

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

130 West Innes Street • Salisbury, NC 28144
Telephone 704-216-8181 • Fax 704-216-8195

MINUTES OF THE MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS

February 19, 2024 – 6:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

PRESENT:

Greg Edds, Chairman
Jim Greene, Vice-Chairman
Craig Pierce, Commissioner
Judy Klusman, Commissioner (Exited where noted)
Mike Caskey, Commissioner

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

Call to Order

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

Consider Additions to the Agenda

Chairman Edds added one item to the agenda:

- Request for Public Hearing to consider incentive agreement for Red Rock Developments (Consent Item Y).

Consider Deletions From the Agenda

Chairman Edds requested the removal of the Closed Session from the agenda.

Consider Approval of the Agenda

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

Consider Approval of the Consent Agenda

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

- Consider Approval of the Minutes*
- Road Name Change-Set Public Hearing for Brothers Way*
- GRANT APPLICATION: Approve Emergency Services to apply for FY2024 CBCG Funding*
- Rowan County Health Department - FY22-23 Debt Set Off and Debt Write Off*

- E. *Grant Application: Approve Animal Services to apply for Animal Shelter Support Fund*
- F. *JANUARY TAX REFUNDS & DECEMBER VTS REFUNDS*
- G. *Approve Crawford Building Contract - CPL*
- H. *GRANT AGREEMENT: Approve NCSMGP grant agreement for Rowan Wild*
- I. *Airport Engineering & Planning Services - Award Talbert, Bright & Ellington (FY25 - 29)*
- J. *Sheriff's Office Purchase of Vehicles*
- K. *Road Name Change-Set Public Hearing for March 4, 2024 for Thicket Lane*
- L. *Report of Delinquent Tax*
- M. *Budget Amendments*

<i>Finance</i>	<i>To transfer to multiple departments for Fleet Non-Target charges</i>	<i>\$44,040</i>
<i>Finance</i>	<i>To transfer to multiple departments for COLA</i>	<i>\$694,551</i>
<i>Finance</i>	<i>To transfer to DSS & HD for COLA</i>	<i>\$122,344</i>
<i>Soil & Water</i>	<i>To revise budge to include additional funds for STrAP grant administration</i>	<i>\$19,920</i>
<i>Soil & Water</i>	<i>To revise budge to include additional funds for ETA grant administration</i>	<i>\$18,162</i>
<i>DSS</i>	<i>To revise budget based on actual Funding Authorizations from the State</i>	<i>\$30,773</i>
<i>HD</i>	<i>To award addition funding Smart Start Rowan County</i>	<i>\$23,218</i>
<i>Planning</i>	<i>To transfer budget for HOME ARPA (September Agenda Item)</i>	<i>\$738,812</i>
<i>Fire Districts</i>	<i>To increase budget for tax turnover</i>	<i>\$446,424</i>

- N. *Schedule Legislative Hearing for March 4, 2024 RE: ZTA 023-23 Planning Board to serve as BoA*
- O. *Donation of Personal Surplus Property Town of Spencer*
- P. *Donation of Personal Surplus Property Town of Cleveland*
- Q. *Reclassification of PT Office Assistant II to Administrative Secretary IV*
- R. *Schedule quasi-judicial hearing for SUP 01-24: Timothy and Donna Poole, for March 4, 2024*
- S. *Sole-Source Sumuri - FY24*
- T. *Sole-Source Library Corp - FY24 - Revision 1*
- U. *Change Order #11 - Wharton Smith - WEP*
- V. *Request to Use County Property for Cruise-In/Car Show*
- W. *Request to approve SUBRECIPIENT AGREEMENT of HOME-ARP grant funds to Rowan Helping Ministries/Shelter Ministries*
- X. *Lease Agreement for Dollar Tree at WEP*
- Y. *Request for Public Hearing to consider incentive agreement for Red Rock Developments (Agenda Addition)*

Public Comment

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

Charters of Freedom Presentation

Ron Lewis, Foundation Forward Incorporated, distributed a pamphlet describing The Charters of Freedom (Attachment A). He gave a brief history of Foundation Forward. Zero public dollars have been spent thus far, but that is changing in 2024. The State budget includes an appropriation to further the mission of Foundation Forward. The Foundation is apolitical and areligious, and is expanding into locations across the county. There are several North Carolina counties that are targeted as priorities in the expansion. Few citizens have been to the National Archives building to see the original Charters of Freedom. Foundation Forward is bringing (replicas of) these documents to places where the people can see and appreciate them.

