

MINUTES OF THE MEETING OF THE  
ROWAN COUNTY BOARD OF COMMISSIONERS  
MAY 27, 1999 – 9:00 A.M. – ADJOURNED  
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

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

Chairman Cohen reconvened the meeting from May 26<sup>th</sup>.

Don Conner presented the Board with statistical information from Cabarrus, Davidson, Davie, Iredell, Stanly and Rowan counties concerning each county's manufactured housing requirements.

Commissioner Rowland asked if any surrounding counties had overlays? Mr. Conner stated that they did not but that they handled the same issues through their zoning requirements.

Commissioner Blount commented that growth was coming up I-85 from Mecklenburg County and the growth that Cabarrus County was now feeling would be similar to what Rowan will experience.

Commissioner Rowland stated that he felt the overlay was unnecessary because the Board would have to hold far too many public hearings.

Commissioner Chamberlain said he would like to study the overlay further because he was opposed to discriminating against some of the manufactured homes to the degree some would want.

Commissioner Blount stated he thought the Board was trying to address the impact on infrastructure and property values created by the large manufactured housing subdivisions.

Staff reviewed the regulatory steps for major subdivisions at the present time and what additional steps would be needed if the overlay were enacted.

Chairman Cohen stated he was concerned about rapid growth and its impact on infrastructure but he also worried about appearances and perhaps the Board could look at restrictions to aid in cleaning up the county.

Commissioner Rowland stated he wouldn't object to appearance restrictions as long as they applied to stick-built houses as well.

Commissioner Blount suggested approving the zoning overlay with the modification and for the Board to then continue to modify it over the next six months before an extended moratorium ended.

Commissioner Rowland moved to drop the current overlay proposal and to ask staff to look at what some of the other counties are doing and come back to the Board. His motion died for lack of a second.

Commissioner Chamberlain stated that he was not prepared to vote on any of the issues at the present time and did not want to be pressured either way. He added that the County needed to consider developing a land use plan for the entire county to address all of the growth.

There being no further discussion, the Board reached no consensus and adjourned the meeting.

Respectfully Submitted,

Kelly Dickinson, CMC  
Clerk to the Board