community with our quality assurance and improvement process; and

WHEREAS, Rowan County Emergency Services began engaging Atrium Health in October of 2019 without any assigned personnel for the project until March of 2020. Beginning on May 29, 2020 regular discussions began between multiple area EMS agencies and Atrium regarding the lack of outcomes data who had access prior to October 2019. These regular meetings and discussions were held virtually utilizing the Zoom Video Communications platform on or about 10:00 on the following dates; May 29, 2020; June 26, 2020; July 10, 2020; July 31, 2020; August 21, 2020; September 11, 2020; September 25, 2020; October 9, 2020; October 23, 2020; November 6, 2020; November 20, 2020; December 4, 2020; and December 18, 2020 without resolution or engagement from the vendor utilized by Atrium Health or Atrium Health. Atrium Health requested that we postpone meetings in December of 2020 to engage their vendor for resolution. Throughout January and February there has been no resolution for the sharing of data back into our electronic health record system; and

WHEREAS, Rowan County Emergency Services remains committed to resolving this issue and working with our vendor who has been and continues to be engaged in the project.

WHEREAS, pursuant to 10A North Carolina Administrative Code 13P;

NOW, THEREFORE, IT IS RESOLVED that:

1. **Definitions**. For purposes of this Resolution the following words and terms have the following meanings unless the context clearly indicates otherwise:

   Authority. The North Carolina Office of Emergency Medical Services.

   EMS. Emergency Medical Services

   Facility. A facility which has been designated by the Rowan County EMS System to receive specified EMS patients transported pursuant to guidelines established by the Authority and standards established by the Rowan County EMS System.

   Triage. The prioritization of patient care based on illness/injury, severity, prognosis, and resource availability

2. **Performance Standards and Data Collection and Reporting**.

A. **Performance Standards**. Facilities receiving patients shall comply with performance standards for Health Data Exchange for reporting of patient outcomes back to the transporting EMS agency.
B. **Data collection and reporting**. Facilities receiving patients shall satisfy data collection and reporting outcomes requirements applicable to them established by Rowan County EMS System policy.
C. **Duplicate reporting**. Facilities receiving patients shall make every effort to utilize existing data sets and integration so as not to create additional data reporting responsibilities or undue burden on the Rowan EMS System.
D. **Data sharing**. Rowan County Emergency Services remains committed to the quality assurance and performance improvement of our system. In order to re-establish the data sharing across platforms, Atrium Health needs to engage their vendor and work through the process of allowing the systems to integrate and exchange data. Currently the vendor for Rowan County has everything in place to provide resources and integration for the process.
    a. The objective is to simplify the implementation of interfaces between healthcare software applications and various vendors.
    b. The vendor for Rowan County needs the vendor for Atrium Health to provide data transmitted in a secure Health Insurance Portability and Accountability Act compliant manner using a common language such as the Health Level 7 format that is consistent with the National Emergency Medical Services Information System electronic outcome data definitions.

3. **Policy and procedures applicable to Designated Receiving Facilities**. If the Rowan County EMS System finds a Designated Facility to be deficient in meeting the outcomes reporting requirement the following shall apply;
    A. The Rowan County EMS System will give the Designated Facility written notice, setting forth with reasonable specificity, the nature of the outcomes reporting deficiency.
    B. Within fifteen (15) calendar days of receipt of such notice, the Designated facility must provide the Rowan County EMS System, in writing, a statement that the deficiency has been cured and an explanation of how it was cured, a plan to cure the deficiency, or a statement of the reasons why it disagrees with the written notice.
    C. The Designated Facility shall have thirty (30) days to cure the deficiency unless a lesser period of time to cure is stated in the notice of deficiencies.
    D. If the Designated Facility chooses to challenge the written notice of deficiencies the EMS System Administration shall address the facility in writing as to the validity of the challenge and the next steps for mediation.
    E. If the Designated Facility does not timely appeal the validity of the deficiency and fails to cure the deficiency within the allowed time, the Rowan County EMS System will either terminate its designation as a Triage and Transport Destination Facility or impose such other sanction as specified in the Rowan County EMS System polices.

4. **Regulations**. The Rowan County Board of Commissioners delegates to the Medical Director for the Rowan County EMS System and the EMS System Administrators the power and authority to make rules and regulations consistent with this Resolution.

5. **Savings clause**. If any paragraph, subparagraph, sentence, clause, phrase, or word of this Resolution is held to be invalid for any reason, such decision shall not affect the validity of the remainder of the Resolution. The Rowan County Board of Commissioners herby declares that it would have passed the Resolution, and each paragraph, subparagraph, sentence, clause, phrase or word of this Resolution other than the one or more paragraphs, subparagraphs, sentences, clauses, phrases, or words declared to be invalid.

6. **County Policies**. Any reference in this Resolution to County policies, procedures, protocols, and algorithms are for reference purposes only and do not imply that such documents were presented to the Board for approval or endorsement.

7. **Effective date**. The Resolution shall be effective in sixty (60) days.

Passed and adopted by the Rowan County Board of Commissioners on March 22, 2021, by the following votes:

AYES: NOES:

ABSENT: ABSTAIN:

_____

Greg Edds, Chariman of the Rowan County Board of County Commissioners

Attest:

_____

Carolyn Barger, Clerk to the Rowan County Board of County Commissioners

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Finance Department
DATE:	March 8, 2021
SUBJECT:	FY20 EMPG Agreement Amendment

Please see the attached FY20 EMPG Agreement Amendment. The original Agreement was approved by the BOC on 10/19/20.

Please approve the attached FY20 EMPG Agreement Amendment.

ATTACHMENTS:

Description	Upload Date	Type
FY20 EMPG Agreement Amendment	3/8/2021	Backup Material

DocuSign Envelope ID: 761DFE2F-E640-4E74-A04A-0DC64CBD7C58

North Carolina Department of Public Safety
Emergency Management
Roy Cooper, Governor
Erik A. Hooks, Secretary
Michael A. Sprayberry, Executive Director

Emergency Management Performance Grant (EMPG)

Fiscal Year 2020

GRANT AWARD AND MEMORANDOM OF AGREEMENT AMENDMENT

Subrecipient:	Rowan County	**CFDA number:**	97.042
DUNS number:	074494014	**Federal/State Base amount:**	$35,000.00
Federal ID number:	566000336-A	**Federal/State Optional amount:**	$18,752.80
Account:	1901-1500-8016-3HD0	**SATCOM deductions:**	$0.00
Date of Award:	(See MOA for Effective Date)	**Total grant amount:**	$53,752.80

THIS AMENDMENT TO THE GRANT AWARD AND MEMORANDUM OF AGREEMENT is entered into by and between the State of North Carolina, Department of Public Safety, North Carolina Emergency Management, Raleigh, North Carolina (hereinafter referred to as the RECIPIENT), and

- **Rowan County**

(hereinafter referred to as the SUBRECIPIENT).

W I T N E S S E T H

That WHEREAS, on October 1, 2019 the parties entered into a Grant Award and Memorandum of Agreement wherein RECIPIENT provided funds from the U.S. Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), for FY 2020 Emergency Management Performance Grant Program Funding Award EMA-2020-EP-00009-2020079.

And WHEREAS, the parties wish to modify the provisions of the prior Grant Award and Memorandum of Agreement by this amendment.

Therefore, in consideration of the payments that have already been made on the original Grant Award and Memorandum of Agreement and in further consideration of the promises and agreements that follow, the RECIPIENT and the SUBRECIPIENT do mutually agree that the prior Grant Award and Memorandum of Agreement of the parties is changed in the following respects only:

MAILING ADDRESS
4236 Mail Service Center
Raleigh, NC 27699-4236
www.ncem.org

An Equal Opportunity/Affirmative Action Employer

OFFICE LOCATION:
1636 Gold Star Drive
Raleigh, NC 27607-3371
Telephone: (919) 825-2500
Fax: (919) 825-2685

A Nationally Accredited Agency

DocuSign Envelope ID: 761DFE2F-E640-4E74-A04A-0DC64CBD7C58

North Carolina Department of Public Safety

Emergency Management

Roy Cooper, Governor
Erik A. Hooks, Secretary

Michael A. Sprayberry, Executive Director

Emergency Management Performance Grant Program

Fiscal Year 2020

COST REPORT 2

Sub-recipient: Rowan County
Address: 2727 Old Concord Rd.
Salisbury, NC 28146-6319
Federal ID #: 566000336-A
DUNS #: 074494014
Branch: Western

Account #: 1901-1500-8016-3HD0
Grant period: October 1, 2019 - September 30, 2022
Grant file #: EMPG-2020-2020079

Funding worksheet

	EMPG Final amount	Universal (Base) amount	Optional amount	SATCOM deductions	Balance to be paid
Federal/State	$53,752.80	$35,000.00	$18,752.80	$0.00	$18,752.80
Local match	$53,752.80	$35,000.00	$18,752.80	$0.00	$18,752.80
Total	$107,505.60	$70,000.00	$37,505.60	$0.00	$37,505.60

This final cost report reflects completed and approved Optional amounts by your emergency management program minus SATCOM deductions to give a final Balance to be Paid amount. SATCOM deductions are from January 1, 2020 to December 31, 2020 and reflect all charges for SATCOM use. This Optional amount can be used for enhancing your local emergency management program.

This cost report requires appropriate signatures and return to the State for payment. Payment will be made once all signatures have been completed and processed. This funding reimburses your county for eligible EMPG work.

Certification:

I certify that the above are correct based on grantee's official accounting system and records, consistently applied and maintained, and that expenditures shown have been made for the purpose of and in accordance with, applicable grant terms and conditions, and that appropriate documentation to support these costs and expenditures is available or attached.

Rowan County Finance Officer Authorized Signature — Date

Rowan County Authorized Signature — Date
Michael A. Sprayberry 2/27/2021 | 10:23:30 EST

North Carolina Emergency Management Director's Approval Signature — Date

Department of Public Safety Controller's Office Approval — Date

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM: County Manager Aaron Church
DATE: March 8, 2021
SUBJECT: County Manager Professional Development

ATTACHMENTS:

Description	Upload Date	Type
Professional Development	3/10/2021	Cover Memo

1. Authorize the payment and enrollment for Aaron Church to enroll in the ECornell Psychology of Leadership Certificate.

   Cost: $3,600.

   Courses: The Psychology of Getting Things Done, Identifying and Managing Emotions, Interpreting the Behavior of Others, Mastering the Essentials of Influence, Applying Strategic Influence, and Designing an Effective Team Structure.

   Duration: 3 Months

   Location: The courses are online and will not require travel.

2. Authorize Aaron Church to apply for a course in the Harvard Executive Certificate in Public Leadership Program. If accepted into the courses authorize payment and enrollment for Aaron Church in the 3 different courses over the next 6 years not to exceed $5,000 per course. (different courses vary in cost, the first course is $3,800).

   First Course

   Cybersecurity: The Intersection of Policy and Technology

   Session Dates: July 26, 2021-July 30, 2021

   Application Deadline: July 12, 2021

   Cost: $3,800

   Second Course

   To be determined.

   Session Dates: 2021 Summer or Winter

   Application Deadline: TBA

   Cost: Not to exceed $5,000

   Third Course

   To be determined.

   Session Dates: 2022

   Application Deadline: TBA

   Cost: Not to exceed $5,000

3. Authorize the payment and enrollment for Randy Cress to enroll in the Notre Dame Executive Certificate in Leadership.

Cost: $4,995

Courses: Foundations of Leadership, Leadership Challenges and Strategic Leadership.

Duration: 6 Months

Location: The courses are online and will not require travel.

4. Authorize Randy Cress to apply for a course in the Harvard Certificate in Public Leadership Program. If accepted into the courses authorize payment and enrollment for Randy Cress in the 3 different courses over the next 6 years not to exceed $5,000 per course. (different courses vary in cost, the first course is $3,800).

First Course

Leading in Artificial Intelligence: Exploring Technology and Policy

Session Dates: July 12, 2021-July 16, 2021

Application Deadline: June 28, 2021

Cost: $3,800

Second Course

To be determined.

Session Dates: 2021 Summer or Winter

Application Deadline: TBA

Cost: Not to exceed $5,000

Third Course

To be determined.

Session Dates: 2022

Application Deadline: TBA

Cost: Not to exceed $5,000

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Scott Shelton, Vice President, Rowan EDC
DATE:	March 4, 2021
SUBJECT:	Public Hearing & Summary Presentation - EDC 'Project ACDC'

The Rowan EDC will give a presentation regarding an incentive request for 'Project ACDC.'

The company behind 'Project ACDC' is a current Rowan County employer that is considering our community for a substantial expansion.

If Rowan County were chosen, the project would create 75 jobs over the next two years. The company also estimates that it will invest approximately $28 million in building improvements and equipment.

ATTACHMENTS:

Description	Upload Date	Type
Executive Summary	3/4/2021	Executive Summary
Draft Incentive Agreement	3/4/2021	Exhibit
Resolution - Grant Application	3/4/2021	Exhibit
Grant Application Signature Page	3/4/2021	Exhibit

March 5, 2021

ROWAN EDC

PARTNERSHIP for ECONOMIC DEVELOPMENT
SALISBURY, NC

Be an original.

ECONOMIC IMPACT SUMMARY

SUMMARY OF PROPOSED EXPANSION OF PROJECT ACDC IN ROWAN COUNTY

ROWAN COUNTY
NORTH CAROLINA
Be an original.

Submitted by:
The Rowan EDC

March 5, 2021

ROWANEDC
PARTNERSHIP for ECONOMIC DEVELOPMENT
SALISBURY, NC
Be an original.

The Honorable Gregory C. Edds
Rowan County Board of Commissioners
130 West Innes Street
Salisbury, NC 28144

Re: Summary of Proposed Expansion of Project ACDC in Rowan County

Dear Chairman Edds and County Commissioners:

On behalf of your Economic Development Commission, please allow me to present to you this summary of the proposed expansion of Project ACDC in Rowan County.

We are optimistic that, with your support, this project will reach a successful conclusion, creating new employment and expanding the nonresidential tax base in Rowan County. This document addresses the primary drivers and impacts of the project, and is designed to provide you the information necessary to consider their request for assistance.

We sincerely hope that you find this document a useful resource as you consider this matter. We have expended substantial efforts to gather the most relevant information possible regarding the potential impacts this project could have on our County and its citizens. In order to accomplish this, we have relied on a variety of public and private sector partners. At this time, in addition to company representatives from Project ACDC, we would like to thank:

- Melanie Underwood – Existing Industry Expansion Manager, Economic Development Partnership of NC
- David Hartigan - Principal, Hartigan Management

In the preparation of this document, we have strived to utilize factual data and realistic projections. It is our intent that this document serves as a resource as you deliberate potential actions.

Please do not hesitate to contact our offices with any questions you may have regarding this matter. We look forward to your feedback.

Sincerely,

Scott Shelton

Scott Shelton
Vice President

Contents

1. Project Description
2. Regulatory Approval Process
3. Requested Assistance
4. Model of County Revenue – 10-Year Horizon
5. Closing
6. Draft Incentive Agreement

1. Project Description

The company behind Project ACDC is an advanced manufacturer that currently employs a large number of people in our community.

Project ACDC's owners are currently evaluating its existing locations for the placement of an expansion that will allow them to meet the increasing demand for their products.

If our community were chosen, the company would create 75 new jobs over the next two years. The company would also invest approximately $28 million into the chosen location through improvements to the existing facility and major equipment upgrades. These improvements would be completed by the end of 2022.

2. Regulatory Approval Process

Zoned appropriately for the proposed use, there does not appear to be any regulatory barriers to this project moving forward. The company will work with Rowan County staff to navigate the appropriate review and permitting process. There are no components of the proposed project that appear outside the normal scope of operations for these types of facilities.

3. Requested Assistance

Investment Grant Program

Rowan County's adopted Investment Grant Program provides a five-year grant to companies investing in our community. The grant is established by a contract between the company and Rowan County. The company must pay their taxes in full each year based on the actual tax value of the property or investment to be eligible to receive the grant. If the company meets all the criteria in the contract, a grant is then paid to the company. The amount of the grant is based on a designated percentage level for five consecutive years. Below is a chart that summarizes the categories of grants, including the minimum investment required and the percentage of new taxes paid that would be used to calculate the grant:

Grant Category	***Minimum Taxable Investment Required***	***Percentage of Paid Taxes Returned as a Grant***
Level 1 Grant	$5 million	75%
Level 2 Grant	$50 million	80%
Level 3 Grant	$100 million	85%

The company is requesting a Level 1 Grant under this program for the amount and duration adopted in the policy. To illustrate the revenue impact of this potential project on Rowan County, we have projected revenue returns over a 10-year period. These projections are provided below in Section 4.

We respectfully ask that the Board of Commissioners consider approving their request based on the potential impact on our community from the project. A 'Draft' copy of the proposed Incentive Agreement is attached.

Other Potential Assistance

The Rowan EDC is working with 'Project ACDC' to pursue a Building Reuse Grant through the State of North Carolina. This grant can help the company with its planned building expansion, as well as electrical, HVAC and roof improvements.

The required local match for this grant can be satisfied through the County's Level 1 Grant. However, if the State were to recommend a Building Reuse Grant for this project, the County would have to apply for the grant on behalf of the company. The Rowan EDC also requests that the County consider hiring a professional grant administrator for the project.

4. Model of County Revenue – 10-Year Horizon

If Rowan County were chosen, Project ACDC plans to have the expansion of their new facility completed by the end of 2021. Equipment installation would be completed by the end of 2022. The overall investment timeline is based on information provided to the Rowan EDC by the company.

The evolving nature of County tax rates, assessed value of the installed equipment, and construction timelines require certain assumptions in order to develop a functioning model. To establish a baseline, the following constants were applied:

- The County tax rate is fixed at the current rate of .6575
- $6 million of new construction occurs prior to December 31, 2021
- $22 million in new equipment installation occurs prior to December 31, 2022
- The project is complete by December 31, 2022, with a total investment of $28 million
- Depreciation for business personal property was estimated using the State of North Carolina's 2021 Depreciation Schedule A
- Twelve-year lifespans were assumed for all business personal property depreciation

In application, it is unlikely that all assumptions will hold constant. The model provides general trends of expected revenues and expenditures.

Incorporating the above framework, the following outcomes are projected:

- During the five incentivized years, Rowan County would collect $814,906 in revenue and provide incentive grants totaling $611,180. The County would retain $203,726 of revenue during this five-year period.

- During the five non-incentivized years, Rowan County would collect a total of $489,443 in revenue.

- Modeled with a 10-year horizon, Rowan County would stand to collect an estimated $1,304,349, disburse grants totaling $611,180 and retain an estimated $693,169 of new revenue.

Project ACDC (Years 1- 5)

Fiscal Year	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
Calendar Year	2021	2022	2023	2024	2025
Real Property Investment	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000
Current Real Property Tax Rate	*0.6575%*	*0.6575%*	*0.6575%*	*0.6575%*	*0.6575%*
Real Property Taxes	$39,450	$39,450	$39,450	$39,450	$39,450
Incentive Grant Rate (75% for 5 years)	*0%*	*75%*	*75%*	*75%*	*75%*
Incentive Grant	$0	$29,588	$29,588	$29,588	$29,588
Net County Revenue	$39,450	$9,863	$9,863	$9,863	$9,863
Personal Property - Machinery & Equipment	$0	$22,000,000	$20,240,000	$18,700,000	$17,160,000
Current Personal Property Tax Rate	*0.6575%*	*0.6575%*	*0.6575%*	*0.6575%*	*0.6575%*
Personal Property Taxes*	$0	$144,650	$133,078	$122,953	$112,827
Incentive Grant Rate (75% for 5 years)	*0%*	*75%*	*75%*	*75%*	*75%*
Incentive Grant	$0	$108,488	$99,809	$92,214	$84,620
Net County Revenue	$0	$36,163	$33,270	$30,738	$28,207
Total Property Taxes (Real & Personal)	$39,450	$184,100	$172,528	$162,403	$152,277
Total Incentive Grant (Real & Personal)	**$0**	**$138,075**	**$129,396**	**$121,802**	**$114,208**
Total Net County Revenue (Real & Personal)	**$39,450**	**$46,025**	**$43,132**	**$40,601**	**$38,069**

Project ACDC (Years 6-10 and Totals)

Fiscal Year	FY 2027-28	FY 2028-29	FY 2029-2030	FY 2030-31	FY 2031-32	
Calendar Year	2026	2027	2028	2029	2030	10 Year Sum.
Real Property Investment	$6,000,000	$6,000,000	$6,000,000	$6,000,000	$6,000,000	
Current Real Property Tax Rate	*0.6575%*	*0.6575%*	*0.6575%*	*0.6575%*	*0.6575%*	
Real Property Taxes	$39,450	$39,450	$39,450	$39,450	$39,450	**$394,500**
Incentive Grant Rate (75% for 5 years)	*75%*	*0%*	*0%*	*0%*	*0%*	
Incentive Grant	$29,588	$0	$0	$0	$0	**$147,938**
Net County Revenue	$9,863	$39,450	$39,450	$39,450	$39,450	**$246,563**
Personal Property - Machinery & Equipment	$15,840,000	$13,860,000	$12,100,000	$10,340,000	$8,140,000	
Current Personal Property Tax Rate	*0.6575%*	*0.6575%*	*0.6575%*	*0.6575%*	*0.6575%*	
Personal Property Taxes*	$104,148	$91,130	$79,558	$67,986	$53,521	**$909,849**
Incentive Grant Rate (75% for 5 years)	*75%*	*0%*	*0%*	*0%*	*0%*	
Incentive Grant	$78,111	$0	$0	$0	$0	**$463,242**
Net County Revenue	$26,037	$91,130	$79,558	$67,986	$53,521	**$446,607**
Total Property Taxes (Real & Personal)	$143,598	$130,580	$119,008	$107,436	$92,971	**$1,304,349**
Total Incentive Grant (Real & Personal)	**$107,699**	**$0**	**$0**	**$0**	**$0**	**$611,179**
Total Net County Revenue (Real & Personal)	**$35,900**	**$130,580**	**$119,008**	**$107,436**	**$92,971**	**$693,169**

5. Closing

This project appears to have a lengthy list of benefits and no apparent liabilities. If Rowan County were chosen, Project ACDC would create a total of 75 new full-time jobs, as well as add $28 million to the County's tax base. The project would also generate approximately $693,000 of new tax revenue for the County over a ten-year period.

On behalf of your Economic Development Commission, we look forward to providing you any additional information requested or meeting with you personally to discuss these findings in detail. We hope that you have found this information useful as you consider this matter.

6. Draft Incentive Agreement

NORTH CAROLINA
ROWAN COUNTY

RELOCATION AND EXPANSION ASSISTANCE AGREEMENT

THIS RELOCATION AND EXPANSION ASSISTANCE AGREEMENT (the "Agreement") is made and entered into as of the 15th day of March, 2021, by and between Rowan County, North Carolina, a body politic (hereinafter referred to as the "County") and _____and its wholly owned subsidiary, _____, (hereinafter jointly referred to as the "Company").

WITNESSETH

WHEREAS, the Company has explored the possibility of establishing a new or expanding an existing facility in Rowan County (the "Project"), which would increase taxable property in the County and result in the creation of a number of jobs in the County, but would not have a significant detrimental impact to the environment of the County; and

WHEREAS, the Company has determined that the property located at _____, Salisbury, North Carolina (the "Property"), is a suitable location for its expansion and improvement; and

WHEREAS, in order to induce the Company to relocate, expand, or improve on the Properties, the County is willing to provide, or cause to be provided, to the Company certain inducements, upon terms and conditions binding upon the County as set forth herein; and

WHEREAS, prior to beginning any relocation, expansion or improvement on the Properties, the Company and County met and agreed to enter into this Agreement; and

WHEREAS, in consideration of the undertakings and agreements set forth herein, approximately $28 million will be invested by or on behalf of the Company in new equipment and other real property improvements on the Property, and to create a certain number of jobs as provided herein and further comply with the covenants and conditions binding upon it as set forth herein, all of which are intended to create a positive economic impact in the County.

WHEREAS, the Company expects to be a community-oriented business and intends to participate in philanthropy, community events and programs intended to increase the health and happiness of their employees and the greater community as a whole; and to consider participation in the Rowan EDC's Forward Rowan campaign; and

WHEREAS, the Company is encouraged, to the reasonable extent possible, to purchase local services and supplies, such as, but not limited to, locally produced products, local hotel, motel and hospitality services, local building and construction services, and other products and services;

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Company and the County hereby agree as follows:

DRAFT

ARTICLE I
COUNTY INDUCEMENTS

The County shall provide financial assistance to the Company through its "Relocation and Expansion Assistance Program", as hereinafter described, with respect to the Company's development of the Properties and other related expenses as follows:

1) The "Relocation and Expansion Assistance Program" will be provided as a "Relocation and Expansion Incentive Grant" ("Grant") to assist the Company with construction, equipment, and other capital improvements in Rowan County. The Grant will specifically apply to the Properties and all real property improvements and personal property newly installed and used at the Properties ("Facility").

2) The amount of the Grant will be computed using the following steps:

a) Real Property Valuation.

i) For each tax year that the Grant is applicable to a Property (subject to the limitations below), determine the actual assessed tax value of the real property, located at such Property.

ii) Subtract from the above amount in a) i) the baseline real property value of the Property assessed as of January 1, 2021, and prior to the investments made by the Company in real property at such property. The annual result of this computation shall be defined as the "New Real Property Value" for the applicable Property.

b) Personal Property Valuation.

i) For each tax year that the Grant is applicable (subject to the limitations below), determine the actual assessed tax value of all personal property, excluding supplies and rolling stock, located at and used in such Property.

ii) Subtract from the above amount in b) i) the assessed tax value of personal property, excluding supplies and rolling stock, located at and used on such Property as of January 1, 2021. The annual result of this computation shall be defined as the "New Personal Property Value" for the applicable Property.

c) County Property Tax Determination. The sum of the New Real Property Value and the New Personal Property Value of a Property for each applicable year shall be the "New Property Value" of such Property for such year. Multiply the New Property Value for each applicable Property by the County tax rate (excluding municipal and fire district tax rates) applicable for the tax year at issue to determine the amount of property taxes applicable to the new property at such Property.

d) Grant Amount Determination. Multiply the property taxes applicable to the New Property Value for each applicable Property by 75% (0.75).

3) The Grant will be structured as a reimbursement of a portion of the real and personal property taxes assessed against each applicable Property and the Company. Such payment of the Grant will be made to the Company. Payment may be requested by

DRAFT

the Company no sooner than January 1st and no later than June 30th of the fiscal year in which the taxes are due. The Grant will be paid within sixty (60) days of the Company providing certifications as set forth in Article III(3), and receipt of the Company's full payment of all real and personal property taxes due to the County. Payment of the Grant shall be equal to Seventy-Five Percent *(75%)* of the County property taxes (excluding municipal and fire district taxes) paid by the Company on the New Property Value of the Property according to Article I (2), at the prevailing Rowan County tax rate for the tax year of the requested Grant.

4) Tax amounts due on property discovered by the County through its customary audit procedures and not listed by the Company shall be excluded from this Agreement, and the County shall not be responsible for reimbursement on these amounts for any tax year.

ARTICLE II
SCHEDULE OF CORPORATE IMPROVEMENTS

1) The Company has determined that the Property is a suitable site for location of its Facility and shall acquire all local permits, zoning approvals, and required state and federal permits, if applicable. The Company expects to have the Facility substantially completed by December 31, 2021.

2) The Company shall receive the Grant for five separate tax years ("Grant Term"), which shall begin with property assessed as of January 1, 2023, with the first such reimbursement to be provided to the Company by the County during fiscal year ended June 30, 2024. If the Facility is not complete by January 1, 2023, the Grant shall be based on the percentage complete and assessed for that year.

3) Unless an event triggering the Force Majeure provision set forth in Article VIII herein shall occur, the initial year shall commence on property assessed as of January 1, 2023.

4) Any subsequent qualifying expansion of the Facility by the Company shall be eligible (provided the Relocation and Expansion Assistance Program is still in effect) for consideration as a separate Grant under the Relocation and Expansion Assistance Program, each for a separate Grant Term.

ARTICLE III
EMPLOYMENT

1) The Company projects that it will create 75 Full Time Equivalents ("FTEs") with this Project. As of December 31, 2022, the Company shall employ 230 FTEs at this Project. A FTE position requires at least 1,600 hours of work per year and is provided standard company benefits.

2) In each Fiscal Year (FY) that the company requests the disbursement of grant funds, the Company shall certify that the following employment goals have been met, prior to receiving payment:

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County Fiscal Year (FY)	Number of New FTE (in aggregate)
FY 2023-24	75
FY 2024-25	75
FY 2025-26	75
FY 2026-27	75
FY 2027-28	75

3) The Company shall certify annual progress towards the employment of the required number of FTEs to the County on or before June 30, 2024, and on June 30th following each of the remaining years of the Grant Term. Such certification shall include a copy of the Company's "*Employers Quarterly Tax and Wage Report*" (Form NCU1 101 filed with the NC Employment Security Commission) for the quarter a) ending on or immediately preceding the date of the annual request and b) the number of FTEs as of that same date. If the NCUI 101 is discontinued or modified, a successor form performing a comparable function must be submitted. The Company shall also provide copies of its One NC Grant reporting to the County when they have been submitted to the State.

4) Should the Company fail to certify its annual employment numbers by June 30th, the County may allow the Company an extended cure period to file and certify this particular report annually.

5) If the Company does not meet the employment goals, the County will reduce the annual Grant payment on a pro-rata basis until such time as the Company once again meets employment goals. Pro-rata reduction shall be computed based on the percentage of the goal not met for the given year.

ARTICLE IV
TERMINATION OF GRANT AGREEMENT AND REQUIRED REPAYMENT OF GRANT FUNDS UPON ANNOUNCED TERMINATION OF OPERATIONS OR MAJORITY REDUCTION IN WORKFORCE

1) The assistance provided by Rowan County, through the Relocation and Expansion Assistance Program, represents a substantial commitment of public resources. Companies that participate in this program are expected to maintain and continue operations beyond the end of the Grant Term.

2) Should the Company cease operations or eliminate the majority of their workforce (51% reduction or more within a twelve (12) month span), the Agreement will be terminated and the Company will be required to repay all grant proceeds provided during the thirty-six (36) months prior to the cessation or reduction.

3) Repayment of grant funds shall be required if the Company has received any grant disbursements from the County within the thirty-six (36) months prior to the earlier of (a) Public announcement by the Company of plans to close or eliminate the majority of the workforce, (b) Actual cessation of operations, or elimination of a majority of the workforce.

4) The Company shall make payment to the County within one hundred and twenty (120) days of such announcement or event. The County may use any and all legal recourse to pursue restitution from the Company and / or its successors.