Mr. Lewis explained the scope of the project, which includes the design and building of replicas of the Charters of Freedom display as exhibited in the National Archives Rotunda in Washington D.C. The display will be central and open to the community 24 hours a day, seven days a week with high visibility, voluminous foot traffic, and be easily accessible for students, veterans, and others. He suggested the West End Plaza. He displayed a rendering of how the documents would be displayed. A fourth pedestal has been added to the display honoring the Civil Rights amendments to the Constitution in order to better encompass all aspects of the community and respect citizens from all walks of life. There is no cost to the County; the display will be paid for by Foundation Forward and the State appropriation. Any enhancements would be the responsibility of the County.

When a location is selected, a letter of intent (memorandum of understanding) will be created. This document will spell out the obligations of the Foundation and any responsibilities of the County. Mr. Lewis said he looks forward to erecting this display in Rowan County and dedicating it to the citizens. The goal is to put the Charters of Freedom in all 100 counties in North Carolina.

Commissioner Caskey asked if the display would be built after the West End Plaza renovation is completed. Mr. Lewis said that would not be a bad thing; there is a list of displays to be built. If this site is selected, once the site is officially finished, the Charters of Freedom would be built. Commissioner Caskey said the timing seems right for this project. Mr. Lewis said the Foundation will bring the Charters when the time is right for the county. He suggested thanking the State Senators involved in this process.

On motion of Caskey, seconded by Pierce, the Board voted 5-0 to approve the building of the Charters of Freedom in Rowan County.

Public Hearing and Executive Summary Presentation – EDC “Project Aviation”

Scott Shelton, Rowan EDC Vice President, said the company behind Project Aviation is an established provider of aviation-related services including charter flights and pilot training. The company is currently evaluating potential locations in the Charlotte region for its latest expansion. Among the potential locations is the Mid Carolina Regional Airport.

If Rowan County were chosen, the company would lease hanger space at the airport and create nine full-time jobs over the next three years. The company would also employ a to-be-determined number of contract employees at the site. It is estimated that the total new investment in the project would be at least \$15 million in business personal property which would include airplanes and other related equipment. The company expects to begin operations in 2025.

There do not appear to be any regulatory barriers to this project moving forward. The company will work with County officials to navigate the appropriate review and permitting process. There are no components of the proposed project that appear outside the normal scope of operations for these types of facilities.

As part of the project, the company would lease 15,000 square feet of Class A hanger space at the airport, along with 6,500 square feet of Class A office space. County representatives have proposed the following basic terms for this lease:

- The initial least term would be for ten years with two options for extensions of five years.
- Each option would be exercisable by the company.
- The initial lease rate would be \$15,250 per month for years 1-3.
- The lease rate during years 4-6 would be \$17,000 per month.
- The lease rate during years 7-10 would be \$18,750 per month.
- At each Lease Rate Change Date, the rate would be increased by the cumulative consumer price index during the prior period by up to 5%.

Though Rowan County recently revised its incentive policy and now utilizes a scoring system to determine grant eligibility and award levels, County representatives began negotiating incentives with Project Aviation before these revisions were officially approved. Under these circumstances, Mr. Shelton asked the Board to consider the following incentive offer which differs from the current policy:

1. A Tax Incentive Grant based on the value of listed business personal property with the following percentages:
 - a. YEAR 1: 90% of taxes paid on a \$5,500,000 minimum value
 - b. YEAR 2: 85% of taxes paid on a \$10,500,000 minimum value
 - c. YEAR 3: 80% of taxes paid on a \$15,000,000 minimum value
 - d. YEARS 4-10 Schedule:
 - i. 80% of taxes paid on a minimum value of \$0-\$15,000,000
 - ii. 75% of taxes paid on a minimum value of \$15,000,001 - \$25,000,000
 - iii. 70% of taxes paid on a minimum value of \$25,000,001 - \$50,000,000
 - iv. 60% of taxes paid on a minimum value above \$50,000,000
2. A Jobs Grant for the first three (3) years of the project only on an anticipated seven (7) full-time employees in Year 1 and eventually nine (9) for the following amounts:
 - a. YEAR 1: \$3,500 per job for up to seven (7) jobs
 - b. YEAR 2: \$2,750 per job for up to nine (9) jobs

c. YEAR 3: \$2,750 per for up to nine (9) jobs

These grants would be used to help offset the cost of the company's lease of hanger space at the airport.

