

**MINUTES OF THE MEETING OF THE
ROWAN COUNTY BOARD OF COMMISSIONERS
October 2, 2000 – 9:00 AM
COMMISSIONER’S MEETING ROOM, ADMINISTRATION BUILDING**

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

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

Chairman Cohen called the meeting to order at 9:10 am. Commissioner Tadlock provided the Invocation and Commissioner Chamberlain led the Pledge of Allegiance.

ADDITIONS TO THE AGENDA:

Chairman Cohen presented the following additions to the agenda:

- Commissioner Chamberlain requested to make a statement “for the record”.
- Mr. Russell requested to go into Executive Session to discuss an Economic Issue.

ADDITION: STATEMENT FROM COMMISSIONER CHAMBERLAIN:

Commissioner Chamberlain requested to address the Board to make a statement “for the record” and that he was speaking for himself and not the

Board of Commissioners. Commissioner Chamberlain stressed his concern about the false perception that has been presented, by various means, concerning a division between the City of Salisbury and Rowan County. Commissioner Chamberlain emphatically stressed his willingness to continue to work with the City of Salisbury, explaining that there are numerous other boards and committees in which the Mayor and Council Members work on jointly with members of the Board of Commissioners. Commissioner Chamberlain stated "Let's move forward. Let it be over", referencing the false perception that exists.

CONSIDERATION OF THE CONSENT AGENDA:

Commissioner Blount made a motion to approve the Consent Agenda as submitted. Commissioner Rowland seconded and the motion carried unanimously.

The Consent Agenda consisted of the following:

- A. To approve of the minutes for the 9/18/00 Commission meeting.
- B. To set a public hearing for Z-17-00, RA to IND, a request from Hut Stricklin Enterprises, Inc.
- C. To set a public hearing for Z-18-00, MHP to RA, a request from Gerald Herrin.
- D. To Approve a Resolution to accept the Airport Grant.
- E. Approval of the Budget Amendments.

PUBLIC COMMENT PERIOD:

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

There being no one in attendance that wished to address the Board, Chairman Cohen closed the Public Comment Period.

PUBLIC HEARING FOR CUP-4-OO, REQUEST FROM WESTERN RESORT INTERNATIONAL, BASS LAKE RESORT:

Chairman Cohen reviewed the quasi-judicial procedures for CUP-4-OO and stated that the public hearing was in session. Chairman Cohen stated that WHR (Western Horizon Resort) Properties would like to build a clubhouse at the Bass Lakes Resort located at 185 Jim Neely Drive.

The Clerk administered the oath to those who came forward to provide testimony in this case.

Marion Lytle, from the Planning Department, reviewed the staff report stating that a Conditional Use Permit is being requested to build a clubhouse next to, or in place of, an existing store. There will be no additional impact anticipated by the addition of the clubhouse to Bass Lake Resort. Mr. Lytle referenced maps (Exhibit A and Exhibit B) to indicate the location of the Resort and the proposed new clubhouse. Staff recommended approval of the request.

Kevin Root, from WHR Properties, gave handouts (Exhibit C) that contained information about WHR Properties and Bass Lake Resort, explaining that the home office is located in Colorado.

Susan Christiana, from WHR Properties, added that WHR Properties started in 1984 and has grown from the ground level-up. This group buys existing resorts and brings them up to standards. The clubhouse would be used for entertaining, parties, etc.

There being no further testimony, Chairman Cohen closed the public hearing and declared the deliberation period open, stating that no further testimony would be allowed.

Commissioner Rowland made a motion to approve the request.
Commissioner Tadlock seconded and the motion carried unanimously.

FINDING OF FACT IS:

- There is adequate transportation to the site.
- The site will not significantly detract from the character of the surrounding area.
- Hazardous safety conditions will not result.
- The use will not generate significant noise, odor, glare or dust.
- Excessive traffic of parking problems will not result.
- The use will not create significant visual impacts for adjoining properties.

