



Town of INDIAN TRAIL north carolina

Town of Indian Trail, NC

P.O. Box 2430

Indian Trail, North Carolina 28079

Telephone (704) 821-5401

PLANNING AND NEIGHBORHOOD SERVICES DEPARTMENT

Special Use Permit Staff Report

Case: SUP 2016-004 Special Use Permit			
Reference Name	Black Label Tattoo Parlor		
	Proposed Use	Tattoo Parlor	
Existing Site Characteristics	Existing Zoning	Regional Business District (RBD)	
	Existing Use	Suite within existing shopping center	
	Site Acreage	1.84 acres (shopping ctr.)	
Applicant	Bryan Taylor; Business Owner		
Submittal Date	June 28, 2016		
Location	14015 East Independence (Indian Trail Village Shopping Center)		
Tax Map Number(s)	07-069-112		
Plan Consistency	Town of Indian Trail Land Use Map	Designation	US 74 Corridor West
		Consistent with Request	Yes

Project Summary

The applicant is requesting a Special Use Permit (SUP) to authorize a tattoo parlor and body piercing establishment at 14015 East Independence. The location consists of an existing suite within the Indian Trail Village multi-tenant shopping center built in 1998.

Section 520.020(G) of the Unified Development Ordinance (UDO) requires Special Use Permit approval prior to the applicant establishing this type of service, and specifies it must be located at least 500 feet from any school.

Analysis

Proposed Land Use

The subject property consists of an existing shopping center with approx. eleven commercial suites (see photo below). The zoning is Regional Business District (RBD). This zoning classification is intended for a wide variety of retail goods and services with direct access to major transportation routes. The applicant has submitted a Special Use Permit (SUP) application complete with a Letter of Intent and real estate appraisal. The applicant plans to utilize a 1,200 sq. ft. suite in the existing shopping center on Highway 74 for a tattoo parlor that also offers body piercing services.



Proposed Site

The parcel consists of 1.84 acres of land with approximately 340 feet of road frontage along US 74. There are two driveways that provide right-in, right-out access to the site. The existing building is approximately 18,500 sq. ft. in size with approximately 72 paved parking stalls in front. Parking requirements for tattoo parlors are 1-stall required for each 250 sq. ft. of building area, which is equivalent to retail and office parking requirements. The front, rear, and side yards are grassed with limited landscaping. There is a common trash receptacle located on the southeastern side of the property.

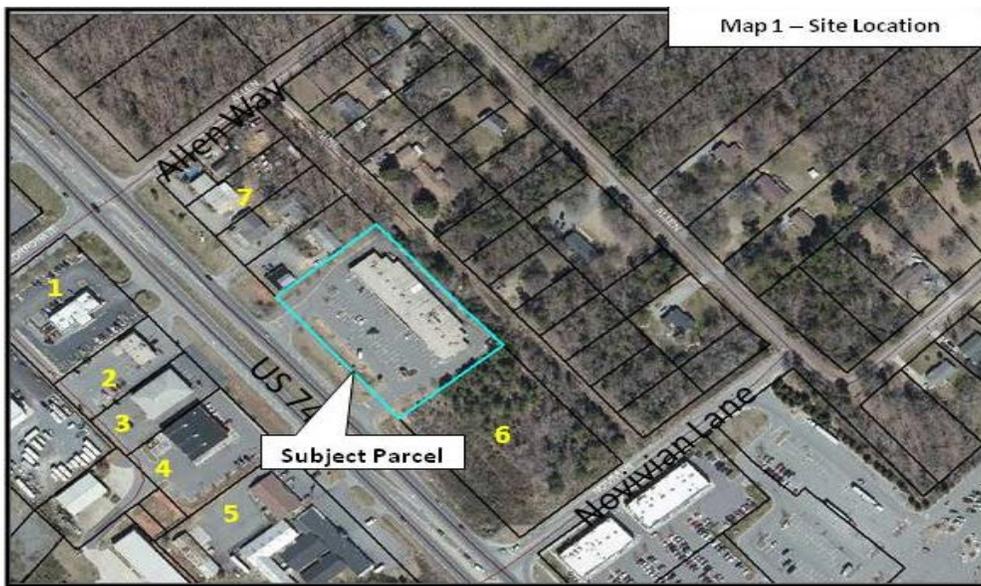
The plan includes an interior upfit of a suite in the existing 18,500 sq. ft. shopping center. The proposed tattoo parlor would operate as follows based on the applicant's Letter of Intent:

- Hours of Operation: Open Six Days Per Week from 12:00 p.m. to 9:00 p.m. unless an appointment is scheduled
- Tattoo: Primary focus of business
- Body Piercing: Secondary focus of business
- Retail Sales: Retail sales of body piercing jewelry, clothing, and related items.
- Number of Employees: 4 employees (initially)

The Indian Trail Village Shopping Center includes a variety of commercial tenants including a hair and nail salon, E-cigarette store, mattress store, wellness center, game store, art/dance studio, restaurant, contract DMV office, home remodeling center, and the Union Preparatory Academy temporary administrative offices. The Union Preparatory lease terminates August 31, 2016. The applicant anticipates locating within the existing Everyday Vapes suite (Suite B).

Site and Adjacent Land Uses

The subject property is located within a multitenant shopping center on US-74 that is predominately developed with relatively intense commercial business. The Boulevard Heights neighborhood is located to the rear of the subject property and is separated from the building by the 60-ft wide unopened June Drive ROW. Map 1 and its associated table below will provide a visual overview of the site relative to surrounding uses.