If Rowan County were chosen, Project Aviation plans to begin operations in 2025. The overall investment timeline is based on information provided to the Rowan EDC by the company. The company's taxable investment in the project will be through business personal property such as aircraft and other related equipment. The minimum value of this investment is \$15 million, though it is expected that their investment will exceed this number.

The EDC typically estimates depreciation on business personal property for our financial projections by utilizing the State of North Carolina's Depreciation Schedule in which the value of the property decreases by a certain percentage each year over its lifespan. However, according to the County Tax Assessor's Office, depreciation for aircraft is not determined by a set schedule, but instead by its market value at the time of the assessment. As a result, we were unable to include depreciation in this projection.

The evolving nature of County tax rates assessed value of the installed equipment, and construction timelines require certain assumptions in order to develop a functioning model. To establish a baseline, the following constants were applied:

- The County tax rate is fixed at the current rate of \$0.58
- \$5.5 million of taxable investment in business personal property is made by the end of 2025
- \$10.5 million of taxable investment in business personal property is made by the end of 2026
- \$15 million of taxable investment in business personal property is made by the end of 2027

In application, it is unlikely that all assumptions will hold constant. The model provides general trends of expected revenues and expenditures. Incorporating the above framework, the following outcome is projected: During the ten incentivized years, the County would collect \$788,800 in revenue and provide tax incentive grants totaling \$637,275. The County would retain \$151,525 of tax revenue during the incentive term.

Based on the proposed terms previously mentioned in Section 3, the County would receive the following annual amounts of lease revenue from Project Aviation:

- YEARS 1-3: \$183,000 per year
- YEARS 4-6: \$204,000 per year
- YEARS 7-10: \$225,000 per year

Please note that these estimates do not include any additional revenue the County may receive as a result of any rate increases determined at each Lease Rate Change Date. Assuming the company qualifies for the maximum Jobs Grant amount for each of the first three years of the project, the County would pay the following grant amounts each year:

- YEAR 1: \$24,500

- YEAR 2: \$24,750
- YEAR 3: \$24,750

Incorporating the above framework, the following outcome is projected: Over a ten-year period, the County would collect \$2,061,000 in lease revenue and provide jobs grants totaling \$74,000. The County would retain \$1,987,000 of lease revenue during this period.

In addition to these revenues, the County will also benefit from the project through fuel sales to the company for its aircraft, as well as sales tax revenue when goods and services are purchased in the County by both the company's employees and its flight school students.

Mr. Shelton said this project appears to have many positive attributes and no apparent liabilities. If Rowan County were chosen, Project Aviation would create nine new full-time jobs, as well as additional contract employees. The company would also add at least \$15 million to the County's tax base. The project would also generate approximately \$151,525 of net tax revenue for the County and \$1,987,000 of net lease revenue over the next ten years.

Commissioner Klusman asked what the average job salary would be and Mr. Shelton said there was not information available in that regard.

Chairman Edds said the airport hangars are almost full. Aerowood Aviation will be occupying a corporate hangar. This is part of a strategy to fill up the east side of the airport. Three box hangars will be built. Senator Carl Ford assisted in obtaining a State appropriation for a public safety hangar. There is value in filling up the east side of the airport. State and Federal funding can then be pursued for the west side of the airport. This will help to modernize the airport's terminals and hangars. The State needs to see that the County has invested in itself. The proposed company is the official charter service of the Charlotte Hornets.

Commissioner Pierce thanked Senator Ford for his work in obtaining funding for expansion of the airport.

At 6:38 p.m. Chairman Edds opened the Public Hearing and closed it after no one wished to speak.

On motion of Edds, seconded by Pierce, the Board voted 5-0 to approve the tax incentive grant to Project Aviation for the terms stated in the draft incentive agreement.