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ARTICLE V
RELOCATION AND ASSISTANCE GRANT ADDITIONAL TERMS AND CONDITIONS

As further consideration for the granting of certain relocation and assistance grants to the Company by the County, the Company further agrees that it shall abide by the Federal Immigration and Control Act of 1986 and all subsequent amendments thereto (collectively the "Act"). To that end, the Company agrees as follows:

1) The Company shall provide to Rowan County an annual certification, as of the time the Company first claims the Grant and each year it claims an installment or carryforward of the Grant, that the Company has implemented measures necessary to be in compliance with the Act and does not knowingly employ any unauthorized alien at the Facility; and

2) If the Company fails to implement measures necessary to be in compliance with the Act or knowingly employs an unauthorized alien at the Facility, and if upon learning of such event, fails to cure such matter within sixty (60) days from learning of such, then the Grant shall expire and the Company may not take any remaining installment or carryforward of the Grant.

ARTICLE VI
REPRESENTATIONS, WARRANTIES AND COVENENANTS - COMPANY

The Company represents, warrants and covenants to the County, as applicable, as of the date of this Agreement that:

1) *Standing*. The Company is a company duly organized and existing and in good standing under the laws of the State of North Carolina.

2) *Authority*. The Company has the corporate power and authority to own its properties and assets, to carry on its business as it is now being conducted and to execute and perform this Agreement.

3) *Enforceability*. This Agreement is the legal, valid and binding agreement of the Company enforceable against the Company in accordance with its terms, except as such enforceability may be limited by bankruptcy, insolvency, reorganization, moratorium or similar state or federal laws, in effect from time to time, which affect the enforcement of creditors' rights generally.

4) *No Violations.* This agreement does not violate the charter documents or bylaws of the Company or any provisions of any indenture, agreement or other instrument to which the Company is a party.

5) *No Conflicts*. This agreement does not conflict with, result in a breach of or constitute an event of default under (or an event which, with notice or lapse of time, or both, would constitute an event of default under) any indenture, agreement or other instrument to which the Company is a party.

6) *Certifications.* The Company shall be solely responsible for providing certifications of expenditures and jobs to the appropriate County officer at the time of filing the request for the annual Grant

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ARTICLE VII
REPRESENTATIONS, WARRANTIES AND COVENENANTS - COUNTY

The County represents, warrants and covenants to the Company, as applicable, as of the date of this Agreement that:

1) The County (a) has full power and authority to enter into this Agreement and to enter into and carry out the transactions contemplated by this Agreement (b) by proper action has duly authorized the execution and delivery of this Agreement; and (c) is not in default under any provisions of this Agreement.

2) The County has duly authorized, executed, and delivered this Agreement, and this Agreement constitutes the County's legal, valid, and binding obligation, enforceable in accordance with its terms.

3) There is no litigation or proceeding pending or threatened against the County or affecting it which would adversely affect the validity of this Agreement.

4) The County is not in default under any provision of State law which would affect its existence or its powers as referred to in subsection (1).

5) To the best of the County's knowledge, no officer or official of the County has any interest (financial, employment, or other) in the Company or the transactions contemplated by this Agreement.

6) With respect to this Agreement, the County has complied fully with all requirements of N.C. General Statute 158-7.1 *et seq.*

ARTICLE VIII
GENERAL PROVISIONS

1) Governing Law. This Agreement shall be governed and construed under the laws of the State of North Carolina, notwithstanding any rules concerning application of the laws of another state or jurisdiction.

2) Assignment. This Agreement shall not be assignable by either party without the prior written consent of the other party, except that Company may assign this Agreement to a parent, subsidiary or affiliate as a part of any corporate restructuring.

3) Entire Agreement. This Agreement, and its attachments, constitute the entire agreement of the parties, and may not be contradicted by any prior or contemporaneous communications of any kind. This Agreement may only be modified by a written instrument that is signed by an authorized representative of each party.

4) Breach. In the event of a breach of this Agreement, the non-breaching party shall provide written notice of the breach to the breaching party, and the party in breach shall have thirty (30) days from the date of notice of the breach to cure its performance under this Agreement.

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5) Waiver. Nothing in this Agreement shall constitute a waiver of any rights that the Company may have to appeal or otherwise contest any listing, appraisal or assessment that the County may make relative to the Properties.

6) Force Majeure. Any delay in the performance of any duties or obligations of either party hereunder (the "Delayed Party") shall not be considered a breach of this Agreement and the time required for performance shall be extended for a period equal to the lesser of (a) the period of such delay or (b) 24 months, provided that such delay has been caused by or is the result of any acts of God; acts of the public enemy; insurrections; riots; embargoes; labor disputes, including strikes, lockouts, job actions, or boycotts; shortages of materials or energy; fires; explosions; floods; changes in laws governing international trades; or other unforeseeable causes beyond the control and without the fault or negligence of the Delayed Party. The Delayed Party shall give prompt notice to the other party of such cause, and shall take whatever reasonable steps are necessary to relieve of such cause as promptly as possible. No such event shall excuse the payment of any sums due and payable hereunder on the due date thereof except any payment due upon the occurrence of any act or event for which delayed performance is excused as provided above.

7) Notices. All notices required or allowed by this Agreement shall be delivered in person, by overnight courier service (such as Federal Express), by certified mail, return receipt requested, postage prepaid, secure electronic transfers or by fax with written confirmation of receipt (with a copy sent by one of the other methods specified herein), addressed to the party or person to whom notice is to be given at the following addresses:

To County: Rowan County Manager
130 West Innes Street
Salisbury, NC 28144
Phone: (704) 216-8180
Facsimile: (704) 216-8195

With Copy (which does not constitute notice to):
Ketner & Dees, PA
121 East Kerr Street
Salisbury, NC 28144
Phone: (704) 637-3434
Facsimile: (704) 637-3449

To Company: Name and Contact Information

To Company Regarding Payment of Grant, also include:
Contact for the Grants

With Copy (which does not constitute notice to):
If requested by the Company

Notice shall be deemed to have been given with respect to overnight carrier or certified mail, one (1) day after deposit with such carrier and as to facsimile, on date of transmission, provided additional service is made. The addresses may be changed by giving written notice as provided herein: provided, however, that unless and until such written notice is actually received, the last address stated herein shall be deemed to continue in effect for all purposes hereunder.

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[Signature page follows]

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IN WITNESS WHEREOF, the County and the Company have caused this Agreement to be executed in quadruplicate originals, in their respective names, by persons duly authorized by proper authority, and have sealed the same as of the day and year first above written.

(Company Name)
_____
By: _____
Title: _____

[Corporate Seal]

ATTEST:

_____ (Seal)
Name_____

ROWAN COUNTY, NORTH CAROLINA
_____
Gregory C. Edds
Rowan County Board of Commissioners

[Corporate Seal]

ATTEST:
_____
Carolyn Barger
Clerk to the Board of Commissioners

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

_____
James M. Howden
Rowan County Finance Director

APPROVED AS TO FORM AND LEGAL SUFFICENCY:

_____
John Dees II
County Attorney

DRAFT

ATTACHMENT I

LEGAL DESCRIPTION OF THE PROPERTY

DRAFT

AUTHORIZING RESOLUTION BY ROWAN COUNTY

for the

North Carolina Department of Commerce

Building Reuse Program

"Project ACDC Building Reuse Project"

WHEREAS, The North Carolina General Assembly has authorized funds to stimulate economic development and job creation in distressed areas through constructing critical water and wastewater facilities, addressing technology needs, renovating vacant buildings, and implementing research and demonstration projects, and

WHEREAS, the County has need for and intends to assist in the renovation of an existing building in a project described as the "Project ACDC Building Reuse Project"; and

WHEREAS, the County intends to request funding assistance from the North Carolina Department of Commerce from its Building Reuse Program for the project;

NOW THEREFORE BE IT RESOLVED, BY THE ROWAN COUNTY BOARD OF COMMISSIONERS:

That the County is in full support of the application and the project, if funding is received, and

That the County will arrange for a local match that will exceed the required 5% of the grant amount, and

That the County has substantially complied or will substantially comply with all State, and local laws, rules, regulations, and ordinances applicable to the project and to the grants pertaining thereto, and that Gregory C. Edds, Chairman, or Aaron Church, County Manager, is authorized to execute any additional documents pertaining to the grant application as requested by the North Carolina Department of Commerce.

Adopted this the 15th day of March 2021 in Salisbury, North Carolina.

_____

Gregory C. Edds, Chairman

ATTEST:

_____

Carolyn Barger, CMC, NCCC
Clerk to the Board

(Seal)

Local Government Certifications

The attached statements and exhibits are hereby made part of this application, and the undersigned representative of the applicant certifies that the information in this application and the attached statements and exhibits are true, correct, and complete to the best of the signatory's knowledge and belief. The signatory further certifies:

1 as Authorized Representative, the signatory has been authorized to file this application by formal action of the governing body;
2 that the governing body or agrees that if a grant is awarded, the applicant will provide proper and timely submittal of all documentation requested by the Grantor Agency;
3 that the applicant has substantially complied with or will comply with all federal, state, and local laws, rules, regulations, and ordinances as applicable to this project;
4 that the applicant has analyzed the participating companies' financial and organizational strength regarding the ability to successfully meet the terms of the job creation and maintenance requirements, carry out the renovation project, as well as, the ability to meet the potential for repayment of loan funds; and
5 that the project is in accordance with the applicant's economic development plan and that the applicant has investigated any impact that the project may have on existing businesses within the applicant's jurisdiction.

Signature of Local Government Chief Elected Official

Typed Name , **Typed Title**

Date

Signature of Property Owner Representative

Typed Name , **Typed Title**

Date

Signature of Company CEO/CFO/COO/President

Typed Name , **Typed Title**

Date

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Ed Muire, Planning Director
DATE:	March 9, 2021
SUBJECT:	Public Hearing: ZTA 02-19 Solar Energy Systems & Miscellaneous Text Amendments with Land Use Plan Recommendations

---

ZTA 02-19 Material
The accompanying memo provides updates for consideration based on comments or direction from the Commission at its March 1, 2021 meeting. Also included are:

- Public Hearing DRAFT 1.6 containing the proposed text amendments recommended by the Planning Board
- Land Use Plan recommendations from the Planning Board
- Recommended Statement of Consistency from the Planning Board

RECOMMENDATION

- Receive Staff Report
- Conduct Public Hearing
- Render Decision on ZTA 02-19 material

ATTACHMENTS:

Description	Upload Date	Type
ZTA 02-19 Staff Memo	3/9/2021	Cover Memo
NC Template Solar Decommissioning Plan	3/9/2021	Exhibit
NC Dept of Revenue Depreciation Schedule	3/9/2021	Exhibit
ZTA 02-19 Public Hearing DRAFT document	3/9/2021	Ordinance
Land Use Plan recommendations	3/9/2021	Backup Material
ZTA 02-19 Statement of Consistency	3/9/2021	Backup Material

Rowan County Planning and Development Department
402 North Main Street ▪ Room 204 ▪ Salisbury, N.C. 28144-4341
Phone: 704-216-8588 ▪ Fax: 704-216-7986

MEMORANDUM

TO: Chairman Edds and Commission members
FROM: Planning Staff
RE: Public Hearing for ZTA 02-19 Solar Energy Systems and Miscellaneous Text
DATE: March 8, 2021

Background

The accompanying public hearing document, Solar Moratorium DRAFT 1.6, is an excerpt of the Rowan County Zoning Ordinance specific to the text amendments recommended by the Planning Board. As typical, proposed zoning text amendments appear as ***bold italicized text*** and deletions appear as ~~strikethrough text~~; Staff commentary relative to the amendments is available for context in the side bar.

Text Updates as DRAFT 1.6.1

Topics or issues for further study as requested by the Commission at its March 1, 2021 meeting are listed below and include staff commentary. As applicable, suggested text for consideration is offered in this subset of the Public Hearing DRAFT 1.6 and appears in ***bold italic underlined*** with deletions as double strikethrough text.

- Requiring approval from NC Utilities Commission prior to applying to Rowan County

Commentary: Proposed amendments to the Conditional Use Permit (CUP) section (21-60(4)b) on page 80 require the applicant to provide its Certificate of Public Convenience (CPCN) for any site over 2 MW and Report of Proposed Construction for facilities under 2MW. In Staff opinion, this effectively requires the NCUC review and approve an application prior to making a local CUP application. This similar requirement was not included in the Conditional District (CD) standards until the Planning Board's Courtesy Hearing and only then, it was recommended "optional" to the extent that if an applicant had NCUC approval they could provide the items (i) relevant studies, reports, etc.; (ii) intent to interconnect; (iii) CPCN. If the Commission wants to make this a CD requirement as well, the proposed amendment to Section 21-64(a)6 on page 100 line 28 would appear as below:

Suggested Text: ***Supplementary Materials. ~~As applicable~~, the applicant shall provide the following with the conditional district permit application:***

Rationale: Requiring a CPCN or similar approval from NCUC for both CUPs and CDs will likely ensure utility scale applications are not speculative and have been evaluated by state agencies for general oversight. Furthermore, the County will have some perspective as to the extent or scale of the proposed project. As a reminder, NCUC approval does not preempt Rowan County's zoning authority.

- Can an application include multiple tracts to create system areas to circumvent the requirements

Commentary: As there is no proposed ordinance standard limiting size for conditional district zonings, this situation may only occur in IND conditional use permit application requests. If the Commission has a concern about this item, it may opt to establish an ordinance requirement, as opposed to a land use recommendation, limiting the maximum system area size for RA and CBI (CD) applications also. If doing so, Staff opinion is that maximum system area sizes should differ between a CUP and CD consideration, i.e. fifty (50) acres should not be the maximum size in both scenarios. Consider a scheme that adjusts the system area size relative to district desirability, e.g. systems in RA(CD) to one hundred (100) acres; CBI(CD) to fifty (50) acres and IND(CUP) system area size to twenty-five (25) acres; or some variation thereof.

This amendment would only be applicable to the CUP standards in Section 21-60(4)b(3) on page 79 lines 36/37 as it establishes a maximum acreage for system area.

Suggested Text: ***Size. ~~Regardless of tract size~~, To preserve industrial properties for job creation, tax base and economic development opportunities, the maximum system area per utility scale solar energy system application shall be no greater than ~~fifty (50)~~ twenty-five (25) acres. For purposes of delineating setbacks and calculating size, the system area may consist of a single or multiple non-contiguous fenced areas on a parcel(s).***

This amendment would create another CD standard in Section 21-64(4)a on pages 100-101 as it establishes a maximum acreage for system area.

Suggested Text: ***Size. To maintain rural character and commercially viable corridors, the maximum system area per utility scale solar energy system application shall be no greater than one hundred (100) acres in Rural Agricultural (RA) and fifty (50) acres in Commercial, Business, Industrial (CBI) districts. For purposes of delineating setbacks and calculating size, the system area may consist of a single or multiple non-contiguous fenced areas on a parcel(s).***

- Will the County receive notice of financial surety lapse or sale of a utility scale system

Commentary: The three (3) options for posting financial surety are cash; surety bond and irrevocable letter of credit. Using the latter two (2), the County can can protect its interests in a de-commissioning bond or a letter of credit, as the bonding company or bank are both required to send notice of any intent to release or modify the bond or letter of credit.

Ownership of real property through a request for notice can be filed with Register of Deeds, but there is no mechanism to track the sale of business personal property prior to such sale due to the nature of the assets (solar array/panels and mechanical equipment). A permit condition may require the applicant to provide the County a notice of sale of assets, although it may be difficult to enforce if this occurs frequently. Where real property is owned by an individual and leased to a solar company, the solar assets can be transferred without any public notice either by an asset purchase or by purchase of the company itself. At the risk of a 10% penalty, the tax office receives notice of the sale of business personal property by the previous owner, otherwise.

- 360 day period of no power being produced / Up-fitting of panels

Concern: This standard is associated with implementing decommissioning of a facility when it no longer produces power and the question is whether this would allow a facility to have “one or two

panels" operating and not be subject to decommissioning actions. Related, the County would like to ensure the longevity of a facility and its continued operation thru the replacement of broken or inefficient panels with new units.

Commentary: The County's approach toward conditioning approval of these land uses tends to focus on appearance and location, i.e. setbacks, size, screening, etc. as opposed to power produced. As such, it may be difficult to incorporate a percentage standard for establishing a threshold for which a system is no longer in operation. In this case, "no power" means the system is not producing energy for a 360 continuous day period. This time period of inactivity is identical to the manner the zoning ordinance deems land uses discontinued or abandoned. That being said, an option may be to require an "efficiency analysis" be provided at the time of bond or surety renewal.

- Require renewal of surety bond or letter of credit

Commentary: Due to the purported 20-25 year lifespan of these facilities, the Commission wanted the ability to have the cost estimates for decommissioning reevaluated at the ten year (10) anniversary and every five (5) years thereafter.

This proposed amendment would be applicable to Section 21-60(4)b(7)i on page 80 and Section 21-64(a)5 on page 101.

Suggested Text: ***The applicant shall provide a decommissioning plan that includes a cost estimate and salvage values prepared by an NC Professional Engineer having professional credentials, recognized expertise or specialization in construction and removal of similar facilities detailing how the solar energy system will be removed and system area will be reasonably restored to its original condition in the event it does not produce energy for a three hundred sixty (360) day continuous basis. Acceptance of the decommissioning plan and cost estimates by Rowan County shall be subject to independent review by an NC Professional Engineer of the County's selection. Prior to permitting, the applicant shall provide Rowan County financial surety at 1.25 times the mutually agreed cost estimate amount, ~~. Renewable bonds are expected to provide updated estimates and reflect changes due to labor costs, demolition practices, etc.~~ minus fifty percent (50%) of the salvageable value, which will remain in effect for the first ten (10) years of operation.***

An updated decommissioning plan detailing costs and salvageable values shall be submitted to the Planning Department at least six (6) months prior to the ten-year anniversary of installation and six (6) months prior to every five (5) year anniversary thereafter. In addition to the updated decommissioning plan submittals, the system owner shall provide an analysis of the power produced annually by the facility; an operational efficiency and status report of the panels and equipment; and any intended upgrades or replacements of panels, equipment, etc. Acceptance of the updated plans and estimates by Rowan County shall be subject to independent review by an NC Professional Engineer of the County's selection. A new financial surety at 1.25 times the mutually agreed cost estimate amount, minus fifty percent (50%) of the salvageable value, shall be provided by the owner / operator to Rowan County for the time period associated with the updated plan.

The system owner / operator may request an extension of the 360 day period to prevent execution of the Decommissioning Plan. The request shall be considered in the same manner as approval was granted.

- Decommissioning Plan contents

Commentary: The notion of providing a decommissioning plan is a given, but the contents of a plan will likely differ among applicants. As such Staff suggests utilizing the attached template decommissioning plan from the NC Solar Template Model Ordinance as a basis.

This proposed addition would be applicable to Section 21-60(4)b(7)i on page 80 and Section 21-64(a)5 on page 101.

Suggested Text: ***At a minimum, the contents of the decommissioning plan shall include the cost estimates referenced herein and information found in the NC Template Solar Ordinance's Example Decommissioning Plan updated to reflect the site's locational attributes. This plan shall be recorded in the Rowan County Register of Deeds prior to construction of the site.***

- Land Use Plan recommendations

Commentary: Areas of the County that have poor soils or building / septic constraints may also be in a corridor or area the County is interested in extending utilities that overcome the soil limitations. As such, modifying these policies may be warranted.

Suggested Text: ***Subject to potential utility extension(s), Sites having identified poor soils or building / septic constraints are generally encouraged for selection.***

Areas currently served or having the potential to be served by water and sewer infrastructure are not preferred locations.

Furthermore, if the system acreage suggested changes proposed herein are accepted, it will be necessary to eliminate the land use plan recommendation, which states:

~~***A maximum system acreage of 50 acres is preferred, but may be increased based on the site's ability meet all other requirements contained herein.***~~

- Applicable Tax Implications

Commentary: Although not directly tied to its consideration of appropriateness in a zoning district, the question of applicable tax rate was posed by the Commission. Staff has provided the accompanying information based on conversations with the Tax Assessor.

Solar facilities are taxed on land value and improvement value; the land and any non-power producing buildings are considered real estate and the photovoltaic panels and related equipment are deemed business personal property. Land in a solar facility is not eligible for inclusion in the present use value system (agricultural use) and any lands transitioned from present use into solar production is responsible for three (3) year taxation in arrears at the general land use rate. There is no set market value for solar land, as the rate can be influenced by location, similar sales or lease rates, etc.

In contrast, the rate of taxation and depreciation is uniform throughout NC as established by the NC Dept. of Revenue (DoR). An eighty percent (80%) exemption is applied to the initial value of solar equipment as reported by the owner/operator and the adjusted value is subject to a depreciation schedule over an eighteen (18) year period. Minus the initial 80% exemption, the rate decreases

from six percent (6%) in year one to seventy-five percent (75%) in year eighteen; refer to attached DoR schedule.

A three (3) year example of the overall property tax billing provided below is based on an assumed land value of $200,000 and equipment value (business personal property) of $80 million:

Year	Land Value	Business PP Value	Depreciation Schedule	Adjusted BPP	Total Assessed Value	Rowan Tax	Fire Tax	Total Tax Bill
1	200,000	16,000,000	6%	15,040,000	15,240,000	100,203	12,192	$112,395
2	200,000	16,000,000	18%	13,120,000	13,320,000	87,579	10,656	$98,235
3	200,000	16,000,000	22%	12,480,000	12,680,000	83,371	10,144	$93,515

Taxation of the assed value is subject to the rate of the county, fire district, etc. in addition to the land value rate.

Its worth noting that if the solar facility is owned by a public service company, e.g. Duke Energy, the values and rates are established by NC DoR, and the example above does not apply.

APPENDIX G: Example Decommissioning Plan

This is a simple example decommissioning plan:

Decommission Plan for Big Bright Solar Farm, located at September 10, 2013
123 Edge-of-Town Rd.
Piedmont-ville, NC 21234

Prepared and Submitted by Solar Developer ABC, the owner of Big Bright Solar Farm

As required by the Town/County of _____, Solar Developer ABC presents this decommissioning plan for Big Bright Solar Farm (the "Facility").

Decommissioning will occur as a result of any of the following conditions:

1. The land lease ends
2. The system does not produce power for 12 months
3. The system is damaged and will not be repaired or replaced

The owner of the Facility, as provided for in its lease with the landowner, will do the following as a minimum to decommission the project.

1. Remove all non-utility owned equipment, conduits, structures, fencing, and foundations to a depth of at least three feet below grade.
2. Remove all graveled areas and access roads unless the owner of the leased real estate requests in writing for it to stay in place.
3. Restore the land to a condition reasonably similar to its condition before SES development, including replacement of top soil removed or eroded.
4. Revegetate any cleared areas with warm season grasses that are native to the region (~~Mountains,~~ Piedmont, ~~Sandhills or Coastal Plain~~ regions), unless requested in writing by the owner of the real estate to not revegetate due to plans for agricultural planting.

All said removal and decommissioning shall occur within 12 months of the facility ceasing to produce power for sale.

The owner of the Facility, currently Solar Developer ABC, is responsible for this decommissioning. Nothing in this plan relieves any obligation that the real estate property owner may have to remove the facility as outlined in the Special Use Permit in the event the operator of the farm does not fulfill this obligation.

The owner of the Facility will provide Town/County planning department and the Register of Deeds with an updated signed decommissioning plan within 30 days of change in the Facility Owner.

This plan may be modified from time to time and a copy of any modified plans will be provided to the planning staff and filed with the Register of Deeds by the party responsible for decommissioning.

SES Owner Signature:_____ Date:_____

Landowner (if different from SES Owner) Signature:_____ Date:_____

NC Department of Revenue
Local Government Division
Personal Property Section

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Effective 1/1/2021

Schedule T Valuation Table
Historical (Original) Cost
Percent Good Factors

Year Acq'd	Age Yrs	Trend Factor	Life Years 18	28	50	Year Acq'd	Age Yrs	Trend Factor	Life Years 28	50
2020	1	1.00	94	96	98	1995	26	1.67		80
2019	2	0.92	82	86	89	1994	27	1.73		80
2018	3	0.93	78	83	88	1993	28	1.78		78
2017	4	0.96	75	82	88	1992	29	1.84		77
2016	5	0.97	70	79	87	1991	30	1.87		75
2015	6	1.01	67	79	89	1990	31	1.89		72
2014	7	1.12	68	84	96	1989	32	1.96		70
2013	8	1.16	65	83	98	1988	33	2.10		71
2012	9	1.24	62	84	101	1987	34	2.23		71
2011	10	1.26	56	81	101	1986	35	2.30		69
2010	11	1.29	50	79	101	1985	36	2.75		77
2009	12	1.30	43	74	99	1984	37	3.00		78
2008	13	1.29	36	69	96	1983	38	3.13		75
2007	14	1.32	29	66	95	1982	39	3.36		74
2006	15	1.33	25	62	93	1981	40	3.81		76
2005	16	1.35		58	92	1980	41	3.98		72
2004	17	1.37		54	91	1979	42	4.71		75
2003	18	1.39		50	89	1978	43	4.88		68
2002	19	1.40		45	87	1977	44	5.09		61
2001	20	1.44		41	86	1976	45	5.42		54
2000	21	1.47		37	85	1975	46	5.82		47
1999	22	1.48		32	83	1974	47	6.10		37
1998	23	1.50		27	81	1973	48	6.37		25
1997	24	1.53		25	80	1972	49	6.63		
1996	25	1.60			80	1971	50	6.66		

Note: When the rate of inflation is greater than the rate of depreciation, the calculated perecent good factor will exceed 100. When this occurs, the assessed value will be higher than the listed cost when appraising using the cost approach.

Do not apply the trend factors to the percent good factors. The percent good factors already have the trend factors incorporated. This is true for all schedules in this manual.

Chapter 21: ZONING ORDINANCE

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Sec. 21-111. Generally.
Sec. 21-112. Relation to Standard Industrial Classification (SIC) Manual, 1987; executive office of the president, office of management and budget.
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Article VI. Nonconforming Situations
Sec. 21-131. Purpose and intent.
Sec. 21-132. General provisions.
Sec. 21-133. Continuation of nonconforming use of land.
Sec. 21-134. Conditions for continuance for a change in nonconforming situation.
Sec. 21-135. Extension, enlargement or replacement of a nonconforming use.

COMMENTARY

Propose new Conditional District section for standards related to specific uses, i.e. Solar Systems, Junk Yards, Landfills and Zoos; refer to pages 100-103.

COMMENTARY

Extraterritorial jurisdiction (ETJ) means that portion of a city or town planning jurisdiction that lies outside the corporate limits of the city or town within which municipal land use regulations apply.

Fall zone means an area in which a wireless support structure or broadcast tower may be expected to fall in the event of a structural failure, as measured by engineering standards.

Family care home means an adult care home with support and supervisory personnel that provides room and board, personal care and habilitation services in a family environment for not more than six (6) resident handicapped persons.

Family child care home means any child care program or child care arrangement wherein any person provides child care on a regular basis at least once per week for more than four (4) hours per day for five (5) or fewer preschool-age children and / or three (3) or fewer school-age children under thirteen (13) years of age, wherever operated, and whether or not operated for profit as defined by G.S. 110-86. The provider's own preschool-age children are included in the capacity totals but their school-age children are not. The four-hour limit applies regardless of the time of day and regardless of whether the same or different children attend. Cooperative arrangements among parents to provide care for their own children as a convenience rather than for employment are not included.

Family, Immediate means an individual's grandparents, step-grandparents, parents, step-parents, sibling (full, half, or step), children, step-children, grandchildren, and step-grandchildren, whether natural or legal.

Farm, bona fide means the production and activities relating or incidental to the production of crops, fruits, vegetables, ornamental and flowering plants, dairy, livestock, poultry, and all other forms of agriculture as defined in G.S. 106-581.1 subject to G.S. 153A-340 (b).

Fence means any artificially constructed barrier erected to enclose or screen areas of land used as a boundary or means of protection or confinement.

Financial surety – means a form of financial guarantee issued to and held by Rowan County, NC to ensure completion of a project or specified aspect of such. This guarantee may be in the form of a performance bond issued by a bonding company authorized to conduct business in North Carolina; or a letter of credit issued by a financial institution licensed to conduct business in North Carolina; or cash that may be held in escrow.

Defined financial surety as referenced in Decommissioning Plan requirement

Firearm means a weapon, including pistols, rifles, and shotguns, capable of firing a projectile using an explosive charge as a propellant.

Firing line means a line parallel to a target from which firearms or arrows are discharged.

Frontage means the side(s) of a lot abutting a legally accessible public or private street rights-of-way.

G.S. refers to the North Carolina General Statutes.

Garage. See term "automobile repair facility."

Go kart means a miniature open wheeled four-wheeled racing vehicle having

energy excluding frames, supports, and mounting hardware.

Solar Energy means radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System means any ~~solar collector device or structural design feature of a building, except solar shingles, along with its ancillary equipment whose primary purpose is to provide for the collection, inversion, storage, and distribution of solar energy for space heating or cooling, water heating, or generation of electricity~~ ***component(s) and subsystem(s) designed or required to collect, store or convert solar energy into electric or thermal energy for use or sale. This term includes, but is not limited to, solar photovoltaic (PV) systems, solar thermal systems and solar hot water systems, but*** ~~This definition~~ is not intended to include incidental systems that generate a minimal level of electricity typically used to power signs, wells, gates, fences, or similar ancillary uses. ***A solar energy system is classified as one of the following types:***

Residential - Ground mounted system having a solar collector area of six thousand (6,000) square feet or less primarily used to provide or off-set power to a residence on site

Non-Residential - Ground mounted system that will provide or off-set power to the non-residential operation(s) on site

Roof Mounted – A system mounted on the roof or wall of a residence, business or accessory structure(s)

Utility Scale – A solar energy system that is typically tied to the electric grid to generate power for sale or off-site use and does not qualify as a Residential, Non-Residential or Roof Mounted system defined herein.

Solid Waste and Recycling Convenience Center means a facility operated by Rowan County for the purpose of fulfilling its solid waste and recycling service responsibilities to the public defined in NCGS 130A-309.09A. Convenience centers typically include a structure(s) for administrative operations (personnel, storage, etc.) and an arrangement of mobile containers used to collect and store local solid waste and assorted recyclables until transported to an off-site location for disposal and / or processing. These facilities may also accommodate the temporary and incidental storage of collected bulky or oversized materials along with miscellaneous other materials outside of containers.

Sound level means the weighted sound pressure level obtained by the use of a sound level meter and frequency weighting network, such as A, B or C as specified in American National Standards Institute specifications for sound level meters (ANSI S1.4-1983) or the latest approved version thereof). If the frequency weighting employed is not indicated, the A-weighting shall apply.

Sound level meter means an instrument which includes a microphone, amplifier, RMS detector, integrator or time average, output meter and weighting network used to measure sound pressure levels.

