



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

Case # CUP 08-16  
Date Filed 10-25-16  
Received By MEM  
Amount Paid   
Office Use Only

**CONDITIONAL USE PERMIT APPLICATION**

**OWNERSHIP INFORMATION:**

Name: Nicholas Trent Cherry  
Signature: [Handwritten Signature]  
Phone: 704-467-5496 Email: trntcherry@hotmail.com  
Address: 250 woodland drive  
China Grove, NC 28023

**APPLICANT / AGENT INFORMATION:**

Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**PROPERTY DETAILS:**

Tax Parcel: 120 140 Zoning District: Agriculture  
Date Acquired: 3/31/15 Deed Reference: Book 1249 Page 930  
Property Location: 1920 Flat rock road, China Grove NC  
Size (sq. ft. or acres): 26.10 Street Frontage: 1750 ft.  
Current Land Use: Farming

Surrounding Land Use: North Farming / Residential  
South Farming  
East Residential  
West Farming

PURPOSE & SECTION:

State purpose of conditional use permit:

So that I can rent out treehouses on my farm while continuing to farm it in the Agriculture zoning.

Cite section(s) of Zoning Ordinance which permit is being requested:

ATTACHED DOCUMENTS:

Applicant must attach a response to the evaluation criteria from Section 21-59 and an accompanying site plan based on information required in Section 21-52 and 21-60.

Attached: Yes [checked] No [ ]

Applicant shall, at the time the application is made, present all the necessary evidence (maps, drawings, statements, certifications, etc.) showing how the requirements of the applicable sections of the Zoning Ordinance will be met.

OFFICIAL USE ONLY

- 1. Signature of Coordinator: MEM
2. Board of Commissioners
Public Hearing: / /
3. Notifications Mailed: / /
4. Property Posted: / /
5. BOC Action: Approved Denied
6. Date Applicant Notified: / /

## Evaluation Criteria sec 21-59

### 1). Adequate transportation access to the site exists

As you can see by the pictures there is a big driveway leading into the property as well as a place at the end to turn around. The road going in is approximately 20+ feet wide and over 1,000 feet long. Leading up to the property is easy access off of Highway 152, Patterson road, and Mnt. Moriah Church road.

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

The surrounding areas are mostly farms. To the East on the other side of the treeline (Beaver Road) is a road with old houses going down it. My treehouses are first class and will add beauty to the area and the town itself. We have been featured on Salisbury the Magazine, Charlotte Agenda, and voted one of the top destination treehouse on the East Coast by Airbnb.com.

### 3). Hazardous safety conditions will not result

We had professional treehouse builders design and build the treehouses. We even put incinolet toilets in both to avoid a potential waste problem in both.

### 4). The use will not generate significant noise, odor, glare, or dust

The treehouses can only hold a few renters at a time. I see no problem with noise or any of the above things mentioned. The treehouses are located in the woods so glare or dust or odor doesn't exist.

### 5). Excessive traffic or parking problems will not result and the use will not create significant visual impacts for adjoining properties or passersby

Each treehouse has a designated two car spot on the property. With the limited people allowed in the treehouses we see no more than 4 cars on the property at one time. The visual look of the treehouses are beautiful and will not impact in a negative way the adjoining properties or passerbies.

1210

Site plan with additional treehouses and well

- New treehouses
- Additional Well