On motion of Pierce, seconded by Greene, the Board voted 5-0 to approve the jobs grant for Project Aviation for the terms stated in the draft incentive agreement.

Legislative Hearing for ZTA 04-23: Motorsports Racing Complex Text

Ed Muire, Planning Director, said ZTA 04-23 is a text amendment request submitted by Attorney Cindy Reid on behalf of the owners of Mooresville Motorsports Complex, LLC. The general scope of the request proposed conditional district standards for go-karts, all-terrain vehicles (ATV) and dirt track racing in a Commercial, Business, Industrial (CBI) district. This item was referred to Committee A for consideration and recommendation. The Committee met

on two (2) occasions (November 8, 2023, and January 3, 2024) in developing their suggested text and recommended the proposed DRAFT for Planning Board consideration following its Courtesy Hearing. The Planning Board unanimously supported the Committee's recommended text.

The Mooresville Dragstrip located at 1175 Wilkinson Road (Tax Parcel 239-111) predates adoption of countywide zoning and its continued operation is vested as a nonconforming use provided activities are not discontinued for more than three hundred sixty (360) days. Although the site is zoned CBI, dragstrips (SIC 7948) require issuance of a special use permit to expand business operations and some specific standards within Section 21-60(10) of the County's Zoning Ordinance may prove problematic or prevent the site from applying for consideration, e.g. road classification and muffled race vehicles. During zoning tenure, the site has been owned and operated by two (2) different owners but recently sold in 2023 to the current LLC represented by Attorney Reid. Staff has held several discussions with the new ownership group and based on their desire to improve the facility and expand operations was advised that a text amendment afforded the best opportunity to have their proposal considered.

The proposed ZTA 04-23 amendment establishes standards for a racetrack facility that incorporates more than one (1) type racing activity and is not intended for stand-alone or single use tracks; those would still be Page 326 of 396 subject to and considered as Special Uses. The proposed amendments include a revision to the definition of go-kart and definitions for the terms motorsports racing complex, racing activity track, traffic impact analysis and vehicle trip used in Section 21-4 and establishes specific standards in Section 21-64 for consideration of a motorsports racing complex as a conditional district (CD) use in the Commercial, Business, Industrial (CBI) district. As such the table of Uses (Sec. 21-113) is also updated to reflect the use in CBI. Mr. Muire described the relevant proposed text amendments.

Chairman Edds asked for clarification regarding muffled race vehicles and noise standards. Mr. Muire said there will likely be an application in the future as a result of these amendments. Chairman Edds said Mooresville Motorsports Complex has plans to expand, but he is concerned that in a previous hearing for a different motorsports complex, a 10:00 p.m. curfew was discussed. This amendment would allow an additional two hours. Mr. Muire said many of these instances are due to a non-conforming use. The time frame can be changed. Right now there are no hours of operation instituted on any motorsports complex in the county. It will be difficult for the county to enforce operating hours. Chairman Edds asked if a new track comes to the county located in between two subdivisions, could they race until midnight? Mr. Muire said they would still have to be considered under the conditional district process.

At its January 22, 2024, meeting the Rowan County Planning Board unanimously approved Committee A's recommended text for Conditional District (CD) standards established to consider a Motorsports Racing Complex in the Commercial, Business, Industrial (CBI) district supported by this statement:

"ZTA 04-23 is reasonable, appropriate, and necessary to meet the development needs of Rowan County not previously envisioned by the East and West Land Use Plans, and reasonable/appropriate based on the following:

- a. This is a new zoning type.
- b. There is potential for other similar development in the county.

Furthermore, the adoption of ZTA 04-23 is deemed an amendment to the East and West Land Use Plans.”

Cindy Reid, attorney for Mooresville Motorsports, said they have been working with Planning staff for months in order to develop this text amendment. When Mooresville Motorsports comes back before the Board, it will be for a conditional use, where the Board would be able to limit hours. The proposed amendment places some restrictions on the complex that do not currently exist.

At 7:09 p.m. Chairman Edds opened the Public Hearing and closed it after everyone wishing to speak had done so.

