

**MINUTES OF THE MEETING OF THE
ROWAN COUNTY BOARD OF COMMISSIONERS
APRIL 17, 2000 – 7:00 P.M.
COMMISSIONER’S MEETING ROOM, ADMINISTRATION BUILDING**

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

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

Chairman Cohen called the meeting to order at 7:00 p.m. Chairman Cohen provided the Invocation and Commissioner Blount led the Pledge of Allegiance.

CORRESPONDENCE:

Mr. Russell mentioned a letter received from Peggy Lipe thanking the Board for their assistance in obtaining a noise barrier wall for the Oakland Heights Neighborhood. Ms. Lipe, representing the Oakland Heights Neighborhood Association, came before the Board of Commissioners, at an earlier meeting, seeking assistance on obtaining a noise barrier wall to block the noise from I-85.

RECOGNITION OF GUEST:

Chairman Cohen recognized the Administrative Law Class from Catawba College who were in attendance.

ADDITIONS TO THE AGENDA:

- County Manager Tim Russell asked to speak briefly on the change order from Hickory Sands Company, Inc. for the CP& L water line project.
- Mr. Russell also stated that there would be a statement to be read at the end of the meeting.

CONSIDERATION OF CONSENT AGENDA:

Commissioner Chamberlain moved to approve the Consent Agenda as submitted. Commissioner Blount seconded and the motion carried.

The Consent Agenda consisted of the following:

- A. The approval of the 4/3/2000 minutes.
- B. To approve DOT'S request that Fiber Acres Street A Extension in Fiber Acres Subdivision be added to the Secondary Road System.
- C. To schedule a public hearing for CUP-3-00, a request from SBA Towers.
- D. To schedule a public hearing for a road name change to Twin Creeks Drive.
- E. Approve Budget Amendments.

PUBLIC COMMENT PERIOD:

Chairman Cohen opened the Public Comment Period. There was no one in attendance that wished to address the Board. Commissioner Blount acknowledged Charlena Harvell, the instructor for the Administrative Law class from Catawba College. Commissioner Chamberlain expressed to Ms. Harvell and her class that the Commissioners “do their homework” and want to make the “right” decisions. Chairman Cohen expressed appreciation in the class being at the meeting and encouraged them to visit other boards in the area. Immediately following the meeting, Chairman Cohen and Commissioner Rowland met with the class for a discussion period.

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

PUBLIC HEARING FOR Z-06-00, REQUEST FROM GRADY HOLSHOUSER:

Lloyd Pace, from the Planning Department, reviewed with the Board the rezoning request from Mr. Grady Holshouser. Due to concerns from area residents, Mr. Holshouser withdrew his original rezoning request and resubmitted the request to rezone from RR (Rural Residential) to CBI (Commercial, Business, Industrial), CUD (Conditional Use District). This property is located at 6266 Highway 601 North on a one-acre parcel with 128 feet of road frontage. Mr. Holshouser plans to place a 14 X 26 modular building structure, on this

property, to serve as a carryout restaurant. This facility will serve no alcoholic beverages and a chain will be placed across the parking lot to prohibit after hour parking.

Chairman Cohen opened the public hearing to entertain comments at 7:25 p.m. Those in attendance who addressed the Board are as follows:

1. Eric Davis, who plans to purchase this property and operate the restaurant, addressed the Board. He informed the Board that this would be a carryout facility and there would be parking available for about 10-12 cars. He feels the facility will enhance the area, since there are no other carryouts in this location. This is a new facility, which he has agreed to install an outside light and a chain for after hour parking.

There being no further comments, Chairman Cohen closed the public hearing at 7:40 p.m.

Commissioner Blount expressed his concern as to where the placement of the building would be on this parcel. Commissioner Blount also spoke of his concern about intrusions on this neighborhood, particularly for a resident with a swimming pool beside this location. Commissioners discussed and agreed that some type of buffer would need to be installed for the privacy of the pool area.

Commissioner Blount made a motion to approve the rezoning from RR to CBI (CUD) with the specified conditions of no alcoholic beverages, a chain across the parking lot when not in use, and a light in the parking lot. In addition, there would be a "good faith effort" to provide a buffer for privacy between the property and the swimming pool, and this effort will be monitored by staff. Commissioner Chamberlain expressed concerns that there should be no outside speakers. Commissioner Blount modified his motion to add no outside speakers. Commissioner Chamberlain seconded and the motion carried by a unanimous vote.

ADDITION: CP&L WATER LINE PROJECT CHANGE ORDER:

Mr. Russell explained to the Board that a request was received from CP&L to change the location of the meter vault and the size of the meter being installed, which resulted in increasing the size of the line from the road to their plant from 10" to 12". In addition, they are requesting for a 2" tap and meter assembly for their domestic water use.

Approval is needed for a change order requested from Hickory Sands Company, Inc., who is constructing the water line to CP&L, in the amount of \$23,349. This will bring the total construction cost of the complete project to \$203,019.

Commissioner Blount made a motion to approve the change order with Hickory Sands Company. Commissioner Chamberlain seconded and the motion carried by a unanimous vote.

ADDITION: RECOGNITION OF FINANCE DIRECTORS ENGAGEMENT:

Mr. Russell recognized the recent engagement of Leslie Earnhardt, Finance Director, by reading a poem written in honor of her engagement. Staff also provided a cake to her in honor of this special occasion.

There being no further business, Chairman Cohen adjourned the meeting at 7:50 p.m.

Respectfully Submitted,

Rita K. Foil
Clerk to the Board