Map Key	Business Name
1	Kentucky Fried Chicken
2	Valvoline Instant Oil Change
3	Carolina Car Care
4	Advance Auto Parts
5	Value Outlet and The Crystal Shop
6	Caliber Collision (recently constructed)
7	Dolphin Pools and Other Derelict Buildings

The surrounding zoning on three sides (front and sides) is Regional Business District (RBD). The Boulevard Heights community is located to the rear and is separated from the commercial center by the 60-wide unopened June Drive ROW. The residential area is zoned Single Family Residential-1 (SF-1). Map 2 below will provide a visual zoning overview.

Tattoo parlor uses are required to be a minimum 500-ft away from schools. The closest school to this location is the Metrolina Christian Academy located at 732 Indian Trail-Fairview Road. The school facility is located more than 500-ft from the proposed tattoo parlor and therefore satisfies the UDO Chapter 520 separation requirement.



Real Estate Appraisal Report (Attachment 2)

The Town requires a real estate appraisal report to be submitted as part of the SUP submittal (UDO Section 360.010). The purpose is to determine whether or not there will be a substantial negative impact on neighboring property values as a result of the proposed use. The applicant has submitted such a report as part of his application prepared by Morrison Appraisal, Inc. The findings in the report state the operation of a tattoo parlor will not substantially injure the value of the abutting or adjoining residential and commercial properties.

State Regulations

The NC General Statutes provides guidance regarding the operation of tattoo parlors. Tattoos may not be made on persons under the age of 18. For establishments that offer body piercing services, persons under the age of 18 may only have their ears pierced unless they have prior consent of a parent or guardian. The North Carolina Administrative Code (15A NCAC 18A.3200) establishes rules regulating the construction, operational, and sanitation practices of tattoo parlors to ensure services are provided in a safe and effective manner. The Union County Environmental Health Department administers these requirements and will conduct physical inspections to ensure compliance. Licenses will be required for each individual tattoo artist.

Outside Agency Comments

Comments were received from the following Agencies:

- **Union County Sheriff's Office:** No comments.
- **Union County Fire Marshal:** No comments
- **Union County Environmental Health:** Environmental Health will conduct inspections to ensure health guidelines are met and will require licenses for each artist.

Comprehensive Plan Consistency

The subject property is located within the US 74 West Corridor of the Comprehensive Plan. The subject property is designated for mixed use development. Based on analysis of this use, staff is of the opinion that the proposed use is consistent with the intent of this corridor as follows:

- **Land Use and Housing Goal 1 and Economic Development Goal 1:** The subject property is located within an existing shopping center which is occupied by a variety of commercial uses. Properly conditioned, the proposed use is appropriate for this location in that its operational characteristics are similar to other commercial use within the US 74 West Corridor and impacts to adjacent commercial and residential uses are anticipated to be minimal. The addition of a new business establishment will also help further create a more balanced tax base and expand employment opportunities.

Under **UDO Section 360.080**, the Board of Adjustment, when considering whether to approve an application for a special use permit, shall review and evaluate the following:

1. **Whether the application is complete.**
 - a. Staff is of the opinion that the application for SUP2016-004 is complete.
2. **The Board will consider whether the application complies with all of the applicable requirements of this ordinance.**
 - a. As per the stated conditions of this special use permit, staff is of the opinion that SUP 2016-004 is in compliance with the requirements set forth by the Unified Development Ordinance (UDO).

3. **If the Board of Adjustment concludes that all such requirements are met, it will issue the permit unless it adopts a motion to deny the application for one or more of the reasons set forth in UDO Section 360.030. Such a motion will propose specific findings, based upon the evidence submitted, justifying such a conclusion.**

Under **UDO Section 360.030**, the Board of Adjustment must make these required considerations of public health, safety, and welfare. The Board of Adjustment's authority in the review of this Special Use Permit application is broad and the Board may approve with conditions if it concludes, based upon the information submitted at the hearing, that the proposed development will:

1. **Not materially endanger the public health or safety; and**
2. **Not substantially injure the value of adjoining or abutting property; and**
3. **Be in harmony with the area in which it is to be located; and**
4. **Be in general conformity with the Town of Indian Trail Comprehensive Plan and other adopted plans.**

If one of these findings cannot be made, then the Board must move to deny the Special Use Permit request, stating for the record why the Board has decided to do so.

Recommendation

If the Board is of the opinion that the above required findings can be made to approve the project, staff recommends the site be subject to the following conditions, along with the Board's approval of the special use permit:

1. The use shall operate in compliance with all State of North Carolina, Union County, and Town of Indian Trail requirements for tattoo parlors and body piercing establishments.
2. The applicant shall provide the Town with a copy of the Union County Environmental Health Department license for each employee prior to commencing business operations.
3. No alcohol is to be served or consumed on site.
4. Body piercing shall be limited to the following areas of the body: head, torso/abdomen area, arms and legs. Piercing of the groin or genital areas of the body is prohibited.
5. Any failure to meet these conditions shall be grounds to revoke Special Use Permit and cease of business operations.