Specified anatomical areas means less than completely and opaquely covered human genitals, pubic region, buttock, or female breast below a point

COMMENTARY

Propose to eliminate this portion of the current definition of solar energy system

This update to the definition is based on similar from the *Template Solar Energy Ordinance for NC*

Propose to create new classifications of solar energy systems based on its use:

- Residential and its 6,000 sq ft threshold is still proposed to be allowed in all standard zoning districts.
- Non-Residential would be for a business supplying or off-setting its own power needs
- Roof Mounuted is as the name implies, but excluded from some areas of the Airport Zoning Overlay
- Utility Scale is a system that does not qualify as another type, but generally provides power to the electric grid

COMMENTARY

Subdivision, major means a major subdivision and defined as a subdivision where:

(1) New roads are proposed or rights-of-way are dedicated; or

(2) More than eight (8) lots are created after the subdivision is completed.

Subdivision, minor means a minor subdivision and defined as a subdivision where:

(1) No new roads are proposed, or road rights-of-way dedicated; and

(2) Where eight (8) or fewer lots will result after the subdivision is completed.

Subgrade means that portion of the roadbed prepared as a foundation for the pavement structure.

Substantial modification means the mounting of a proposed wireless facility on a wireless support structure that substantially changes the physical dimensions of the support structure. A mounting is presumed to be a substantial modification if it meets any one or more of the criteria listed below. The burden is on the local government to demonstrate that a mounting that does not meet the listed criteria constitutes a substantial change to the physical dimensions of the wireless support structure.

a. Increasing the existing vertical height of the structure by the greater of (i) more than ten percent (10%) or (ii) the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet.

b. Except where necessary to shelter the antenna from inclement weather or to connect the antenna to the tower via cable, adding an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure the greater of (i) more than 20 feet or (ii) more than the width of the wireless support structure at the level of the appurtenance.

c. Increasing the square footage of the existing equipment compound by more than 2,500 square feet.

System Area means all the land within the fenced perimeter of a Non-Residential or Utility Scale ground mounted solar energy system.

This concept of 'system area' is based on similar from the *Template Solar Energy Ordinance for NC.* As proposed, this term applies only to Non-Residential systems and Utility Scale

Temporary family health care structure means a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the State Building Code, G.S. 143-139.1(b), and G.S. 160A-383.5.

Tower means any structure whose primary function is to support an antenna. As its use relates to supporting wireless facilities, the term 'tower' is synonymous with the term 'wireless support structure'.

Tract means a lot or parcel of land or a contiguous combination of two (2) or more parcels of land in one (1) ownership.

COMMENTARY

Manufacturing group:

Printing and publishing (SIC 27).

Drugs (SIC 283).

Soap, detergents, and cleaning preparations; perfumes, cosmetics, and other toilet preparations (SIC 284).

Rubber and miscellaneous plastics products (SIC 30).

Fabricated metal products (SIC 34), except:

Ammunition, except for small arms (SIC 3483).

Ordnance and accessories (SIC 3489).

Industrial machinery and equipment (SIC 35).

Electrical and electronic equipment (SIC 36), except:

Power distribution and specialty transformers (SIC 3612).

Transportation equipment (SIC 37).

Instruments and related products (SIC 38).

Miscellaneous manufacturing industries (SIC 39).

Transportation, communication, and utilities group:

Non-Residential and Roof Mounted ~~Ground Mounted~~ Solar Energy Systems ~~6,000 sq.ft. or less~~ (SIC 491 pt) ***subject to the size and locational restrictions of 21-56(6)c.***

Propose to allow only Non-Residential and Roof Mounted Systems in 85-ED-1. Both systems must be associated with an on-site structure. Standards contained on page 65.

b. The following are allowed with the issuance of a conditional use permit:

Construction group:

General Building Contractors (SIC 15)

Special Trade Contractors (SIC 17)

Manufacturing group:

Lumber and wood products (SIC 24).

Furniture and fixtures (SIC 25).

Paper and allied products (SIC 26).

Plastic materials, synthetic resins, etc. (SIC 282).

Stone, clay, glass, and concrete products (SIC 32).

Primary metal industries (SIC 33).

Transportation, communication, and utilities group:

Communications and telecommunication towers (SIC 48 pt).

Services group:

Racing, including track operation (SIC 7948).

COMMENTARY

Industrial machinery and equipment (SIC 35).

Electrical and electronic equipment (SIC 36), except:

Power distribution and specialty transformers (SIC 3612).

Transportation equipment (SIC 37).

Instruments and related products (SIC 38).

Miscellaneous manufacturing industries (SIC 39).

Transportation, communication, and utilities group:

Non-Residential and Roof Mounted ~~Ground Mounted~~ Solar Energy Systems ~~6,000 sq.ft. or less~~ (SIC 491 pt) ***subject to the size and locational restrictions of 21-56(6)c.***

Service industries group:

Engineering and management services (SIC 87).

b. The following are allowed with the issuance of a conditional use permit:

Construction group:

General Building Contractors (SIC 15)

Special Trade Contractors (SIC 17)

Manufacturing group:

Lumber and wood products (SIC 24).

Furniture and fixtures (SIC 25).

Paper and allied products (SIC 26).

Plastic materials, synthetic resins, etc. (SIC 282).

Stone, clay, glass, and concrete products (SIC 32).

Primary metal industries (SIC 33).

Transportation, communication, and utilities group:

Local and interurban passenger transit (SIC 41).

Motor freight transportation and warehousing (SIC 42).

Transportation services (SIC 47).

Communications and telecommunication towers (SIC 48 pt).

Wholesale trade group:

Wholesale trade--durable goods (SIC 50).

Wholesale trade--nondurable goods (SIC 51).

Services group:

Racing, including track operation (SIC 7948).

c. Approval of a PUD with a minimum lot size of twenty (20) acres will

Propose to allow only Non-Residential and Roof Mounted Systems in 85-ED-2. Both systems must be associated with an on-site structure. . Standards contained on page 65

COMMENTARY

Primary metal industries (SIC 33).

Fabricated metal products (SIC 34), except:

Ammunition, except for small arms (SIC 3483).

Ordnance and accessories (SIC 3489).

Industrial machinery and equipment (SIC 35).

Electrical and electronic equipment (SIC 36), except:

Power distribution and specialty transformers (SIC 3612).

Transportation equipment (SIC 37).

Instruments and related products (SIC 38).

Miscellaneous manufacturing industries (SIC 39).

Transportation, communication, and utilities group:

Local and interurban passenger transit (SIC 41).

Motor freight transportation and warehousing (SIC 42).

Transportation services (SIC 47).

Non-Residential and Roof Mounted ~~Ground Mounted~~ Solar Energy Systems ~~6,000 sq.ft. or less~~ (SIC 491 pt) ***subject to the size and locational restrictions of 21-56(6)c.***

Propose to allow only Non-Residential and Roof Mounted Systems in 85-ED-3. Both systems must be associated with an on-site structure. Standards contained on page 65

Service industries group:

Hotels, rooming houses, camps, and other lodging places (SIC 70).

Personal services (SIC 72).

Business services (SIC 73).

Automotive repair, services, and parking (SIC 75).

Health services (SIC 80).

Legal services (SIC 81).

Educational services (SIC 82).

Membership organizations (SIC 86).

Engineering and management services (SIC 87).

b. Allowed accessory and ancillary uses on up to twenty (20) percent of the total acreage:

Transportation, communication, and utilities group:

Local and interurban passenger transit (SIC 41).

Transportation services (SIC 47).

Wholesale trade group:

Wholesale trade--durable goods (SIC 50).

COMMENTARY

Wholesale trade--nondurable goods (SIC 51).

Retail trade group:

General merchandise stores (SIC 53).

Food stores (SIC 54).

Eating and drinking places (SIC 58).

Miscellaneous retail (SIC 59).

Finance, insurance, and real estate group:

Depository institutions (SIC 60).

Service industries group:

Hotels, rooming houses, camps, and other lodging places (SIC 70).

Personal services (SIC 72).

Business services (SIC 73).

c. The following are allowed with the issuance of a conditional use permit:

Transportation, communication, and utilities group:

Communications and telecommunication towers (SIC 48 pt).

(4) *85-ED-4 Retail Center.* Many areas near the interstate will draw interest from retailers. It is often appropriate or desirable to have a portion of an area zoned for larger retail development. This helps ensure availability of most retail and service needs in a location nearby and accessible to major employment and residential areas. Minimum development size is twenty (20) acres and will require approval of a PUD.

a. Allowed primary and accessory uses are:

Transportation, communication, and utilities group:

Non-Residential and Roof Mounted ~~Ground Mounted~~ Solar Energy Systems ~~6,000 sq.ft. or less~~ (SIC 491 pt) ***subject to the size and locational restrictions of 21-56(6)c.***

Propose to allow only Non-Residential and Roof Mounted Systems in 85-ED-4. Both systems must be associated with an on-site structure. Standards contained on page 65

Retail trade group:

Building materials, hardware, garden supply, and mobile (SIC 52).

General merchandise stores (SIC 53).

Food stores (SIC 54).

Automotive dealers and gasoline service stations (SIC 55).

Apparel and accessory stores (SIC 56).

Furniture, home furnishings and equipment stores (SIC 57).

Eating and drinking places (SIC 58).

COMMENTARY

(Ord. of 1-19-98, § IV; Amend of 4-21-14; Amend. of 09-03-19)

Sec. 21-53. Permitted uses with special requirements and rural home occupations (RHOs).

Uses listed as SR (Special Requirements) in section 21-113, except those in the NB zoning district, which are subject to section 21-65, shall comply with the pertinent regulations listed in the following subsections. Site plan approval by the zoning administrator shall be required unless expressly provided otherwise prior to issuance of a zoning permit and such approval shall be given if all requirements herein are met. The plan shall become part of the building permit.

(1) Rural Home Occupations [RHO].

a. Purpose and Intent. Rowan County recognizes the important role RHOs offer residents and the community in creating business opportunities to fulfill or supplement the resident's employment needs. Standards are established herein to protect adjoining properties from potential adverse impacts associated with these uses.

b. Development Standards. All proposed operations are subject to general standards identified in sections 21-54 through 55, applicable specific standards in section 21-56, and other pertinent requirements of this chapter.

c. Combination Use. In addition to the principal residential use, development of a RHO may constitute a second principal use whose occupancy classification is subject to the North Carolina Building Code for non-residential use as determined by the Rowan County Inspections Department.

d. Change in Operation. RHOs permitted to comply with the provisions of section 21-55(2)b shall be classified as non-conforming if a change in association between the residence and business operator occurs. As such, applicants should consider potential investment in the development of land and / or structures for RHOs and the inherent future limitations should the use become non-conforming. Many RHO locations would not adhere to the purpose and intent or land use recommendations for rezoning to a non-residential district.

(2) *Specific criteria for uses listed as SR.* The SR standards required in Section 21-54 & 55 do not apply to uses in the residential group from 21-113; Common Sand Mining (SIC 1442); Dead storage of manufactured homes (SIC 42); Co-location of wireless facilities, eligible facilities requests, alternative tower structures, and public safety tower (SIC 48 pt); ~~and Ground mounted solar energy systems 6,000 sq ft or less (SIC 491 pt)~~; and uses listed as SR in non-residential districts.

This section applies to Rural Home Occupations and would not have been applicable to what is now termed a Residential system and deemed an accessory use; propose to eliminate.

(Ord. of 1-19-98, § IV; Amend. of 12-2-13; Amend. of 4-21-14; Amend. of 10-15-18; Amend. of 09-03-19)

Sec. 21-54. Maximum building size and setback requirements for RHOs.

Building size and setbacks size for certain uses listed as "SR" in Section 21-113 shall be as provided in this section.

COMMENTARY

1. *Location.* All mechanized sawing equipment must be located a minimum of five hundred (500) feet from lot boundary lines. Residential lots owned by the sawmill operator are exempt from this requirement.

2. *Reserved.*

b. *Winery.*

1. *Setbacks.* The facility shall meet the setback requirements of Section 21-84. (Table of dimensional requirements)

2. *Screening.* The facility shall meet the screening requirements of Article IX. (Screening and Buffering)

3. *Licenses and permits.* All required licenses and permits (i.e. Environmental Health, ABC, etc.) shall be obtained prior to operation of the facility.

(6) *Additional standards applicable to specific uses listed as SR in the transportation, communication, electric, gas and sanitary services group.*

a. *Trucking (SIC 421).*

1. *Minimum lot size.* The minimum lot size is three (3) acres.

2. *Buffer.* All operations shall be a minimum of fifty (50) feet from adjacent residentially developed property lines.

3. *Applicability.* The provisions of this subsection shall apply to trucking businesses with three (3) or more trucks.

b. *Dead storage of manufactured homes.*

1. Compliance with applicable standards of Chapter 14.5, Nuisance Ordinance.

2. Dead storage of more than one (1) manufactured home by an individual is not allowed in the RA, RR, and MFR district.

3. Dead storage of more than one (1) manufactured home is allowed in the CBI and IND district on property owned or leased by a licensed manufactured home dealer.

4. Dead storage of more than one (1) manufactured home is allowed in the MHP district in a manufactured home park.

5. Manufactured homes shall not be kept in dead storage for more than sixty (60) days in accordance with chapter 14.5 section 34 of the Nuisance Ordinance.

c. ~~Ground mounted solar~~ ***Solar*** energy systems ~~6,000 sq.ft. or less~~ (SIC 491 pt.). ~~For the purposes of this subsection, the requirements of Sec. 21-54, 55, & 65 do not apply for RA or NB zoned properties.~~ ***These standards are intended to encourage and promote use of solar collectors as an alternative or supplemental energy source in the following formats for residential and commercial applications.***

1***. Residential system.*** ~~Size and Setbacks.~~ Solar collectors shall ***be considered an accessory use and*** conform to the lesser of

This is an excpert of Section 56 Specific Criteria for SR Uses.

The Residential system must be associated with a residence and setbacks are based on panel size; contained in Section 21-285 on page 140-141.

6,000 sq.ft. or 10% of the lot size and ~~maintain a ten (10) foot setback from all property lines~~ ***are subject to setback standards in Section 21-285***.

2. Non-Residential system.

i. Setbacks. The system area setbacks shall be fifty feet (50') from adjoining property lines and road rights-of-way. As applicable, all solar energy equipment, excluding solar collectors, must be located a minimum of one hundred feet (100') from an existing residence, church or school.

ii. Location. These systems shall not be located within the conical or horizontal surfaces associated with the Mid-Carolina Regional Airport.

iii. Fencing. Security fencing, a minimum of six feet (6') in height, shall be installed at the system area perimeter.

iv. Documentation. For those systems having a panel area greater than six thousand (6,000) square feet, the applicant shall provide documentation from a registered North Carolina Professional Engineer qualified to perform electrical design services substantiating the solar energy system is primarily designed to provide or off-set power for on-site use and does not exceed one megawatt (1 MW).

3. Roof Mounted system. Solar collectors may not be attached to any structure located in the conical or horizontal surface of the Mid-Carolinas Regional Airport.

d. Co-location of Wireless and Eligible Facilities Requests (SIC 48 part). Co-location of wireless and eligible facilities requests are recognized as an efficient method for providing wireless facilities and are encouraged due to their minimization of adverse visual impacts and the opportunity for an expedited and effective administrative review.

1. Applications for co-location of wireless facilities shall include two (2) copies of a site plan prepared by a registered professional engineer or a professional land surveyor as provided in Section 21-52 including items in Section 21-56 (6)(e)5 and Section 21-60(3)a.1.i,.

2. Consideration of eligible facilities requests pursuant to this subsection shall comply with all standards prescribed below, otherwise the request may be deemed a substantial modification and subject to the provisions of Section 21-60 (3)(a):

i. Not increase the existing vertical height of the structure by the greater of (a) more than ten percent (10%) or (b) the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet (20') regardless of height limitations prescribed in Section 21-60(3)b.

ii. Not add an appurtenance to the body of a wireless support structure that protrudes horizontally from the edge of the wireless support structure the greater of (a) more than 20 feet or (b) more

COMMENTARY

The Residential system must be associated with a residence and setbacks are based on panel size; contained in Section 21-285 on page 140-141.

The Non-Residential systems are proposed to be allowed as an SR use in the RA/CBI/IND/INST districts.

No screening and buffering requirements would be required if the system area is more than 200' from an adjoining structure.

COMMENTARY

6. *Other special conditions.* Proof of a permit issued by the state in accordance with applicable provisions of the General Statutes.

7. *LCID operations.* ***An LCID site comprising one-half (.5) acre or less is governed by Section 21-277(b)5; otherwise, LCID sites are subject to the standards of this subsection.*** ~~The following LCID landfill operations are not subject to the specific standards of this subsection but shall nonetheless adhere to applicable NCDEQ standards:~~

   ~~i. Landfills with a disposal area of .50 acre or less; or~~

   ~~ii. Beneficial fill used to improve the property's land use potential where no excavation of soil is proposed or has occurred within the area receiving fill.~~

Land Clearing and Inert Debris (LCID) landfills one-half acre or larger are considered a CUP. The strikethrough text was relocated to Section 21-277(b)5 on page 134.

b. ~~Ground mounted solar~~ ***Utility Scale Solar*** energy systems ~~over 6,000 sq.ft~~. *(SIC 491 pt.)*

The Utility Scale standards are proposed only for CUP applications in the IND district. No longer an option in the RA, RR, CBI, & NB.

- Setbacks have been increased from 50' to 100'
- Adjoining tracts in the same system may have a reduced setback of 25' along internal tract lines
- 300' separation between inverters and residences is a noise consideration

1. Setbacks. ~~Solar collectors shall be located a minimum of fifty (50) feet from adjoining property lines~~. ***The system area and equipment setbacks shall be as follows:***

i. System Area.

1. One hundred feet (100') from adjoining property lines and road rights-of-way.

2. Adjoining tracts of the same solar energy system may have a twenty-five feet (25') setback for panels and equipment along internal common tract lines, but where tract lines adjoin other properties or road rights-of-way the system area setback shall be 100'.

ii. Equipment Setbacks. All proposed inverters, substations, buildings, or other strutures not utilized as a solar collector shall be located within the system area and separated by a minimum of three hundred feet (300') from any existing residence, church or school.

- Propose to limit location outside the conical & horizontal surface provides a 14,000' 'halo' around the airport

2. *AZO.* ***Location within the conical or horizontal surfaces of the Mid-Carolina Regional Airport is not permitted.*** Systems proposed within the ~~portion of the~~ approach surface ~~contained by the horizontal surface~~ of the AZO shall provide an approved FAA form 7460-1.

3. Size. Regardless of tract size, the maximum system area shall be no greater than fifty (50) acres.

- Propose to limit the maximum system area size to 50 acres

4. Screening, Buffering and Fencing. To reduce visual impacts and provide separation between the system area and an existing residence, church or school on an adjoining property located within three hundred (300) feet of the system area perimeter, the applicant may propose use of option (i) or (ii) noted below:

- Screening and opaque fencing may be applicable along side of system area adjoining a residence, church or school

i. Standards contained in Sections 21-215(2)(b)(1) and (2) applied to the segment(s) of the system area perimeter adjacent to the developed parcel, or

ii. Demonstrate by photo simulation that use of Alternative

Buffer and Screening per Section 21-217 and, or Existing Vegetation per Section 21-218 will achieve or exceed the standards of item (i) herein.

iii. Security fencing six (6) feet in height shall be provided along the entire system area boundary, except along a segment where 21-215(2)(b(2) is required.

5. Glare. All solar collectors utilized in the solar energy system shall have an anti-reflective coating. The applicant shall provide the manufacturer, model number and any other information that readily identifies the solar collector to be utilized at the site.

6. Supplementary Materials. The applicant shall provide the following with the conditional use permit application:

i. Any relevant studies, reports, documents, recommendations or approvals related to the site that were prepared or received as part of its application to the NC Utilities Commission.

ii. Evidence that the electrical utility provider has been informed by the applicant of their intent to install an interconnected system. Evidence may consist of copies and responses of certified letters (or similar) to the utility provider detailing their solar energy system plans, location, etc.

iii. A copy of the Certificate of Public Convenience and Necessity for facilities over 2 megawatts or a copy of the Report of Proposed Construction for facilities under 2 megawatts approved by the North Carolina Utilities Commission.

7. Required Plans.

i. Decommissioning Plan. The applicant shall provide a plan that includes a cost estimate prepared by an NC Professional Engineer having professional credentials, recognized expertise or specialization in construction and removal of similar facilities detailing how the solar energy system will be removed and system area will be reasonably restored to its original condition in the event it does not produce energy for a three hundred sixty (360) day continuous period. Prior to permitting, the applicant shall provide Rowan County financial surety at 1.25 times the cost estimate amount. Renewable bonds are expected to provide updated estimates and reflect changes due to labor costs, demolition practices, etc. The system owner / operator may request an extension of the 360 day period to prevent execution of the

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- If applicable, provided an option that alternative or existing screening or buffering will be sufficient
- Stipulated that security fencing is required around the system area where opaque fencing is not
- Requirement that panels have anti-reflective coating

Additional documentation required of the application include:

- Studies prepared or requested by Utlities Commission for the site
- Affirmation the electric utility provider is aware of interconnection
- Copy of an approved system application from the NC Utilities Commission

Decommissioning plan requires financial surety at 1.25 times a PE estimate for removal of equipment and site reclamation

Option to request an extension of 12 month period

Decommissioning Plan. The request shall be considered in the same manner as approval was granted.

ii. Maintenance Plan. The applicant shall provide a narrative detailing the manner, schedule and party responsible for ensuring routine maintenance of the solar energy system will occur. At a minimum, the plan must address the grounds, buffer, fencing, solar collectors and associated support structures, electrical connections, etc. Similarly, the plan must detail maintenance actions following storm events (wind, snow, etc.) and natural disasters (tornado, fire, etc.) that may cause damage to the facility.

Lack of maintenance for screening and the system area of some existing solar energy systems prompted this standard

iii. Emergency Access Plan. The applicant shall provide the Rowan County Emergency Services Director, Rowan County Fire Marshal and local fire department having jurisdiction an emergency access plan for their review.

Similar to the Maintenance standard above, public comment prompted this standard for inclusion

(5) *Wholesale trade group.*

a. *Motor vehicle parts (outdoor), used in the IND district (SIC 5015).*

1. *Operation.* Operations, including but not limited to, storage of dismantled motor vehicles or motor vehicle parts or keeping of junk which are not fully contained within a building enclosed on all sides shall be subject to the standards of this subsection.

2. *Setbacks.* No material shall be stored closer than one hundred (100) feet to a public right-of-way.

3. *Security fencing.* Security fencing, a minimum of six (6) feet in height, shall be provided and maintained to preclude unauthorized access.

Junkyards are proposed to be removed as a CUP in the RA district and replaced as a Conditional District in RA. Effectively this will transition the review of an application from quasi-judicial to legislative. These standards will be relocated to Section 21-64(c) on page 102.

~~b. *Motor vehicle parts (outdoor), used in the RA district (SIC 5015).*~~

~~1. *Operation.* Operations, including but not limited to, storage of dismantled motor vehicles or motor vehicle parts or keeping of junk which are not fully contained within a building enclosed on all sides shall be subject to the standards of this subsection and section 21-246.~~

~~2. *Front yard setback.* The facility shall be one hundred (100) feet from the edge of the right-of-way.~~

~~3. *Separation from certain uses.* The facility shall be a minimum of one thousand (1,000) feet from a school, residence, church or place of public assembly. The separation shall be measured from the closest point of the structure containing the school, residence, church or place of public assembly and the nearest point of the operational area of the automobile salvage yard. This requirement shall not apply to residences owned by the operator of the facility.~~

~~4. *Side and rear yard buffering and screening.* The facility shall be~~

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~~completely surrounded by type B buffer and screening, as provided in article IX.~~

~~5. *Operational area.* No operations shall occur in the required buffer.~~

b. ~~c~~. *Livestock yard.*

1. *Setbacks.* One hundred (100) feet between improvements such as buildings, animal enclosures, and storage areas and any zone lot line.

2. *Dust, odor, glare.* All access roads and storage areas shall be maintained in a dust-free manner.

(6) *Retail trade group: Drinking Places (alcoholic beverages – SIC 5813).*

a. Separation. No drinking place shall be located within one thousand (1,000) feet of a church, public or private school, licensed day care, public park, or another drinking place. This distance shall be measured between the nearest point of operational areas for both the above uses and the proposed drinking place. This separation standard does not apply to non-conforming drinking places seeking approval under this subsection to expand within the existing operational area but does apply to drinking places deemed abandoned or discontinued per Sec. 21-137.

(7) *Services group.*

a. *Archery ranges, shooting ranges, skeet ranges, trapshooting facilities and similar establishments including turkey shoots (outdoor) (SIC 7999 pt.).* The requirements for all facilities requiring a conditional use permit are as follows. Turkey shoots operated by churches, civic groups or similar nonprofit organizations are exempt from these requirements.

1. *Shot containment.* Shooting range facilities shall be designed to contain all the bullets, shot, or arrows or any other debris on the range facility.

2. *Noise mitigation.* Noise levels measured at the property line where the facility is maintained or, in the case of leased land at the property line of any leased parcel shall not exceed the limits as provided in the county noise ordinance.

3. *Setbacks.* Notwithstanding the performance standards above, all shooting stations on a range facility shall be located a minimum of three hundred (300) feet from any zone lot line for firearm facilities and one hundred (100) feet for archery facilities. All targets shall be a minimum of fifty (50) feet from any property line.

4. *Warning signs.* Warning signs shall be posted at one-hundred-foot intervals along the entire perimeter of the shooting range facility. The signs shall be constructed of highly visible materials and colors.

5. *Hours of operation.* Shooting ranges shall be allowed to operate between sunrise and sunset, except that the hours may be extended for other purposes as follows:

i. When a permit allowing such activity is issued in advance by the administrator;

Continuation of Junkyard standards to be removed and replaced in Section 21-64(c) on page 102.

feet compacted gravel six (6) inches thick. "Hammerhead" style turnarounds or suitable alternative shall be provided at the terminus of all interior roads subject to inspection and approval by the Rowan County Fire Marshal. Each internal road shall have a road name and addresses for each site or space displayed, regardless of occupancy, in accordance with provisions of Chapter 19.5 of the Rowan County Code of Ordinances.

5. *Parking.* No parking will be allowed on public streets. Off-street parking and loading space shall be provided in sufficient quantity to accommodate all parking and loading on-site. At a minimum, one (1) parking space per space or unit shall be provided.

6. *Screening and buffering.* Land uses in this category shall be considered a group 2 use and shall be screened accordingly.

7. *Additional Standards*. The standards noted below are in addition to those listed in this subsection, but applicable only to RV parks:

i. Water Supply. A dedicated method for providing an adequate on-site potable water supply, which may include an individual or multi-connection well system approved and permitted by the Rowan County Health Department or connection to a municipal system where available.

ii. Sewage Disposal. A dedicated method for providing an adequate on-site sewage collection disposal system, which may consist of an engineered septic tank system or dump station subject to approval by Rowan County Health Department or connection to a municipal system where available.

iii. Trash Removal. Provide a centralized trash dumpster(s) to accept the solid waste and or garbage generated by the RV park occupants. The dumpster should be emptied on a regular basis to prevent odor, rodents, etc., with its contents being disposed of at a facility licensed to accept the material(s).

iv. Street Addressing. Unless currently in compliance, the owner or operator of any RV park subject to the jurisdiction of this Chapter, shall have twelve (12) months from the adoption of these amendments to have all internal streets and each site or space addressed and displayed in accordance with Chapter 19.5 of the Rowan County Code of Ordinances.

v. Additions. Additions are not prohibited, but must be freestanding structures and obtain all requisite permits.

c. *Zoological garden (SIC 8422)* ***located in the CBI district****.*

1. *Site plan.* A site plan shall be provided showing all fencing, exhibit and storage areas, with types of animals specified.

2. *Minimum lot size.* The minimum lot size is twenty (20) acres.

3. *Smoke, odors, dust.* Operations shall not create any smoke, odors, or dust at a level which creates a nuisance to any person or normal sensitivities at the property lines.

Zoos were CUPs in the RA, CBI and INST districts. This proposal would continue as CUP in CBI only and be considered with these same standards as a Conditional District in the RA. The use would be removed as an option in the INST district.

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from directly shining on adjacent residential property.

f. *Noise.* Amplified sound is subject to Chapter 14 of the Rowan County Code of Ordinances.

(Ord. of 1-19-98, § IV; Ord. of 7-12-99; Ord. of 10-18-99(2), § 2; Ord. of 1-15-01; Ord. of 7-9-01; Ord. of 3-18-02(2); Ord. of 8-19-02(2); Ord. of 5-19-03; Ord. of 8-16-04; Ord. of 9-20-04; Ord. of 11-15-04; Amend. of 3-7-05; Amend. of 7-1-05; Amend. of 8-20-07; Amend. of 4-21-08; Amend. of 11-2-09; Amend. of 10-4-10; Amend. of 9-6-11; Amend. of 3-5-12; Amend. of 1-22-13; Amend. of 3-4-13; Amend. of 8-19-13; Amend. of 12-2-13; Amend. of 4-21-14; Amend. of 1-5-15; Amend. of 9-6-16; Amend. of 10-17-16; Amend. of 10-15-18; Amend. of 2-04-19; Amend. of 9-03-19; Amend. of 7-13-20)

Sec. 21-61. Conditional districts.

(a) Purpose. There are instances where certain uses may have significant impacts on the surrounding area and the county which cannot be predetermined and controlled by general district standards. As a result, a general zoning district designation is clearly inappropriate for a property, but a specific use or uses permitted as a conditional district subject to development requirements to address the anticipated impacts would be consistent with the spirit and intent of this chapter. This voluntary procedure is intended for firm development proposals, and is neither intended nor suited for securing early zoning for tentative uses which may not be undertaken for a long period of time.

Conditional District (CD) zoning has been proposed for several uses in the base districts and should be identified as an option for consideration. Refer to pages 109-111 Table of Uses.

General Zoning Districts	*Conditional Districts*
RS	RS (CD)
RR	RR (CD)
RA	RA (CD)
MHP	MHP (CD)
MFR	MFR (CD)
CBI	CBI (CD)
85-ED-1	85-ED-1 (CD)
85-ED-2	85-ED-2 (CD)
85-ED-3	85-ED-3 (CD)
85-ED-4	85-ED-4 (CD)
IND	IND (CD)
NB	NB (CD)
INST	INST (CD)

(b) *Applications.* Applications for conditional districts shall be on forms provided by the county planning and development department. Only property owners or their authorized agents shall apply for rezoning to an appropriate conditional district (amended 6-19-00). In addition to the general information required in section 21-52 and other applicable sections

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of this chapter, the petitioner may propose additional limitations or restrictions to ensure compatibility between the development and the surrounding area. Only uses listed in section 21-113 as permitted by right ***and as CD*** may be considered within a conditional district.