PUBLIC HEARING FOR THE ROAD NAME OF CLOUDVIEW LANE:

Fredda Greer, from the planning department, expressed to the Board that in response to a request from E-911, it would be necessary to establish a road name for this road that is currently unnamed. Ms. Greer stated that there have been repeated and unsuccessful attempts to have the property owners name this road. Therefore, by the petition process, Staff is proposing to name this road Cloudview Lane.

This road runs west off the 600 block of Skyview Circle (off Potneck Road) and runs through the Martin Mobile Home Park.

In accordance with the NC General Statutes, procedures were followed and the property owners were notified. Notices were placed on the property, courthouse and in the district fire departments.

Chairman Cohen opened the public hearing to entertain comments.

There being no one in attendance that wished to address the Board, Chairman Cohen closed the public hearing and called for a motion.

Commissioner Chamberlain made a motion to approve the road name of Cloudview Lane. Commissioner Blount seconded and the motion carried unanimously.

PUBLIC HEARING FOR THE ROAD NAME OF STARHAVEN DRIVE:

Ms. Greer reiterated to the Board that this public hearing is similar to the previous public hearing for Cloudview Lane. This road is located north off of the 300 block of Skyview Circle (off Potneck Road) and also runs through Martin Mobile Home Park.

In accordance with NC General Statutes, all procedures were followed and Staff is proposing the name Starview Drive.

Chairman Cohen opened the public hearing to entertain comments.

There being no one in attendance that wished to address the Board, Chairman Cohen closed the public hearing.

Commissioner Blount made a motion to approve the road name of Starview Drive. Commissioner Tadlock seconded and the motion carried unanimously.

PUBLIC HEARING FOR THE ROAD NAME OF ROCK ACRES ROAD:

Ms. Greer explained to the Board that this road runs north off the 7100 block of East NC Highway 152 and is currently unnamed. Ms. Greer stated that here have been repeated and unsuccessful attempts to have the property owners name this road by the petition process. Staff is proposing the name of Rock Acres Road. Ms. Greer added that all procedures were followed in accordance with the NC General Statues.

Chairman Cohen opened the public hearing to entertain comments.

There being no one in attendance that wished to address the Board, Chairman Cohen closed the public hearing.

Commissioner Chamberlain made a motion to approve the road name of Rock Acres Road. Commissioner Blount seconded and the motion carried unanimously.

PUBLIC HEARING FOR THE APPROVAL OF THE INCENTIVE PLAN THROUGH THE “LOCATION ASSISTANCE PROGRAM” FOR MERIDIAN AUTOMOTIVE SYSTEMS:

Mr. Russell reviewed with the Board that this public hearing was to entertain public comment to approve the financial assistance package for Meridian Automotive Systems,

which plans to locate on Highway 70 West at the former “Quantum Facility”. Meridian has been working closely with the Salisbury-Rowan Economic Development Commission (EDC) for several years.

Chairman Cohen opened the public hearing.

There being no one in attendance that wished to address the Board, Chairman Cohen closed the public hearing.

Commissioner Chamberlain made a motion to approve the “Location Assistance Program” for Meridian Automotive Systems. Commissioner Blount seconded and the motion carried unanimously.

FAMILY SUBDIVISION WAIVER, REQUEST FROM THE ERNEST DUNLAP FAMILY:

Ed Muire, from the Planning Department, informed the Board that on behalf of Mrs. Linda Barber, Donald J. Moore Land Surveying, has presented a family subdivision waiver request for consideration.

Mr. Muire stated that the Board of Commissioners may authorize waivers from the family subdivision requirements according to the Rowan County Subdivision Ordinance. The waiver request proposes to add four (4) lots plus a residential lot. Staff recommended approval of the waiver.

Commissioner Blount moved for approval of the Family Subdivision Waiver. Commissioner Chamberlain seconded and the motion passed unanimously.

PROPOSED ORDINANCE REGULATING STORAGE OF MOBILE HOMES:

Marion Lytle, Lori Sides, Lloyd Pace and Carl Doby, all from the Planning Department presented a proposal on regulating the storage of vacant manufactured homes in the county.