Attachment 1 – Application with Letter of Intent

Attachment 2 – Real Estate Appraisal Report

Staff Contact

Rox Burhans

Planning Director

ATTACHMENT 1
Application with Letter of Intent

**SPECIAL USE PERMIT
APPLICATION**

R-000709
Inv 28360



**Planning & Neighborhood Services
PO Box 2430
Indian Trail, NC 28079
Telephone (704) 821-5401
Fax (704) 821-9045**

\$561

ONLY COMPLETE APPLICATIONS ACCEPTED

Processing Fee \$300.00 for Major Home Occupation, \$400 for Non-Residential Use
+ \$100 for Engineering Review for Commercial Plans

Notification Fee \$2.50 per notice

Notices sent to all property owners within 400 feet of subject property

****A TECHNOLOGY FEE, 10% OF ALL APPLICABLE FEES, WILL BE APPLIED TO THE TOTAL FEE.****



SPECIAL USE PERMIT APPLICATION

Submittal Requirements

- Completed Application
- Notarized signatures of applicant and property owner
- Letter of Intent
- Articles of Incorporation, Certificate of Incorporation, Articles of Organization, Corporate Charter, or similar (unless applicant is an individual)
- ~~8~~ copies of Concept Plan (including a digital copy)
- Statement of Justification (used to determine if Findings of Fact can be made at public hearing)
- Statement of Appraisal (8 hard copies and 1 digital)
- Fees associated with review
- **A TECHNOLOGY FEE, 10% OF ALL APPLICABLE FEES, WILL BE APPLIED TO THE TOTAL FEE.**

General Information

Project Address 14015 Independence Blvd
 City Indian Trail State NC Zip 28079
 Tax Parcel ID 07 084 262 Zoning Designation RBD
 Total Acres 1.83 Impervious Area _____
 Project Description _____

Contact Information – Applicant

Contact Name Bryan Christopher Taylor
 Company Name Black Label Tattoo Company
 Address 1180 Tomberlin Rd
 City monroe State NC Zip 28110
 Phone 704 989 2884 Fax _____
 Email BLtattCo@gmail.com

Contact Information – Property Owner

Contact Name Jess Perry - Walt Perry Realty, Inc
 Address AGENT FOR INDIAN TRAIL DEVELOPMENT, LLC
LANDLORD
1661 - WALKUP AVE STE B
 City MONROE State NC Zip 28110
 Phone 704 283 8181 Fax 704 283 7350
 Email j.perry@waltperryrealty.com



SPECIAL USE PERMIT APPLICATION

Statement of Justification:

Please fill out this form or provide attached documentation as needed

For each item, please specify as to how each required finding can be met and satisfied:

1. That the use will not endanger the public health and safety

The use meets 50ft separation from any school. All artists will be licensed through the state to be able to work. The use is regulated by the North Carolina Department of Health and Human Services under the rules covering tattooing (ISA NCAC 18A.3200) copy Attached

2. That the use will not injure the value of adjoining or abutting property (a statement from a certified appraiser may be required to show this)

See Attached

3. That the use will be in harmony with the area in which it is located

Parking is adequate. The building is located in the RT 74 Business corridor. We will bring potential new customers to the neighboring businesses.

4. That the use will be in conformity with the Comprehensive Plan, Thoroughfare Plan, or other plan officially adopted by the Town Council

I have read the appropriate plans and are in conformity with them.



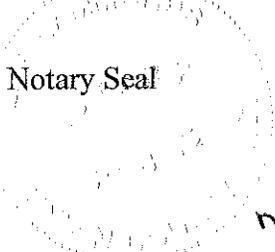
SPECIAL USE PERMIT APPLICATION

Applicant's Certification

Signature [Signature] Date 6/27/16

Printed Name/Title Bryan C Taylor / CEO

Signature of Notary Public [Signature] Date 6-27-16



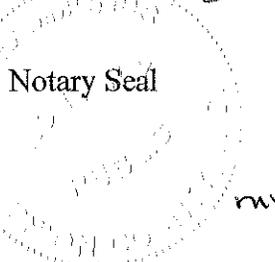
my commission expires 4-4-2020

Property Owner's Certification

Signature [Signature] Date 6/27/16

Printed Name/Title JESSE G. PERRY / AGENT

Signature of Notary Public [Signature] Date 6-27-16



my commission expires 4-4-2020

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: SUP 2016-004

DATE RECEIVED: 6/28/16

AMOUNT OF FEE: \$561.00

RECEIVED BY: [Signature]

RECEIPT #: _____

Letter of Intent

Black Label Tattoo Company will be offering professional Tattoo and Body Piercing services. We will also be offering body jewelry and tattoo after care products. We may also offer various shirts and hats on limited bases from our suppliers. Our office hours will be from Noon-9pm 6 days a week and our artists will be available around the clock if an appointment is made. Our initial employee count will be 4 with expectations to double that number as the business grows. We will be taking over the Everyday Vapes space which would be Suite B in the 14015 East Independence BLVD building.

At this time we have not incorporated our business. We are working on it and hope to file the incorporation documents sometime this week or early next week.

ATTACHMENT 2
Real Estate Appraisal



IMPACT STUDY OF A
RETAIL BUILDING

BRYAN TAYLOR
14015 East Independence Boulevard
Indian Trail, NC 28079

As of:
June 23, 2016

Date of Report:
June 24, 2016

For:
Town of Indian Trail

By:
Rob Morrison, Appraiser
613 Euclid Street
Monroe, North Carolina 28110



Morrison Appraisal, Inc.

