

MINUTES OF THE MEETING  
OF ROWAN COUNTY COMMISSIONERS  
SEPTEMBER 19, 1994 - ADJOURNED  
SETH MURDOCH AUDITORIUM, AGRICULTURE BUILDING

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

The County Manager, Clerk to the Board, Finance Director, and County Attorney were also present.

Chairman Cohen called the meeting to order and Commissioner Webb gave the invocation.

ADDITIONS TO THE AGENDA:

\* Commissioner DeMarcus asked the Board to recognize Mr. Bill Dustin from Centralina Council of Governments for information on the Our Region Tomorrow Steering Committee.

\* Commissioner DeMarcus also stated Rowan County had been given the opportunity to nominate one person to serve on the Mecklenburg Charlotte Douglas Airport Authority and asked to discuss a nomination.

REQUEST FOR SNIA OVERLAY:

Mr. Ed Muire presented the Board with a request for a designation of an SNIA overlay area. The property is located at 2225 East NC 152 Highway and is in the Dutch Buffalo Creek watershed. Commissioner Arey moved to hold public hearing on October 3, 1994 at 9:30 a.m. Commissioner Welch seconded and the motion passed unanimously.

### PUBLIC HEARING FOR CLOSING ROAD RIGHT OF WAY:

Commissioner Webb moved to open the public hearing for comments on closing a road right of way on property belonging to Ms. Ruby Faison. Attorney Donald Sayers described the location of the right of way to the Board. There being no public comment Commissioner Arey moved to close the public hearing. Commissioner Webb seconded and the vote was unanimous. Commissioner Arey then moved to grant the request to close the area as stated in the petition. Commissioner Webb seconded and the motion passed unanimously.

### ADDITIONS TO THE AGENDA:

Chairman Cohen recognized Mr. Bill Dustin who explained the Our Region Tomorrow Steering Committee to the Board. He stated the Committee would meet the first and third Thursday of each month from 3:30-5:30 and asked Commissioners to consider a nomination to represent Rowan County.

### LANDIS FIRE DEPARTMENT REQUEST TO PROVIDE FIRE PROTECTION:

Mr. Bob Wood, Landis Town Clerk, addressed the Board with a request from the Landis Town Board. The Board wished to cover the area which is currently being served by the South Rowan Fire District. Commissioner Arey stated he had reservations about the town serving this area because it had not wanted to do so in the past. Commissioner DeMarcus stated the County had contracts with the three departments comprising the South Rowan Fire District and did not feel they could be changed. Commissioner Arey moved to deny the request from the Town of Landis. Commissioner DeMarcus seconded and the motion passed unanimously.

### SUBDIVISION WORKSHOP:

Planner Marion Lytle and Don Conner discussed with the Board the current sections of the draft subdivision ordinance. Commissioners decided to make changes in the following areas:

- \* Family Subdivisions - the maximum number of lots was changed to 10. The maximum length of 1000 feet for roads in family subdivisions was eliminated.
- \* The approval process was changed to allow the Subdivision Administrator to approve plats with appeals being sent to the Board of Commissioners. The Board decided to allow administrative decisions to remain with staff instead of the Planning Board so the nature of the Planning Board would not be altered.
- \* An exception was made for creating lots with no road frontage. 3 lots per year can be approved by staff if they have access by a twenty foot easement. Commissioners can approve more lots if requested.
- \* Setbacks were changed to front yard setbacks 20 feet and rear yard to 10 feet.

Commissioner Arey moved to hold a public hearing on October 3, 1994 at 10:00 a.m. in order to discuss the subdivision ordinance as discussed at this meeting. He then amended his motion to adjourn the October 3 meeting when finished until 7:00 p.m. for a subdivision public hearing on the changes discussed at this meeting. Commissioner Webb seconded and the motion passed unanimously.

MANAGER'S REPORT:

\* Mr. Russell discussed with the Board combining the financing of the Old Post Office project and the county's contribution to the Sports Complex into one package in order to obtain a better interest rate. Commissioner DeMarcus moved to consolidate the financing packages and resubmit the application to the Local Government Commission in November. Commissioner Arey seconded and the vote passed by a vote of 4/1 with Commissioner Welch voting against.

\*\*Don Conner asked for a clarification on the moratorium previously passed by the Commissioners. He asked if the moratorium was only for subdivisions in watershed areas or all subdivisions. Commissioner Arey moved to declare a moratorium on all subdivisions and to request the Register of Deeds to refer all recordings of subdivisions to the Planning department. Commissioner Webb seconded and the vote was unanimous.

PUBLIC COMMENT:

Ms. Barbara Earnhardt - expressed concerns over the subdivision ordinance and frontage problems as well as how many tracts make a subdivision.

Mr. Pete Merit - stated he had a subdivision ready and it had been approved by the planning department that morning. He asked if he could still proceed. Mr. Conner stated his department had approved the plans because it was not located in a watershed area and no provisions were in effect that could delay the subdivision.

ADDITIONS TO THE AGENDA:

Commissioner DeMarcus stated Rowan County had been invited to nominate a person to serve on the Mecklenburg Charlotte Douglas Airport Authority. She then nominated Mr. Rufus Honeycutt. Commissioner Arey seconded and the vote was unanimous.

There being no further business, Commissioner Arey moved to adjourn the meeting. Commissioner Webb seconded and the motion passed unanimously.

Respectfully Submitted,

Kelly Dickinson,  
Clerk to the Board