(c) *Permitted uses and development requirements.* Upon approval of a conditional district, only the use or uses identified in the conditional district are allowed subject to any associated conditions or limitations therein. All use requirements of the underlying general use district shall apply as well as all other requirements of the ordinance. In no situation shall approval of a conditional district reduce required standards of this ordinance unless otherwise provided herein.

(d) *Review Procedures.* Conditional district requests shall follow review procedures referenced in Sec. 21-362.

(e) *Conditional District Approval.* The board of commissioners may approve a reclassification of a property to a conditional district only upon determining that the proposed use or uses will meet all standards and regulations in this chapter that are applicable. Specific conditions applicable to the districts may be proposed by the petitioner or the board of commissioners, but only those conditions mutually approved by the board and the petitioner may be incorporated into the zoning regulations. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to applicable ordinances and an officially adopted comprehensive or other plan and those that address the impacts reasonably expected to be generated by the development or use of the site. The approval of the district and any requested conditions shall be included on an approval form provided by the county. If the approval and any attached conditions are acceptable to the petitioner, then this acceptance shall be indicated by the petitioner signing the approval form.

(Ord. of 1-19-98, § IV; Ord. of 6-17-02; Amend. of 3-7-05; Amend. of 2-20-06(1); Amend. of 6-16-08; Amend. of 6-19-10; Amend. of 3-5-12; Amend. of 9-6-16)

Sec. 21-62. Effect of approval for conditional districts.

(a) *Conditions attached to approval.* Approval of a conditional district and the attached conditions are binding on the property as an amendment to the zoning maps. All subsequent development and use of the property shall be in accordance with the standards for the approved conditional district, the approved rezoning request, and all conditions attached to the approval. In accordance with Sec. 21-11, an approved conditional district secures a vested right to undertake a project for two (2) years unless a longer duration is requested by the applicant and approved by the Board of Commissioners.

(b) *Uses allowed.* Only uses and structures indicated on the approved site plan shall be allowed on the subject property. All uses and structures in a conditional district shall also comply with all standards and requirements for development in the underlying zoning district.

(c) *Effect on zoning maps.* Following approval of the rezoning request for a

Acknowledged that CD uses in the Table of Uses may be considered as a conditional district

(1) There has been a significant zoning district reclassification of an adjacent property;

(2) A new or updated land use plan which changes public policy regarding the property is adopted by the county; or

(3) Public facilities such as roads, waterlines, sewer lines, or other infrastructure are constructed or expand to serve the property and enable the proposed development to be accommodated.

(Ord. of 1-19-98, § IV; Amend. of 9-6-16)

Sec. 21-64. ~~Reserved.~~ *Conditional District Standards for Specific Uses*

The standards contained in this section are for specific land uses submitting conditional district applications.

(a) Utility Scale Solar Energy Systems (SIC 491 pt.)

1. Setbacks. The system area and equipment setbacks shall be as follows:

i. System Area.

a. One hundred feet (100') from adjoining property lines and road rights-of-way.

b. Adjoining tracts of the same solar energy system may have a twenty-five feet (25') setback for panels and equipment along internal common tract lines, but where tract lines adjoin other properties or road rights-of-way the system area setback shall be 100'.

ii. Equipment Setbacks. All proposed inverters, substations, buildings, or other strutures not utilized as a solar collector shall be located within the system area and separated by a minimum of three hundred feet (300') from any existing residence, church or school on an adjoining property.

2. AZO. Location within the conical or horizontal surfaces of the Mid-Carolina Regional Airport is not permitted.

3. Screening, Buffering and Fencing. To reduce visual impacts and provide separation between the system area and an existing residence, church or school on an adjoining property located within three hundred (300) feet of the system area perimeter, the applicant may propose use of option (i) or (ii) noted below. Nonetheless, the standards of this subsection may be increased or supplemented as provided in Section 21-61(e).

i. Standards contained in Sections 21-215(2)(b)(1)and (2) applied to the segment(s) of the system area perimeter adjacent to the developed parcel, or

ii. Demonstrate by photo simulation that use of Alternative Buffer and Screening per Section 21-217 and, or Existing Vegetation per Section 21-218 will achieve or exceed the standards of item (i) herein.

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Section 21-64 is a new section of the Ordinance. Specific standards are proposed for some uses that had previously been considered in the quasi-judicial process, but will now be considered legislative. Utility Scale solar energy systems would be CD in the RA and CBI districts only.

Setbacks are 100'

Adjoining tracts in the same system may have a reduced setback of 25' along internal tract lines

300' separation between inverters and residences is a noise consideration

Limiting location outside the conical & horizontal surface provides a 14,000' 'halo' around the airport

Screening may be applicable along side of system area adjoining a residence, church or school

If applicable, provided an option that alternative or existing screening or buffering will be sufficient

iii. Security fencing six (6) feet in height shall be provided along the entire system area boundary, except along a segment where 21-215(2)(b)(2) is required.

4. Access Roads. Internal roads shall be constructed of aggregate base course (ABC) stone a minimum of six inches (6") thick. Gated entrance(s) shall be installed to prevent unauthorized access. When applicable, connection to an NCDOT maintained roadway shall be issued by an approved commercial driveway permit from NCDOT and the apron and roadway to the system area shall be paved.

5. Decommissioning Plan. The applicant shall provide a plan that includes a cost estimate prepared by an NC Professional Engineer having professional credentials, recognized expertise or specialization in construction and removal of similar facilities detailing how the solar energy system will be removed and system area will be reasonably restored to its original condition in the event it does not produce energy for a three hundred sixty (360) day continuous basis. Prior to permitting, the applicant shall provide Rowan County financial surety at 1.25 times the cost estimate amount. Renewable bonds are expected to provide updated estimates and reflect changes due to labor costs, demolition practices, etc. The system owner / operator may request an extension of the 360 day period to prevent execution of the Decommissioning Plan. The request shall be considered in the same manner as approval was granted.

6. Supplementary Materials. As applicable, the applicant shall provide the following with the conditional district permit application:

ii. Any relevant studies, reports, documents, recommendations or approvals related to the site that were prepared or received as part of its application to the NC Utilities Commission.

ii. Evidence that the electrical utility provider has been informed by the applicant of their intent to install an interconnected system. Evidence may consist of copies and responses of certified letters (or similar) to the utility provider detailing their solar energy system plans, location, etc.

iii. A copy of the Certificate of Public Convenience and Necessity for facilities over 2 megawatts or a copy of the Report of Proposed Construction for facilities under 2 megawatts approved by the North Carolina Utilities Commission.

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Stipulated that security fencing is required around the system area where opaque fencing is not

Public comment regarding dust and access prompted this access and internal road standard

Decommissioning plan requires financial surety at 1.25 times a PE estimate for removal of equipment and site reclamation

Included text for an option to request an extension of 12 month period based on PB comments.

Additional documentation required of the application include:

- Studies prepared or requested by Utlities Commission for the site
- Affirmation the electric utility provider is aware of interconnection
- Copy of an approved system application from the NC Utilities Commission

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(b) Dumps, Garbage, Landfills, Refuse Systems, Rubbish, Sludge Disposal and Land Clearing and Inert Debris Landfill [LCID] (SIC 4953 pt.).

1. ***Setbacks. All improved areas, including disposal areas, shall be at least two hundred (200) feet from a zone lot line.***
2. ***Separation. Improved areas shall be at least three hundred (300) feet from any residence, church, or school.***
3. ***Dust, odor, glare. All access roads and storage areas shall be at least twenty (20) feet from any property line constructed with a paved, gravel, or crushed stone surface; and maintained in a dust-free manner.***
4. ***Operation. An information sign shall be posted and maintained at the entrance(s) which lists the name and phone number of the operator, types of material accepted, and hours of operation.***
5. ***Security restrictions. Access shall be controlled through the use of gates, fences, etc. to prevent unregulated dumping of materials.***
6. ***Other special conditions. Proof of a permit issued by the state in accordance with applicable provisions of the General Statutes.***
7. ***LCID Operations. Standards of this subsection are applicable to LCID operations greater than one-half (.5) acre in size.***

These uses were CUP in the RA and IND districts, but are now proposed for CD in RA and remain as CUP in IND. This section and its requirements was copied in its entirety w/ no changes from Sec.21-60(4)a.

(c) Motor vehicle parts (outdoor), used in the RA district (SIC 5015).

1. ***Operation. Operations, including but not limited to, storage of dismantled motor vehicles or motor vehicle parts or keeping of junk which are not fully contained within a building enclosed on all sides shall be subject to the standards of this subsection and section 21-246.***
2. ***Front yard setback. The facility shall be one hundred (100) feet from the edge of the right-of-way.***
3. ***Separation from certain uses. The facility shall be a minimum of one thousand (1,000) feet from a school, residence, church or place of public assembly. The separation shall be measured from the closest point of the structure containing the school, residence, church or place of public assembly and the nearest point of the operational area of the automobile salvage yard. This requirement shall not apply to residences owned by the operator of the facility.***
4. ***Side and rear yard buffering and screening. The facility shall be completely surrounded by type B buffer and screening, as provided in article IX.***
5. ***Operational area. No operations shall occur in the required***

Junk Yards in the RA district are proposed as a Conditional District (CD). These standards were relocated from Sec. 21-60(5)b on page 81-82

buffer.

(d) Zoological garden (SIC 8422).

1. Site plan. A site plan shall be provided showing all fencing, exhibit and storage areas, with types of animals specified.

2. Minimum lot size. The minimum lot size is twenty (20) acres.

3. Smoke, odors, dust. Operations shall not create any smoke, odors, or dust at a level which creates a nuisance to any person or normal sensitivities at the property lines.

4. Setbacks. All animal waste storage areas shall be a minimum of two hundred (200) feet from any zone lot line.

5. Security restrictions. Access shall be controlled through the use of gates, fences, etc. to prevent entrance by unauthorized persons. Containment of animals shall be sufficient to ensure the safety of the surrounding area and the county.

Editor's note: An amendment of July 1, 2005 renumbered § 21-64 as § 21-60(12). Former § 21-64 pertained to specific conditional use criteria for off-premises signs and derived from Ord. of 11-19-01(1); Ord. of 12-3-01; and Ord. of 3-25-04.

Sec. 21-65. General criteria for uses listed SR in the NB District in section 21-113.

Uses listed as SR in the NB District in section 21-113, the table of uses, shall comply with the following criteria, as applicable:

(1) *Site plan.* A site plan shall be provided showing the existing lot and all existing and proposed buildings. As well as all criteria required herein.

(2) *Lighting.* The lighting shall be shielded to prevent light and glare spillover to adjacent residentially developed properties.

(3) *Minimum zone lot size.* The minimum zone lot size shall be two (2) acres.

(4) *Building size.* The maximum building size per parcel shall not exceed ten (10) percent of the lot area up to ten thousand (10,000) square foot and five (5) percent of the lot acreage thereafter up to twenty-five thousand (25,000) sq.ft. Multiple buildings may be used in calculating the maximum allowable building size.

(5) *Impervious surface.* The maximum impervious surface shall not exceed sixty-five (65) percent of the lot.

(6) *Hours of operation.* Hours of operation shall not exceed 6:00 a.m. to 11:00 p.m.

(7) *Parking.* Parking shall be as prescribed in article VII, Parking, for that use.

(8) *Signage.* Shall be as prescribed in article VIII, Signs, for the underlying district.

(9) *Noise.* Noise shall not exceed the decibel levels during time periods prescribed in section 21-241 for construction, manufacturing, transportation, communications, electric, gas and sanitary services,

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Zoos in the RA district are proposed as a CD, but will remain as a CUP in CBI. These standards are similar to those in Sec. 21-60(7)c on page 84

41	Local & suburban transit, interurban highway passenger transportation	SR	SR							
42	Motor freight transportation and warehousing, *all except*	SR	SR							
421	Trucking	SR	SR							
4221	Farm product warehousing and storage	SR or C	SR o C							
	Dead storage of manufactured homes	SR	SR							
4226 (pt)	Automobile dead storage									
4226 (pt)	Oil and gasoline storage caverns for hire and petroleum and chemical bulk stations and terminals for hire									
43	U.S. Postal Service	P	P							
44	Water transportation, *all except*									
4493 (pt)	Marinas									
45	Transportation by air									
46	Pipelines, except natural gas	C	C							
47	Transportation services, *all except*									
472	Arrangement of passenger transportation	SR	SR							
48	Communications, *all except*									
	Transmission tower & Wireless support structures	C	C							
	Co-location of wireless facilities	SR	SR							
	Eligible facilities request	SR	SR							
	Alternative tower structures	SR	SR							
	Public safety tower	SR	SR							
4832	Radio broadcast towers	C								
4833	Television broadcast towers	C								
49	Electric, gas, water services (SIC 491, 492, 493, 494), *all except*									
	Electric and water distribution lines, gas pipelines	P	P	P	P	P	P	P	P	P
491 (pt)	***Residential*** ~~Ground Mounted~~ Solar Energy Systems ~~6,000 sq.ft. or less~~	SR	SR	SR	SR	SR	SR	SR	SR	SR
491 (pt)	***Non-Residential*** ~~Ground Mounted~~ Solar Energy Systems ~~over 6,000 sq.ft.~~	***SR***	~~C~~				***SR*** ~~C~~	***SR*** ~~C~~	***SR***	***SR*** ~~C~~
491 (pt)	***Roof Mounted Solar Energy Systems***	***SR***	***SR***	***SR***	***SR***	***SR***	***SR***	***SR***	***SR***	***SR***
491 (pt)	***Utility Scale Solar Energy Systems***	***CD***					***CD***			***C***
494	Water supply	P	P	P	P	P	P	P	P	P
4952	Sewerage systems	C	C				P			P
4953	Refuse systems, all prohibited *except*									
	Dumps: operation of	***CD*** ~~C~~								C

P- Permitted by Right
P(A) - Permitted as Accessory Use
SR - Permitted with Special Requirements
C- Conditional Use ***CD – Conditional District***

Zoning Districts

Use	Residential					Nonresidential			
	RA	**RR**	**RS**	**MHP**	**MFR**	**CBI**	**NB**	**INST**	**IND**
Transportation, communications, electric, gas and sanitary services cont.									
Garbage: collect, destroy & process	***CD***								C
Land clearing and inert debris landfill (LCID)	***CD*** ~~C~~								C
Landfills, sanitary: operation of	***CD*** ~~C~~								C
Refuse systems	***CD***								C
Rubbish collection and disposal	***CD*** ~~C~~								C
Sludge disposal sites	***CD*** ~~C~~								C
4959 Sanitary services, NEC	C					P			P
496 Steam and air conditioning supply						P			P
Wholesale trade									
50 Wholesale trade, durable goods, *all except*	SR	SR				P	SR		P
5015 Motor vehicle parts, used (outdoor)	***CD*** ~~C~~								C
5015 Motor vehicle parts, used (indoor)						SR			SR
5032 Brick, stone & construction materials						P	SR		P
505 Metal & minerals, except petroleum						P			P
5083 Farm & garden machinery & equipment	SR	S							
5093 Scrap and waste materials									
51 Wholesale trade, nondurable goods, *all except*	SR	S							
5153 Grain and field beans	SR or	SR							

Updated Use Table with proposed types of solar energy systems

- Residential is permitted as an SR in all districts except the 85-EDs
- Non-Residential are an SR in RA /CBI / NB / INST / IND
- Roof Mounted is permitted as an SR in all districts
- Utility Scale is a CD in the RA and CBI district and remains CUP in IND

Updated Refuse Systems category with proposed changes to Conditional Districts for:

- Dumps as a CD in RA and remain CUP in IND
- Garbage facilities may now be considered in RA as a CD and remain CUP in IND
- LCID as a CD in RA and remain CUP in IND
- Landfills as a CD in RA and remain CUP in IND
- Refuse Systems may now be considered in RA as a CD and remain CUP in IND
- Rubbish Collection and Sludge Disposal sites as a CD in RA and remain CUP in IND

Transitioned outdoor Motor Vehicle parts (junk yards) to CD in RA and remain CUP in IND

Updated table legend throughout to include Conditional Districts

		C	C							
5154	Livestock (wholesale)									C
5159	Farm product raw materials, NEC	SR or C	SR or C				P	SR		P
516	Chemical and allied products									C
517	Petroleum and petroleum products									C
5191	Farm supplies	SR or C	SR or C				P	SR		P
SIC 516 and 517 were removed as conditional uses in the CBI district as a result of Z-10-04 text amendments.										
Retail trade										
52	Building material, hardware, garden supplies and mobile home dealers	SR	SR				P	SR		P
53	General merchandise stores	SR	SR				P	SR		P
54	Food stores	SR	SR				P	SR		P
55	Auto dealers, gas service stations	SR	SR				P	SR		P
56	Apparel and accessory stores	SR	SR				P	SR		P
57	Home furniture, furnishings and equipment stores	SR	SR				P	SR		P
58	Eating and drinking places, all except	SR	SR				P	SR		P
5813	Drinking places (alcoholic beverages)						C			P
59	Miscellaneous retail	SR	SR				P	SR		P
Finance, insurance and real estate										
60	Depository institutions	SR	SR				P	SR		P
61	Non-depository institutions	SR	SR				P	SR		P
62	Security and commodity brokers	SR	SR				P	SR		P
63	Insurance carriers	SR	SR				P	SR		P
64	Insurance agents, brokers & service	SR	SR				P	SR		P
65	Real estate	SR	SR				P	SR		P
67	Holding and other investment offices	SR	SR				P	SR		P
Services										
70	Hotels, rooming houses, camps and other lodging places, *all except*	SR	SR				P	SR		
7011	Cabins	C					C	C		
7032	Sporting and recreational camps	C	C				P	SR	P	P
7033	Campgrounds and RV parks	C					C	C		
72	Personal services, *all except*	SR	SR				P	SR		P
7261 (pt)	Crematories						P			P
73	Business services	SR	SR				P	SR		P
75	Auto repair, services and parking	SR	SR				P	SR		P
76	Misc repair services	SR	SR				P	SR		P
78	Motion pictures	SR	SR				P	SR		P
P- Permitted by Right **P(A) - Permitted as Accessory Use** **SR - Permitted with Special Requirements** **C- Conditional Use** ***CD – Conditional District***		**Zoning Districts**								
		Residential					**Nonresidential**			
Use		**RA**	**RR**	**RS**	**MHP**	**MFR**	**CBI**	**NB**	**INST**	**IND**
Services cont.										
79	Amusement, recreational services, *all except*	SR	SR				P	SR		P
7941	Sports clubs and promoters						C			C
7948(pt)	Racetrack operations, including speedways, go-kart tracks and dragstrips						C			C
7992	Public golf courses	C	C				P			
7996	Amusement park						C			C
7997	Membership sports and recreational clubs, *all except*	SR or C	SR or C	SR			P	SR		P
7997 (pt)	Gun club, shooting clubs	C					C			C
7999	Amusement and recreation services, NEC, *all except*						P	SR		P
7999 (pt)	Archery ranges, shooting range, skeet shooting, and trapshooting facilities (outdoor)	C					C			C
7999 (pt)	Archery and shooting range (indoor)	SR					SR	SR		SR
7999 (pt)	Horse shows, rental of saddle horses, riding academies and schools, riding stables, rodeo operation	C	C				P	SR		P
7999 (pt)	Boat / canoe rental for pleasure or fishing, operation of fishing pier and lake	C	C				P	SR		P

7999 (pt)	Day camps, sports instructional schools and camps	C	C				P	SR		P
7999 (pt)	Model automobile racing	C					P	SR		P
	Public parks	P	P	P	P	P	P	P	P	P
80	Health services, *all except*	SR	SR				P	SR	P	P
8059(pt)	Convalescent homes for psychiatric patients						C		C	C
8063	Psychiatric hospitals						C		C	C
8069 (pt)	Drug addiction rehab, Alcohol rehab hospitals						C		C	C
8093 (pt)	Drug and alcohol treatment, outpatient clients						P		P	P
81	Legal services	SR	SR				P	SR		P
82	Educational services, *all except*	P	P	P			P	P	P	P
	Facility providing overnight habitation								SR	
83	Social services, *all except*	SR	SR				P	SR	P	P
8322	Individual and family social services						P	C	P	P
8351 (pt)	Family child care home	P	P	P	P	P	P	P		
8351 (pt)	Child care center in residence	P	P				P	P		
8351 (pt)	Child care center	SR	SR				P	SR	P	P
8361	Residential care, *all except*									
8361 (pt)	Homes for the aged and rest homes within incidental health care	SR	SR							
84	Museums, art galleries and botanical gardens, *all except*	SR	SR							
	Zoological parks	***CD*** ~~C~~					C		~~C~~	
86	Membership organizations, *all except*	SR	SR				P	SR	P	P
8641	Civic, service and social fraternities	C					P	SR	P	P
8661 (pt)	Churches	P	P	P	P	P	P	P	P	P
87	Engineering, accounting, res. management and related services	SR	SR				P	SR		P
88	Private households	P	P	P	P	P	P	P		
89	Miscellaneous services	SR	SR				P	SR		P
Public administration										
91	Executive, legislative and general government, except finance						P		P	P
92	Justice, public order, safety, *all except*						P		P	P
9221	Police protection	P	P	P	P	P	P	P	P	P
9224	Fire protection	P	P	P	P	P	P	P	P	P
	Ambulance stations	P	P	P	P	P	P	P	P	P
	Rescue squads	P	P	P	P	P	P	P	P	P

Updated Zoos to be a CD in RA, eliminate in INST and remain CUP in CBI

P- Permitted by Right **P(A) - Permitted as Accessory Use** **SR - Permitted with Special Requirements** **C- Conditional Use** ***CD – Conditional District***	**Zoning Districts**								
	Residential					**Nonresidential**			
Use	**RA**	**RR**	**RS**	**MHP**	**MFR**	**CBI**	**NB**	**INST**	**IND**
Public administration cont.									
93 Public finances, taxation and monetary policy						P		P	P
94 Administration of human resource programs						P		P	P
95 Administration of environmental quality and housing programs						P		P	P
96 Administration of economic programs						P		P	P
97 National security and international affairs						P		P	P
Solid waste and recycling convenience center	P	P	P	P	P	P	P	P	P
Unclassified									
Adult uses						C			
Construction and demolition landfill									C
Event center	C	C				P	C		P
Major subdivisions for non-residential use						P	P	P	P
Multi-tenant developments						SR	SR	SR	SR
Residential storage facility	SR or C	SR or C	SR or C			P	P		
SEE ARTICLE III. FOR SPECIAL REQUIREMENTS AND CONDITIOANL USE CRITERIA FOR SPECIFIC USES.									

(Ord. of 1-19-98, § VI; Ord. of 4-20-98; Ord. of 2-1-99(1), § 13; Ord. of 10-18-

COMMENTARY

(1) *Type A.*

a. Buffer: Twenty (20) feet.

b. Screening shall be one (1) of the following:

1. A row of evergreen conifers or broadleaf evergreens placed not more than five (5) feet apart which would grow to form a continuous hedge of at least six (6) feet in height within two (2) years of planting; or

2. A masonry wall located within the required buffer; such wall shall be a minimum height of six (6) feet (above finished grade;) and, if a block wall, it shall be painted on all sides; or an opaque fence six (6) feet in height; or

3. A berm and planting combination, with the berm an average height of three (3) feet and dense plantings which will, when combined with the berm, achieve a minimum height of six (6) feet and seventy-five (75) percent opacity within two (2) years.

4. Lawn, low-growing evergreen shrubs, evergreen ground cover, or rock mulch covering the balance of the buffer.

No screening standard is applicable to Residential solar energy systems. Non-Residential solar energy systems require Type A screening when the panels are within 200' of structure on an adjoining tract.

(2) *Type B.*

a. Buffer: Eighty (80) feet.

b. Screening shall consist of:

1. A row of trees ***composed of a mixture of deciduous and evergreen species***~~,~~***;*** forty (40) percent of which ~~are~~ ***shall be*** large maturing trees***. All species used shall be between four (4) and six (6) feet tall*** ~~and which are not less than ten (10) feet high~~ at the time of planting ~~and are spaced not more than six (6) feet apart;~~ ***and in combination with 2 and 3 of this subsection, creates a visual separation. The design shall be submitted for review and installed by a certified member of the NC Landscape Contractors Licensing Board.***

2. An opaque fence located within the required buffer; such fence shall be a minimum height of six (6) feet; and

3. Lawn, low-growing evergreen shrubs or broadleaf evergreens, evergreen ground cover, or rock mulch covering the balance of the buffer.

Modification of Type B screening standards applicable to Utility Scale solar energy systems. These requirements apply when a residence, church or school on adjoining tract are w/in 300' of the system area.

(Ord. of 1-19-98, § X)

Sec. 21-216. Screening and buffering.

(a) *Land use relationships.* The following land use relationships shall be used to determine required screening and buffering as provided in section 21-215.

Current screening matrix used to determine type of screening and buffering applicable when land uses adjoin one another

Screening and Buffering

	Group1	Group 2	Group 3	Group 4
Group 1	None	Type A	Type A	Type B
Group 2	Type A	None	Type A	Type B

COMMENTARY

Group 3	Type A	Type A	None	None
Group 4	Type B	Type B	None	None

(b) *Group 1 (Least intensive):*

(1) Single-family dwellings.

(2) Modular homes.

(3) Manufactured housing on individual lots.

(4) Duplexes on individual lots.

(c) *Group 2:*

(1) Manufactured home parks.

(2) Institutional uses (SIC 80, 82, 83, 86 and public administration group [Division J]).

(3) Multi-family development.

(4) Residential clustering.

(d) *Group 3:*

(1) Veterinary services (074).

(2) Farm supplies.

(3) Building construction, general contractors (15).

(4) Heavy construction other than building contractors (16).

(5) Construction special trades (17).

(6) Food and kindred products (20).

(7) Tobacco products (21).

(8) Textile mill products (22).

(9) Apparel (23).

(10) Lumber and wood products (24) except logging and sawmills.

(11) Furniture and fixtures (25).

(12) Paper and allied products (26) except pulp and paper mills.

(13) Printing, publishing and allied industries (27).

(14) Drugs (283)

(15) Soap, detergents, and cleaning preparations; perfumes, cosmetics, and other toilet preparations (284)

(16) Rubber and miscellaneous products (30).

(17) Leather and leather products (31) except leather tanning and finishing.

(18) Stone, clay, glass and concrete products (32) except hydraulic cement, structural clay products, concrete, gypsum and plaster products.

(19) Abrasives, asbestos, nonmetallic mineral products, fabricated metal

Continuation of screening matrix used to determine type of screening and buffering applicable when land uses adjoin one another

products (34) except ammunition, except for small arms; ordnance and accessories.

(20) Industrial and computer machinery and equipment (35).

(21) Electronic and other electrical equipment (36).

(22) Transportation equipment (37).

(23) Measuring, analyzing and controlling instruments (38).

(24) Miscellaneous manufacturing (39).

(25) Transportation and utilities (Division F), all except sanitary services, sewerage systems, refuse systems, dumps, sanitary land fills, rubbish collection and disposal, and ***Non-Residential*** solar energy systems.

(26) Wholesale trade (50 and 51) all except motor vehicle parts, used; brick, stone, and related construction materials, metal and minerals, except petroleum, scrap and waste materials, livestock (wholesale); chemical and allied products, petroleum and petroleum products.

(27) All retail trade (Division G).

(28) All finance, insurance, and real estate (Division H).

(29) All services (Division I), except shooting ranges, skeet shooting facilities, trap shooting facilities, and institutional uses listed in Group 2.

(e) *Group 4 (most intensive):*

(1) Metal mining (10).

(2) Mining and quarrying of non-metallic minerals (14).

(3) Sawmills (242).

(4) Pulp mills (261).

(5) Paper mills (262).

(6) Chemicals and allied products (28) all except Drugs (283) and Soap, detergents, and cleaning preparations; perfumes, cosmetics, and other toilet preparations (284).

(7) Petroleum refining and related products (29).

(8) Leather tanning and finishing (3111).

(9) Hydraulic cement (324).

(10) Structural clay products (325).

(11) Concrete, gypsum and plaster products (327).

(12) Abrasives, asbestos, non-metallic mineral products (329).

(13) Primary metal industries (33).

(14) Ammunition, except for small arms (3483).

(15) Ordnance and accessories (3489).

(16) Permitted refuse systems (4953).

COMMENTARY

Non-Residential solar energy systems are proposed to be considered as a Type 3 group; refer to the matrix on page 123-124

COMMENTARY

(17) Motor vehicle parts, used; brick, stone, and related construction materials, metal and minerals, except petroleum, scrap and waste materials, livestock (wholesale); chemical and allied products, petroleum and petroleum products.

(18) Utility Scale solar energy systems.

Utility Scale solar energy systems are proposed to be a Type 4 group; refer to the matrix on page 123-124

(Ord. of 1-19-98, § X; Ord. of 4-21-03; Amend. of 11-2-09; Amend. of 3-4-13; Amend. of 7-13-20)

Sec. 21-217. Alternative buffers and screening.

In lieu of compliance with the above buffer and screening requirement, an applicant may submit to the zoning administrator for his review and approval a detailed plan and specifications for landscaping and screening. The zoning administrator may approve the alternative buffering and screening, in writing, upon finding that the proposal will afford a degree of buffering and screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the above requirements.

(Ord. of 1-19-98, § X)

Sec. 21-218. Existing vegetation.

The retention of existing vegetation shall be maximized to the extent practical, wherever such vegetation contributes to required buffering and screening or to the preservation of significant trees.

(Ord. of 1-19-98, § X)

Sec. 21-219. Applicability of screening and buffering requirements.

Unless otherwise specified, ~~The~~ ***the*** requirements of this article shall not apply ***to Permitted and Special Requirements designations in the Table of Uses when*** ~~if~~ an existing adjacent principal or accessory structure and the proposed structure or operational area requiring provision of screening and buffering are separated by a distance of two hundred (200) feet or more. The distance shall be measured from the closest point of each structure.

Proposed text herein to clarify the applicability of the screening and buffering standards.

(Ord. of 1-19-98, § X; Ord. of 6-29-99; Amend. of 9-6-11).

Secs. 21-220--21-240. Reserved.

ARTICLE X. NUISANCES

Sec. 21-241. Noise.

(a) *Intent.* The intent of this section is to recognize the right of mining operations and manufacturing industries to maintain operations of current facilities during typical first and second shift hours, while promoting an environment free from noise that jeopardizes the aesthetic quality of life for the general public.

(b) *Applicability.* Regardless of zoning district, all existing uses in the mining

(2) Landscaping features such as fences, trees and shrubs, terraces, gazebos, and similar items;

(3) Piers, wharves, and bulkheads;

(4) Recreational improvements such as swing sets and playgrounds;

(5) Wells and pumphouses.

