

Greg Edds, Chairman  
Jim Greene, Vice- Chairman  
Mike Caskey  
Judy Klusman  
Craig Pierce



Aaron Church, County Manager  
Sarah Pack, Clerk to the Board  
John W. Dees, II, County Attorney

## Rowan County Board of Commissioners

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### MINUTES OF THE MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS

March 17, 2025 – 6:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

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#### PRESENT:

Greg Edds, Chairman  
Jim Greene, Vice-Chairman  
Judy Klusman, Commissioner  
Craig Pierce, Commissioner  
Daniel Lancaster, Commissioner

County Manager Aaron Church, Clerk to the Board Sarah Pack, County Attorney Jay Dees, and Finance Director Anna Bumgarner were also present.

#### Call to Order

Chairman Edds called the meeting to order at 6:00 p.m. Chaplain Michael Taylor provided a solemnizing prayer. Chairman Edds led the Pledge of Allegiance.

#### Consider Additions to the Agenda

Chairman Edds added a Change Order (Consent Item W) and a Closed Session to the agenda.

#### Consider Deletions From the Agenda

There were no deletions from the agenda.

#### Consider Approval of the Agenda

*On motion of Pierce, seconded by Greene, the Board voted 5-0 to accept the changes to the agenda.*

*On motion of Pierce, seconded by Klusman, the Board voted 5-0 to approve the agenda as amended.*

#### Consider Approval of the Consent Agenda

*On motion of Pierce, seconded by Greene, the Board voted 5-0 to approve the Consent Agenda as amended, as follows:*

- A. *Consider Approval of the Minutes - 3/3/25 Regular Meeting*
- B. *Budget Amendments, as follows:*

<i>4125- Finance</i>	<i>Transfer funds from appropriation account back to salaries and travel for temp com.</i>	<i>\$6,615</i>
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6400- Animal Services	Transfer funds from donation account to pet adoption voucher expense account to cover FY25	\$10,000
4125- Finance	Transfer funds to cover Workers comp invoice for plan year 2023-2024	\$200,000
4125- Finance	Transfer funds for GASB C25297	\$19,698
4125- Finance	Transfer funds for GASB C25226	\$1,186
4125- Finance	Transfer funds for GASB C25215	\$759
4125- Finance	Transfer funds for GASB C25293	\$1,438
4125- Finance	Transfer funds for GASB C24490	\$27,336
4125- Finance	Transfer funds for GASB C22349	\$84,545
4125- Finance	Transfer funds for GASB C25211	\$19,454
4125- Finance	Transfer funds to cover RCC renovations phase VI -relocation of county offices	\$116,000
4125- Finance	Transfer funds to cover RCC renovations phase V -exterior site signs	\$712,300
4125- Finance	Transfer funds to cover utilities for RCC for FY25	\$113,000
4125- Finance	Transfer funds to correct NPE appropriation 2021 and partial 2022 NPE	\$545,976

- C. *Martin Starnes Audit Contract*
- D. *RCC Renovations - Phase V - Concourse & Exterior Site Signage*
- E. *RCC Renovations - Phase VI - Relocation of County Department to former JCPenny's Project*
- F. *Service Agreement - Tek84 - FY25-FY31*
- G. *GRANTS: Request Approval to Apply for NC DMVA Grant Program for County Veterans Offices*
- H. *VTS AND TAX REFUNDS FOR APPROVAL*
- I. *Request Approval to Apply for the North Carolina Amateur Sports – Youth Sports Grants*
- J. *Surplus Personal Property Tasers*
- K. *Sale of Surplus Personal Property Modular Unit*
- L. *Request Approval to Submit Second Year Documents for the NC Museum of Natural Sciences Grant in the amount of \$60,000 for the Rowan Wild Nature Center.*
- M. *Authorize Satisfaction for HOME Deed of Trust*
- N. *Request for Public Hearing - EDC 'Project Pixie'*
- O. *Title Change Only for 2 Positions in Elections*
- P. *Parks and Recreation/Nature Center/RCC Revised Career Development Plan*
- Q. *NC Forest Service - Lease - FY25-FY28*
- R. *Repair of Non-Drivable - Wrecked Vehicles - Revised*
- S. *Engineering/Environmental Services/Facilities Revised Career Development Plan*
- T. *Approval of Work Authorization for Design-Bidding for the Airfield Lighting Rehabilitation - Talbert, Bright & Ellington, Inc.*
- U. *Temporary Grant Funded LRC Case Manager Positions*
- V. *Resolution Recognizing Line Worker Appreciation Day in Rowan County*

