

**MINUTES OF THE MEETING OF THE  
ROWAN COUNTY BOARD OF COMMISSIONERS  
JUNE 19, 2000 – 7:00 PM  
COMMISSIONER’S MEETING ROOM, ADMINISTRATION BUILDING**

Present: Steve Blount, Vice-Chairman  
Arnold Chamberlain, Member  
Frank Tadlock, Member  
Dave Rowland, Member

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

Vice-Chairman Blount called the meeting to order at 7:00 pm. Commissioner Chamberlain provided the Invocation and Commissioner Tadlock led the Pledge of Allegiance.

**ADDITIONS TO THE AGENDA:**

- Tim Russell, County Manager, asked to add a Budget Amendment to the Consent Agenda from DSS for the Work First Services and Medicaid Payments.
- Mr. Russell expressed the need to go into Executive Session to discuss the purchase of property in the South Rowan area.

**CONSIDERATION OF CONSENT AGENDA:**

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

The Consent Agenda consisted of the following:

- A. To approve the 6/5/2000 minutes
- B. To set a public hearing for SBA Towers
- C. To set a public hearing for a Road Name Change to Rainbow Valley Lane
- D. To approve a resolution on the Articles of the Association and Agreement for Centralina Workforce Development Consortium
- E. To approve the transfer of surplus furniture to the Rowan-Salisbury Schools
- F. To approve the application for discretionary funds through the CJPP State Grant
- G. To approve the Dental Clinic Fees for FY 2000-2001
- H. To approve the Budget Amendments

**PUBLIC COMMENT PERIOD:**

Vice-Chairman Blount declared the Public Comment Period open to entertain comments from those who wished to address the Board.

There being no one in attendance who wished to address the Board, Vice-Chairman Blount closed the Public Comment Period.

**PUBLIC HEARING FOR APPROVAL OF THE SOLID WASTE MANAGEMENT PLAN:**

Lori Sides, Recycling Supervisor, reviewed the Solid Waste Management Plan to the Board, giving the three-year update for the Rowan County Plan. Ms. Sides emphasized that there were two changes in the plan this year. The first change is that there is to be more of an industrial focus and the second change is an update of the planning goals as outlined in the Solid Waste Management Plan, which was included in the Commissioner's packets.

Vice-Chairman Blount opened the public hearing to entertain comments. There being no one in attendance who wished to address the Board, Vice-Chairman Blount closed the public hearing.

Commissioner Chamberlain made a motion to accept the three-year update to the Rowan County Solid Waste Management Plan. Commissioner Tadlock seconded and the motion carried unanimously.

**PUBLIC HEARING FOR NCDOT ROAP GRANT:**

Clyde Fahnestock, Senior Services Director, addressed the Board requesting for acceptance of the North Carolina Department of Transportation (NCDOT) operating funds. These state grant funds are through the Rural Operating Assistance Program

(ROAP). Mr. Fahnestock informed the Board that Rowan County has been receiving these funds for about twelve years and this requires NO matching funds from the County. The following are the areas in which the funds are to be allocated:

1. \$73,964 will be applied to the Elderly & Disabled Transportation Program (EDTAP). This area is 100 percent grant funded.
2. \$22,634 will be applied to the Rural General Public (RGP) program. This is 90 percent grant funded and 10 percent from local funding, which is collected through a \$1.00 per trip charge.
3. \$13,979 will be applied to the Work First Employment Program. The Department of Social Services (DSS) administers this funding. Sandra Wilkes, Director of DSS, expressed her gratitude in receiving the funds; since this is the only funding DSS receives that meets the needs of transportation. Ms. Wilkes stated that these funds are used by about 50 families, with a maximum of \$500 per family. In order to qualify for these funds, criteria must be met by the families.

Mr. Fahnestock stated that there is a deadline of June 30, 2000 to apply for this state grant.

Vice-Chairman Blount opened the public hearing to entertain public comments. There being no one in attendance who wished to address the Board, Vice-Chairman Blount closed the public hearing.

Commissioner Rowland made a motion to approve the application for the NCDOT ROAP State Grant. Commissioner Chamberlain seconded and the motion carried unanimously.

**PUBLIC HEARING FOR Z-10-00, REQUEST FROM DARRIUS HEDRICK:**

Ed Muire, from the Planning Department, informed the Board of a request from Darrius Hedrick for a change in zoning from Rural Agricultural (RA) to Commercial, Business, Industrial (CBI) for eight (8) contiguous parcels located along the eastern and western sides of the 700 and 800 block of St. Stephen's Church Road, which has approximately 9.25 total acres.

Mr. Muire explained to the Board that this request in rezoning would provide for the development of a village concept consisting of several small retail shops, eco-tourism opportunities and a restaurant, re-creating the village of Gold Hill, similar to the late 19<sup>th</sup> century, with a mix of commercial and residential development.

Mr. Muire stated that the Planning Board unanimously voted to approve the request. The Planning Staff also recommends approval for rezoning.

Darrius Hedrick commented to the Board that he has worked hard on Phase I of the project and hopes to have this completed within 12 months. Mr. Hedrick invited the Commissioners to come and visit this site.

Commissioner Chamberlain humorously asked Mr. Hedrick if there was a time line on when the restaurant would be completed, to which Mr. Hedrick responded hopefully by Christmas of this year.

Vice-Chairman Blount declared the public hearing open. There being no one in attendance who wished to address the Board, Vice-Chairman Blount closed the public hearing.

Commissioner Rowland made a motion to approve the rezoning request from Mr. Hedrick. Commissioner Chamberlain seconded and the motion carried unanimously.

Vice-Chairman Blount complimented Mr. Hedrick for this “Visionary Project”.

**PUBLIC HEARING FOR MUD-2-00, A REQUEST FROM DARRIUS HEDRICK:**

Ed Muire reviewed with the Board the request from Mr. Darrius Hedrick for a Multi-Unit Development (MUD) on eight parcels along St. Stephen’s Church Road. Mr. Muire referred to the previous rezoning request, adding that this project proposes to recreate the “downtown” commercial area of the village of Gold Hill.

Mr. Muire reviewed the Staff findings stating that:

1. Adequate transportation to the site does exist.
2. The site will not significantly detract from the character of the surrounding area.
3. Hazardous safety conditions will not result.
4. The use will not generate significant noise, odor, glare or dust.
5. Excessive traffic or parking problems will not result.
6. This use will not create significant visual impacts for adjoining properties or passersby.

Mr. Muire added that the Planning Staff recommends approval of the request.

Vice-Chairman Blount declared the public hearing open to accept public comments. There being no one in attendance who wished to address the Board, Vice-Chairman Blount closed the public hearing.

Commissioner Chamberlain made a motion to accept the request from Darrius Hedrick for the Multi-Unit Development. Commissioner Rowland seconded and the motion carried unanimously.

The Board went into Closed Session at 7:40 pm to discuss the purchase of property in the South Rowan Area.

There being no action taken during Closed Session, the Board returned to Open Session. There being no further business, Vice-Chairman Blount adjourned the meeting at 8:10 pm.

Respectfully Submitted,

Rita K. Foil  
Clerk to the Board