(b) *Utilities.* Except where otherwise expressly addressed, the following utility structures and facilities are not intended to be regulated by this chapter:

(1) Utility lines, pipes, cables, & associated minor equipment & structures, including transformers, pumping stations, "signal boosters", & maintenance buildings;

(2) Electronics cabinets for telephone switching and similar devises used by public service providers;

(3) Water towers or tanks;

(4) Water systems or sewage disposal systems as an exclusive accessory use for a development project; and

~~(5) Solar energy systems located on the roof or exterior wall of any building and systems located within a NCDOT right-of-way are not intended to be regulated herein unless located within the portion of the approach surface contained by the horizontal surface of the AZO and exceed 6,000 sq.ft. solar collector area. Systems that meet these standards must provide an approved FAA form 7460-1 prior to receiving a zoning permit.~~

(5) LCID operations (SIC 4953 pt). LCID landfills consistent with the specific standards of this subsection are not regulated by this Chapter, but shall nonetheless adhere to applicable NCDEQ standards:

1. Landfills with a disposal area of .50 acre or less on an individual parcel; or

2. Beneficial fill used to improve the property's land use potential where no excavation of soil is proposed or has occurred within the area receiving fill.

(c) *Exceptions to front setback requirements for dwellings.* Setback requirements for dwellings may be modified when the setbacks of contiguous existing buildings are less than required. These decreased setbacks are determined by computing the average setback on adjacent lots one hundred (100) feet on either side of the lot of the proposed dwelling. The modified setback may be equivalent to the average setback or ten (10) feet from the rights-of-way line, whichever is greater.

(d) *Antennae for private or public safety use*. Antennae for private use or for use by "police protection" or "fire protection" are exempt from the requirements contained in Sections 21-56 (6)(d)(e) and (f). Private, non-

Propose to eliminate item (5) as these are now considered as Roof Mounted systems allowed as an SR

This section was relocated from 21-60(4)a(7)

COMMENTARY

provided by this section are as follows:

a. RA District: Type II and Type III.

b. RR District: Type II.

c. CBI District: Type II and Type III.

d. MFR District: Type II and Type III.

(2) *Placement of manufactured homes in family manufactured home parks.* Location of manufactured homes is allowed in family manufactured home parks as provided below:

a. The proposed park is located on a lot or lots of record existing prior to June 8, 1999.

b. The proposed park meets the requirements of section 21-56.

c. The manufactured home type is in compliance with subsection (1) above.

(3) *Placement of manufactured homes in family subdivisions.* Location of manufactured homes is allowed in family subdivisions as provided below:

a. The family subdivision is defined and approved as provided in the county subdivision ordinance.

b. The intent of the family subdivision is for occupancy and/or purchase of the lots by members of the immediate family and not for the sale, rental or occupancy of the lots by persons not members of the immediate family of the property owner.

c. The manufactured home type is in compliance with subsection a. above.

(4) *Temporary uses.* Location of manufactured homes is allowed for temporary uses as provided by this chapter.

(Ord. of 6-7-99; Amend. of 4-21-14)

Sec. 21-285. Accessory structures.

Accessory structures in the RA, RR, RS, MHP and MFR zoning districts shall conform to the following regulations, unless otherwise provided in this chapter:

(1) Accessory structure footprints including those used as RHOs including those used as RHOs shall not exceed ten (10) percent of the size of the lot on which it is located.

(2) Setbacks shall be based on building size as provided in the following table:

As proposed, these setbacks would be applicable to Residential systems installed as an SR use

Building Square Footage	Setback, Side and Rear Yards
0-4,000	10 feet
4,001-8,000	40 feet
8,001 and over	80 feet

(3) Accessory structures shall not be allowed in the required front setback.

(4) These regulations shall not apply to fences, mailboxes, landscaping features, gazebos and similar structures.

(Ord. of 3-18-02(4); Amend. of 3-5-12; Amend. of 09-03-19)

Secs. 21-286--21-310. Reserved.

ARTICLE XII. ADMINISTRATION AND HEARING REQUIREMENTS

Sec. 21-311. Board of commissioners.

The board of commissioners shall have the following powers and duties to be carried out with this chapter which include, but are not limited to, the following:

(1) Conducting hearings on certain conditional use permits as provided by this chapter;

(2) Authorizing and approving land use plans which guide the implementation and modification of this chapter;

(3) Initiating and making amendments to the text of these regulations and to zoning maps;

(4) Hearing, reviewing and adopting or rejecting amendments to the text of these regulations and to zoning maps;

(5) Appointing planning board and zoning board of adjustment members;

(6) Establish rules and procedures for the enforcement and administration of this chapter;

(7) Taking such other action not delegated to the planning board or zoning board of adjustment as the board of commissioners may deem desirable and necessary to implement the provisions of these regulations.

(Ord. of 1-19-98, § XIII)

Sec. 21-312. Planning board.

The planning board is an appointed, advisory body making recommendations to the board of commissioners as generally authorized by G.S. Ch. 153A, Art. 18. Powers and duties are as provided by the board of commissioners.

(Ord. of 1-19-98, § XIII)

Sec. 21-313. Zoning board of adjustment (ZBA).

Setback standards proposed to be applicable to Residential systems installed as an SR use

Solar Energy System Land Use Plan Recommendations

Due to the recent advent of solar energy systems as a significant presence in its landscape, Rowan County has taken steps to update its zoning ordinance with standards designed to encourage the use of solar for supplementing residential and commercial power generation along with minimum criteria to ensure utility scale systems are not a dominant land use featured in rural areas.

The County recognizes the site characteristics of a utility scale system will differ based on a variety of factors and has established the following policies for guidance when selecting a location and for consideration by the Planning Board or Board of Commissioners when evaluating an application.

No single "not preferred" policy herein should be viewed as the *de facto* criteria for denying an application, rather the policy standard may be mitigated thru conditional district negotiations, e.g. increased setbacks, buffering or screening, etc. However, multiple "not preferred" or "discouraged" policies strongly suggest the "orderly planned use of land resources" principle found in Section 21-2 of the Rowan County Zoning Ordinance has not been satisfied.

General Recommendations

- Areas currently served by water or sewer infrastructure are not preferred locations
- Existing Industrial (IND) and Economic Development (ED) zoning districts, or sites / properties listed with the Rowan County Economic Development Commission, are not preferred locations
- Encouraged in areas with low to moderate residential population densities in combination with buffers and screening
- Locations or areas of a site with topography such that screening / visual separation cannot be achieved from adjoining properties or roadways within a three (3) year time frame should be avoided
- Sites that will occupy prime soils or displace active farming operations are not preferred, but if approved should incorporate native plants or grasses as groundcover and include pollinator friendly vegetation
- Panel locations within the Special Flood Hazard Areas (SFHA) or placement of fill within these areas of a site is discouraged
- Sites having identified poor soils or building / septic constraints are generally encouraged for selection
- Sites within the viewshed of a public park, National Register listed historic property or Rowan County landmark are not preferred
- Utility scale solar energy systems locating within one (1) mile of another utility scale solar energy system is discouraged
- A maximum system acreage of 50 acres is preferred, but may be increased based on the site's ability to meet all other recommendations contained herein

Areas West of I-85

- Due to residential densities and proximity to municipalities, Area 2 is not a preferred location
- Based on existing infrastructure, e.g. transportation, water, and rail access, location within the US 29 and Hwy 70 corridor overlay are discouraged
- Locations that minimize visual impacts to the NC Scenic Byway Corridor are preferred

Areas East of I-85

- Site locations along the US 29 and I-85 highway corridors are discouraged
- Site locations along the East NC 152 and US 52 highway corridors are not preferred
- Sites in proximity to High Rock Lake located in Area 2 are not preferred

I-85 South Corridor

- Sites within the identified and targeted growth nodes depicted in Figure 23 are discouraged

Statement of Consistency

ZTA 02-19 is appropriate and necessary to meet the development needs of Rowan County for the following reasons not previously envisioned by the East and West Land Use Plans. Furthermore, the adoption of ZTA 02-19 is an amendment to the East and West Land Use Plans and is reasonable and in the public interest based on the following:

- This allows the conditional district rezoning with the addition of supplementary materials;
- Allows for solar energy growth while better categorizing system sizes and uses and encourages solar energy growth in the most appropriate land use areas;
- It provides reasonable standards for screening, setbacks and buffering to minimize negative impacts on adjacent properties and requires financial responsibility for operations and decommissioning of the installed utility scale system; and,
- Requires conditional district zoning within the CBI and RA zones and provides a list of recommendations of preferred and discouraged locations and sizes that will be used to review the utility scale systems located within the CBI and RA districts.

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Ed Muire, Planning Director
DATE:	March 4, 2021
SUBJECT:	Public Hearing: HOME Funding Action Plan FY 21-22

HOME Application
As a member of the Cabarrus / Iredell / Rowan HOME Consortium, Rowan County has been advised by the City of Concord it may receive funding for FY 21-22 similar to last year, i.e. approximately $178,200 in project funds. However, program funding is subject to change based on the actual allocation from HUD to the Consortium; changes in program funding by no more than ten percent (10%) do not require another public hearing. Furthermore, the County's program administrator has obtained other housing related grants from non-Federal sources and Staff anticipates that no local "match" for receipt of these funds to participate in the FY 21-22 budget year will be necessary.

Eligible program activities in the County's application for this program year will consider rehabilitation of owner-occupied housing.

Administration Services
Rowan County opted to solicit proposals for administration of its housing programs in 2012 and selected the Salisbury Community Development Corporation. During this partnership, the County and CDC Staff have successfully administered numerous rehabilitation projects. Based upon this successful collaboration and given the annual contract for services are less than $25,000 [no formal bids are necessary per CFR]; Staff recommends the CDC administer the County's FY 21-22 HOME Program.

STAFF RECOMMENDATIONS
- Conduct Public Hearing for HOME Funding Action Plan
- Approve the FY 21-22 HOME Funding Action Plan and accept modification(s) of a decrease or increase in Consortium funding of ten percent (10%)
- Authorize the County Manager to sign the application as the Certifying Official
- Authorize the County Manager to sign all administrative and housing related documents associated with this program, including current and past Annual Agreements with the City of Concord
- Authorize the Chairman to enter into a contract with the Salisbury CDC to administer the County's program for FY 21-22

ATTACHMENTS:

Description	Upload Date	Type
HOME Funding Action Plan	3/4/2021	Backup Material
HOME Service Area Map for Rowan County	3/4/2021	Exhibit

CABARRUS-IREDELL-ROWAN HOME CONSORTIUM

2021-2022
HOME FUNDING ACTION PLAN



APPLICATIONS DUE MARCH 19, 2021

Submit application to:

City of Concord
Attn: Pepper Bego
Planning & Neighborhood Development Department
P.O. Box 308
Concord, NC 28026
704-920-5133
begop@concordnc.gov

SECTION I

APPLICATION INFORMATION

Full Legal Name of Applicant: Rowan County

Applying as: ☒ Consortium HOME Subrecipient

☐ CHDO

Address: 402 N. Main Street Suite 204

City/State/Zip: Salisbury, NC 28144

Telephone Number: 704-216-8599

Contact Person: Ed Muire

Title: Planning Director

Telephone Number: 704-216-8599 E-Mail: ed.muire@rowancountync.gov

Name of Project: Rowan County HOME Program

Total funds requested: $178,220.00

(DO NOT include Admin funds in total)

To the best of my knowledge and belief all data in this application are true and current. The document has been duly authorized by the governing board of the applicant.

Signature: _____ _____

Certifying Official Date

SECTION II

PROJECT DESCRIPTION

Project/Program Title: Rowan County HOME Program

Project/Program Location: Scattered sites

II (a) Type of Activity (check one)

____ New construction for Homeownership ____ New construction for rental

_X_ Owner-Occupied Rehabilitation ____ Rental Rehabilitation

____ Acquisition/Rehab/Resale ___ Down Payment Assistance

_____ Other (specify): _____

II (b) Goals and Objectives (*Provide a written description of your goals and objectives. Also provide a copy of your* ***Needs Assessment hearing minutes and notice.)***

The goal and objective for Rowan County's HOME Program is to provide housing rehabilitation assistance to eligible low and moderate income homeowners residing in non-entitlement areas of Rowan County.

PLEASE PLACE A CHECK MARK BESIDE YOUR OBJECTIVE AND A CHECK MARK BY THE INTENDED OUTCOME.

Objective and Outcome			
Objective (check one)		**Outcome** (check one)	
(1) Create suitable living environment	X	(1) Availability/accessibility	X
(2) Provide decent affordable housing		(2) Affordability	
		(3) Sustainability	

II (c) Short Description. One or two sentences stating the number and type of housing or other units expected to result from this project and the targeted client group. State both total number of units in project and number to be assisted with HOME. Also explain how this project will benefit low and very low income individuals and how this will be documented.

The program will provide rehabilitation assistance for five (5) single-family homes of individuals/families with household income at or below 80% of the area median income. Rehabilitation will ensure minimum housing standards are maintained and focus on deferred maintenance or other unsafe conditions brought on by age of the structure. These families will have improved living conditions and lower energy costs to help them remain in their homes for the long term.

II (d) Project Description. Please provide a **detailed narrative description** of the project below (or on an attached page), addressing all of the following questions. Please check each box below to show that you have addressed the question, and insert information directly in blank space below question. Where the question is not applicable or no information is available, insert N/A.

The 2021-22 HOME program allocation will be used to provide housing rehabilitation assistance to five (5) households within Rowan County limits, excluding the Salisbury and Kannapolis entitlement areas (*see attached program service area map*). Individuals or families whose incomes are 80% or less of the area median income are eligible for assistance. The program will be administered by Salisbury Community Development Corporation (SCDC), a 501(c)3 non-profit HUD-certified housing agency, under contract with Rowan County.

All Rowan County homeowners in the non-entitlement areas of Rowan County will be encouraged to apply for assistance. Applications will be accepted on a first-come-first-served basis. Applicants must meet program and HUD income guidelines to be eligible. Qualified owner-occupied homes will be inspected to determine feasibility for the program and to assess needed improvements related to livability, health and safety, and energy efficiency. Priorities include repairs that address immediate needs, such as leaking roofs or inadequate systems, to ensure a safe living environment, in addition to improvements that will reduce ongoing utility costs and keep the home affordable over the longer term.

For all eligible projects, a work write-up will be prepared by a qualified rehabilitation specialist and the work will be competitively bid. Section 8 contractors and women/minority-owned firms will be encouraged to bid on projects. Homes built prior to 1978 will be assessed for lead-based hazards, and where indicated by positive test results, lead abatement or removal will be completed only by certified lead abatement contractors.

The funding is provided by Rowan County at zero percent (0%) interest which will be forgiven at a rate of 12.5% per year, or eight (8) years from the loan closing date. No payments will be due as long as the owner continues to own and occupy the home as their primary residence. The homeowner may not sell, refinance, rent or change the ownership status of the home until the grant is forgiven unless repayment of the remaining balance is made.

Attach a general location map showing the development site. Be sure to include waterways and railroads.

Property Acquisition

☐ Has agency acquired real property in order to carry out the project, or is property acquisition planned? N/A

☐ Has property owner been informed of your intention to use federal funds for this project? If so, attach letter. N/A

☐ Is the property currently occupied? If so, state the number of tenants and describe in detail how you will determine relocation needs and help occupants to relocate in accordance with Uniform Relocation Act. Include the cost of this in your budget. If you have issued a General Information Notice to tenants informing them of their rights to relocation assistance, attach a copy.

N/A

☐ Is the property historically designated or in an historic district? N/A

Construction Information

☐ How many units will be

Newly constructed		Rehabilitated	5	Provided DPA	
Acquired		Demolished/Cleared			

☐ Will the project participate in an externally monitored energy efficiency program (e.g. Energy Star, Advanced Energy)?

Yes: _____ (provide details). No: X

☐ Will any of the units have full ADA accessibility? If so, how many?

ADA accessibility will be provided as needed based on the needs of the family being assisted.

Lead-Based Paint (REHAB PROJECTS ONLY)

Describe in detail how you plan to address lead-based testing and abatement or hazard control on any property built before 1978.

All houses built before 1978, where rehabilitation involves disturbance of painted surfaces, will be tested for lead-based paint hazards. If such hazards exist, an assessment on how to effectively treat the hazards will be performed by the rehabilitation specialist and a certified lead-based paint Risk Assessor. If lead-based paint abatement is necessary, a state-certified lead abatement contractor will perform the abatement activity. In all cases where the unit was built before 1978 and the existence of lead-based paint is determined present, the unit will be "cleared" (inspected and tested for lead-based paint hazards) following lead hazard remediation.

II (e) Affordability, Marketing, & Supportive Services

☐ What are the proposed rents or sales prices for completed housing units? For rental units, also estimate utility costs. N/A

☐ What is your process for marketing to ensure an adequate pool of income-eligible renters or buyers? N/A

☐ What steps are planned to ensure long-term affordability of housing units, including subsidy recapture, equity sharing, buy-back options, long-term lease, etc.? N/A

☐ Do you require beneficiaries to attend homebuyer education classes? N/A

II (f) Fair Housing Activities

Please describe the Fair Housing activities you plan to undertake in the upcoming program year.

ACTIVITIES	DATES
Rowan County began development of its Section 504 Plan	July – September 2020
Rowan County created a webpage specifically highlighting its 2020-2024 Analysis of Impediments to Fair Housing Choice, including links to its 2011-15 and 2016-20 plans	October – December 2020
Rowan County will publish notice in the *Salisbury Post* regarding its Fair Housing complaint procedures	January – March 2021
Staff will attend the 15th Annual Virtual Fair and Affordable Housing Summit (April 22, 2021)	April – June 2021
Rowan County will advertise its intent to adopt its Self-Evaluation and Transition Plan for Section 504 compliance	July - September 2021
Rowan County will post Fair Housing posters in both English and Spanish in its Administration Bldgs at 402 N. Main Street and 130 W. Innes Street and the Health and Social Services Departments	October – December 2021

II (g) Project Team

Identify the project team by name, job title, and employment status (employee, independent contractor, or volunteer), and their specific responsibilities in this project. If the team is not yet assembled, then describe how you will select them. (*Attach additional pages if necessary.*)

The SCDC project team will include:

- Chanaka Yatawara, Executive Director, leads the organization and provides oversight on all project activities;
- Nickysha Brown, Intake Specialist (employee), coordinates SHPO reviews, interviews applicants, verifies income eligibility and compiles the necessary income documentation for the project file;
- Robbie Stevens, Housing Counselor & Project Manager (employee), is responsible for overseeing all steps of the rehabilitation process, prepares contracts and loan documents, and monitors the progress of work to ensure the timely completion of the project;
- Michael Kepley, Rehabilitation Specialist (contractor), will complete work write-ups, manage the bid process, and inspect the contractor's work;
- Janet Gapen, Planning & Community Development Administrator, will complete environmental reviews, annual HOME funding plans and CAPERs, and coordinate with Rowan County financial staff on IDIS payment requests, setup/closeout of projects;
- Ed Muire, Rowan County Planning Director, will monitor project activities to ensure compliance with County and Action Plan goals.

For Rehab Projects Only: List all project staff who have completed training in Lead Safe Work Practices (with date) or have any more extensive training in Lead Based Paint hazard control.

Michael Kepley, Certified Rehabilitation Specialist

Training specific to lead-based paint hazards includes:

- Lead-Based Paint Hazards During Renovation, Remodeling, and Rehabilitation, sponsored by U. S. Department of Housing & Urban Development, August 2001
- Healthy Homes Specialist, National Center for Healthy Housing, December 2010
- Community Development Academy, N. C. Department of Commerce, April 2008
- Lead Safety for Renovation, Repair, and Painting, sponsored by Craven County Health Department, March 2010

II (h) Timetable.

Please complete a detailed and realistic timetable showing when each work task will be completed (e.g. planning, obtaining financing commitments, design, environmental review, bidding, loan closing, construction, final inspection, occupancy, etc.). The larger the project, the more detail we expect to see. You may add work tasks; where existing task does not apply, insert **N/A.**

Work Tasks	Date to be Completed
Planning	12/1/2021
Acquisition	N/A
Obtaining Financial Commitments	N/A
Design	N/A
Environmental Review	As needed per home
Construction	N/A
Rehabilitation	6/1/2022
Loan Closing	N/A
Occupancy	N/A

II (i) Client/Area Demographics. Please complete the following tables to the best of your ability. Show actual or estimated numbers of beneficiaries, **not percentages**, in each category. In general you should count **households** as the beneficiaries for housing programs and **persons** for non-housing programs.

Income Group	Number
<30% of area median income (AMI)	1
31-50% of AMI	2
51-80% of AMI	2
>80% of AMI*	
TOTAL	*5*

Special Needs Beneficiaries (if applicable)

Category	Number
Elderly (over 60)	Unknown at the present time
Disabled (not elderly)	Unknown at the present time
Homeless	N/A
People with HIV/AIDS	N/A

SECTION III

PROJECT BUDGET AND FUNDING

III (a) Budget

Show <u>all</u> funding sources for the project or projects you plan to undertake. Be sure to include program income.

<u>Project Revenue</u>

	Source	Amount
HOME funds being requested		**$178,220.00**
HOME funds from prior year(s)		
HOME Program Income		
Other Federal Funds		
State/Local Funds (list)		
Bank Loans		
Other Cash Contributions		
Private Grants		
Total Funds Available*		**$178,260.00**

* This total should be the same as your *"Total Development Costs"* total in the ***Estimated Costs*** table on page 7.

Provide the details of all loans and/or grants, other than HOME, listed above for the project.

III (b) HOME Match (HOME funded projects only)

List the project revenues that will count as matching funds (non-federal funds that are permanently contributed to the project). Include any in-kind contributions of materials and labor, including sweat equity, at $10 p.h. If in doubt whether funds will count as match, please call Pepper Bego at (704) 920-5133.

Revenue Source	Amount
Urgent Repair Program URP18 ($100,000) and URP20 ($100,000); Essential Family Rehabilitation Loan Pool ESFRLP20 ($190,000)	$97,917 (current balance as of 2/28/2021)

III (c) Estimated Costs

Be as detailed as possible. Add or amend categories as needed. The second column should cover total project costs (including those met from HOME). The third column shows how much of each line item is to be met from HOME. Totals must be consistent with the revenues shown in section IIIA.

Category (add/amend as needed)	Total Costs	This grant only
Down Payment Assistance	$	$
Acquisition	$	$
Relocation	$	$
Demolition/Clearance	$	$
Site improvements	$	$
Rehabilitation	$178,220.00	$178,220.00
New construction	$	$
Professional Fees (appraisal, architect, etc.)	$	$
Agency project delivery costs (10% maximum of total project cost)	$	$
Other	$	$
	$	$
***Total Development Costs**	**$178,220.00**	**$178,220.00**

* The total in the "*Total Cost*" column should be the same as your "*Total Funds Available*" total in the ***Project Revenue*** table on page 6.

SECTION IV

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Are any of the Board Members or employees of the agency which will be carrying out this project, or members of their immediate families, or their business associates:

a) Employees of or closely related to employees of your agency or the member government through which this application is made: YES ___ NO _X__

b) Members of or closely related to members of City Council or Commission of the member government through which this application is made: YES ___ NO _X___

c) Current beneficiaries of the program for which funds are requested: YES ___ NO _X___

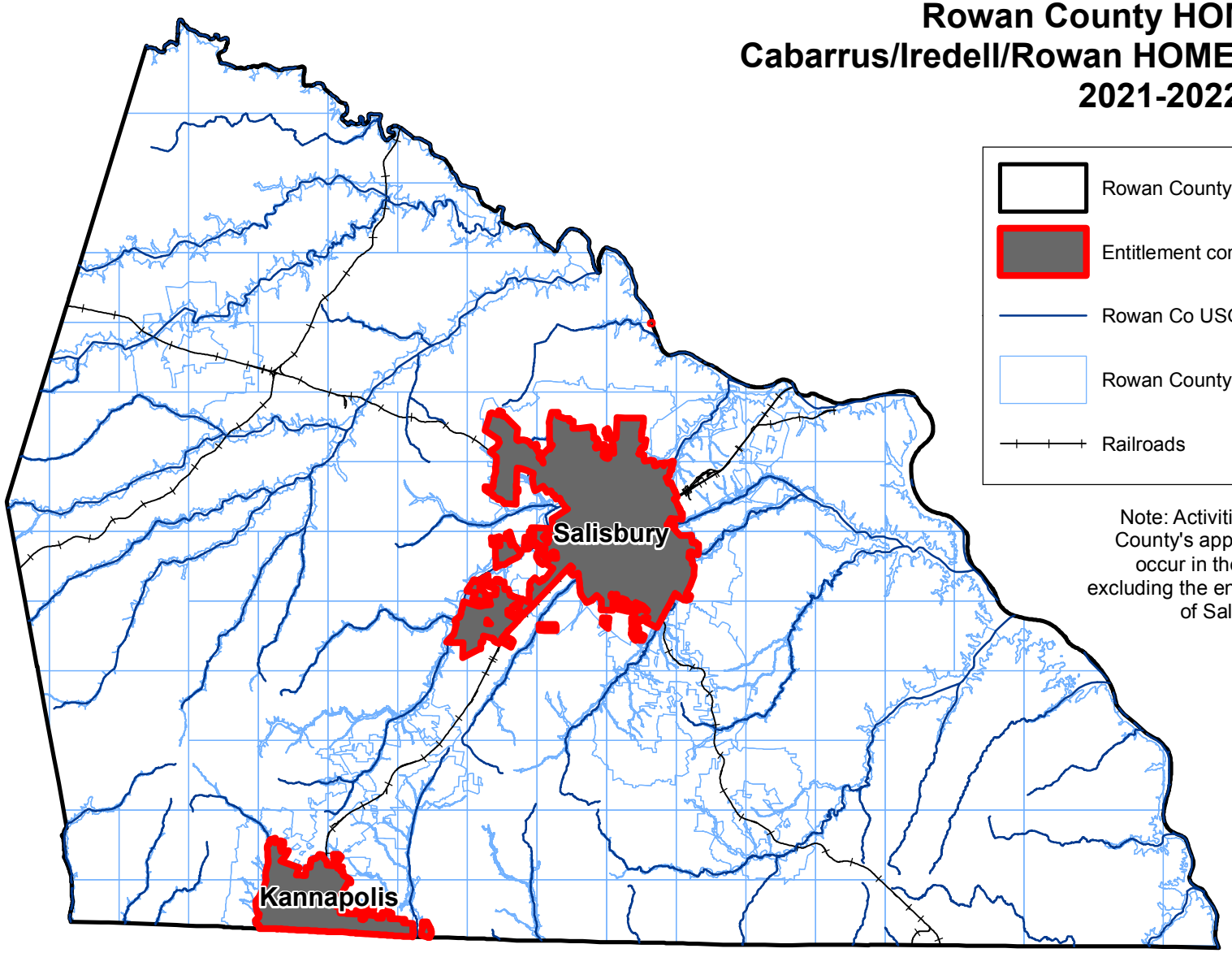
d) Paid providers of goods or services to the program or having other financial interest in the program: YES ___ NO _X__

If you have answered ***YES*** to any question, **please attach a full explanation**. The existence of a potential conflict of interest does not necessarily make the project ineligible for funding, but the existence of an **undisclosed** conflict may result in the termination of any grant awarded.

_____

Signature of Certifying Official *Date*

Rowan County HOME Program
Cabarrus/Iredell/Rowan HOME Consortium
2021-2022 Application



Rowan County (Service Area)

Entitlement communities

Rowan Co USGS streams

Rowan County Flood Hazard Areas

Railroads

Note: Activities associated with the County's application for funding will occur in the County's jurisdiction, excluding the entitlement communities of Salisbury and Kannapolis.

N

Data Source: Rowan County GIS

0 2.5 5 10 Miles

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Carolyn Barger, Clerk to the Board
DATE:	February 25, 2021
SUBJECT:	Public Hearing to Consider No Wake Zone Extension at Tamarac Shores Marina

---

During regular session on August 3, 2020, the Board of Commissioners voted to request an investigation by the Wildlife Resources Commission (WRC) to determine whether statutory authority may exist for establishment of a No-Wake Zone on High Rock Lake at Tamarac Shores Marina. The process was initiated as a result of a request from resident Michael Barron who lives on Tamarac Shores Drive.

The WRC submitted its No-Wake Zone Water Safety Hazards Matrix; however, it differed from Mr. Barron's initial request. As you read the Matrix, the WRC Officer agrees the area has become much busier since the rule was codified in 1978 and Enforcement agrees that enlargement of the no-wake zone to accommodate the additional hazards to boater safety and water recreational activities is warranted.

According to Betsy Haywood, Water Safety Rulemaking Coordinator, the WRC Officer prepared the attached map showing a smaller area than Mr. Barron asked for to protect his dock. The WRC does not place no-wake markers to prevent property damage to docks or boats, nor for privacy, nor to prevent erosion. There is no history of boating accidents in the area but it is acknowledged that extending the no-wake zone as shown on the attached map would mitigate hazards to those enjoying water recreation, as well as boats entering and exiting the cove.

Conduct the public hearing to receive citizen input.

After conducting the public hearing, if the Board wishes to proceed with the application for rulemaking, the Board will need to adopt the attached Resolution and allow the Clerk to submit the Resolution and a completed D-1 Form to the WRC. The County must also show it has given notice of the intent to apply for rulemaking. The notice of the public hearing appeared in the Salisbury Post on Sunday, February 28 , 2021.

