

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

November 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  
Mike Caskey, Commissioner  
Craig Pierce, Commissioner  
Judy Klusman, Commissioner

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

#### Call to Order

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

#### Consider Additions to the Agenda

Chairman Edds noted the following additions to the agenda:

- Fortius Escrow Addendum (Consent Item S)
- Award/Approve Early Intervention Services – Public Health (Consent Item T)
- Salcoa Bid Bond (added to existing Consent Item G)

#### Consider Deletions From the Agenda

Chairman Edds said Consent Item M, Early College/Animal Services Donation, would be removed from the agenda.

#### Consider Approval of the Agenda

*On motion of Pierce, seconded by Caskey, 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 - 11/3/25 Regular Meeting*

B. *Budget Amendments, as follows:*

<i>5100- Health Department</i>	<i>Appropriate funds for Reach Grant Year 3</i>	<i>\$71,717</i>
<i>6400- Animal Services</i>	<i>Appropriate donation funds to C/A furn &amp;</i>	<i>\$8,700</i>

	<i>equip</i>	
<i>4500- Rowan Area Transit</i>	<i>Appropriate grant funds to reflect FY25 funding from City of Concord FTA 5310</i>	<i>\$56,000</i>
<i>5100- Health Department</i>	<i>Zero out Reach Grant for prior year</i>	<i>\$17,154</i>

- C. Ratify Charlotte-Mecklenburg Service Contract Rates for FY26*
- D. Change Order #1 - ADA Airport Restroom - GCL Development, LLC*
- E. 4-H NRA Grant Request*
- F. GRANTS: Approve Environmental Mgmt to Apply for Scrap Tire Disposal Fund Grant*
- G. Award and Approve Dan Nicholas Park Wildlife Restroom Renovations — Salcoa Contracting, Inc.*
- H. Schedule Legislative Hearing for December 1, 2025 RE: ZTA 03-25*
- I. Airport Layout Plan (ALP) Update Grant Agreement, Certifications and FAA Special Conditions*
- J. TAX & VTS REFUNDS FOR APPROVAL*
- K. Sole-Source - Schindler Elevator Corp FY26-FY30*
- L. SUBRECIPIENT AGREEMENT FTA Section 5310 Grant Funds for Rowan Transit with the City of Concord*
- ~~*M. Early College/Animal Services Donation (\*\*Removed from Agenda\*\*)*~~
- N. Schedule Legislative hearing for Z 10-25 for December 1, 2025.*
- O. Schedule Quasi Judicial Hearing for SUP 02-25 [Amendment of CUP 14-99]*
- P. Road Name Change-Neely Road-Set Public Hearing for 12/1/25*
- Q. Duke Energy Easement Deed for Proposed New Service Area Hangar Expansion*
- R. Request for one Additional 80% Adoption Event*
- S. Fortius Escrow Addendum (\*\*Agenda Addition\*\*)*
- T. Award/Approve Early Intervention Services – Public Health (\*\*Agenda Addition\*\*)*

**Public Comment Period**

Chairman Edds opened the floor for Public Comment and closed it after no one wished to speak.

**Legislative Hearing: Rowan County Land Use Plan**

Ed Muire, Planning and Development Director, said the Planning Board's Courtesy Hearing on the Recommended Draft of the Rowan County Land Use Plan on October 27, 2025, was the culmination of a twenty-one (21) month process that began in February 2024. The process started with background research and data collection, followed by an online community survey, creation of future land use map and policies, four (4) workshops throughout the County, opportunities for online comments throughout the process, with all resulting in this Draft document and a final workshop held October 14, 2025, at the Rowan County Community Center.

Mr. Muire introduced Jason Epley of Benchmark Planning. Mr. Epley said the Planning Board presented the Draft Land Use Plan to the Rowan County Commission on November 17, 2025. The purpose of the plan is to establish a community-based vision for future land use, guide development and capital investments, and ensure compliance with N.C.G.S. 160D. The planning process included research, surveys, and interviews from November 2023 to July 2024, followed by drafting, public input sessions, and revisions through October 2025, with formal review completed by the Planning Board in October 2025.