613 Euclid St
Monroe, NC 28110
704-283-2286
704-283-8989 fax
morrisonappraisal@carolina.rr.com

June 24, 2016

Planning Dept.
Town of Indian Trail
P.O. Box 2430
Indian Trail, NC 28079

Dear Sir or Madam:

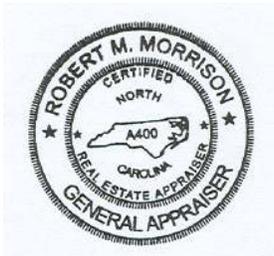
As requested, I have studied the property located at 14015 East Independence Boulevard in Indian Trail, NC. The property was inspected on June 23, 2016. The property consists of 1.837 acres of land and a retail building. The property is owned by Indian Trail Development. Bryan Taylor wants to use one unit in the building for a tattoo business. The use of the site for a tattoo business requires a special use permit.

Based on the information gathered, it is my opinion that the use of the property for a tattoo business will not substantially injure the value of the abutting or adjoining properties.

If you have any questions please let me know.

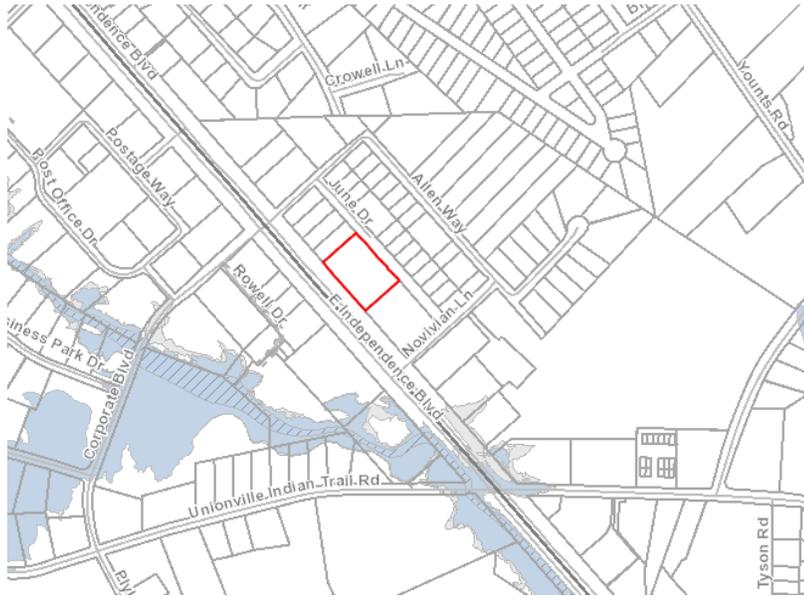
Sincerely,

Rob Morrison



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IMPORTANT FACTS AND CONCLUSIONS



Property Location	14015 East Independence Boulevard Indian Trail, NC 28079
Owner	Indian Trail Development
Person Requesting Study	Bryan Taylor
Date of Study	June 23, 2016
Property Rights	Fee simple
Zoning	RBD
Map reference	07-084-262
Legal Description	Book 1340 Page 791
Land area	1.837 acres
Description of Improvements	Retail Building
Requested Use	Tattoo Business

INTRODUCTION

The property being studied is a portion of a 17,000 sq. ft. retail building that is located on a 1.837 acre parcel that is located on East Independence Boulevard in Indian Trail, NC. Indian Trail Development owns the property and the property can be identified as tax parcel 07-084-262. Bryan Taylor plans to use one unit of the building for a tattoo business. The use of the site for a tattoo business requires a special use permit from the Town of Indian Trail.

PURPOSE OF THE LAND UTILIZATION STUDY

The purpose of this study is to meet the requirements of the Town of Indian Trail for a tattoo business on East Independence Boulevard in Indian Trail. The report will address: “The use will not substantially injure the value of the adjoining or abutting property.”

EFFECTIVE DATE OF THE STUDY

The effective date of this study is June 23, 2016, which is the date of the inspection. The date of the report is June 24, 2016.

SCOPE OF THE APPRAISAL

The scope of the study includes an inspection of the subject property and observation of the surrounding area.

The scope of the study also includes gathering local and regional information on the subject property. Information such as property values, growth rates, supply & demand, etc. is gathered.

Rent and sales adjoining properties where tattoo businesses are located are compared to rents and sales in the area that are not influenced by the presence of similar facilities. The analysis will help determine the impact of the planned project on the surrounding area. The search area was expanded in order to find similar facilities.

The impact study is provided in a report.

