

MINUTES OF THE MEETING OF
ROWAN COUNTY COMMISSIONERS
MARCH 7, 1996 - 9:00 A.M
SETH MURDOCH AUDITORIUM, AGRICULTURE BUILDING

PRESENT: J. Newton Cohen, Chairman
Jim Neely, Vice-Chairman
Thomas M. Webb, Member
Steve Blount, Member

ABSENT: Todd Arey, Member

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

The Chair called the meeting to order and Commissioner Webb gave the invocation.

ADDITIONS TO THE AGENDA:

There were no additions to the agenda.

CONSIDERATION OF CONSENT AGENDA:

Commissioner Webb moved to approve the consent agenda as submitted. Commissioner Blount seconded and the motion passed unanimously. The consent agenda consisted of the following items:

- (a) Approval of Minutes from 2/1/96, 2/5/96, 2/19/96, 2/26/96 and 2/28/96
- (b) Refunds totaling \$1,557.01
- © Approval of a Resolution authorizing the Housing Authority to run criminal history checks for prospective residents
- (d) Approval of unanimous road name changes for *Jon Drake Drive* and *O.C. Pine Drive*
- (e) Approval to set a public hearing for March 18, 1996 at 7:15 p.m. for SNIA permit application for Bob Blake

- (f) Approval for Public Library Book Sale to be held April 13, 1996 from 9 a.m. - 5 p.m.

PUBLIC HEARING: ROAD NAME CHANGE:

Commissioner Blount moved to open the public hearing for comments on the proposed road name change of Correll Loop Road. Commissioner Webb seconded the motion and it passed by unanimous vote. There being no public comments offered, Commissioner Webb moved to close the public hearing. Commissioner Blount seconded and the motion carried. Commissioner Blount then moved to approve the proposed road name change as recommended. Commissioner Neely seconded and the motion passed unanimously.

APPROVAL OF RESOLUTION OF SUPPORT FOR NCDOT RAIL CORRIDOR STUDY:

Marion Lytle reviewed a resolution with the Board to support the State's rail corridor study which would study the rail line running from Mecklenburg to Davidson County. Commissioner Webb stated he felt the state should investigate thoroughly before closing any crossings. Commissioner Neely stated he hoped the County would have influence on the state's decision once recommendations were made. Commissioner Blount moved to approve the resolution of support. Chairman Cohen seconded and the motion carried.

PUBLIC HEARING: SNIA OVERLY REQUEST FROM CENTENARY METHODIST CHURCH:

Commissioner Blount moved to open the public hearing for comments on an SNIA overlay request. Commissioner Neely seconded and the motion passed by unanimous vote. Ed Muire stated that the overlay request was for 7.7 acres. There being no public comment Commissioner Blount moved to close the public hearing. Commissioner Neely seconded and the motion carried. Commissioner Blount then moved to approve the overlay designation. Commissioner Neely seconded and the motion passed by unanimous vote.

ADULT HOME CARE AND NURSING HOME ANNUAL REPORTS:

Ms. Lynn Hennis from Centralina Council of Governments presented the Board with annual reports from the Adult Home Care and Nursing Home Committees. Ms. Hennis reported that Rowan County currently had 1,551 residents in 31 facilities. She also introduced Beth Austell, Virginia Shuford and Leah McFee who serve on the committee. The Board thanked them for the update.

DISCUSSION OF OPENING CEREMONIES FOR ADMINISTRATION CENTER:

The Board discussed the opening ceremonies for the new Administration Building. They agreed by consensus to close the Red Room at 1:15 p.m. and to proceed to the new building for a ribbon cutting at 2:00 p.m., with a public open house from 3-5 p.m.

BOARD APPOINTMENTS:

Public Health Board - Chairman Cohen nominated Dr. Norman Sloop to fill the vacant physicians position. There being no further nominations Mr. Sloop was appointed by unanimous vote. Commissioner Neely asked to nominate Dr. Ted James to fill the other vacant position. It was noted that this position had to be filled by a professional engineer and could not be filled with a different person until the position had been advertised and no engineers applied. The Board agreed to advertise for the professional engineer.

Nursing Home Advisory Committee - Commissioner Blount moved to nominate Patricia Hauck, Betty Rufty, Edith Hinshaw and William Hustead. There being no further nominations the four were unanimously appointed to serve on the committee.

Adult Home Advisory Committee - Commissioner Blount moved to appoint Beatrice King. There being no further nominations Ms. King was unanimously approved.

PUBLIC HEARING: AMENDMENTS TO THE NOISE ORDINANCE:

Commissioner Blount moved to open the public hearing for comments on amendments to the noise ordinance. Commissioner Neely seconded the motion and it passed unanimously.