Key considerations driving the plan include population growth, particularly around municipalities and the I-85 corridor, and input collected from community engagement, subject-matter experts, and planning staff. The plan is guided by principles focused on preserving rural landscapes and agriculture, directing growth to municipal areas, identifying future economic development sites, and promoting compatible land use patterns. The Future Land Use Map outlines categories including Countryside, Suburban, unique Community areas, Rural Commerce and Industry, and Transportation Corridors, each with specific development intentions based on location and infrastructure. Implementation will require zoning and regulatory updates, small-area plans, intergovernmental collaboration, and regular plan reviews.

The Planning Board recommended approval on October 27, 2025, stating that the plan is consistent with existing land use plans and state requirements, and the Commission will now consider adoption.

There was general discussion regarding the 150 corridor, utilities, and annexation.

At 6:38 p.m. Chairman Edds opened the public hearing and closed it after everyone wishing to speak had done so.

**Barry Thomas**, 205 Frontier Circle, China Grove, shared his experience with annexation, development, and rezoning.

Chairman Edds said the County is “powerless” when it comes to municipal authority. This is an ongoing issue.

*On motion of Caskey, seconded by Klusman, the Board voted 5-0 to consider this item on the Consent Agenda at the December 1, 2025, meeting.*

### **Discussion: Redesign of County Flag**

Commissioner Pierce said he doesn’t like that the flag says Salisbury on it. He would prefer a different color scheme as well. One hundred flags have been purchased for the flag program, so once those are liquidated, there can be discussion regarding changing the flag.

Commissioner Caskey suggested revisiting this idea after the current inventory is sold.

### **Corrections to Board Appointments**

Sarah Pack, Clerk to the Board, said at the November 3, 2025, Regular Meeting, there were several Board appointments made in error that need to be rescinded due to either ineligibility or lack of open seats. She asked the Board rescind the following appointments:

- Tier Brother, At Large Seat, Adult Care Home Advisory Committee (not currently eligible)
- Elizabeth Foreman, At Large Seat, Home Care and Community Care Block Grant Advisory Committee (no At Large seats available)

*On motion of Edds, seconded by Pierce, the Board voted 5-0 to rescind the appointments of Tier Brother to an At Large Seat on the Adult Care Home Advisory Committee and Elizabeth Foreman to an At Large Seat on the Home Care and Community Care Block Grant Advisory Committee.*

### **America's 250 Event Update**

Nick Aceves, Parks and Recreation Director, said Rowan County received a grant of \$10,000 to commemorate America's 250th birthday in 2026. The original event surrounded a ribbon cutting of the new Charters of Freedom monuments that are currently being constructed at the Rowan Community Center. Originally the document displays were slated to be built in 2026 but recently got moved up ahead of schedule causing a pivot of the America's 250 celebration.

Now, County staff have moved the event to Sloan Park with its historic mill and the nearby historic community. This is an opportunity to showcase Sloan Park and what it has to offer to the community. The tentative date of the event has been set for Saturday, June 13, 2026. This date is one day prior to the start of Flag Week 2026 that runs June 14th through June 20th.

Recently, the internal committee has partnered with the Rowan County Tourism Development Authority on the event. The tourism authority is supporting the event with an additional \$10,000 to match the grant funding from the North Carolina America's 250 grant initiative.

The Rowan County staff and the Tourism Authority team will meet on December 12, 2025, to start to solidify plans for the event in June 2026. Members of various organizations have been invited to this meeting to see how more can partner in the event.

### **Closed Session**

*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 November 3, 2025, as described by NCGS 143- 318.10(e), and pursuant to NCGS 143-318.11(a)(3), to consult with an attorney.*

### **Resume Open Session**

At 7:53 p.m., Open Session resumed.

### **Adjournment**

*At 7:54 p.m., on motion of Pierce, seconded by Klusman, the Board voted 5-0 to adjourn.*

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Sarah Pack, CMC, NCCCC  
Clerk to the Board