TAXES AND ASSESSMENTS

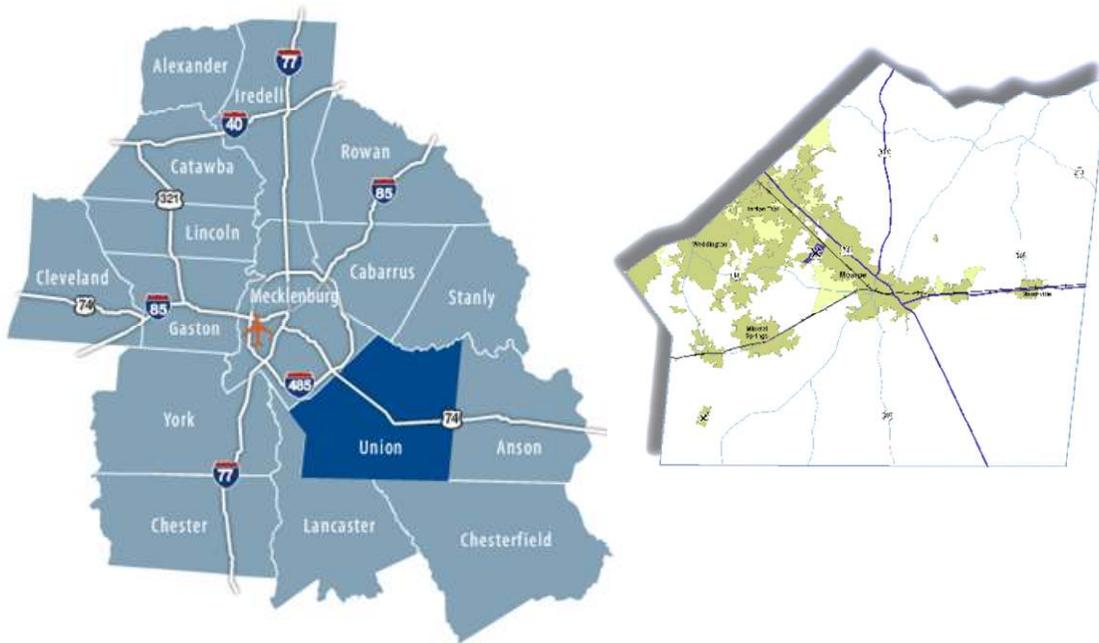
The subject is a portion of a 17,000 sq. ft. building that is currently valued for tax purposes by the Union County Tax Assessor's Office. The subject has a tax value of \$2,385,500. The tax rate is \$.7614 per hundred for the county and \$.185 for the Town of Indian Trail.

HISTORY OF PROPERTY

The current owner has owned the property where the use will be located since 1999.

UNION COUNTY DATA

Union County is a county of approximately 207,572 people that was established in 1842. Union County is the fastest growing county in North Carolina. The county's population has increased by 66 percent in the past 10 years, compared to 18 percent for the state as a whole. Nationwide, the county ranks as the 7th fastest growing Monroe is the county seat and has an estimated 123,677 people. Union County is governed by a County Manager-County Commissioner type government. Union County is located southeast of Charlotte, North Carolina and the main highways are U. S. 74, Highway 601 and Highway 200.



UNION COUNTY EDUCATION

Union County has one public school system consisting of ten senior highs, nine middle and twenty-nine elementary schools.

Wingate University is located in Wingate, North Carolina, southeast of Monroe. This is a four-year private university that provides many Union County students with access to a four-year institution.



HOUSING

The county is progressive and values are recovery from the economic downturn. The western part of the county is the fastest growing area with new residential subdivisions being developed. The other areas of the county are growing but not at the rate of the western side.

EMPLOYMENT

The county has a diversified industry with new industries being recruited by Union County.

The economy in Union County is stable with a diversified industry. The unemployment rate is below the state average. Most of the present industries are holding their position with few companies leaving the area. New companies are continually looking at the Union County area.

The close proximity to Charlotte, which is the state's largest city, is a strong influence on Union County. The location of Charlotte is responsible for the tremendous growth in western Union County. Many Union County residents work in Mecklenburg County. The average commute time is 29 minutes.

CONCLUSION

The outlook for Union County should be continued growth as economic conditions improve. There is still developable land throughout the county and the low taxes/proximity to Charlotte will continue to bring growth to the area.

NEIGHBORHOOD

The subject property is located on East Independence Boulevard in Indian Trail. The subject's area is made up of a variety of commercial and residential uses. Uses in the immediate area include retail uses, banks, several office-warehouses, shops, offices, restaurants and residential housing surrounding these uses.

The maintenance in the area seems to be adequate and the property compatibility seems to be average. The appeal and the appearance of the properties is also average with the rental demand and development being typical for competing neighborhoods. Access is adequate and police and fire protection are typical for the area.

The area is suburban and the potential for development, the property values, the vacancy rate, the population trend and employment all seem to be stable. A change in land use seems to be unlikely.

The neighborhood has electricity, water, sewer, gas and telephone service available. All are public utilities. The utilities appear to be adequate for the site.

In general, the neighborhood is similar to other commercial/residential areas in Indian Trail that are located in the Hwy 74 corridor. There are not any negative neighborhood factors that would affect the values or the marketability of the neighborhood.

SITE

The site contains approximately 1.837 acres that has frontage on East Independence Boulevard. The site is rectangular in shape.