ATTACHMENTS:

Description	Upload Date	Type
Michael Barron Request	2/25/2021	Cover Memo

Wildlife Resource Commission's No-Wake Zone Water Safety Hazards Matrix	3/12/2021	Cover Memo
No Wake Zone Application Process	2/25/2021	Cover Memo
Resolution	3/8/2021	Cover Memo
Form D-1	3/8/2021	Cover Memo
Public Hearing Notice	2/25/2021	Cover Memo

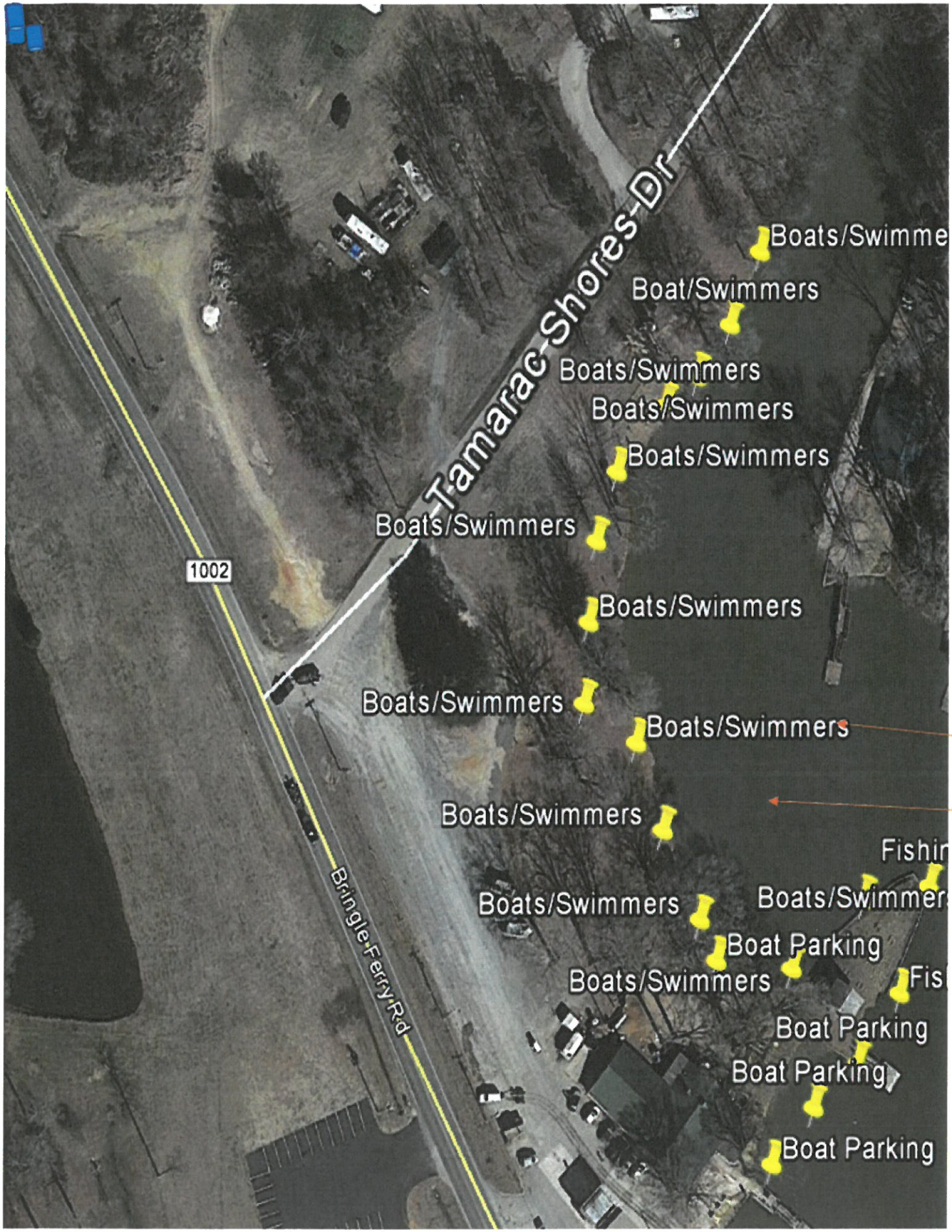
Barger, Carolyn M

From: Barron, Michael T <Michael.T.Barron@Williams.com>
Sent: Monday, July 13, 2020 11:46 AM
To: Barger, Carolyn M
Cc: Betsy.haywood@ncwildlife.org; Kim Barron; Barron, Michael T
Subject: RE: Applying for a No Wake Zone
Attachments: Screenshot 2020-07-12 at 8.39.32 AM.png; Screenshot 2020-07-13 at 11.30.07 AM.png; Screenshot 2020-07-13 at 11.29.38 AM.png; IMG_1571.MOV; IMG_1570.MOV; IMG_1569.MOV; IMG_1566.MOV

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report suspicious emails by clicking the "**Report Phish**" button.

Hi Carolyn,
Please see the attachments and videos I shot this weekend. Travel was down due to the hot temps compared to the last several weekends. Our main concern is all the traffic in and out of the marine with the blind spots. We constantly have high traffic way above the no wake speeds. We also have kids/adults swimming off our doc and the boats ride right up to our grandkids and guest. I attached some videos showing our concerns and safety risk. They also have people swimming at Tamarac Marine in the same areas the boats are parking. You can actually see boats back up right at people swimming within a few feet of each other. Would it be possible to add no wake and swimming buoys further out from the shore lines than they are now to slow the boats down when entering and leaving the areas in questions? I would also like to add them further north and east of our doc. How can we stop the boaters from traveling so close to our doc? Would you also write Betsy Haywood with NC Wildlife and request to complete an assessment of our concerns? Please advise.

Thanks everyone in advance for your time,
Mike Barron
360 Tamarac Shores Drive
Salisbury, NC 28146


Tamarac Shores Dr
1002
Bringle Ferry Rd
Boats/Swimme
Boat/Swimmers
Boats/Swimmers
Boats/Swimmers
Boats/Swimmers
Boats/Swimmers
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Boat Parking
Boat Parking
Boat Parking

NO-WAKE ZONE WATER SAFETY HAZARDS MATRIX

SECTION 1:

Name of organization/entity: ***Rowan County Board of Commissioners***_

Primary contact information: _***Carolyn Barger, Clerk to Board 704-216-8181. Michael Barron, 360 Tamarac Shores Drive, Salisbury*** ***Michael.t.barron@williams.com***

Exact location of requested no-wake zone:

Body of water and County: _***High Rock Lake Rowan County***

Location: ***Area 50 yards north of 360 Tamarac Shores Drive extending south as extension of no wake zone at the Tamara Shores Marina and adjacent cove.***_

Popular name of area, if any: _____

Width of No-Wake Zone: Narrowest Point:_____ Widest Point:____

Brief Description of area (example: bridge overpass, obstructed views, Intracoastal Waterway; etc) ***This rule was enacted in 1978 and has not been touched since. Tamarac Marina and surrounding area have grown, wiith a campground far back in the cove, boats and swimmers, fishing, and marina use creating various water safety hazards. There is a blind curve at the north, into the cove adjacent to the marina, that currently is not part of the no-wake zone.***

Attach map of designated no-wake zone

One map shows proposed extension of no wake zone within 50 yards of shoreline, north of the Tamarac Marina and including the cove. The other map was submitted by Mr. Barron and shows conflicting water recreation uses of the busy and small area, marked with yellow pushpins.

Ensure proposed no-wake zone map/and or location is agreed upon by point of contact

Attach detailed reason given from point of contact for the request

Please see email with attached photos and videos. Boaters travel too fast and too close to swimmers who are in same area with parked boats, and in the busy cove with blind sight lines and a campground with a great deal of boat traffic. Boats are endangering residents who own the dock near the entrance of the cove. They believe that an extension of the existing no wake

zone to accommodate the hazards caused by growth of the area will slow boat traffic down and protect the cove and the marina.

Is the proposed no-wake zone located within an area that is regulated by the U.S Army Corps of Engineers or the Division of Coastal Management (CAMA) i.e.; Intracoastal Waterway?

YES ☐

NO ☒

(When dealing with the point of contact, please advise that placement of markers in these waters is subject to prior approval of above agency in waters where applicable. NCWRC has no authority to supersede these rules.)

SECTION 2:

PUBLIC SAFETY HAZARD

What public safety hazard exists? Area is used as a marina for Tamarac and the nearby Campground. People also swim in this area.

Is this a public swimming or recreational area?

NO ☐

YES ☐ would the establishment of a roped swimming area or placement of no-wake regulatory buoys be more appropriate? ROPED SWIM AREA ☐

NO-WAKE BUOYS ☒

SECTION 3:

NAVIGATIONAL HAZARDS

Identify any and all potential hazards associated with the proposed no-wake zone (check all that apply)

OBSTRUCTIONS ☐ (Identify) _____

NARROW CHANNEL ☐ (give approximate width) _____

SHALLOW WATER ☐ (give average depth) _____

OBSTRUCTED VISION ☐ (for approximately how great a distance) _____

STRUCTURES (Check all applicable)

☐ DAM

☐ SPILLWAY

☐ FLOOD CONTROL STRUCTURE

☐ LOCK

☐ JETTY

☐ SUBMERGED STRUCTURE

☐ TRESTLE
☐ POWER LINE
☐ FUELING DOCK
☒ RESTAURANT DOCKS
☐ ACCESS AREA/BOAT LAUNCH
☐ SANDBAR
☐ SHOAL
☐ PRIVATE DOCKS
☐ BRIDGE
☐ PIER

OTHER (list and describe) _____

_____

_____

SECTION 4:

If approved, will the no-wake zone extend into a designated channel?

NO ☐

YES ☒ (if yes, identify on map)

What is the total distance boaters will travel at a no-wake speed _150 feet_____

Estimated time to travel for boaters through the proposed no-wake zone at no-wake speed _2-3 minutes

SECTION 5:

List any other known incidents, safety concerns or problems that have occurred? _____

_____

_____

_____

==========

Rate traffic density in this area from light to heavy **LIGHT** 1 2 3 4 5 6 7 8 9 10 **HEAVY**

Is traffic density specific to weekend/and or holidays? _____YES_____

Does traffic density or ability to maneuver a vessel due to traffic cause safety issues? YES ☒ NO ☐

Rate the likelihood of an incident occurring in this area compared to other similar areas on this same body of water **VERY UNLIKELY** 1 2 3 4 5 6 7 8 9 10 **MORE LIKELY**

SECTION 6:

OFFICER ASSESSMENT OF WATER SAFETY HAZARDS

YES: ☒

NO: ☐

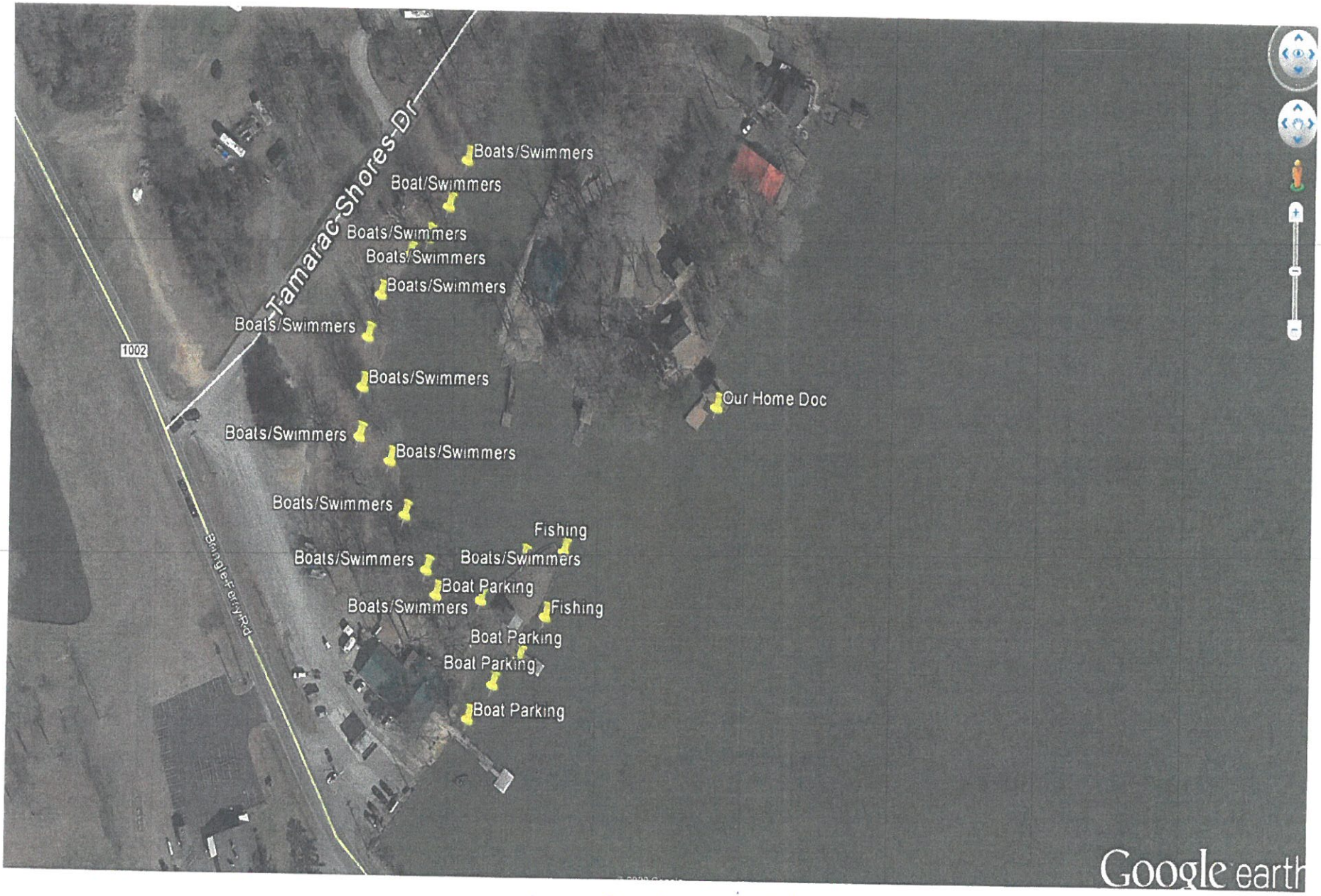
Reasons:

I agree that this area needs to be a NWZ. The area is used as a boat docking area for the restaurant/bar. It is adjacent to the current NWZ and fuel dock as well. The cove is used as a boat docking area for the campground at Tamarac Shores. There are a lot of boats and people congregated in this area during the weekend and holidays. The current NWZ was made a long time ago and this addition will account for the change in activity over the years in this area. I have adjusted the points of where the NWZ should be based on need. The proposed NWZ included two private docks that do not need to be encompassed into this NWZ. My proposed area would address the safety issues in the area.

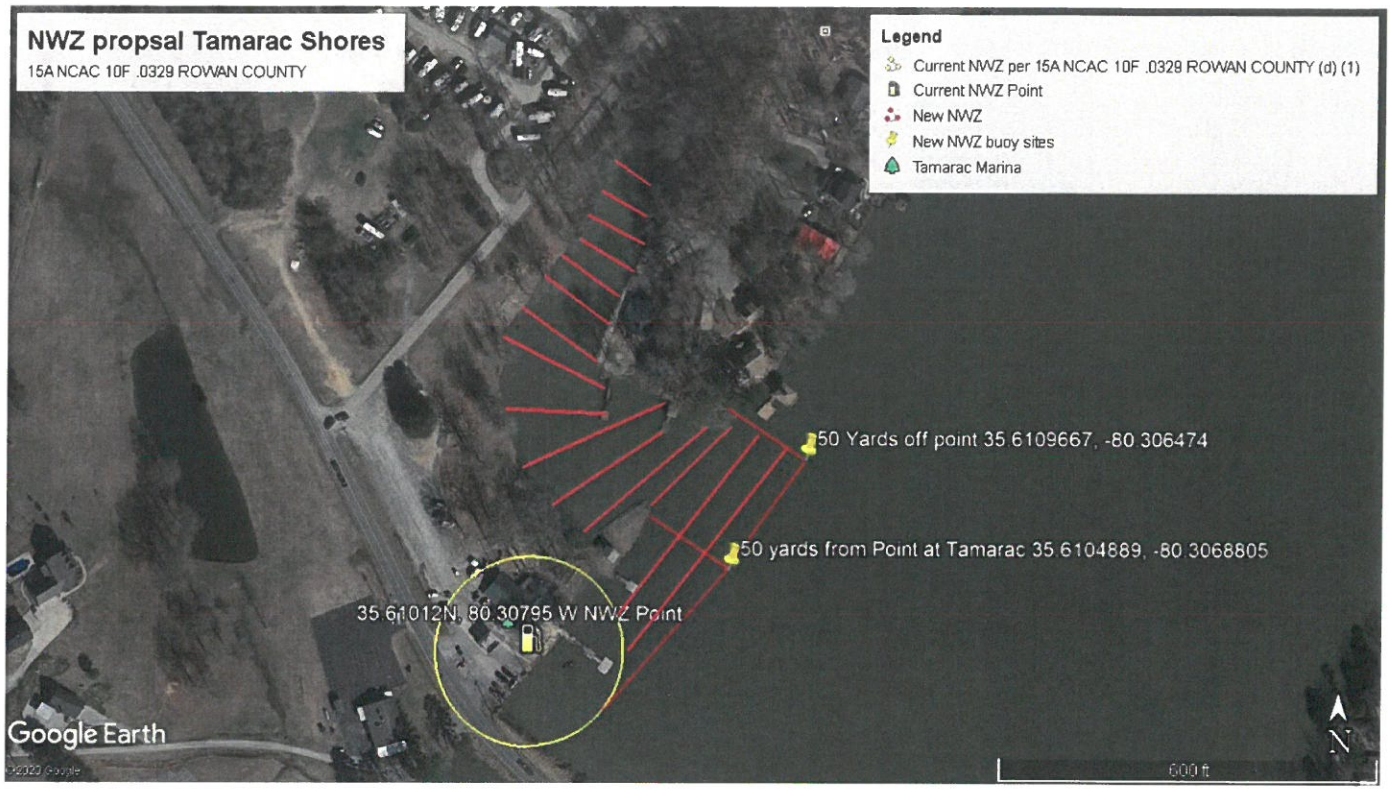
Officer: SGT Scott Strickland Date: 09/9/2020



MR BARRON'S SUGGESTED EXTENSION



MAP SHOWING RECREATIONAL ACTIVITIES



ENFORCEMENT ASSESSMENT

APPLYING FOR A NO WAKE ZONE

REQUEST INVESTIGATION

The local unit of government contacts No Wake Zone Coordinator to request investigation of area to determine whether statutory authority may exist for establishment of a no wake zone. Coordinator requests that Enforcement provides a recommendation to the NWZ Coordinator about whether sufficient safety hazards exist to meet the statutory authority of the WRC to enact a no wake zone in public trust waters.

RESULTS OF INVESTIGATION

NWZ Coordinator provides the local unit of government with the recommendation of Enforcement as to whether a no wake zone is necessary.

DECISION TO APPLY

Local unit of government receives a recommendation to proceed.

OR

The local unit of government receives a recommendation that a no wake zone may not be statutorily necessary. The local unit of government still may decide to apply for action by the Wildlife Resources Commission

OR

APPLICATION FOR RULEMAKING

If the local unit of government decides to proceed with rulemaking, the application process begins

- state that local unit of government has given public notice of intention to apply for rulemaking on waters within territorial limits of that subdivision of the State
- provide resolution from governmental unit requesting rulemaking
- state boating safety hazard or water safety hazard prompting request complete D-1 application form

The Local unit of government decides not to proceed

No further action

OSBM REVIEW

Upon receipt of application, No Wake Zone Coordinator submits a fiscal note for review by the Office of State Budget and Management. The agency must provide an analysis of the fiscal impact of any Administrative Rule (OSBM has 60 days to review)

CONSIDERATION BY THE NCWRC

The application for rulemaking and fiscal note review are considered by the NCWRC in official meeting.

OR

NCWRC APPROVES

NCWRC approves promulgating rulemaking for the proposed no wake zone by submitting Notice of Text in the NC Register for at least 60 days with an open comment period.

After the 60 day open comment period, the WRC, in official meeting, considers public comments and provides final adoption of the no wake zone rule.

NCWRC DENIES

NCWRC denies the applicant's request for no wake zone rulemaking. Denial by WRC is final.

No further action

RRC REVIEW

The adopted rule is sent to the Rules Review Commission for consideration of the rule at their next meeting (30 to 60 days) for

- statutory authority
- clarity
- necessity
- compliance with procedures

RULE BECOMES EFFECTIVE

With approval by RRC, the rule becomes effective on the first of the month following the meeting of the RRC and is codified in the North Carolina Administrative Code.

Rulemaking procedures must comply with requirements of the N.C. Administrative Procedure Act, NCGS 150B. Implementation timelines may vary due to regulatory reviews.

RESOLUTION
To Establish an Extension of the No Wake Zone
In Vicinity of Tamarac Marina

WHEREAS**,** under authority of North Carolina General Statutes Section 75A-15 any subdivision of the State of North Carolina may at any time, after public notice, make formal application to the Wildlife Resource Commission for special rules and regulations with reference to the safe and reasonable operation of vessels on any water within its territorial limits; and

WHEREAS**,** Rowan County has given public notice of its intention to make formal application to the Wildlife Resources Commission for special rules and regulations with reference to the safe and reasonable operation of vessels on High Rock Lake within the territorial limits of Rowan County, and for the implementation of the Uniform Waterway Marker System in all the waters of the County.

NOW, THEREFORE BE IT RESOLVED**,** that in accordance with NCGS 75A-15, the Board of Commissioners of Rowan County requests the North Carolina Wildlife Resources Commission to promulgate special rules and regulations with reference to safe and reasonable operation of vessels on the waters of High Rock Lake located in said County, the pertinent substance of which proposed regulations is as follows:

No wake zone in the waters of High Rock Lake for an area 50 yards north of
360 Tamarac Shores extending south as extension of the no wake zone
at the Tamarac Shores Marina and the adjacent cove.
The proposed extension would end at a point 50 yards from the
shore at 35.610967 N, 80.30647 W., or, for any other distance as
deemed appropriate by the Wildlife Resources Commission

BE IT FURTHER RESOLVED**,** that the Rowan County Board of Commissioners requests the said Commission to promulgate regulations fully implementing the Uniform Waterway Marker System in all of the waters of said County.

This the 15th day of March, 2021.

_____
Gregory C. Edds, Chairman
Board of Commissioners

ATTEST:

_____
Carolyn Barger, MMC, NCMCC
Clerk to the Board

FORM D-

North Carolina Wildlife Resources Commission

Application for Water Safety Rulemaking on Navigable Waters of the State of North Carolina

1. Governmental Unit: _____ Date: _____

   Contact Name: _____

   Mailing Address: _____ Phone # _____

   _____

2. In accordance with G.S. 75A-15, the above-named subdivision of the State applies to the North Carolina Wildlife Resources Commission for water safety rulemaking in the following waters:

   Name of Body of Water, County, Location: _____

   Popular Name (if any): _____

   Describe Proposed Regulated Area – No-Wake Zone, Swim Area, Other:

   _____

   _____

3. Safety hazard prompting rulemaking request (No Wake Zones, marked swim areas, and mooring areas shall be approved to mitigate hazards to boater and recreational water safety):

   _____

   _____

   _____

4. Include the following information with your application:

   a. Statement that public notice was given of the intention to make application to the Wildlife Resources Commission for the Rule that is being proposed

   b. A resolution from the above-named governmental unit requesting rulemaking for the waters named in Item 2

   c. Affirmation that the local unit of government *or* a designee agrees to purchase and place markers that conform to U.S. Aids to Navigation (USATONS) standards to implement a Rule. The North Carolina Wildlife Resources Commission is required to submit a Fiscal Note to the Office of State Budget and Management to report the fiscal impact of a Rule on a state or local unit of government.

Regulatory markers that do not conform to USATONS standards and that are placed without authorization by the NC Wildlife Resources Commission shall be unlawful.

Mail completed application and supporting documents to:
No Wake Zone Coordinator
NC Wildlife Resources Commission
1701 Mail Service Center
Raleigh, NC 27699-1701

or email to:
nowakezonecoordinator@ncwildlife.org

Revised 2018

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

Aaron Church, County Manager
Carolyn Barger, Clerk to the Board
John W. Dees, II, County Attorney

Rowan County Board of Commissioners

130 West Innes Street · Salisbury, NC 28144
Telephone 704-216-8180 · Fax 704-216-8195

PUBLIC HEARING NOTICE

In accordance with North Carolina General Statute § 75A-15, the Rowan County Board of Commissioners will conduct a public hearing to receive public comment on a request for Rowan County to initiate the process for the North Carolina Wildlife Resources Commission to establish a no wake zone in the waters of High Rock Lake. The location is requested for an area 50 yards north of 360 Tamarac Shores extending south as extension of the no wake zone at the Tamarac Shores Marina and the adjacent cove. (The proposed extension would end at a point 50 yards from the shore at 35.610967 N, 80.30647 W).

The public hearing will be held on Monday, March 15, 2021 at 6:00 p.m. in the J. Newton Cohen, Sr. Room located on the second floor in the J. Newton Cohen, Sr. Administration Building, 130 West Innes Street, Salisbury, North Carolina. Written comments may be submitted to Clerk to the Board of Commissioners by noon on March 15, 2021 via email to: www.rowancountync.gov/PublicComment

Citizens may also participate remotely in the public hearing in following manner:

Join from a PC, Mac, iPad, iPhone or Android device:
https://bit.ly/rowanboc0315
Password: 031521

Or join by phone:
Dial: (602) 753-0140 (720) 928-9299 (213) 338-8477

This the 25th day of February, 2021.

Carolyn Barger, MMC, NCMCC
Clerk to the Board

Equal Opportunity Employer

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM: Finance Department
DATE: March 5, 2021
SUBJECT: Financial Reports

Please see attached financial graphs

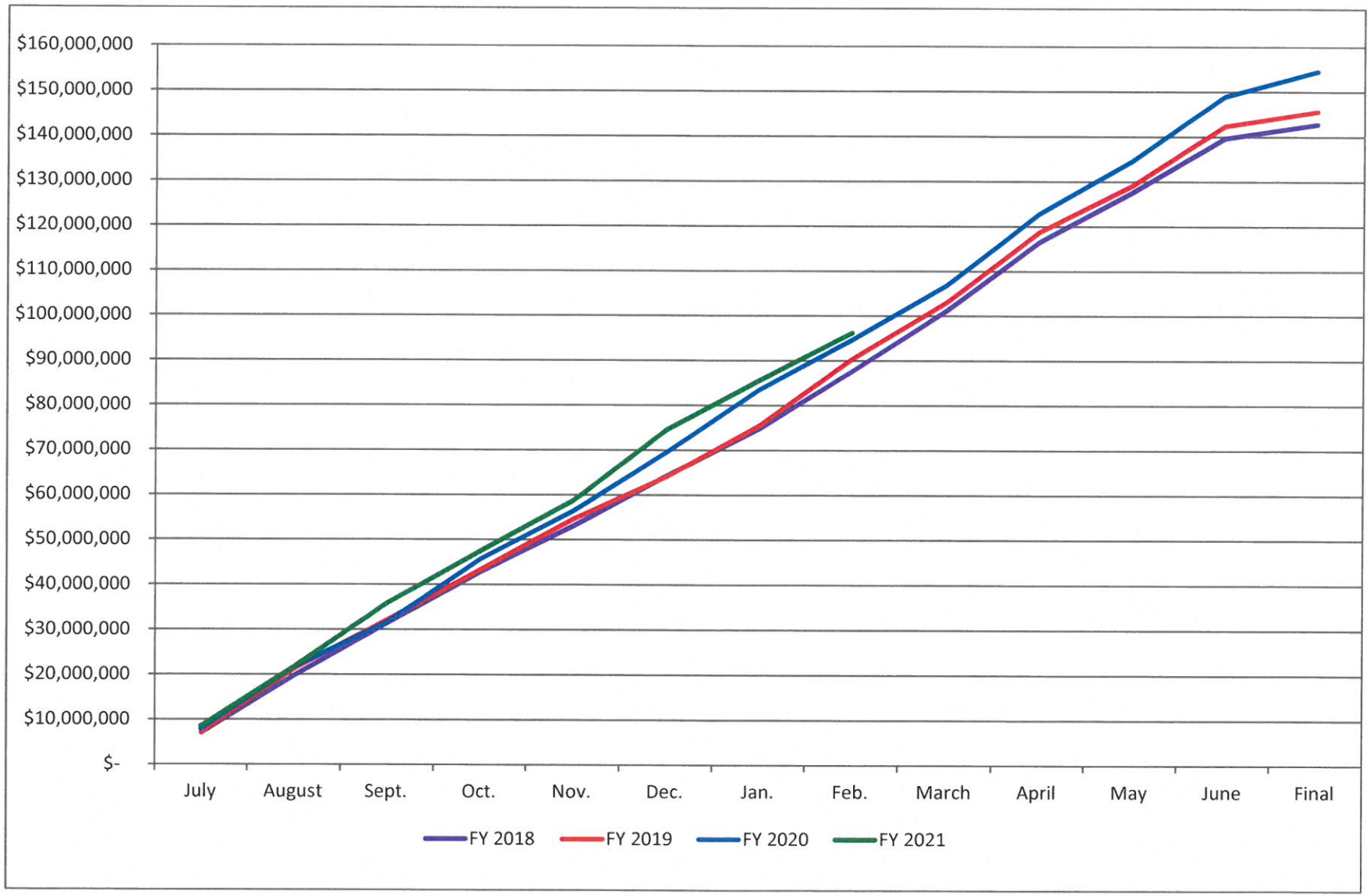
ATTACHMENTS:

Description	Upload Date	Type
Financial Graphs	3/5/2021	Presentation

ROWAN COUNTY
GENERAL FUND
FISCAL YEARS 2018 - 2021

ANNUAL CUMULATIVE EXPENDITURE COMPARISONS

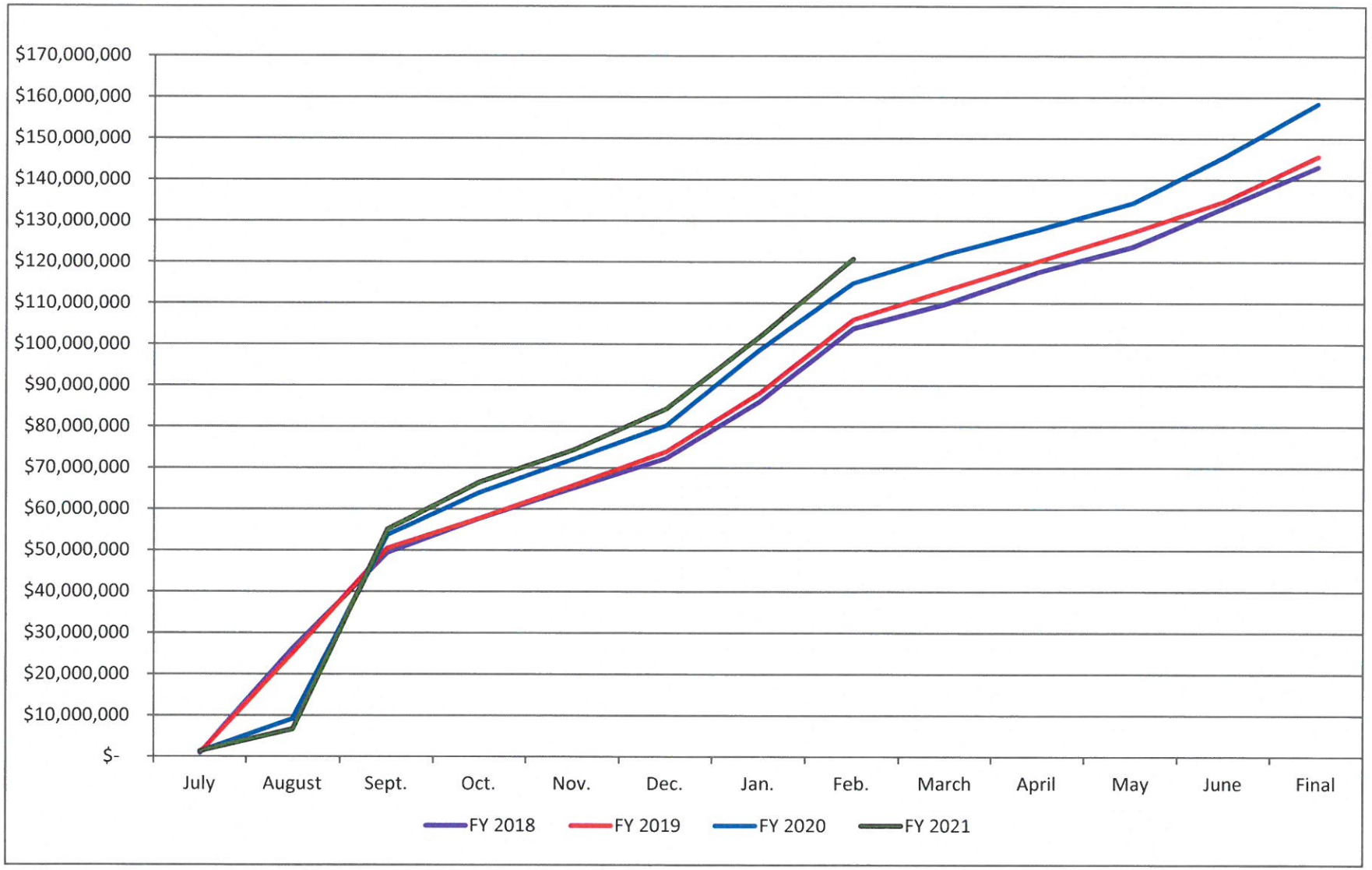
	February	
2021	$	96,186,493
2020	$	94,591,984
2019	$	90,337,805
2018	$	87,568,842