Pat Blide, 6303 Mooresville Road, Salisbury, is concerned that any recommendations approved tonight may set a precedent for other racing complexes, such as Millbridge Speedway. Lighting, hours, parking, and noise are all concerns for neighbors. She is not opposed to racing. She is familiar with boat racing, where rules are more stringent. Many neighbors lived in their homes before the racetrack existed. Millbridge Speedway was a go-kart track at that time. If this amendment is approved for one complex, it will be easier for a smaller track to ask for permission for the same thing.

Jackie Shaw, 6328 Mooresville Road, Salisbury, has suffered due to Millbridge Speedway over the years. There has been little to no oversight from the County. Neighbors have suffered due to noise, lights, and traffic. Neighbors met with the owners of Millbridge Speedway in order to mitigate concerns. Millbridge Speedway removed the structures that were in violation of zoning ordinances. There is current vehicle testing happening that is very loud. She is here tonight because an out-of-county business is asking the County to create a new zoning type to fit their needs. They have no intention of being a good neighbor. It would be very difficult to have a business next to Mooresville Motorsports. She questioned muffler requirements by the amendments. This exception makes it sound like Millbridge Speedway is trying to be included. She is concerned that there is a loophole for non-conforming tracks, such as Millbridge. She believes that Millbridge is waiting to take advantage of loopholes. She asked that the Board not give carte blanche approval for amendments to ordinances. She doesn't believe the language is clear. The intentions should be clearly written. If these changes are only for them, it needs to be clear. She asked that the language not be ambiguous. People will not want to live near similar complexes. People that race come from other counties. This type of development hurts property values. She received a 25% reduction on her tax bill for being adjacent to a racing complex.

Brian Shaw, 6328 Mooresville Road, Salisbury, said he wants to make sure the zoning amendment doesn't allow racing facilities to become complexes. The noise he experiences by living near Millbridge Speedway drastically reduces his quality of life. Removing size restrictions allows for any size vehicle. This is a needless change.

Doug Foley, 160 Scenic View Drive, Mooresville, is a professional drag racer. He lives right next to Millbridge Speedway. This is a great place for people to go and for kids to grow up

and understand safety. Both of his children are now employed by the racing community. He moved to this community to be around racing. He has built single family homes in listening distance of Mooresville Dragway. He has not heard complaints. This is an opportunity to take a racetrack without hours of operations and work with them to grow and work within the community's concerns. This is not a Monday through Friday type business. They are limited on the days they can run the facility and let people race. Racing is a big part of this community.

Commissioner Klusman asked if Mr. Foley would be upset if there was an ordinance requiring mufflers. Mr. Foley said there could be nights available for vehicles with mufflers, but it would be very difficult to require mufflers on all vehicles due to the way motorsports have advanced. He understands homeowners being concerned for the value of their homes. The drag way has been around a long time.

Chairman Edds asked how long Planning staff have been working with Mooresville Motorsports. Mr. Muire said September or October of 2023. The courtesy hearing was held on January 22, 2024. Chairman Edds said this issue is specific to the Mooresville complex, but he understands the carryover and concern from residents.

Attorney Jay Dees said the reason there are issues is because the County doesn't currently regulate these uses, and this is the County's effort to provide some regulation.

On motion of Edds, seconded by Pierce, the Board voted 5-0 to table ZTA 04-23 to the March 4, 2024, regular Commissioners Meeting.

Commissioner Klusman stepped away from the meeting at 7:40 p.m.

Public Hearing for Z 01-24: Steinman Storage LLC

Aaron Poplin, Planning Technician, said Bryce Evens on behalf of Steinman Storage LLC is petitioning to amend the existing Commercial Business Industrial with a Conditional District (CBI-CD) zoning district for the property at 4290 Long Ferry Rd. The requested amendment is to allow an expansion of the existing storage facility. This property can be further referenced as county tax parcel 606 069.

Since the adoption of county wide zoning in 1998, this property has been rezoned two times. The first rezoning in 2007 allowed for two 11,475 Sq Ft storage buildings in a CBI-CD district. In 2020 the existing CBI-CD district was amended to allow for two more 11,475 Sq Ft storage buildings. The current request is to amend the CBI-CD district to allow for two more 11,475 Sq Ft storage buildings. This request would bring the total amount of buildings to six.

