

MINUTES OF THE MEETING OF THE  
ROWAN COUNTY BOARD OF COMMISSIONERS  
SEPTEMBER 7, 1999 – 9:00 A.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

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

Chairman Cohen called the meeting to order and Commissioner Chamberlain provided the invocation. Commissioner Rowland led the Board in the Pledge of Allegiance.

CONSIDERATION OF CONSENT AGENDA:

Commissioner Tadlock read item “d” a proclamation to establish September 25, 1999 as Hunting and Fishing Day in Rowan County. Commissioner Blount then moved to approve the consent agenda. Commissioner Tadlock seconded and the motion carried.

The consent agenda consisted of the following items:

- (A) Approval of Minutes from 8/2/99, 8/16/99 and 8/17/99
- (B) Approve Unanimous Road Name Changes of *Dandy Lane, Pop Beaver Trail, Lenn Cass Drive*
- (C) Set Public Hearing for September 20, 1999 for Majority Road Name Petition for *Old Foutz Farm Road* and *Reedy Creek Road* (\*Special Consideration)
- (D) Proclamation Establishing September 25, 1999 as Hunting &

- Fishing Day in Rowan County  
(E) Approval of Refunds totaling \$882.89

PUBLIC HEARING: RURAL OPERATING ASSISTANCE GRANT:

Senior Services Director Clyde Fahnestock and Social Services Director Sandra Wilkes discussed a grant application with the Board. The application was for NCDOT Rural Operating Assistance Program funds in the amount of \$115,487 to be divided among three main programs.

Mr. Fahnestock described the Elderly & Disabled Transportation program and the Rural General Public/RTS program. Mrs. Wilkes talked about the transportation program for Work First Employment participants.

Chairman Cohen opened the public hearing for comments on the grant application and funding plan. There being no comments offered, Chairman Cohen closed the public hearing.

Commissioner Tadlock moved to approve the grant application and funding plan. Commissioner Chamberlain seconded the motion and it passed on unanimous vote.

PUBLIC HEARING: ZONING DESIGNATION FOR SHUFFLER PROPERTY:

Ed Muire, Assistant County Planner, presented staff's report on the requested zoning designation change. He stated that the property was zoned as MHP because it was adjacent to Shuffler's Mobile Home Park and Ms. Shuffler intended to sell two parcels with road frontage to family members. Instead of seeking a mobile home expansion a request for a zoning change to the surrounding property (CBI) was requested.

Chairman Cohen opened the public hearing for comments on the rezoning request. There being no comments offered, Chairman Cohen closed the public hearing.

Commissioner Chamberlain moved to approve the zoning designation change as requested. Commissioner Blount seconded the motion and it passed unanimously.

DEPARTMENT OF SOCIAL SERVICES ANNUAL REPORT:

DSS Director Sandra Wilkes gave the Board an annual report on the status of the Department of Social Services.

She reviewed several of the new programs that the department had undertaken and gave status reports on on-going programs.

Commissioner Chamberlain thanked Mrs. Wilkes for presentation and asked about the number of vacancies in the Child Protective Services Unit. Mrs. Wilkes stated that they currently had two vacancies to fill in that section.

Commissioner Chamberlain also asked about Smart Start. Mrs. Wilkes stated that Smart Start had been very beneficial to them because they had been able to receive help from those funds when child development funds weren't provided.

Commissioner Tadlock thanked Mrs. Wilkes for her presentation and hard work.

#### SET PUBLIC HEARINGS FOR VARIOUS REQUESTS:

Commissioner Blount moved to set a public hearing for the zoning designation for the ETJ area rescinded by the City of Salisbury on September 20, 1999 at 7:30 p.m. Commissioner Tadlock seconded the motion and it passed unanimously.

Commissioner Tadlock moved to set a public hearing for a rezoning designation for Jon Walker on September 20, 1999. Commissioner Blount seconded and the motion carried.

Commissioner Tadlock moved to set a public hearing for a rezoning request for Carolyn Brown Corriher Property for September 20, 1999. Commissioner Blount seconded and the motion carried.

Commissioner Blount moved to set a public hearing for a rezoning request and conditional use permit for Hammill Construction Company on September 20, 1999. Commissioner Tadlock seconded the motion and it passed by unanimous vote.

#### DISCUSSION ON REAL ESTATE COMMISSION POLICY:

Mr. Russell stated that he had asked EDC Director Randy Harrell to help establish a schedule for paying commissions to agents who bring clients to the industrial park. He stated that Mr. Harrell had submitted a sliding scale based on the selling price of the property which would pay 5% on property valued \$0-

\$500,000, then 3% for the amount above \$500,000 - \$100,000 and then 2% on any amount about \$1,000,000.

Mr. Holshouser asked to clarify that if property was valued over \$500,000 the 5% would still be paid for the first \$500,000 and then the scale would be used on the amount over and above \$500,000.

Commissioner Blount moved to adopt the commission policy. Commissioner Tadlock seconded and the motion carried.

#### UPDATE ON THIRD CREEK DAM VISIT:

Mr. Russell stated that three Board members and staff visited five dams in the Third Creek Watershed during the previous week.

Commissioner Tadlock stated that he had enjoyed the tour and found that the dams and ponds were much greater than he had thought. He stated that this dam program was one of two in the nation with the other being in Kansas.

Commissioner Chamberlain stated that the dams had been intimidating because they were larger than he had imagined. He stated that the question before the Board now was not whether the work should be done, because the work was already in progress but whether Rowan would participate and to what extent for the repairs. He stated that he had not yet reached a decision but felt the Board would be ready to do so by its next meeting.

Commissioner Blount asked staff to review a map that they had prepared showing the watershed area. Don Conner, Environmental Services Director stated that from ridge to ridge the drainage area was approximately 13,000 acres and of that the FEMA flood maps listed 1,825 acres in a flood plain. Of the 1,825 acres in the flood plain 60% were woodlands and 40% were pasture, crop land or bottom land.

Commissioner Tadlock stated he would like to receive information on the program operating in Kansas to see how they handle the maintenance as well as explore possibilities for federal grants.

#### BOARD APPOINTMENTS:

Adult Care Home Community Advisory Committee – Commissioner Blount moved to appoint Mrs. Betty Kirk. There being no further nominations, Mrs. Kirk was unanimously appointed.

Nursing Home Advisory Committee – Commissioner Blount moved to reappoint Peggy Lipe and appoint Brenda Gilbert. There being no further nominations, Commissioner Blount’s motion passed unanimously.

Salisbury-Rowan Human Relations Council Commissioner Blount moved to reappoint Catherine Rivens. The Board appointed Mrs. Rivens by unanimous vote.

Parks & Recreation – The Parks Board requested Keith Yount be appointed, but the Board deferred action until they could speak with Mr. Yount about a possible conflict of interest.

There being no further action, Chairman Cohen adjourned the meeting.

Respectfully Submitted,

Kelly Dickinson, CMC  
Clerk to the Board