ROWAN COUNTY
GENERAL FUND
FISCAL YEARS 2018 - 2021

ANNUAL CUMULATIVE REVENUE COMPARISONS

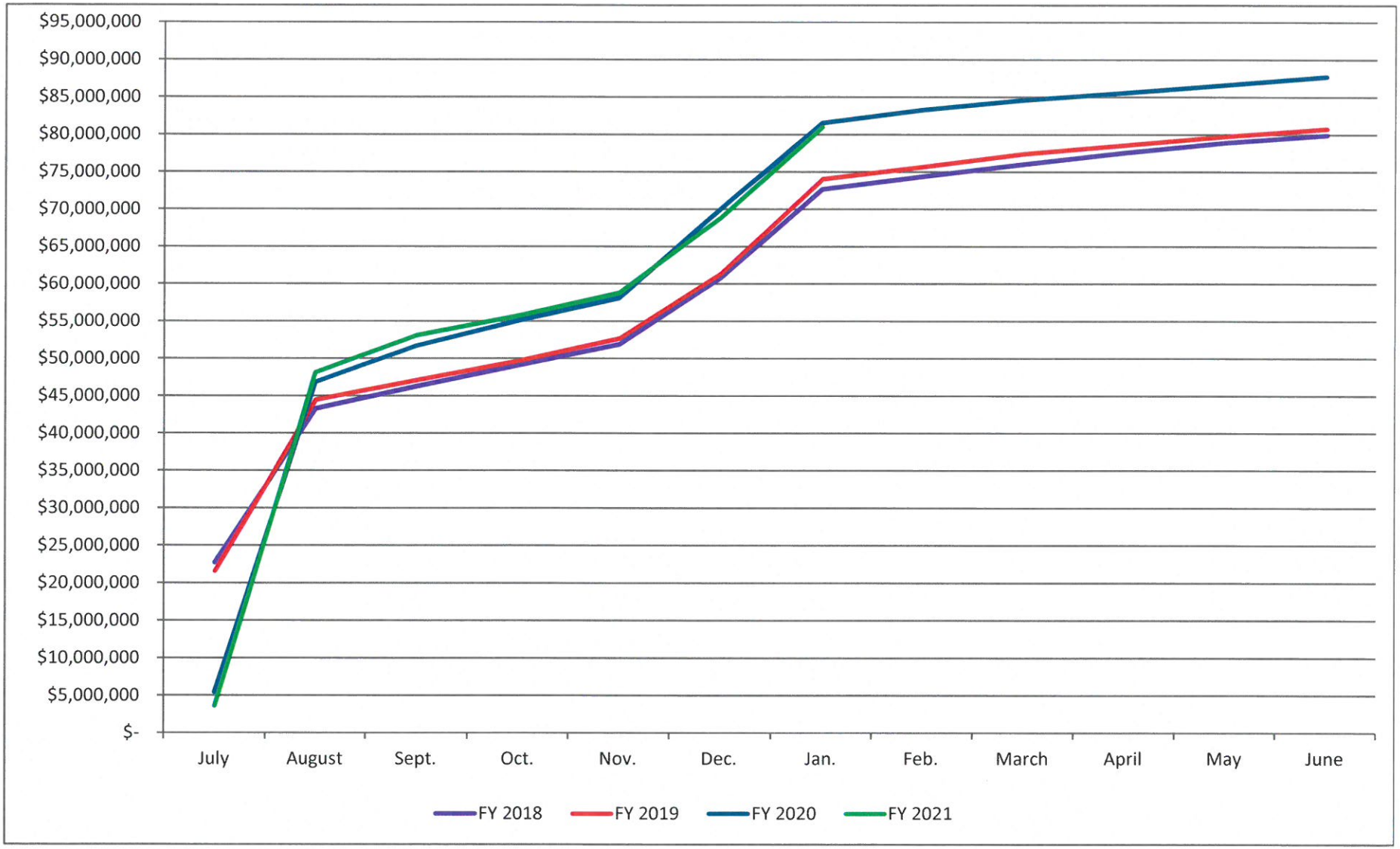
	February
2021	$ 120,758,108
2020	$ 114,811,770
2019	$ 105,986,132
2018	$ 103,831,637



ROWAN COUNTY
GENERAL FUND
Fiscal Years 2018 - 2021

ANNUAL CUMULATIVE CURRENT YEAR PROPERTY TAX COMPARISONS

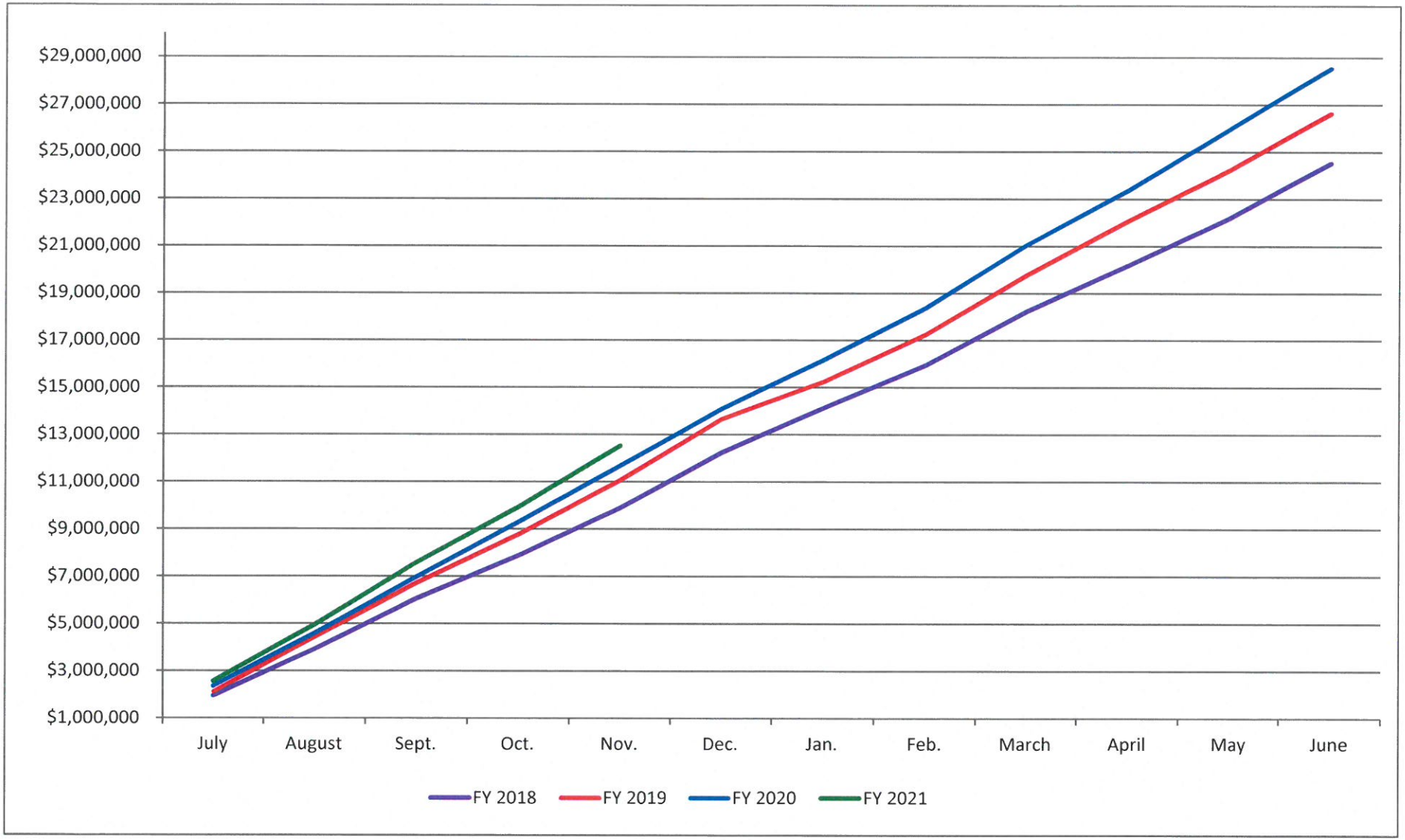
	January	
2021	$	80,962,564
2020	$	81,524,980
2019	$	73,991,144
2018	$	72,666,229



ROWAN COUNTY
GENERAL FUND
FISCAL YEARS 2018 - 2021

ANNUAL CUMULATIVE SALES TAX COMPARISONS

November	
2021	$ 12,519,066
2020	$ 11,666,667
2019	$ 11,060,936
2018	$ 9,893,555



ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM: Finance Department
DATE: March 5, 2021
SUBJECT: Budget Amendments

Please review attached budget amendments.

Please approve attached budget amendments.

ATTACHMENTS:

Description	Upload Date	Type
Budget Amendments	3/5/2021	Cover Memo

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: BOARD OF COMMISSIONERS

FROM: SHERIFF

EXPLANATION IN DETAIL: RECOGNIZE CHECK #4942, WHICH IS A PUBLIC DONATION AND BUDGET IT TO EXPENSE ACCOUNT OF MEETING/TRAINING FOOD ACCOUNT

Prepared by: Major J C Sifford

Date: 2/9/2021

Reviewed: _____

ACCOUNT TITLE	R/E	ACCOUNT #	INCREASE	DECREASE
PUBLIC SAFETY DONATIONS	R	1144410-464002	500	
MEETINGS/TRAINING FOOD	E	1154410-582009	500	

DEPARTMENT HEAD		COUNTY MANAGER	ACCOUNTING USE ONLY
Approved: _____		Approved: _____	Budget Revision # 08-217
Disapproved: _____		Disapproved: _____	Date Posted: _____
Amended: _____		Amended: _____	Group Number: _____
Date: _____		Date: _____	Posted by: _____
Signature: [signature]		Signature:	Approved by: _____

JMH

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: BOARD OF COUNTY COMMISSIONERS

FROM: Social Services

EXPLANATION IN DETAIL:
The following expenditures and/or revenues are revised based on Funding Authorizations received from the State. Funding Authorizations reflect the actual amount we receive and may increase or decrease the original budget estimate.

Prepared by: Kelly Johnson
Date: 2/25/2021

BUDGET INFORMATION:

ACCOUNT TITLE	R/E	ACCOUNT #	INCREASE	DECREASE
Smart Start Admin	R	33018-5316-434091-000	$3,600	
SSBG Salaries	E	33018-001-510005-320	$2,536	
SSBG Health Insurance	E	33018-001-520005-320	$559	
SSBG Medicare Tax	E	33018-001-520010-320	$37	
SSBG Retirement	E	33018-001-520015-320	$228	
SSBG Social Security	E	33018-001-520020-320	$158	
Workers Compensation	E	33018-310-520026-100	$6	
SSBG 401K	E	33018-001-520030-320	$76	

DEPARTMENT HEAD		COUNTY MANAGER	ACCOUNTING USE ONLY
Approved: X		Approved:	Budget Revision # 08-678
Disapproved:		Disapproved:	Date Posted:
Amended:		Amended:	Group Number:
Date: 2/25/2021		Date:	Posted by:
Signature: Micah Ennis Digitally signed by Micah Ennis Date: 2021.02.25 23:26:10 -05'00'		Signature:	Approved by:

SFY 20-21
Subsidized Child Care Allocations
January 1, 2021

County	Revised Non Smart Start Totals 8/1/2020			Revised Smart Start 8/1/2020			Revised Combined Allocations 8/1/2020			Non-Smart Start Adjustment 1/1/2021					Revised Non Smart Start Totals 1/1/2021			Smart Start Adjustment 1/1/2021			Revised Smart Start 1/1/2021			Revised Combined Allocations 1/1/2021		
	Revised Non SS Direct Services	Revised Non SS Serv Support Allocation	Revised Non SS Total	Revised SS Direct Service	Revised SS Serv Support Allocation	Revised SS Total	Combined Direct Services	Combined Services Support	Total Combined Allocation	Non SS Direct Serv Allocation Adjustment	Non SS Serv Support Allocation Adjustment	Non SS Fraud Detection	Title IV-E Funds Allocated for Non Smart Start Direct Services	Total Non SS Adjustment	Revised Non SS Direct Services	Revised Non SS Serv Support Allocation	Revised Non SS Total	SS Direct Services Allocation Adjustment	SS Services Support Allocation Adjustment	Total SS Adjustment	Revised SS Direct Service	Revised SS Serv Support Allocation	Revised SS Total	Combined Direct Services	Combined Services Support	Total Combined Allocation
Alamance	$ 7,153,569	$ 298,097	$ 7,451,666	$ 661,467	$ 56,846	$ 708,243	$ 7,803,595	$ 354,913	$ 8,180,068					$ -	$ 7,150,589	$ 298,082	$ 7,451,665	$ 114,971	$ 10,002	$ 125,009	$ 765,466	$ 66,878	$ 833,346	$ 7,909,066	$ 364,946	$ 8,285,011
Alexander	$ 795,749	$ 80,000	$ 875,749	$ 178,326	$ 16,000	$ 194,326	$ 974,075	$ 96,000	$ 1,070,075					$ -	$ 795,749	$ 80,000	$ 875,749	$ 31,469		$ 31,469	$ 209,795	$ 16,000	$ 225,795	$ 1,005,544	$ 99,000	$ 1,101,544
Alleghany	$ 255,808	$ 80,000	$ 335,808	$ 42,500	$ -	$ 42,500	$ 298,308	$ 80,000	$ 378,308					$ -	$ 255,999	$ 80,000	$ 335,808	$ 7,800		$ 7,800	$ 50,300	$ -	$ 50,300	$ 306,808	$ 80,000	$ 386,808
Anson	$ 994,405	$ 80,000	$ 1,074,405	$ 159,670	$ -	$ 159,670	$ 1,153,848	$ 80,000	$ 1,233,848					$ -	$ 994,405	$ 80,000	$ 1,074,405			$ -	$ 168,670	$ -	$ 168,670	$ 1,163,086	$ 80,000	$ 1,243,086
Ashe	$ 902,105	$ 80,000	$ 982,105	$ 121,188	$ -	$ 121,188	$ 1,023,293	$ 80,000	$ 1,103,293					$ -	$ 902,105	$ 80,000	$ 982,105	$ 39,382		$ 39,382	$ 167,590	$ -	$ 167,590	$ 1,069,695	$ 80,000	$ 1,149,695
Avery	$ 308,352	$ 80,000	$ 388,352	$ 76,500	$ -	$ 76,500	$ 384,852	$ 80,000	$ 464,852					$ -	$ 308,352	$ 80,000	$ 388,352			$ -	$ 76,500	$ -	$ 76,500	$ 385,852	$ 80,000	$ 465,852
Beaufort	$ 3,133,520	$ 133,450	$ 3,291,290	$ 218,457	$ -	$ 218,457	$ 3,349,287	$ 133,460	$ 3,479,747					$ -	$ 3,120,800	$ 133,450	$ 3,291,290			$ -	$ 218,457	$ -	$ 218,457	$ 3,349,257	$ 130,450	$ 3,479,747
Berlin	$ 557,832	$ 80,000	$ 637,832	$ -	$ -	$ -	$ 557,832	$ 80,000	$ 737,832					$ -	$ 557,832	$ 80,000	$ 737,832			$ -	$ -	$ -	$ -	$ 557,832	$ 80,000	$ 737,832
Brunswick	$ 4,039,292	$ 168,302	$ 4,207,594	$ 441,729	$ -	$ 441,729	$ 4,480,981	$ 168,302	$ 4,649,283					$ -	$ 753,591	$ 80,000	$ 833,591	$ 78,241		$ 78,241	$ 155,482	$ -	$ 155,482	$ 910,073	$ 80,000	$ 990,073
Buncombe	$ 8,282,137	$ 365,922	$ 9,148,059	$ 905,009	$ -	$ 905,009	$ 9,087,146	$ 388,922	$ 10,053,068					$ -	$ 4,039,282	$ 168,302	$ 4,207,584	$ 77,952		$ 77,952	$ 619,581	$ -	$ 619,581	$ 4,658,833	$ 168,302	$ 4,727,235
Catawba	$ 5,199,811	$ 216,264	$ 5,407,075	$ 961,020	$ 56,100	$ 617,102	$ 5,751,611	$ 272,364	$ 6,024,195					$ -	$ 5,199,811	$ 216,264	$ 5,407,075	$ 99,000	$ 9,900	$ 108,900	$ 690,000	$ 66,000	$ 756,000	$ 5,850,811	$ 282,264	$ 6,133,195
Caldwell	$ 2,472,225	$ 103,009	$ 2,575,234	$ 625,346	$ 25,014	$ 650,360	$ 3,097,571	$ 128,023	$ 3,225,594					$ -	$ 2,472,225	$ 103,009	$ 2,575,234			$ -	$ 625,345	$ 25,014	$ 650,359	$ 3,097,571	$ 128,023	$ 3,225,594
Camden	$ 88,775	$ 80,000	$ 168,775	$ -	$ -	$ -	$ 88,775	$ 80,000	$ 168,775					$ -	$ 88,775	$ 80,000	$ 168,775			$ -	$ -	$ -	$ -	$ 88,775	$ 80,000	$ 168,775
Carteret	$ 1,411,664	$ 80,000	$ 1,491,664	$ 17,000	$ -	$ 17,000	$ 1,428,664	$ 80,000	$ 1,508,664					$ -	$ 1,411,664	$ 80,000	$ 1,491,664			$ -	$ 17,000	$ -	$ 17,000	$ 1,428,664	$ 80,000	$ 1,508,664
Caswell	$ 412,489	$ 80,000	$ 492,489	$ 88,124	$ -	$ 88,124	$ 500,613	$ 80,000	$ 580,613					$ -	$ 412,489	$ 80,000	$ 492,489			$ -	$ 88,124	$ -	$ 88,124	$ 500,613	$ 80,000	$ 580,613
Catawba	$ 5,237,731	$ 209,489	$ 5,447,220	$ 878,324	$ 58,456	$ 936,780	$ 5,960,055	$ 267,945	$ 6,133,980					$ -	$ 5,027,731	$ 209,489	$ 5,237,220			$ -	$ 938,324	$ 58,456	$ 996,780	$ 5,966,055	$ 267,945	$ 6,133,980
Chatham	$ 2,197,688	$ 80,000	$ 2,247,468	$ 199,949	$ -	$ 199,949	$ 2,354,128	$ 99,900	$ 2,444,028					$ -	$ 2,197,688	$ 80,000	$ 2,247,468			$ -	$ 199,949	$ -	$ 199,949	$ 2,354,128	$ 99,900	$ 2,444,028
Cherokee	$ 1,210,520	$ 80,000	$ 1,290,520	$ 96,184	$ -	$ 96,184	$ 1,306,714	$ 80,000	$ 1,386,714					$ -	$ 2,187,885	$ 80,000	$ 2,247,469			$ -	$ 96,446	$ -	$ 96,446	$ 2,284,178	$ 80,000	$ 2,444,028
Chowan	$ 418,191	$ 80,000	$ 498,191	$ -	$ -	$ -	$ 418,191	$ 80,000	$ 498,191					$ -	$ 1,210,530	$ 80,000	$ 1,290,530	$ 17,327		$ 17,327	$ 115,511	$ -	$ 115,511	$ 1,326,041	$ 80,000	$ 1,406,041
Clay	$ 592,191	$ 80,000	$ 672,191	$ 27,269	$ -	$ 27,269	$ 607,391	$ 80,000	$ 687,391					$ -	$ 418,191	$ 80,000	$ 498,191			$ -	$ -	$ -	$ -	$ 418,191	$ 80,000	$ 498,191
Cleveland	$ 2,562,553	$ 108,787	$ 2,671,340	$ 477,687	$ 56,453	$ 534,015	$ 3,040,423	$ 165,240	$ 3,205,715					$ -	$ 2,562,553	$ 108,787	$ 2,671,340	$ 7,666		$ 7,666	$ 35,000	$ -	$ 35,000	$ 515,191	$ 80,000	$ 595,191
Columbus	$ 1,829,915	$ 80,413	$ 2,010,328	$ 289,448	$ -	$ 289,448	$ 2,120,363	$ 80,413	$ 2,270,776					$ -	$ 1,829,915	$ 80,413	$ 2,010,328	$ 47,560		$ 47,560	$ 337,560	$ 80,450	$ 534,035	$ 3,040,475	$ 160,240	$ 3,200,715
Craven	$ 3,705,799	$ 164,408	$ 3,870,207	$ 440,639	$ 34,206	$ 474,836	$ 4,146,432	$ 198,614	$ 4,336,046					$ -	$ 3,705,799	$ 164,408	$ 3,870,207	$ 83,785	$ 6,836	$ 90,621	$ 515,996	$ -	$ 515,996	$ 4,220,613	$ 80,413	$ 4,327,026
Cumberland	$ 17,373,080	$ 733,876	$ 18,106,956	$ 1,895,760	$ 125,836	$ 2,021,596	$ 19,268,840	$ 960,715	$ 20,129,554					$ -	$ 17,373,080	$ 733,876	$ 18,106,956	$ 534,548	$ 33,971	$ 568,517	$ 2,430,308	$ 159,807	$ 2,590,113	$ 19,699,388	$ 893,686	$ 20,593,074
Currituck	$ 317,949	$ 80,000	$ 397,949	$ -	$ -	$ -	$ 317,949	$ 80,000	$ 397,949					$ -	$ 317,949	$ 80,000	$ 397,949			$ -	$ -	$ -	$ -	$ 317,949	$ 80,000	$ 397,949
Dare	$ 967,665	$ 80,000	$ 947,665	$ 144,643	$ 24,426	$ 169,350	$ 712,808	$ 104,426	$ 817,034					$ -	$ 867,665	$ 80,000	$ 947,665	$ 26,678	$ 4,310	$ 30,988	$ 170,321	$ 28,736	$ 199,257	$ 738,186	$ 108,736	$ 846,922
Davidson	$ 5,474,106	$ 228,088	$ 5,702,196	$ -	$ -	$ -	$ 5,474,106	$ 228,088	$ 5,702,196					$ -	$ 5,474,106	$ 228,088	$ 5,702,196			$ -	$ -	$ -	$ -	$ 5,474,106	$ 228,088	$ 5,702,196
Davie	$ 1,164,856	$ 80,000	$ 1,244,859	$ 142,800	$ -	$ 142,800	$ 1,307,656	$ 80,000	$ 1,387,656					$ -	$ 1,164,860	$ 80,000	$ 1,244,859			$ -	$ 142,800	$ -	$ 142,800	$ 1,307,660	$ 80,000	$ 1,387,660
Duplin	$ 2,414,959	$ 100,923	$ 2,515,882	$ -	$ -	$ -	$ 2,414,959	$ 100,923	$ 2,515,882					$ -	$ 2,414,959	$ 100,923	$ 2,515,882			$ -	$ -	$ -	$ -	$ 2,414,959	$ 100,923	$ 2,515,882
Durham	$ 19,547,065	$ 814,487	$ 20,362,182	$ -	$ -	$ -	$ 19,547,065	$ 814,487	$ 20,362,182					$ -	$ 19,547,065	$ 814,487	$ 20,362,182			$ -	$ -	$ -	$ -	$ 19,547,065	$ 814,487	$ 20,362,182
Edgecombe	$ 2,507,924	$ 104,497	$ 2,612,421	$ -	$ -	$ -	$ 2,507,924	$ 104,497	$ 2,612,421					$ -	$ 2,507,924	$ 104,497	$ 2,612,421			$ -	$ -	$ -	$ -	$ 2,507,924	$ 104,497	$ 2,612,421
Forsyth	$ 14,864,949	$ 619,348	$ 15,483,997	$ -	$ -	$ -	$ 14,864,949	$ 619,348	$ 15,483,997					$ -	$ 14,864,949	$ 619,348	$ 15,483,997			$ -	$ -	$ -	$ -	$ 14,864,949	$ 619,348	$ 15,483,997
Franklin	$ 2,789,807	$ 115,499	$ 2,885,216	$ 162,119	$ 18,926	$ 181,045	$ 2,931,926	$ 134,315	$ 3,066,241					$ -	$ 2,789,807	$ 115,499	$ 2,885,216	$ 28,609	$ 3,340	$ 31,949	$ 190,728	$ 22,266	$ 212,994	$ 2,960,535	$ 137,676	$ 3,098,210
Gaston	$ 7,426,039	$ 309,418	$ 7,735,457	$ 1,039,265	$ 132,439	$ 1,171,704	$ 8,465,304	$ 441,857	$ 8,907,161					$ -	$ 7,426,039	$ 309,418	$ 7,735,457			$ -	$ 1,039,265	$ 122,439	$ 1,171,704	$ 8,465,304	$ 441,857	$ 8,907,161
Gates	$ 158,250	$ 80,000	$ 238,250	$ -	$ -	$ -	$ 158,250	$ 80,000	$ 238,250					$ -	$ 158,250	$ 80,000	$ 238,250			$ -	$ -	$ -	$ -	$ 158,250	$ 80,000	$ 238,250
Graham	$ 321,613	$ 80,000	$ 401,613	$ 21,250	$ -	$ 21,250	$ 342,863	$ 80,000	$ 422,863					$ -	$ 321,613	$ 80,000	$ 401,613	$ 5,766		$ 5,766	$ 27,000	$ -	$ 27,000	$ 348,613	$ 80,000	$ 428,613
Granville	$ 1,641,379	$ 80,000	$ 1,721,379	$ 135,532	$ 22,984	$ 158,516	$ 1,776,911	$ 102,984	$ 1,879,895					$ -	$ 1,641,379	$ 80,000	$ 1,721,379	$ 24,112	$ 3,660	$ 28,062	$ 169,744	$ 26,334	$ 196,394	$ 1,811,123	$ 106,334	$ 1,917,457
Greene	$ 843,306	$ 80,000	$ 923,306	$ -	$ -	$ -	$ 843,306	$ 80,000	$ 923,306					$ -	$ 843,306	$ 80,000	$ 923,306			$ -	$ -	$ -	$ -	$ 843,306	$ 80,000	$ 923,306
Guilford	$ 27,809,539	$ 1,126,186	$ 28,184,725	$ 1,791,323	$ 69,789	$ 1,791,111	$ 28,726,862	$ 1,316,977	$ 29,045,839					$ -	$ 27,809,536	$ 1,126,186	$ 28,184,728			$ -	$ 1,791,323	$ 90,789	$ 1,791,111	$ 28,729,862	$ 1,216,977	$ 29,945,839
Halifax	$ 1,815,047	$ 80,000	$ 1,895,047	$ 372,399	$ 25,800	$ 307,800	$ 1,968,247	$ 185,800	$ 2,093,747					$ -	$ 1,815,047	$ 80,000	$ 1,895,047	$ 85,728	$ 4,600	$ 70,200	$ 438,000	$ 30,800	$ 498,000	$ 2,063,047	$ 110,800	$ 2,193,847
Harnett	$ 4,287,995	$ 178,696	$ 4,466,691	$ 616,615	$ 42,230	$ 661,245	$ 4,907,908	$ 220,896	$ 5,127,804					$ -	$ 4,287,995	$ 178,696	$ 4,466,691			$ -	$ 616,613	$ 42,230	$ 661,243	$ 4,907,908	$ 220,926	$ 5,127,834
Haywood	$ 2,870,940	$ 119,585	$ 2,990,525	$ 298,700	$ -	$ 298,700	$ 3,169,640	$ 119,585	$ 3,289,225					$ -	$ 2,870,940	$ 119,585	$ 2,990,525	$ 47,309		$ 47,309	$ 287,000	$ -	$ 287,000	$ 3,158,240	$ 119,585	$ 3,277,825
Henderson	$ 2,809,254	$ 117,052	$ 2,926,306	$ -	$ -	$ -	$ 2,809,254	$ 117,052	$ 2,926,306					$ -	$ 2,809,254	$ 117,052	$ 2,926,306			$ -	$ -	$ -	$ -	$ 2,809,254	$ 117,052	$ 2,926,306
Hertford	$ 1,063,221	$ 82,000	$ 1,199,221	$ 148,684	$ 5,064	$ 152,526	$ 1,229,765	$ 85,964	$ 1,315,729					$ -	$ 1,063,221	$ 80,000	$ 1,169,221	$ 26,880	$ 1,662	$ 28,018	$ 175,453	$ 7,010	$ 178,446	$ 1,295,651	$ 87,010	$ 1,342,667
Hoke	$ 2,662,656	$ 85,528	$ 2,138,206	$ 169,000	$ 16,000	$ 181,000	$ 2,218,680	$ 100,528	$ 2,319,208					$ -	$ 2,662,660	$ 85,528	$ 2,138,206			$ -	$ 169,000	$ 16,000	$ 181,000	$ 2,218,680	$ 100,528	$ 2,319,208
Hyde	$ 45,589	$ 80,000	$ 125,589	$ -	$ -	$ -	$ 45,589	$ 80,000	$ 125,589					$ -	$ 45,589	$ 80,000	$ 125,589			$ -	$ -	$ -	$ -	$ 45,589	$ 80,000	$ 125,589
Iredell	$ 5,213,896	$ 217,297	$ 5,430,933	$ 670,449	$ -	$ 670,449	$ 5,884,145	$ 217,297	$ 6,101,362					$ -	$ 5,213,896	$ 217,297	$ 5,430,933	$ 175,314		$ 175,314	$ 845,763	$ -	$ 845,763	$ 6,059,209	$ 217,297	$ 6,276,506
Jackson	$ 1,668,484	$ 80,000	$ 1,978,484	$ 170,000	$ -	$ 170,000	$ 2,068,484	$ 80,000	$ 2,148,484					$ -	$ 1,668,484	$ 80,000	$ 1,978,484			$ -	$ 170,000	$ -	$ 170,000	$ 2,068,484	$ 80,000	$ 2,148,484
Johnston	$ 6,859,867	$ 285,868	$ 7,148,736	$ 807,786	$ 38,256	$ 846,048	$ 7,668,665	$ 324,119	$ 7,992,784					$ -	$ 6,859,867	$ 285,868	$ 7,148,736	$ 142,882	$ 6,750	$ 149,392	$ 950,350	$ 46,006	$ 996,356	$ 7,811,217	$ 330,999	$ 8,142,986
Jones	$ 494,572	$ 80,000	$ 574,572	$ -	$ -	$ -	$ 494,572	$ 80,000	$ 574,572					$ -	$ 494,572	$ 80,000	$ 574,572			$ -	$ -	$ -	$ -	$ 494,572	$ 80,000	$ 574,572
Lee	$ 2,391,118	$ 99,630	$ 2,490,748	$ -	$ -	$ -	$ 2,391,118	$ 99,630	$ 2,490,748					$ -	$ 2,391,118	$ 99,630	$ 2,490,748			$ -	$ -	$ -	$ -	$ 2,391,118	$ 99,630	$ 2,490,748
Lenoir	$ 2,697,491	$ 87,395	$ 2,184,886	$ -	$ -	$ -	$ 2,697,491	$ 87,395	$ 2,184,886					$ -	$ 2,697,491	$ 87,395	$ 2,184,886			$ -	$ -	$ -	$ -	$ 2,697,491	$ 87,395	$ 2,184,886
Lincoln	$ 1,926,692	$ 80,287	$ 2,007,180	$ 383,000	$ 70,607	$ 455,607	$ 2,311,692	$ 150,894	$ 2,462,787					$ -	$ 1,926,692	$ 80,287	$ 2,007,180			$ -	$ 383,000	$ 70,607	$ 455,607	$ 2,311,692	$ 150,894	$ 2,462,787
Macon	$ 1,325,744	$ 80,000	$ 1,405,744	$ 100,300	$ -	$ 100,300	$ 1,426,044	$ 80,000	$ 1,506,044					$ -	$ 1,325,744	$ 80,000	$ 1,405,744	$ 19,700		$ 19,700	$ 120,000	$ -	$ 120,000	$ 1,445,744	$ 80,000	$ 1,525,744
Martin	$ 934,665	$ 80,000	$ 1,014,665	$ 169,943	$ 6,008	$ 181,951	$ 1,120,608	$ 86,008	$ 1,206,616					$ -	$ 934,665	$ 80,000	$ 1,014,665			$ -	$ 169,943	$ 6,008	$ 181,951	$ 1,120,608	$ 86,008	$ 1,206,616
McDowell	$ 1,296,241	$ 82,090	$ 1,378,241	$ 213,248	$ 28,750	$ 242,998	$ 1,509,489	$ 109,750	$ 1,619,239					$ -	$ 1,296,241	$ 80,000	$ 1,376,241	$ 37,632	$ 5,250	$ 42,882	$ 258,880	$ 35,000	$ 293,880	$ 1,555,121	$ 115,000	$ 1,670,121
Mecklenburg	$ 50,671,702	$ 2,111,323	$ 52,783,025	$ 3,935,098	$ 137,933	$ 4,073,031	$ 54,606,800	$ 2,249,256	$ 56,856,056					$ -	$ 50,671,702	$ 2,111,323	$ 52,783,025	$ 854,869	$ 24,324	$ 719,293	$ 4,623,957	$ 162,167	$ 4,786,124	$ 55,304,819	$ 2,273,490	$ 57,578,309
Mitchell	$ 399,734	$ 80,000	$ 479,734	$ 94,949	$ -	$ 94,949	$ 494,683	$ 80,000	$ 574,683					$ -	$ 849,936	$ 80,000	$ 929,936			$ -	$ 94,949	$ -	$ 94,949	$ 494,683	$ 80,000	$ 574,683
Montgomery	$ 649,035	$ 80,000	$ 729,035	$ 90,000	$ -	$ 90,000	$ 699,936	$ 80,000	$ 779,936					$ -	$ 649,036	$ 80,000	$ 729,036			$ -	$ 90,000	$ -	$ 90,000	$ 699,936	$ 80,000	$ 779,936
Moore	$ 2,651,238	$ 106,302	$ 2,657,600	$ 272,000	$ 43,489	$ 315,489	$ 2,823,238	$ 149,791	$ 2,873,029					$ -	$ 2,651,238	$ 106,302	$ 2,657,600	$ 48,000	$ 7,671	$ 55,671	$ 320,000	$ 51,140	$ 371,140	$ 2,871,238	$ 157,442	$ 3,028,680
Nash	$ 2,961,246	$ 122,968	$ 3,074,215	$ -	$ -	$ -	$ 2,961,246	$ 122,968	$ 3,074,215					$ -	$ 2,961,246	$ 122,968	$ 3,074,215			$ -	$ -	$ -	$ -	$ 2,961,246	$ 122,968	$ 3,074,215
New Hanover	$ 7,629,840	$ 317,902	$ 7,947,742	$ 709,803	$ -	$ 709,803	$ 8,339,343	$ 317,902	$ 8,657,245					$ -	$ 7,629,840	$ 317,902	$ 7,947,742			$ -	$ 709,803	$ -	$ 709,803	$ 8,339,343	$ 317,902	$ 8,657,245
Northampton	$ 749,357	$ 80,000	$ 829,357	$ 74,631	$ 2,556	$ 77,090	$ 823,918	$ 82,556	$ 906,474					$ -	$ 749,357	$ 80,000	$ 829,357	$ 18,165	$ 451	$ 18,604	$ 92,684	$ 3,010	$ 95,694	$ 842,041	$ 83,010	$ 925,051
Onslow	$ 7,644,550	$ 318,523	$ 7,963,073				$ 7,644,550	$ 318,523	$ 7,963,073					$ -	$ 7,644,550	$ 318,523	$ 7,963,073			$ -	$ -	$ -	$ -	$ 7,644,550	$ 318,523	$ 7,963,073
Orange	$ 5,248,074	$ 218,500	$ 5,466,574	$ 618,000	$ 20,400	$ 638,400	$ 5,866,074	$ 238,900	$ 6,104,974					$ -	$ 5,248,074	$ 218,500	$ 5,466,574			$ -	$ 618,000	$ 20,400	$ 638,400	$ 5,866,074	$ 238,900	$ 6,104,974
Pamlico	$ 469,046	$ 80,000	$ 549,046	$ 50,126	$ -	$ 50,126	$ 519,171	$ 80,000	$ 599,171					$ -	$ 469,046	$ 80,000	$ 549,046	$ 8,846		$ 8,846	$ 58,972	$ -	$ 58,972	$ 528,017	$ 80,000	$ 608,017
Pasquotank	$ 1,653,901	$ 80,000	$ 1,733,901	$ -	$ -	$ -	$ 1,653,901	$ 80,000	$ 1,733,901					$ -	$ 1,653,901	$ 80,000	$ 1,733,901			$ -	$ -	$ -	$ -	$ 1,653,901	$ 80,000	$ 1,733,901
Pender	$ 1,821,730	$ 80,000	$ 1,901,730	$ 198,079	$ -	$ 198,079	$ 2,019,809	$ 80,000	$ 2,099,809					$ -	$ 1,821,730	$ 80,000	$ 1,901,730			$ -	$ -	$ -	$ -	$ 1,821,730	$ 80,000	$ 1,901,730
Perquimans	$ 234,136	$ 80,000	$ 314,136	$ 79,814	$ 8,660	$ 76,308	$ 324,792	$ 88,660	$ 390,444					$ -	$ 234,136	$ 80,000	$ 315,136			$ -	$ 106,079	$ -	$ 106,079	$ 340,215	$ 80,000	$ 420,215
Person	$ 1,382,588	$ 80,000	$ 1,572,588	$ 196,496	$ -	$ 196,496	$ 1,695,084	$ 80,000	$ 1,788,084					$ -	$ 1,492,588	$ 80,000	$ 1,672,588	$ 34,500		$ 34,500	$ 229,996	$ -	$ 229,996	$ 1,722,584	$ 80,000	$ 1,802,584
Pitt	$ 9,495,937	$ 391,914	$ 9,787,851	$ 682,546	$ 24,934	$ 686,080	$ 10,088,483	$ 416,848	$ 10,484,431					$ -	$ 9,406,937	$ 391,914	$ 9,797,851			$ -	$ 682,546	$ 24,934	$ 686,580	$ 10,088,483	$ 416,848	$ 10,484,431
Randolph	$ 4,549,125	$ 188,603	$ 4,712,030	$ 682,465	$ 87,550	$ 740,019	$ 5,170,594	$ 276,063	$ 5,482,849					$ -	$ 4,524,125	$ 188,603	$ 4,712,030			$ -	$ 45,870	$ -	$ 45,870	$ 5,170,594	$ 276,063	$ 5,482,849
Richmond	$ 1,901,727	$ 80,000	$ 1,981,727	$ 137,700	$ 4,000	$ 141,700	$ 2,039,427	$ 84,000	$ 2,123,427					$ -	$ 1,901,727	$ 80,000	$ 1,981,727			$ -	$ 692,499	$ 87,560	$ 748,019	$ 5,178,564	$ 276,055	$ 5,452,046
Robeson	$ 6,852,827	$ 285,534	$ 7,138,361	$ 694,403	$ 44,252	$ 938,655	$ 7,747,230	$ 329,786	$ 8,077,016					$ -	$ 6,852,827	$ 285,534	$ 7,138,361	$ 257,838	$ 7,810	$ 265,648	$ 1,152,239	$ 52,062	$ 1,204,301	$ 8,000,668	$ 337,596	$ 8,342,582
Rockingham	$ 3,972,297	$ 121,786	$ 3,949,997	$ 406,978	$ 14,224	$ 426,800	$ 3,326,613	$ 136,804	$ 3,464,587					$ -	$ 3,922,297	$ 121,786	$ 3,043,997	$ 75,213	$ 2,510	$ 77,723	$ 481,589	$ 16,734	$ 498,323	$ 3,403,826	$ 139,481	$ 3,543,307
Rowan	$ 5,042,998	$ 219,997	$ 5,262,995	$ 297,269	$ 20,400	$ 317,669	$ 5,339,907	$ 289,467	$ 5,629,794					$ -	$ 5,042,998	$ 219,997	$ 5,262,995	$ 48,000	$ 6,649	$ 54,649	$ 345,269	$ 24,000	$ 369,269	$ 5,391,756	$ 334,097	$ 5,725,843
Rutherford	$ 2,448,190	$ 101,925	$ 2,548,115	$ 361,402	$ -	$ 361,402	$ 2,907,992	$ 101,925	$ 3,009,917					$ -	$ 2,448,190	$ 101,925	$ 2,548,115	$ 46,483	$ 3,000	$ 49,483	$ 407,885	$ 24,000	$ 431,885	$ 2,848,075	$ 124,925	$ 2,973,000
Sampson	$ 2,723,953	$ 113,373	$ 2,834,326	$ -	$ -	$ -	$ 2,723,953	$ 113,373	$ 2,834,326					$ -	$ 2,723,953	$ 113,373	$ 2,834,326			$ -	$ -	$ -	$ -	$ 2,723,953	$ 113,373	$ 2,834,326
Scotland	$ 2,073,334	$ 84,181	$ 2,104,515	$ 210,312	$ -	$ 218,312	$ 2,236,645	$ 84,181	$ 2,320,827					$ -	$ 2,720,953	$ 113,373	$ 2,834,326			$ -	$ -	$ -	$ -	$ 2,720,953	$ 113,373	$ 2,834,326
Stanly	$ 1,765,104	$ 80,000	$ 1,845,104	$ 359,119	$ 16,932	$ 374,642	$ 2,144,274	$ 96,932	$ 2,229,806					$ -	$ 2,070,384	$ 84,181	$ 2,104,515			$ -	$ 218,312	$ 16,000	$ 232,312	$ 2,288,696	$ 100,181	$ 2,388,877
Stokes	$ 991,456	$ 80,000	$ 981,456	$ 214,005	$ -	$ 214,005	$ 1,119,461	$ 80,000	$ 1,199,461					$ -	$ 1,785,164	$ 80,000	$ 1,865,164	$ 63,372	$ 2,741	$ 66,113	$ 422,482	$ 18,773	$ 440,255	$ 2,207,646	$ 98,273	$ 2,305,919
Surry	$ 2,381,078	$ 98,401	$ 2,480,079	$ 356,012	$ 25,545	$ 378,157	$ 2,714,249	$ 123,946	$ 2,838,195					$ -	$ 991,456	$ 80,000	$ 981,456			$ -	$ 214,005	$ -	$ 214,005	$ 1,119,461	$ 80,000	$ 1,199,461
Swain	$ 663,445	$ 80,000	$ 743,445	$ 42,500	$ -	$ 42,500	$ 705,945	$ 80,000	$ 785,945					$ -	$ 2,993,609	$ 98,401	$ 2,480,009			$ -	$ 358,312	$ 25,645	$ 378,157	$ 2,714,240	$ 123,946	$ 2,838,186
														$ -	$ 663,445	$ 80,000	$ 743,445	$ 25,500		$ 25,500	$ 68,000	$ -	$ 68,000	$ 731,445	$ 80,000	$ 811,445

