

MINUTES OF THE MEETING OF THE BOARD
OF ROWAN COUNTY COMMISSIONERS
JOINT MEETING WITH ROWAN COUNTY PLANNING BOARD
SATURDAY, APRIL 4, 1992 - STANBACK AUDITORIUM

The Rowan County Board of Commissioners met in Adjourned Session, on Saturday, April 4 1992, at 10:00 a.m., in the Stanback Auditorium of the Rowan Public Library. Purpose of the meeting was to hold a joint workshop with the Rowan County Planning Board.

Mr. David Owens, of the Institute of Government, UNC-CH, was facilitator for the meeting.

PRESENT: J. Newton Cohen, Chairman
Henry H. Palmer, Vice-Chairman
Jamima P. DeMarcus, Member
Thomas M. Webb, Member
Charles H. Welch, Member

The County Manager, and Clerk to the Board were also in attendance, as well as County Planner, Danny Johnson, and members of the Rowan County Planning Board.

Chairman Cohen opened the meeting, and announced that no comments would be accepted from the public, as this was designed as a workshop for the Commission and Planning Board.

Planning Board Chairman, Elaine China, welcomed all in attendance.

Mr. David Owens, Facilitator, explained the purpose of the meeting, ground rules, agenda and background.

Ms. China explained her perception of the role of the Planning Board. Board member, Dave Roberts, gave his interpretation, also.

(Commission) Vice-Chairman Palmer asked if the Planning Board felt it had received adequate direction from the Board of Commissioners, when they undertook the project. Ms. China stated what the Planning Board was told to do. She felt that, perhaps, more workshops were needed to accomplish the goal.

Commissioner DeMarcus stated that she felt citizens' requests prompted the actions of the Planning Board.

Commissioner Welch voiced his approval of the long-range efforts of the Planning Board, but disagreed with the rough draft

of the land-use proposal submitted by the Planning Board.

Commissioner Webb stated that perhaps Board members of both sides "listened to" but did not "hear" what citizens were saying.

Planning Board member, Tom Harrell, stated that he felt the effort was "reactive" not "proactive".

Another Planning Board member, Galen Hiott, suggested that the issue be addressed more open-mindedly.

Vice-Chairman Palmer said the two boards should not defend the Ordinance, but make sure it is right for all citizens. He continued, that the ordinance should provide for all segments, and give controlled, balanced growth.

Commissioner Webb felt that citizens needed the feeling that government is working for them, not against them.

The Board then adjourned for lunch, with Commissioner Welch not returning for the afternoon session. When the meeting resumed, a discussion was held regarding the proposed land-use plan.

Mr. Owens stated that approximately 64 of 100 N. C. Counties have county-wide or partial zoning.

Planning Board Chairman, Elaine China, stated her support for subdivision regulations. The Boards then discussed home occupations, and restrictions which may apply.

Commission Vice-Chairman Palmer suggested encouraging home occupations, providing that they do not disturb surrounding neighbors, and Commissioner Webb agreed. Mr. Palmer continued that he would like to see the proposed ordinance be reviewed and revised, section-by-section, and brought back to Commissioners before being presented to the public.

Commissioner DeMarcus stated her continued support for land-use planning. Commissioner Webb suggested time for the Board of Commissioners to study today's workshop, and decide what direction it wanted the Planning Board to take next.

Planning Board member, David Knox, stated his support for planning in Rowan County, and felt that the "silent majority" had not yet been heard, only opponents.

Board member, Galen Hiott, felt the effort should be more goal-oriented.

Mr. Owens suggested better communication between the Planning Board and the Board of Commissioners. He also discussed watershed regulations, and stated that the issue seemed to be headed in the right direction.

Commissioner Webb concluded by saying that the plan needed to concentrate on major issues instead of the apparent smaller ones.

Planning Board member, Roscoe Giles, asked the Board of Commissioners to give direction prior to their next (planning board) meeting. By consensus, the Commissioners agreed to meet for this purpose.

There being no further discussion, the motion was made and seconded, with unanimous approval, to close the workshop.

Respectfully submitted,

Denise J. Barrow, CMC
Clerk to the Board