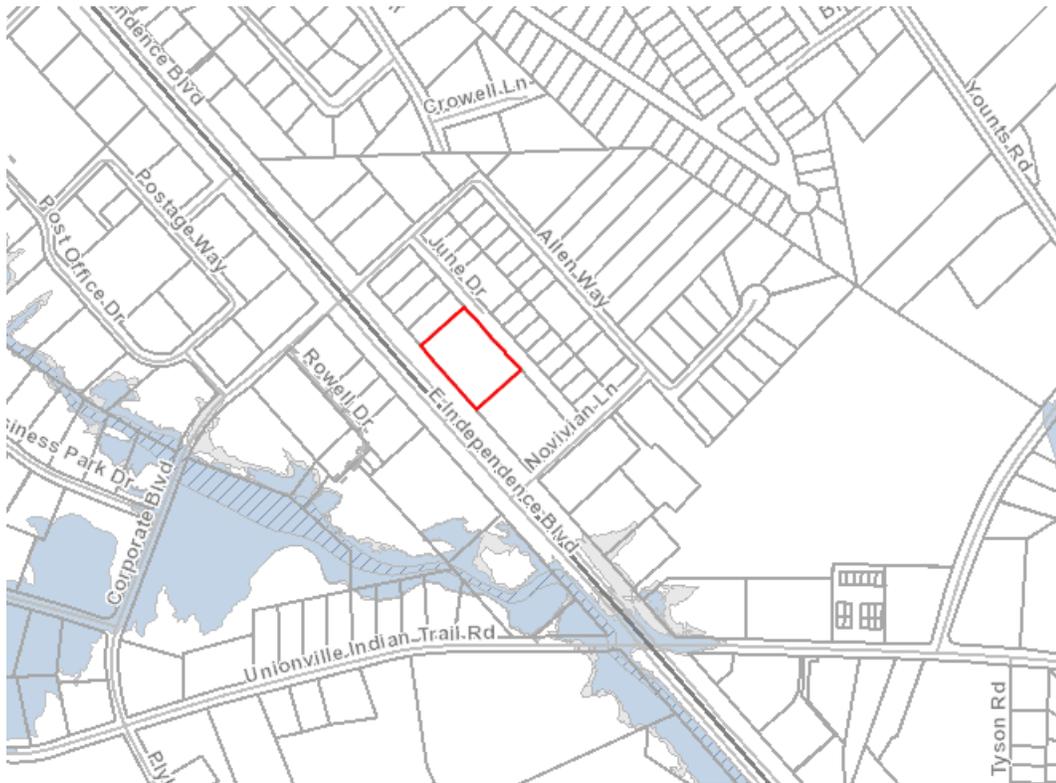
Access is provided by East Independence Boulevard, which is a state maintained paved highway. Hwy 74 (Independence Boulevard) is the main road in Union County. Access and exposure for the site are good.

Utilities that are available to the site include electricity, water, sewer and gas. The utilities are provided by the county and they appear to be adequate for the site.

According to flood map number 371055200J, the site is not in a flood area. A soil analysis was not provided and it is assumed that there are not any adverse soil conditions that would affect the marketability of the site.

A survey was not provided and it is assumed that there are not any adverse easements, encroachments or other adverse conditions affecting the site.

The tax map is shown below:



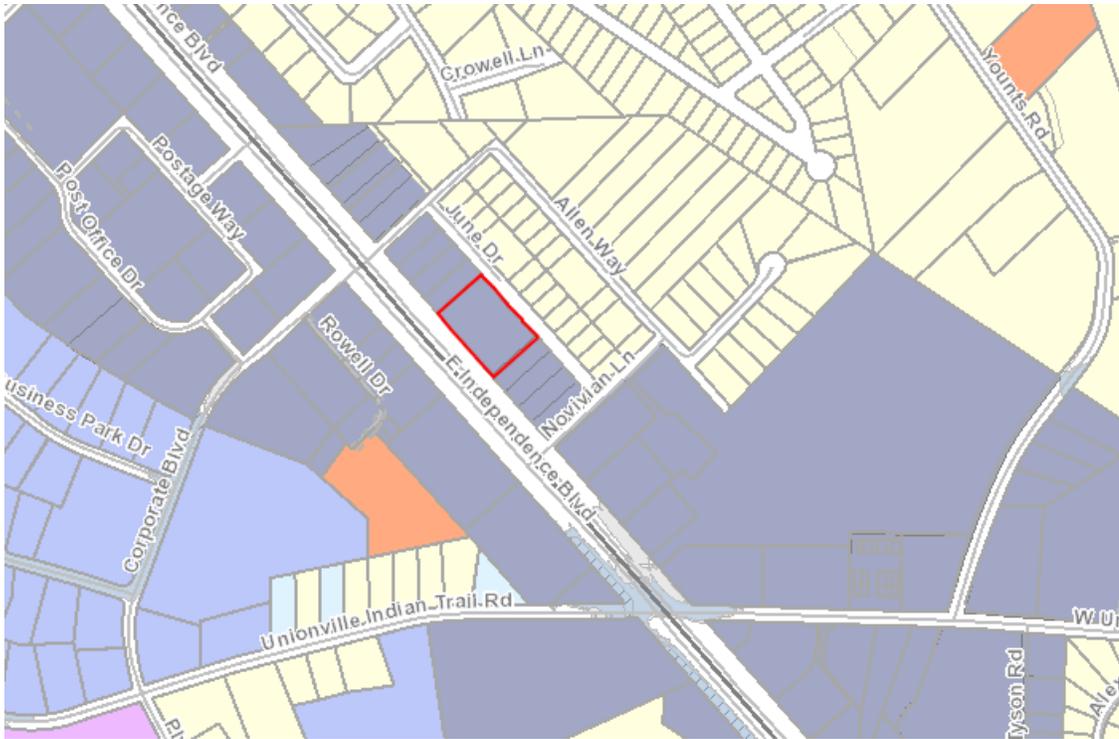
ZONING

The property is currently zoned RBD District.

RBD, Regional Business District

The RBD, Regional Business District is intended to establish suitable development standards for the provision of convenience goods, groceries, and services at locations along major transportation routes to the motoring public, both local and transient. The RBD District should always be located with access directly from major or minor thoroughfares, never local residential streets.

The zoning is controlled by the Town of Indian Trail and the proposed use as a tattoo business requires a special use permit.



IMPROVEMENTS

The site where the use is proposed for a tattoo business is located in a 17,000 sq. ft. multiple tenant retail building. The proposed use will be one unit of the building. The building is brick veneer and the whole building is heated and cooled. The building was built in 1998 and the building appears to be in good condition.