SFY 20-21
Subsidized Child Care Allocations
January 1, 2021

County	Revised Non Smart Start Totals 8/1/2020			Revised Smart Start 8/1/2020			Revised Combined Allocations 8/1/2020			Non-Smart Start Adjustment 1/1/2021					Revised Non Smart Start Totals 1/1/2021			Smart Start Adjustment 1/1/2021			Revised Smart Start 1/1/2021			Revised Combined Allocations 1/1/2021		
	Revised Non SS Direct Services	Revised Non SS Serv Support Allocation	Revised Non SS Total	Revised SS Direct Service	Revised SS Serv Support Allocation	Revised SS Total	Combined Direct Services	Combined Services Support	Total Combined Allocation	Non SS Direct Serv Allocation Adjustment	Non SS Serv Support Allocation Adjustment	Non SS Fraud Detection	Title IV-E Funds Allocated for Non Smart Start Direct Services	Total Non SS Adjustment	Revised Non SS Direct Services	Revised Non SS Serv Support Allocation	Revised Non SS Total	SS Direct Services Allocation Adjustment	SS Services Support Allocation Adjustment	Total SS Adjustment	Revised SS Direct Service	Revised SS Serv Support Allocation	Revised SS Total	Combined Direct Services	Combined Services Support	Total Combined Allocation
Transylvania	$ 1,120,794	$ 80,000	$ 1,200,794	$ 115,037	$ -	$ 115,037	$ 1,241,831	$ 80,000	$ 1,321,831					$ -	$ 1,120,794	$ 80,000	$ 1,200,794	$ 55,761		$ 55,761	$ 171,798	$ -	$ 171,798	$ 1,298,592	$ 80,000	$ 1,378,592
Tyrrell	$ 76,928	$ 80,000	$ 156,928	$ -	$ -	$ -	$ 76,928	$ 80,000	$ 156,928					$ -	$ 76,928	$ 80,000	$ 156,928			$ -	$ -	$ -	$ -	$ 76,928	$ 80,000	$ 156,928
Union	$ 4,196,246	$ 173,177	$ 4,369,423	$ 786,917	$ 148,750	$ 935,667	$ 4,983,163	$ 321,927	$ 5,305,090					$ -	$ 4,196,246	$ 173,177	$ 4,369,423	$ 136,888	$ 26,250	$ 163,138	$ 925,785	$ 175,000	$ 1,100,785	$ 5,082,031	$ 348,177	$ 5,430,208
Wake	$ 44,997,456	$ 1,838,144	$ 46,903,600	$ 3,998,404	$ 177,050	$ 4,146,454	$ 48,036,860	$ 2,013,194	$ 50,050,054					$ -	$ 44,997,456	$ 1,838,144	$ 46,835,600	$ 81,642	$ 4,797	$ 86,439	$ 410,948	$ 31,301	$ 442,329	$ 3,294,779	$ 151,549	$ 3,449,316
Warren	$ 571,809	$ 80,000	$ 651,809	$ 116,600	$ 8,691	$ 124,291	$ 687,400	$ 88,691	$ 776,091					$ -	$ 571,809	$ 80,000	$ 651,809	$ 20,429	$ 1,634	$ 21,934	$ 136,010	$ 16,725	$ 146,735	$ 707,800	$ 90,225	$ 798,025
Washington	$ 692,072	$ 80,000	$ 772,072	$ 94,983	$ -	$ 94,983	$ 787,055	$ 80,000	$ 867,055					$ -	$ 692,072	$ 80,000	$ 772,072			$ -	$ 84,658	$ -	$ 84,658	$ 787,065	$ 80,000	$ 867,065
Watauga	$ 508,643	$ 80,000	$ 588,643	$ 64,357	$ -	$ 64,357	$ 573,010	$ 80,000	$ 653,010					$ -	$ 508,643	$ 80,000	$ 588,643			$ -	$ 54,357	$ -	$ 54,357	$ 573,010	$ 80,000	$ 653,010
Wayne	$ 4,737,977	$ 197,416	$ 4,935,393	$ 655,640	$ 35,000	$ 705,640	$ 5,467,617	$ 232,416	$ 5,641,033					$ -	$ 4,737,977	$ 197,416	$ 4,935,393			$ -	$ 669,640	$ 36,000	$ 705,640	$ 5,407,617	$ 233,416	$ 5,641,033
Wilkes	$ 1,411,936	$ 80,000	$ 1,491,936	$ 426,000	$ 20,000	$ 445,000	$ 1,835,936	$ 100,000	$ 1,935,936					$ -	$ 1,411,936	$ 80,000	$ 1,491,936			$ -	$ 425,064	$ 20,000	$ 445,064	$ 1,836,936	$ 100,000	$ 1,936,936
Wilson	$ 4,863,880	$ 203,912	$ 5,067,792	$ -	$ -	$ -	$ 4,863,880	$ 203,912	$ 5,067,792					$ -	$ 4,863,880	$ 203,912	$ 5,067,792			$ -	$ -	$ -	$ -	$ 4,863,880	$ 203,912	$ 5,067,792
Yadkin	$ 343,281	$ 80,000	$ 423,281	$ 119,025	$ -	$ 119,025	$ 462,306	$ 80,000	$ 542,306					$ -	$ 343,281	$ 80,000	$ 423,281			$ -	$ 119,025	$ -	$ 119,025	$ 462,306	$ 80,000	$ 542,306
Yancey	$ 283,427	$ 80,000	$ 363,427	$ 29,750	$ -	$ 29,750	$ 293,177	$ 80,000	$ 373,177					$ -	$ 283,427	$ 80,000	$ 363,427			$ -	$ 29,750	$ -	$ 29,750	$ 293,177	$ 80,000	$ 373,177
North Carolina	**$ 395,364,859**	**$ 18,780,355**	**$ 414,145,814**	**$ 33,467,924**	**$ 1,832,778**	**$ 35,300,702**	**$ 428,832,783**	**$ 20,613,133**	**$ 449,445,716**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 395,364,859**	**$ 18,780,355**	**$ 414,145,814**	**$ 4,311,745**	**$ 273,367**	**$ 4,584,132**	**$ 37,779,989**	**$ 2,095,105**	**$ 39,874,834**	**$ 433,144,328**	**$ 20,875,520**	**$ 454,019,848**

Total Non- Smart Start funding includes funding from the following sources: CCDF, TANF, IV-E and State appropriations.

AUTHORIZED SIGNATURE

Ariel S. Ford

Ariel Ford, Director
Division of Child Development and Early Education

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: BOARD OF COMMISSIONERS

FROM: SHERIFF

EXPLANATION IN DETAIL: RECOGNIZE DONATION OF $20,000 (CHECK #755) ATTACHED, BUDGET FUNDS TO EXPENSE ACCOUNT # 1154410-582009 WHICH IS MEETING/TRAINING FOOD.

Prepared by: Major J C Sifford

Date: 2/25/2021

Reviewed: _____

ACCOUNT TITLE	R/E	ACCOUNT #	INCREASE	DECREASE
PUBLIC SAFETY DONATION	R	1144410-464002	20,000	
MEETING/TRAINING FOOD	E	1154410-582009	20,000	

DEPARTMENT HEAD		COUNTY MANAGER	ACCOUNTING USE ONLY
Approved: _____		Approved: _____	Budget Revision # 08-709
Disapproved: _____		Disapproved: _____	Date Posted: _____
Amended: _____		Amended: _____	Group Number: _____
Date: _____		Date: _____	Posted by: _____
Signature: X [signature] JMH		Signature:	Approved by: _____

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: BOARD OF COUNTY COMMISSIONERS

FROM: FINANCE

EXPLANATION IN DETAIL: To budget the FY20 Homeland Security Grant Program awarded to Rowan County for the project entitled: Exercise-Lost at the Lake. This award was approved by the BOC on 10/19/20.

Prepared by: Lisa Bevis
Date: 03/03/21
Reviewed:

BUDGET INFORMATION:

ACCOUNT TITLE		ACCOUNT #	INCREASE	DECREASE
FY20 HSGP-Lost at the Lake	R	1144330-434085-43344	35,000	
FY20 HSGP-Lost at the Lake	E	1154330-585000-43344	35,000	

DEPARTMENT HEAD		COUNTY MANAGER	ACCOUNTING USE ONLY
Approved: ✓		Approved:	Budget Revision # 09-88
Disapproved:		Disapproved:	Date Posted:
Amended:		Amended:	Group Number:
Date: 3/3/21		Date:	Posted by:
Signature: J. Howder		Signature:	Approved by:

North Carolina Department of Public Safety

Emergency Management

Roy Cooper, Governor
Erik A. Hooks, Secretary

Michael A. Sprayberry, Executive Director

Homeland Security Grant Program (HSGP)

Fiscal Year 2020
AL #: 97.067
Grant#: EMW-2020-SS-00023

SUBAWARD NOTIFICATION

Bradley Dean
Rowan County
2727 Old Concord Rd.
Salisbury , NC 28146-6319

Period of Performance: September 1, 2020 **to** August 31, 2022
Project Title: Exercise - Lost at the Lake
Total Amount of Award: $35,000.00
MOA #: 2041011

North Carolina Emergency Management (NCEM) is pleased to inform you that the federal Fiscal Year (FY) 2020 Homeland Security Grant Program (HSGP) has been approved for funding. In accordance with the provisions of FY 2020 HSGP award, NCEM hereby awards to the foregoing subrecipient a grant in the amount shown above.

Payment of funds: The grant shall be effective upon final approval by NCEM of the grant budget and program narrative and the execution of the forthcoming Memorandum of Agreement. Grant funds will be disbursed (according to the approved project budget) upon receipt of evidence that funds have been invoiced and products received and/or that funds have been expended (i.e., invoices, contracts, itemized expenses, etc.).

Conditions: The subrecipient shall understand and agree that funds will only be expended for those projects outlined in the funding amounts as individually listed above. Subrecipient shall also certify the understanding and agreement to comply with the general and fiscal terms and conditions of the grant including special conditions; to comply with provisions of the 2 CFR 200 and all applicable laws governing these funds and all other federal, state and local laws; that all information is correct; that there has been appropriate coordination with affected agencies; that subrecipient is duly authorized to commit the applicant to these requirements; that costs incurred prior to grant application approval will result in the expenses being absorbed by the subrecipient; and that all agencies involved with this project understand that federal funds are limited to the period of performance. Subrecipient must read and sign forthcoming Memorandum of Agreement for acceptance of the award.
For projects involving construction or the installation of equipment:
Prior to funds being expended from this award the subrecipient must complete and submit an Environmental Planning and Historical Preservation form to NCEM for approval. On receipt of the approval letter from NCEM the subrecipient may begin to expend grant funds.

Supplanting: The subrecipients confirm that sub-grant funds will not be used to supplant or replace local or state funds or other resources that would otherwise have been available for homeland security activities. In compliance with that mandate, the subrecipient will certify that the receipt of federal funds through NCEM shall in no way supplant or replace state or local funds or other resources that would have been made available for homeland security activities.

GRANT AWARD NOTICE: THIS AWARD IS SUBJECT TO THE GRANT SPECIAL CONDITIONS AND FINAL APPROVAL BY THE DEPARTMENT OF PUBLIC SAFETY, NORTH CAROLINA EMERGENCY MANAGEMENT GRANT PROGRAM BUDGET AND NARRATIVE

MAILING ADDRESS
4236 Mail Service Center
Raleigh NC 27699-4236
www.readync.org
www.ncdps.gov

OFFICE LOCATION
1636 Gold Star Drive
Raleigh, NC 27607-3371
Telephone: (919) 825-2500
Fax: (919) 825-2685

An Equal Opportunity employer

ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: BOARD OF COUNTY COMMISSIONERS

FROM: FINANCE

EXPLANATION IN DETAIL: To budget the FY20 Hazardous Material Emergency Preparedness Grant awarded to Rowan County for a HMEP project . This award was approved by the BOC on 10/19/20.

Prepared by: Lisa Bevis
Date: 03/03/21
Reviewed:

BUDGET INFORMATION:

ACCOUNT TITLE		ACCOUNT #	INCREASE	DECREASE
FY20 HMEP	R	1144330-434085-43345	9,600	
FY20 HMEP	E	1154330-585000-43345	9,600	

DEPARTMENT HEAD		COUNTY MANAGER	ACCOUNTING USE ONLY
Approved: ✓		Approved:	Budget Revision # 0989
Disapproved:		Disapproved:	Date Posted:
Amended:		Amended:	Group Number:
Date: 3/3/21		Date:	Posted by:
Signature: J. Howder		Signature:	Approved by:

DocuSign Envelope ID: 0B4DD395-B70E-4F4F-92FB-390B04725BBC

North Carolina Department of Public Safety

Emergency Management

Roy Cooper, Governor
Erik A. Hooks, Secretary

Michael A. Sprayberry, Executive Director

Hazardous Material Emergency Preparedness Grant Program (HMEP)

Fiscal Year 2020
AL #: 20.703
Grant#: 693JK31940033HMEP

SUBAWARD NOTIFICATION

TJ Brown
Rowan County
2727 Old Concord Rd.
Salisbury , NC 28146-6319

Period of Performance: October 1, 2020 **to** September 30, 2021
Project Title: HMEP Enhanced Hazardous Chemical Facility Pla
Total Amount of Award: $9,600.00
MOA #: 2060015

North Carolina Emergency Management (NCEM) is pleased to inform you that the federal Fiscal Year (FY) 2020 Hazardous Material Emergency Preparedness Grant Program (HMEP) has been approved for funding. In accordance with the provisions of FY 2020 HMEP award, NCEM hereby awards to the foregoing subrecipient a grant in the amount shown above.

Payment of funds: The grant shall be effective upon final approval by NCEM of the grant budget and program narrative and the execution of the forthcoming Memorandum of Agreement. Grant funds will be disbursed (according to the approved project budget) upon receipt of evidence that funds have been invoiced and products received and/or that funds have been expended (i.e., invoices, contracts, itemized expenses, etc.).

Conditions: The subrecipient shall understand and agree that funds will only be expended for those projects outlined in the funding amounts as individually listed above. Subrecipient shall also certify the understanding and agreement to comply with the general and fiscal terms and conditions of the grant including special conditions; to comply with provisions of the 2 CFR 200 and all applicable laws governing these funds and all other federal, state and local laws; that all information is correct; that there has been appropriate coordination with affected agencies; that subrecipient is duly authorized to commit the applicant to these requirements; that costs incurred prior to grant application approval will result in the expenses being absorbed by the subrecipient; and that all agencies involved with this project understand that federal funds are limited to the period of performance. Subrecipient must read and sign forthcoming Memorandum of Agreement for acceptance of the award.
For projects involving construction or the installation of equipment:
Prior to funds being expended from this award the subrecipient must complete and submit an Environmental Planning and Historical Preservation form to NCEM for approval. On receipt of the approval letter from NCEM the subrecipient may begin to expend grant funds.

Supplanting: The subrecipients confirm that sub-grant funds will not be used to supplant or replace local or state funds or other resources that would otherwise have been available for homeland security activities. In compliance with that mandate, the subrecipient will certify that the receipt of federal funds through NCEM shall in no way supplant or replace state or local funds or other resources that would have been made available for homeland security activities.

GRANT AWARD NOTICE: THIS AWARD IS SUBJECT TO THE GRANT SPECIAL CONDITIONS AND FINAL APPROVAL BY THE DEPARTMENT OF PUBLIC SAFETY, NORTH CAROLINA EMERGENCY MANAGEMENT GRANT PROGRAM BUDGET AND NARRATIVE

MAILING ADDRESS
4236 Mail Service Center
Raleigh NC 27699-4236
www.readync.org
www.ncdps.gov

OFFICE LOCATION
1636 Gold Star Drive
Raleigh, NC 27607-3371
Telephone: (919) 825-2500
Fax: (919) 825-2685

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ROWAN COUNTY

DEPARTMENTAL REQUEST FOR BUDGET ACTION

TO: COUNTY MANAGER / BOARD OF COMMISSIONERS

FROM: COUNTY MANAGER'S OFFICE

EXPLANATION IN DETAIL: Request to transfer funds from General Fund to Water Fund for Lead and Copper Compliance

Prepared by: JHOWDEN
Date: 2/26/2021

BUDGET INFORMATION:

			4,000,000	-
ACCOUNT TITLE	R/E	ACCOUNT #	INCREASE	DECREASE
TRANSFER TO 605	E	1154112-595605	1,000,000	
FUND BALANCE UNRESTRICTED	R	1143390-495000	1,000,000	
LEAD AND COPPER COMPLIANCE	E	6557510-590021	1,000,000	
TRANSFER FROM 101	R	6547510-491101	1,000,000	

DEPARTMENT HEAD		COUNTY MANAGER	ACCOUNTING USE ONLY
Approved: ✓		Approved:	Period - Journal # 09-124
Disapproved:		Disapproved:	Keyed By: JMH
Amended:		Amended:	Date Keyed:
Date: 3/4/21		Date:	Posted By:
Signature: J. Howden		Signature:	Date Posted:

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	Carolyn Barger, Clerk to the Board
DATE:	March 9, 2021
SUBJECT:	Consider Approval of March 1, 2021 Closed Session Minutes

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The Board is asked to enter into Closed Session in accordance with North Carolina General Statute 143-318.11(a)(1) to consider approval of the March 1, 2021 Closed Session minutes.

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		

ROWAN COUNTY
A COUNTY COMMITTED TO EXCELLENCE

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

MEMO TO COMMISSIONERS:

FROM:	County Manager Aaron Church
DATE:	March 8, 2021
SUBJECT:	Attorney-Client Privileged Communication

The Board is asked to enter into Closed Session in accordance with North Carolina General Statute 143-318.11(a)(3) for attorney-client privileged communication regarding regulatory compliance.

ATTACHMENTS:

Description	Upload Date	Type
No Attachments Available		