Through a series of pictures, staff illustrated this issue by showing examples ranging from well maintained to poorly maintained facilities. The poorly maintained areas consisted of substandard roads, high grass areas, trash and garbage, junk cars, poorly maintained homes and abandoned homes.

The current zoning ordinance provides for civil citations, which many times go unpaid and are unenforceable. Generally, after citations are issued, things will appear to be better for a period of time.

It was recommended for Staff to meet with John Holshouser, the County Attorney, and return at the next Commission meeting to present a recommendation on the proposed

changes in the Ordinance regulating Mobile Homes. At that point, a public hearing would need to be set.

PROPOSED POLICY FOR THE SALE OF SURPLUS VEHICLES:

Mr. Russell addressed the Board concerning the number of inquires from municipalities, volunteer fire departments and non-profit agencies in Rowan County regarding interest in County automobile or ambulance vehicles that have been declared surplus. In past years, Rowan County has donated these vehicles to the above mention services. Since the effort has increased in keeping County vehicles well-maintained, these vehicles are beginning to retain value for resale.

The proposed plan would place an appraised value on the surplus vehicles. At that time, the County would notify each volunteer fire department, municipality and non-profit agency *in Rowan County* of the availability of these vehicles. These agencies could purchase the surplus vehicles at 50 percent of the appraised value, subject at the Board's approval.

Commissioner Rowland made a motion to adopt the proposed policy for the sale of surplus vehicles. Commissioner Tadlock seconded and the motion carried unanimously.

DISCUSSION OF CHOOSING A PROCEDURE FOR THE SELECTION OF AN ARCHITECT FOR THE NEW SOUTH ROWAN LIBRARY BRANCH:

Carole Brooke, Library Board Chairman, thanked the Board of Commissioners for the work they performed in negotiating for the new South Rowan Library project.

Ms. Brooke stated that it is now time to select an architect. The Library Board would be pleased to assist with this procedure, as they have with previous projects.

Mr. Russell reviewed the process for the request for a proposal. The Board would have the final approval in the selection of an architect, as well as the establishment of the budget. Mr. Russell reiterated that Commissioner Tadlock would be a close contact, since he is the Commissioner liaison on the Library Board.

Commissioner Rowland referenced the recent Courthouse renovations that ranged from approximately \$400,000 to approximately \$1,200,000 and stressed the importance of looking closely at all costs and estimates that are received.

Phil Barton, Library Director, reminded the Commissioners that in past Library construction projects, the Library Board handled the solicitation and interviews of prospective professionals and then made recommendations to the Board of Commissioners. Mr. Barton emphasized that this is a way of keeping the Library Board involved with the projects.

Commissioner Tadlock made a motion to allow the Library Board to begin the process to select an architect and to return to the Board with a recommendation. Commissioner Blount seconded and the motion carried unanimously.

Ms. Brooke introduced Archie Jarrell as the new Library Board Chairman.

BOARD APPOINTMENTS:

The Board addressed the following board appointments:

Rowan County Planning Board:

Commissioner Rowland nominated Kenneth Smith, who wished to be reappointed to this board.

Commissioner Blount nominated Renee Washington.

Renee Washington was appointed to this board by a vote from Commissioners Cohen, Blount, Tadlock and Chamberlain.

Commissioner Rowland voted for Kenneth Smith.

Rowan County Nursing Home Advisory Committee:

Commissioner Rowland made a motion to approve the reappointment of Allene Louie to this board. The motion passed unanimously.

Work First Planning Committee:

Commissioner Tadlock was appointed to serve on this committee.

Rowan County ABC Board Chairman:

Chairman Cohen made a motion to appoint Faye Porter as Chairman of the Rowan County ABC Board. The motion passed unanimously.

Upon a motion, the Commissioners went to Executive Session at 11:00 a.m.

Returning to Open Session at 11:45 a.m., Chairman Cohen stated that no action was taken during the Executive Session. The meeting was adjourned at 11:45 a.m.

Respectfully Submitted,

Rita K. Foil
Clerk to the Board