HIGHEST AND BEST USE

Highest and best use is defined as the reasonable, probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.⁴

The highest and best use of the property will be estimated as vacant and as improved. The four main factors to be considered are:

- 1) Is the use legally permissible?
- 2) Is the use physically possible?
- 3) Is the use financially feasible?
- 4) Is the use maximally productive?

The highest and best use of the site will be first estimated as if vacant.

LEGALLY PERMISSIBLE

The legally permitted use includes a variety of commercial uses.

PHYSICALLY POSSIBLE

The subject site has approx. 1.837 acres. The size of the site is adequate for a variety of uses. The subject has good visibility and access. These physical features would allow a variety of uses to be physically possible.

FINANCIALLY FEASIBLE

The subject is surrounded by commercial uses and the demand for these uses is strong in the area. Either commercial use is financially feasible for the site due to the demand in the area.

MAXIMALLY PRODUCTIVE

The final question in the highest and best use analysis is what use is maximally productive for the land. It has been determined that the demand is good for commercial uses and the subject is currently zoned for commercial use. Due to the zoning and demand in the area the maximally productive use is commercial use.

The highest and best use is commercial use.

HIGHEST AND BEST USE AS IMPROVED

The subject is currently improved with a 17,000 sq. ft. multiple tenant brick building that has multiple businesses. The proposed use is a tattoo business. This use is a commercial use that could be the highest and best use of a portion of the site where it will be located.

SURROUNDING PROPERTIES

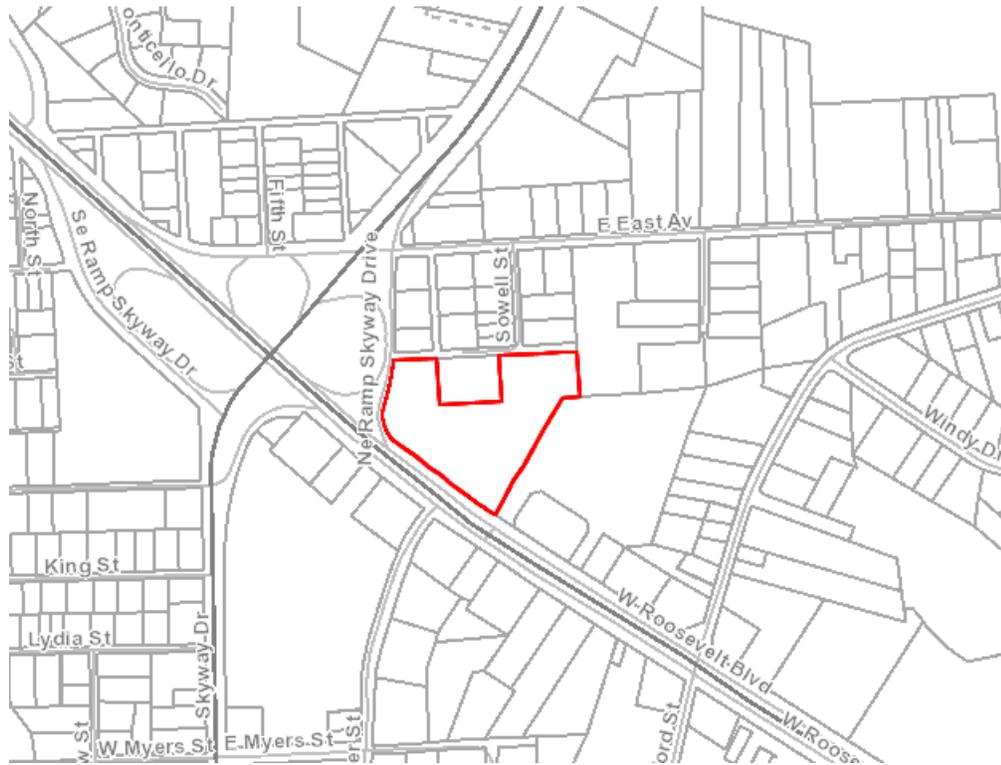
The subject property joins the following properties:

Parcel #	Owner	Acreage	Zoning	Improvements
07-084-266	Cross Development Indian Trail	1.83	RBD	Retail Building
07-084-274	Brenda Rogers	.23	SF-1	Vacant lot
07-084-275	Travis Hayden	.228	SF-1	Vacant lot
07-084-276	Teresa Binetti	.223	SF-1	Vacant lot
07-084-277	Frank Hunley	.23	SF-1	Vacant lot
07-084-278	Robert Horne	.69	SF-1	Single Family House
07-084-261	Long Term Net Fund	.5	RBD	Old Retail Building
07-084-405J	Richard Squires	.58	RBD	Car Care Facility
07-084-405	Advance Auto Store	.90	RBD	Auto Supply

The planned use is a tattoo business. The following locations are used for tattoo businesses.

1) 1556 W. Roosevelt Blvd, Monroe, NC – Parcel 09-225-041 General Business

This tattoo business is part of a multi-tenant building that has a variety of businesses. All the units are full and the location of the tattoo business has not affected the rents in the building. In addition to the stable rents there have been several commercial buildings built in the area over the last several years.



2) 1115 Lasalle Street, Monroe, NC – Parcel 09-189-209 General Business

The tattoo business is one unit out of a multi-tenant building. It fronts on Roosevelt Blvd. and has residential housing behind it. All the units are rented in the building and the location of the tattoo business has not affected the rents. The houses behind the location are not for sale and none have been for sale in years.