Citizens addressing the Board were:

J.D. Bass - asked for help from the quarry located on Stokes Ferry Road because of the noise and dust.

Richard Rufty - also concerned about the quarry operations.

Rose Julian - stated she too was affected by the quarry noise.

David Marble - stated he ran the quarry and would be happy to work with the neighbors, but had not been contacted. Agreed to make adjustments.

Shannon Brown - stated she operated a stable and held horse shows. She asked for livestock shows to be exempt.

Others who addressed the Board asking for exceptions for livestock shows were:

Cathy Powell
Jane Rustin
Becky Tarlton
Jenny Majors

Martha Fox
Paula Shue
Allen Brown
Bill McCall
James Smith
Denise Ridenhour
J.B. Rogers
Sonny Safrit
David Majors

Those addressing the Board opposing the ordinance were:

Mike Sherman
Trent Williams

There being no further public comment, Commissioner Neely moved to close the public hearing. Commissioner Blount seconded the motion and it passed unanimously.

Commissioner Webb moved to remand the noise ordinance to the Planning Board and staff. The Board agreed to hold a workshop on March 30, 1996 to measure noise levels in the county.

NC TRANSPORTATION MUSEUM:

Mr. Elmer Lamm addressed the Board about the progress being made at the Spencer Shops. Mr. Rob Boyette described for the Board work being done to the Roundhouse and future plans for the museum. He stated the grand opening would be September 12-15, 1996. Mr. Lamm then presented the Board with a framed picture of the Roundhouse. The Board thanked them for their work and for the picture.

LEPC ANNUAL REPORT:

Mr. Larry Hanson and Wayne Ashworth presented the Board with the annual report of the Local Emergency Planning Committee. He stated that a goal of the committee had been to complete a survey of hazardous materials that pass through Rowan County. He stated that the hazardous materials team needed a larger vehicle for the hazardous materials equipment. The Board asked Mr. Ashworth about an emergency plan for natural emergencies and asked him to work with the committee to develop such a plan.

APPEAL OF INTEREST ON DELINQUENT TAX BILL:

Mr. Robert Boone addressed the Board requested abatement of approximately \$171.00 in interest assessed to a delinquent tax bill. He stated he had appealed the bill to the State and this was interest that accrued during that period. Tax

Assessor Jerry Rowland stated that the General Statutes specifies that an individual must continue to pay their bill and interest even during an appeal and if the bill is overturned the money is then refunded. Commissioner Neely stated it would be very dangerous to set a precedent for this process. Commissioner Blount moved not to abate the interest due. Commissioner Neely seconded and the motion passed unanimously.

BOARD OF EQUALIZATION & REVIEW:

Jerry Rowland stated the County would have approximately 100 appeals to hear on property valuations and asked the Board if it would like to establish a separate Board of Equalization & Review as in the previous year. The Board agreed by consensus that the same board would used as last year with Commissioner Webb serving as the Commissioner appointee to the board.

KANLACON THOROUGHFARE PLAN FINAL DRAFT:

Marion Lytle presented the Board with the final draft of the KanLaCon urban area thoroughfare plan that will be presented to the State. Commissioner Blount moved to adopt the plan. Commissioner Webb seconded the motion and it passed by a unanimous vote.

APPROVAL OF IMPROVEMENTS FOR CEDAR BROOK SUBDIVISION:

A request was presented to the Board to allow an improvements guarantee of a check to be deposited by the County promising completion of the required roads for a subdivision in order to file the final plat. Planning staff recommended approving the guarantee. Commissioner Blount moved to approve the request. Commissioner Webb seconded the motion and it passed by a unanimous vote.

DISCUSSION OF ROWAN COUNTY ALCOHOLIC BEVERAGES ORDINANCE:

Mr. Russell stated the Board needed to be aware that with the language of the current ordinance concerning alcoholic beverages on county owned property there was not a provision to allow permits obtained by individuals who use the facilities. Commissioner Neely recommended changing the language to allow the Board to grant permits on county owned and occupied property. Commissioner Webb moved to change the wording in the language to allow permits and to set a public hearing for the change on April 15, 1996 at 7:15 p.m. Commissioner Blount seconded and the motion passed by a vote of 3/1 with Chairman Cohen voting against.

Commissioner Webb moved to enter closed session in order to discuss economic development. Commissioner Blount seconded and the motion carried. Upon conclusion of closed session Commissioner Webb moved to return to open session. Commissioner Neely seconded and the motion passed unanimously. Commissioner Blount moved to authorize the County Manager to negotiate with the Normans

property to purchase the property for a price between \$500-550,000. Commissioner Webb seconded and the motion carried.

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

Respectfully Submitted,

Kelly Dickinson,
Clerk to the Board