*W. Change Order #3 – KMD Construction, LLC – New Corporate & Box Hangars  
(\*\*Agenda Addition\*\*)*

**Public Comment**

Chairman Edds opened the floor for public comment and closed it after everyone wishing to speak had done so.

**Grace Hemsley**, Salisbury, said there is widespread youth disengagement in Rowan County that needs to be addressed. She requested the Board invest in early intervention opportunities. She referenced Opioid Settlement Funds via Strategy A-6 and creating a coalition-based evidence-based model for addressing youth disengagement.

**Mike Pope**, 712 Safrit Road, Salisbury, suggested using \$500,000 of opioid settlement funding to create a youth action agency. He explained how funding could be used. This is about sustainable, positive outcomes for youth. Early prevention is the key.

**DaQuan Coleman**, Spencer, proposed using \$500,000 of opioid settlement funds to open a youth action agency to reduce youth delinquency and mental health issues. He described potential uses for the funds. He shared his opinion regarding investing in youth for the future. He suggested the County provide an umbrella for organizations already established. Providing the right environment is important to cultivate the dreams of youth.

**Brandy Berg**, Spencer, advocated for \$500,000 in opioid settlement funds to be used to create a youth action agency. She shared information about potential community partners. The community needs to work together to solve issues for children.

**Public Hearing – Road Name Change – Beckham Road**

Pamela Ealey, Planning Technician, said the following road name changes have been submitted to the Rowan County Planning Department:

1. Currently Known As: No name driveway  
Proposed Name: Beckham Road  
Location: 400 block of Mt. Hope Church Road (SR 1505)  
Property Owners: George Beckham, Brian Beckham, Gail Baxley-Buchanan, Ann Arthur  
Reason for Change: drive has two (2) addressed structures with plans for at least two (2) more structures sharing the same drive.

At 6:16 p.m. Chairman Edds opened the public hearing and closed it after no one wished to speak.

*On motion of Pierce, seconded by Greene, the Board voted 5-0 to approve the road name change for Beckham Road as presented.*

**Public Hearing: Z 01-25: MBE Cylinder Heads**

Shane Stewart, Assistant Planning and Development Director, said on behalf of property owner Matt Bieneman Properties LLC., The Bogle Firm is requesting rezoning of a 5.58 acre parcel, identified as tax parcel 237-016 located at 1375 Deal Road, from Rural Agricultural (RA) to Neighborhood Business (NB).

The request would – 1. Make the existing use conforming and 2. Allow for business expansion consistent with NB district standards. As best staff can discern, it appears former property owner John Roberts began operation of Robert’s Racing Engines in 1988 a building behind the existing house. Zoning Permit #556 was issued on May 15, 2000 to replace a 4,000 sf “shop” that burned.

Current owner Matt Bieneman Properties LLC. purchased the land in 2011 and presumably continued a similar manufacturing operation at that time under the name MBE Cylinder Heads. In May of 2023, Planning Staff received an inquiry concerning a potential expansion of the business and discussed steps necessary to obtain permits. Staff indicated the property would require a rezoning and compliance with the built-upon limits of the Coddle Creek watershed.

MBE Cylinder Heads manufactures custom engine cylinder heads and intake manifolds for both domestic and international customers in the racing industry. Operations include complete computer-aided design (CAD) and manufacture of engine heads and manifolds using computer numerical control (CNC) machines by a total of seven (7) employees (including administration staff). According to the owner, the proposed expansion would provide a more appropriate space for the designer, break room, and additional operation space for existing and proposed processing equipment. Currently, all operations are performed out of an approximate 5,000 sf building (approximately 1,000 sf added between 2006-2009) but would be distributed between the current and proposed new building. No additional employees are planned as a result of the expansion.