3) 5824 Hwy 74, Indian Trail, NC – Parcel 07-069-112

This tattoo business is one unit of a multi-tenant building that is located on Highway 74 in Indian Trail. The majority of the units in the building are leased and rents are stable. There is new commercial construction all along Highway 74 in this area including a Lowes store, car dealerships and convenience store. Neither the rent nor the commercial sales have been affected by the location of the tattoo business.



Final Conclusion

The subject property will be located in a commercial area of Indian Trail that is made up of commercial uses with some older residential uses behind it. Based on the information gathered, it does not appear that the location of a tattoo business will not affect commercial or the surrounding house rents or sales around the location of the tattoo business.

In conclusion, it is the appraiser's opinion that using the unit for a tattoo business will not substantially injure the value of the abutting or adjoining property.

FOOTNOTES

1. Byrl N. Boyce, Ph.D. SRPA, Real Estate Appraisal Terminology (Massachusetts, 1984), p. 160-161.
2. Boyce, p. 102
3. Zoning Ordinance, Indian Trail, North Carolina
4. Highest and Best Use, American Institute of Real Estate Appraisers. (Illinois, 1984) p. 5
5. Boyce, p.63
6. Boyce, p. 160
7. Boyce, p. 132
8. Boyce, p. 87

BIBLIOGRAPHY

Boyce, Byrd H. Ph.D., SRPA Real Estate Appraisal Terminology Massachusetts: Ballinger Publishing Company, 1984.

Boyce, Byrd H. Ph.D., SRPA Real Estate Appraisal Terminology Massachusetts: Ballinger Publishing Company, 1984.

Boyce, Byrd H. Ph.D., SRPA Real Estate Appraisal Terminology Massachusetts: Ballinger Publishing Company, 1984.

Boyce, Byrd H. Ph.D., SRPA Real Estate Appraisal Terminology Massachusetts: Ballinger Publishing Company, 1984.

Highest and Best Use, Illinois: American Institute of Real Estate Appraisers, 1984.

Zoning Ordinance Indian Trail, North Carolina

Rob Morrison, Appraiser

Office – 613 Euclid Street

Monroe, N. C. 28110

NC State Certified General Appraiser #A-400

SC State Certified #CG-2637

EDUCATION

BA Degree – University of North Carolina Monroe – 1974

APPRAISAL COURSES ATTENDED AND PASSED WITH EXAM

Course 101 – Introduction to Appraising Real Property

Society of Real Estate Appraisers – May 1992

Course 201 – Principals of Income Property Appraising – May 1985

Society of Real Estate Appraisers – May 1985

Course 202

Society of Real Estate Appraisers – January 1991

North Carolina State Certification

General Certification – 1990

Course Part A Standards of Professional Practice

Appraisal Institute – 1992

USPAP – 2003

NC Rules and Appraisal Guidelines

2004

USPAP Update/Appraising Small Subdivisions

2005

APPRAISAL COURSES PASSED BY CHALLENGING EXAMS

Course 8 – Appraising the Single Family Residence

American Institute of Real Estate Appraisers – 1980

Course 102 – Applied Residential Property Valuation

Society of Real Estate Appraisers – November 1986

Course 1-A1 – Real Estate Principals
American Institute of Real Estate Appraisers – 1987

Course 1-A2 – Basic Valuation Procedures
American Institute of Real Estate Appraisers - 1987

Introduction to Review Appraisal
McKissock Data Systems – June 1997

Fourteen hours of continuing education per year 1998-2002

Trouble Appraisals – Eric Little – June 2002

WORK HISTORY

1985 to Present – Morrison Appraisal, Inc. – President
Real Estate Appraiser – Residential and Non-Residential
Fee Panel – FHA

1983 – 1985 Self-Employed as Real Estate Appraisal

1977 – 1985 Real Estate Broker
Received Broker License in 1977

1975 – 1977 Real Estate Appraiser for Union County Tax Office

APPRAISAL SEMINARS

Highest and Best Use	AIREA
Demonstration Report Writing	SREA
Standards of Professional Practices	SREA
R-41 C Seminar	League of Savings and Loan

CONTINUING EDUCATION

NC Department of Transportation
Appraisals of Highway Right of Ways – 1993

Revised URAR Form
Appraisal Institute – May 1994

Fair Lending
Appraisal Institute – July 1994

Real Estate Update
Union County Board of Realtors – February 1995

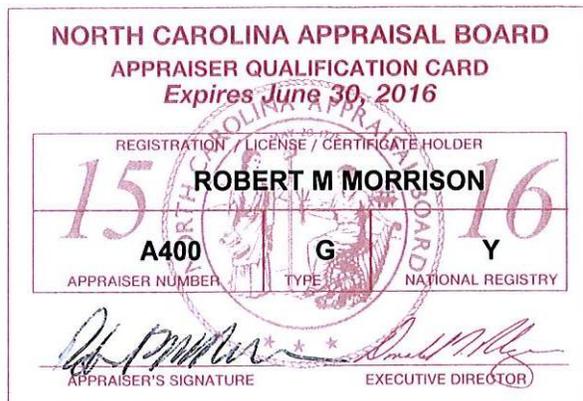
Residential Applications
Mingle Institute – May 1996

PROFESSIONAL ORGANIZATIONS

National Associations of Realtors
Union County Board of Realtors

PARTIAL LIST OF APPRAISAL CLIENTS

First Citizens
Branch Banking & Trust
Whitley Mortgage
State Employees Credit Union
First National Bank
American Community Bank
FHA Approved Appraiser





FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY