

MINUTES OF THE MEETING OF
THE ROWAN COUNTY BOARD OF COMMISSIONERS
JANUARY 18, 1999 – 7:00 P.M.
COMMISSIONER'S MEETING ROOM, ADMINISTRATION BUILDING

PRESENT: J. Newton Cohen, Chairman
Frank Tadlock, Vice-Chairman
Steve Blount, Member
Arnold S. Chamberlain, Member
Dave Rowland, Member

Chairman Cohen called the meeting to order. Commissioner Tadlock provided the invocation and Commissioner Chamberlain led those in attendance in the Pledge of Allegiance.

ADDITION TO THE AGENDA:

Mr. Russell asked the Board to consider the second reading of a resolution to allow the sale of Genesis Cable to Benchmark Media. He also asked the Board to have a closed session to discuss litigation and the sale of County property.

CONSIDERATION OF CONSENT AGENDA:

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

- (A) Approval of Refunds totaling \$338.00
- (B) Approval of Health Department Client Fees
- (C) Approval to Add *Scout Road Extension* and *Long Field Street Extension* to the DOT System for Maintenance
- (D) Approval to Extend Lease for Recycling Processing Center For Three Year Period

- (E) Approval of Budget Amendment for Cooperative Extension Smart Start Grant
- (F) Approval of Budget Amendment for Cooperative Extension 4H Dunbar After School Club Grant from Robertson Foundation
- (G) Approval to Open Investment Account with North Carolina Capital Management Trust for Health/Mental Health Project Loan Proceeds

PRESENTATION OF AUDITED FINANCIAL STATEMENTS:

Ms. Jan Glover from Potter & Company presented the Board with the audited financial statements for the year ending June 30, 1998. She stated that the firm had given the County an unqualified financial report, which was the highest assurance the firm could give.

She reviewed the various funds and revenue/expenditure charts. Commissioner Chamberlain asked about the weaknesses found in the Department of Social Services and whether she felt it was a management or technology problem. She stated that perhaps they just needed additional space for storage so that filing problems could not be used as an excuse.

Chairman Cohen asked Ms. Glover to refund the fund balance totals for the Board. There being no further questions, the Board thanked Ms. Glover for her presentation.

POUBLIC HEARING: CONDITIONAL USE PERMIT FOR BASS LAKE RESORT:

Chairman Cohen opened the public hearing for comments on an application for a conditional use permit for Bass Lake Resort, LLC.

Leda Belk addressed the Board and asked if a plan to dispose of solid waste had been addressed because she did not see one in the plan for expansion of thirty spaces.

Marion Lytle presented the staff report on the requested and noted that solid waste disposal would be handled on site.

Mr. Fred Neely, applicant, addressed the Board explaining some of the concerns and assured the Board that the expansion would not create a detriment to surrounding properties.

There being no further comment Chairman Cohen closed the public hearing.

Commissioner Chamberlain moved to grant the conditional use permit for Bass Lake Resort. Commissioner Blount seconded the motion and it passed on unanimous vote.

PUBLIC HEARING: PROPOSED TEXT AMENDMENTS TO ROWAN COUNTY ZONING ORDINANCE:

Chairman Cohen opened the public hearing for comments on the proposed text amendments to the Rowan Zoning Ordinance.

Citizens who addressed the Board were:

Mary Taylor – stated her concerns about the rapid growth in the County and urged the Board to consider an Adequate Use Facilities Ordinance to have the developers help pay for the cost of services that would be used.

There being no further comments, Chairman Cohen closed the public hearing.

Commissioner Rowland stated he would like to have time to talk about the proposed changes at the goal setting retreat. Other members agreed they would like to have time to further study the changes and discuss at the retreat. Commissioner Blount encouraged the Board to let staff know their concerns before the retreat so that they could address them at that time.

PUBLIC HEARING: PROPOSED TEXT AMENDMENTS TO ROWAN COUNTY SUBDIVISION ORDINANCE:

Chairman Cohen opened the public hearing for comments on the proposed text amendments to the Subdivision Ordinance.

Citizens who addressed the Board were:

Randy Overcash – lives in a private subdivision where a developer is trying to add lots and feels the requirement of state maintained roads would deter the growth.

Rick Shulenburger – spoke on behalf of the Yadkin Valley Chapter of NC Surveyors and stated they opposed the amendments because they would create a hardship on large property owners who needed to sell off smaller tracts to make money.

Rhonda Overcash – supports the amendments because she feels growth would take over her subdivision if the developer did not have to maintain and develop the road.

Barbara Earnhardt – opposed to the text changes requiring roads to be constructed to State specifications.

Scott Wagoner – opposed to state maintained road requirements for financial reasons.

There being no further comments, Chairman Cohen closed the public hearing.

This item was tabled to allow the Board to discuss further at its goal retreat.

APPEAL OF SUBDIVISION ADMINISTRATOR'S RULING-BRIER, INC.:

Ed Muire, Assistant Planner presented the Board with an appeal from the Subdivision Administrator's ruling for a plat submitted on behalf of Coe Brier.

The lot was to be accessed by a non-state standard right of way and was reviewed as a minor subdivision: special exception, which only allows for the creation of three lots. The request was to allow the additional lot to be created.

Commissioner Blount moved to grant the variance. Commissioner Chamberlain seconded and the motion carried.

APPROVAL OF LETTER OF CREDIT FOR SUBDIVISION IMPROVEMENT GUARANTEE:

Planning Staff presented the Board with a request to submit a letter of credit for completion of improvements in the Hidden Acres Subdivision.

Mr. Jerry Crouch explained his position to the Board and why not all improvement could be made at the present time.

The letter of credit was in the amount of \$20,000.

Commissioner Blount moved to accept the letter of credit. Commissioner Chamberlain seconded and the motion carried.

ORDINANCE ENFORCEMENT CONCERN:

Mrs. William Green addressed the Board with concerns she had over the enforcement of the Zoning Ordinance. She stated she felt her neighbor was out of compliance with the ordinance by running a lawn mower repair business as well keeping the mowers in his yard which she said caused rats on her property.

Don Conner reviewed the numerous visits made by planning, environmental services, environmental health and inspections staff and stated that no violations were ever found.

The Board suggested that Mrs. Green enforce her subdivision's restrictive covenants in order to get relief.

BOARD APPOINTMENTS:

Library Board – Commissioner Tadlock moved to approve the recommendations from the Library Board to appoint Barbara Corriher, Esther Marioneaux, and Walter Wall. Commissioner Chamberlain seconded and the motion carried.

Granite Quarry – Commissioner Blount moved to appoint Ray Charleston as an extraterritorial member of the Granite Quarry Board of Adjustment. The Board agreed by unanimous vote.

ZBA- the Board agreed for each member to find a person to serve on the Zoning Board of Adjustment.

ADDITIONS TO THE AGENDA:

Mr. Russell gave the Board a resolution passed at its last meeting for the transfer of ownership from Genesis Cable to Benchmark Media. Commissioner Blount moved to approve the resolution. Commissioner Tadlock seconded the motion and it passed on unanimous vote.

PUBLIC COMMENT:

Richard Overcash – discussed studying other areas to determine ways to find members to serve on the ZBA Board.

There being no further business, Chairman Cohen moved the Board into closed session to discuss litigation and the sale of county property located North of Council Street.

Upon a conclusion of closed session, Chairman Cohen declared the Board once again in open session. No action was taken during closed session.

There being no further business, Commissioner Rowland moved to adjourn the meeting. Commissioner Chamberlain seconded and the motion carried.

Respectfully Submitted,

Kelly Dickinson, CMC
Clerk to the Board