

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 SPECIAL CALLED MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS

September 29, 2025 – 3:00 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  
Mike Caskey, Commissioner  
Judy Klusman, Commissioner

#### ABSENT:

Craig Pierce, 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 3:00 p.m. Chaplain Michael Taylor provided a solemnizing prayer. Chairman Edds lead the Pledge of Allegiance.

#### Consider Approval of the Agenda

*On motion of Klusman, seconded by Caskey, the Board voted 4-0 to approve the agenda as presented.*

#### Legislative Hearing: Z 09-25 – RRIFI LF Land, LLC

Shane Stewart, Assistant Planning and Development Director, said June 20, 2022, the Board of Commissioners (BOC) approved Z 04-22 for Red Rock Development (a.k.a. RRIFI LF Land, LLC.) consisting of six (6) Tax Parcels totaling 384 acres located along the 1700 – 2300 block of Long Ferry Road for a 2.66 million square foot industrial park. The Commercial, Business, Industrial Conditional District (CBI-CD) approved request included a site plan and permitted use list from the manufacturing, transportation, and wholesale trade sectors. On August 19, 2024, the district was amended via Z 09-24 adding “Data Center” as a permitted use based on 2022 site plan.

The above six (6) parcels are currently zoned CBI-CD, while Tax Parcel 604-061, currently owned by Jason Murdock and located at 1985 Long Ferry Road, was not included in either the 2022 or 2024 decisions. Mr. Murdock signed a petition to rezone his Rural Agricultural (RA) parcel to CBI-CD subject to the revised site plan. The parcel is currently developed with one (1) single-family dwelling.

Section 21-62 of the Zoning Ordinance indicates minor changes to an approved conditional district site plan may be considered by Planning Staff; all others are subject to an amendment of the zoning district. A revision is necessary to add additional acreage to the district and adjustments to the site plan. Mr. Stewart reviewed the site plan, Table of Uses, and the Concept Plan.

Commissioner Klusman asked for clarification regarding a buffer for noise. Mr. Stewart explained the options are based on the decibel level.

Vice-Chairman Greene asked about a traffic study and Mr. Stewart said one was completed in July of this year and it is one sixth of what was originally proposed.

Todd Ward, Senior Vice President of Planning and Entitlements at Red Rock Developments, 301 Freemont Drive, Simpsonville S.C., thanked the Board for their partnership. He described the history of the request. He explained how the site was chosen and said they are aware of noise related impacts.

Chairman Edds mentioned that the site plan had changed from the original proposal and Mr. Ward explained the changes.

Austin Watts, Professional Engineer, described how the build out will vary from the proposed site plan. The land is dictating the layout.

Commissioner Caskey asked how power would be supplied across the site and Mr. Watts said likely underground.

Mr. Watts said the build out process will depend on who the tenant is.

At 3:34 p.m. Chairman Edds opened the public hearing and closed it after everyone wishing to speak had done so.

**Mike Julian**, 135 Whipporwill Lane, Salisbury, said he is concerned about Condition 2 giving Red Rock the right to make changes. There should be staff oversight if change is needed.

*On motion of Caskey, seconded by Klusman, the Board voted 4-0 that Z 09-25 is consistent with the East Area Land Use Plan and reasonable/appropriate based on the following:*

- 1. Industrial land uses are encouraged within the I-85 corridor;*
- 2. The request complies with the CBI district's purpose and intent by utilizing public investment infrastructure to provide tax base and employment opportunities for the local and regional economies;*
- 3. Property has been identified by the Rowan Economic Development Council as one of the best industrial sites in the county.*

Chairman Edds asked Mr. Stewart to address Mr. Julian's concerns. Mr. Stewart said staff will still review the site plan.

Vice-Chairman Greene asked about investment levels per building. Mr. Watts gave statistics of a similar project for comparison.

Chairman Edds said the Board is grateful for this project and it will be very impactful for the county.

*On motion of Klusman, seconded by Greene, the Board voted 4-0 to approve Z 09-25 with the following two conditions:*

- 1. A revised noise study must be submitted with the final site plan prior to permitting.*
- 2. A completed noise study must be submitted within 90 days of building operation.*

### **Lease Agreement for Rowan Community Center Food Bank**

Eli Hardin, Assistant County Attorney, said Soldiers' Angels is a nonprofit group who will use the Veterans Affairs space to operate a food bank for veterans. The bank will be by appointment only. Soldiers' Angels has signed a lease and will provide fixtures and food.

Commissioner Caskey gave a history of the request.

*On motion of Caskey, seconded by Klusman, the Board voted 4-0 to approve a lease agreement with the non-profit Soldiers' Angels to operate a veterans' food bank in the Rowan Community Center.*

### **Adjournment**

*At 3:52 p.m., on motion of Greene, seconded by Klusman, the Board voted 4-0 to adjourn.*

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Sarah Pack, CMC, NCCCC  
Clerk to the Board