According to the owner, the building nearest Deal Road is a brick dwelling, which is currently vacant, and the structure located behind the business is used for miscellaneous storage unrelated to MBE. A single-wide manufactured home depicted on the GIS map along the northern property line was recently removed.

Mr. Stewart described the current and requested zoning districts. He compared RA and NB zoning standards and explained why NB was a more appropriate designation. He described surrounding properties and other zoning in the area, and the correlation to the West Area Land Use Plan.

Aside from the applicant and property owner, no one else spoke during the courtesy hearing. The Planning Board voted 9- 0 to recommend approval to Neighborhood Business (NB) based on the following statement: “Z 01-25 is consistent with the West Rowan Area 3 Land Use Plan and reasonable / appropriate based on the following:

- The request does not exceed the maximum square footage allowed in the Neighborhood Business (NB) district. [Site plan example indicates proposed project will remain under the maximum allowed 17,153 sf for the property].
- The requested property use is unchanged from the current use and has existed at this site since 1988, and under the current ownership since 2011.

- The request is below the watershed limit of 12% BUA. Final calculations show the operation will maintain a BUA of 9.58% of total property acreage.
- There were no complaints/concerns from any of the surrounding property owners.”

After learning MBE’s proposed expansion would comply with SR standards in the NB district, staff suggested consideration as NB – in keeping with the general land use plan recommendations. If approved for NB, future building expansion exceeding the district limit of 17,153 sf would require CBI designation. As stated previously, any rezoning decision should be not based on the current use or any stated proposed expansion plan but rather all the allowed uses in the district.

Mr. Bieneman explained the impacts of expansion and what the new building would be used for. Engines will not be built here.

Chairman Edds clarified what racing industry this business serves, and Mr. Bieneman described the various types of racing his business serves.

Vice-Chairman Greene asked for clarification on employment numbers and Mr. Bieneman said currently 7 people are employed and they need additional space for machines.

At 6:27 p.m. Chairman Edds opened the public hearing and closed it after everyone wishing to speak had done so.

Architect Pete Bogle said the West Area Land Use Plan recommends NB zoning and this site qualifies. There will be no significant addition of jobs, just added machines. Any additional expansion would require additional rezoning. The zoning designation NB is appropriate to allow the business to continue.

At 6:29 p.m. Chairman Edds closed the public hearing.

*On motion of Pierce, seconded by Greene, the Board voted 5-0 that Z 01-25 is consistent with the West Rowan Area 3 Land Use Plan and reasonable / appropriate based on the following:*

- *The request is subject to the maximum square footage allowed in the Neighborhood Business (NB) district. [Site plan example indicates proposed project will remain under the maximum allowed 17,153 sq.ft. for the property].*
- *The property use has existed at this site since 1988, and under the current ownership since 2011.*
- *The site is subject to the watershed limit of 12% BUA. Final calculations show the operation will maintain a BUA of 9.58% of total property acreage.*
- *There were no complaints/concerns from any of the surrounding property owners.*

*On motion of Pierce, seconded by Greene, the Board voted 5-0 to approve Z 01-25.*

### **Financial Reports**

Finance Director Anna Bumgarner presented the financial reports. She compared annual cumulative expenditures, with FY 2025 equaling \$127,351,075 in February. Annual cumulative revenue is at \$164,197,732. The annual cumulative property tax was \$107,755,599 in January. In

November, the annual cumulative sales tax was \$18,196,998. She compared monthly sales taxes from 2022 to 2025.

**Closed Session (\*\*Agenda Addition\*\*)**

*At 6:38 p.m. on motion of Edds, seconded by Pierce, the Board voted 5-0 to enter into closed session pursuant to NCGS 143-318.11(a)(1) to consider approval of the minutes of the Closed Session held on March 3, 2025, as described by NCGS 143-318.10(e), to NCGS 143-318-11(a)(3), to consult with an attorney, and to NCGS 143-318.11(a)(6) for personnel.*

**Resume Open Session**

At 7:03 p.m. Open Session resumed.

**Adjournment**

*At 7:04 p.m. on motion of Pierce, seconded by Klusman, the Board voted 5-0 to adjourn.*

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Sarah Pack, NCCCC  
Clerk to the Board