This property is located in area two of the Eastern Area Land Use Plan. The plan recommends a mix of uses and service-oriented development are appropriate for the area. This may include commercial components with residential development to serve proposed and surrounding neighborhoods. The plan also recommends the expansion of existing businesses that minimize conflict with surrounding residential uses through design standards or impact mitigation techniques.

Commissioner Klusman re-entered the meeting at 7:43 p.m.

There are three storage buildings to the adjoining property to the west off Bernard Ln. To the East is Hunters Run 18 lot subdivision. South of the property are six homes on individual lots and a 69-acre farm. To the north of the property is a vacant lot. Most of the other properties in the area consist of single-family housing. There will be no impact on utilities or schools. Long Ferry Road has a capacity of 11,300 AADT. As of 2015 there were 1,700 AADT on this section of Long Ferry Rd.

The Planning Board conducted a courtesy hearing for the case at their meeting on January 22, 2024. At the meeting no one spoke in opposition to the request. The Planning Board recommended approval of the request and adopted the following statement:

“Z 01-24 is consistent with the East Rowan Land Use Plan and reasonable/appropriate based on the following:

- The request is consistent with other zoning changes granted to the applicant by the Planning Board.
- The request is consistent with similar projects approved by the Planning Board.
- There are no new uses requested, just an expansion of current operations.”

At 7:44 p.m. Chairman Edds opened the public hearing and closed it after no one wished to speak.

Chairman Edds said this was a good business for the community.

Vice-Chairman Greene clarified the location of the two new buildings.

On motion of Edds, seconded by Pierce, the Board voted 5-0 that Z 01-24 is consistent with the East Rowan Land Use Plan and reasonable/appropriate based on the following:

- *The request is consistent with other zoning changes granted to the applicant by the Planning Board.*
- *The request is consistent with similar projects approved by the Planning Board.*
- *There are no new uses requested, just an expansion of current operations.*

On motion of Pierce, seconded by Greene, the Board voted 5-0 to approve Z 01-24.

Legislative hearing for Z 02-24: Blandy Hardwoods

Shane Stewart, Assistant Planning and Development Director, said property owners Andrew and Anna Frick are requesting a rezoning for their 26.42-acre parcel identified as Parcel ID 370-004 located at 735 Gin Road for Blandy Hardwoods. The request would amend the site plan associated with their current Industrial Conditional District (IND-CD) zoned parcel to allow a phased operational area expansion at the lumber yard, which include a series of new buildings totaling approximately 85,000 square feet.

The site plan proposes an operational area expansion to the north and west of the current limits proposed in three (3) phases:

- Phase I
 - 11,250 sf (75' x 150') staging area building.
 - 10,000 sf (100' x 100') stock piling separation sticks.
 - Based on a comparison of aerial imagery between 1/29/17 and Feb. / March of 2018, an approximate 6,350 sf as add to the south side of south warehouse, which did not obtain permits.
- Phase II
 - 14,400 sf (120' x 120') stick lumber building (existing 4,800 sf [120' x 40'] building will be removed to accommodate).
 - 9,375 sf (125' x 75') showroom, break room, and garage.
 - New parking area for employees and guests.
- Phase III
 - Three (3) 11,200 sf (140' x 80) warehouse buildings.

Blandy Hardwoods has operated a lumber sorting and storage yard since the year 2000 out of the south warehouse building, which totaled 20,000 sf at that time. A 2003 request for expansion prompted the need to rezone the Rural Agricultural (RA) zoned property to Industrial (IND) to accommodate the requested four (4) dry kilns, boiler, planer, and a 19,500 sf building expansion.

- June 6, 2005 – Board of Commissioners (BOC) approved the approximate 26 acre rezoning from RA to IND with a Conditional District (IND-CD) for the requested expansion, which at that time was processed through a separate legislative decision for the rezoning (Z 22-03) and a conditional use permit (CUP 10-04) for the site plan subject to eleven (11) conditions (see attached 2005 certificate).
- March 2 and April 6, 2009 – BOC approved an amendment request to modify the site plan, the kiln setback, and grant a vested right period of five (5) years for the project. Prior to this action, no improvements enabled by the 2005 rezoning were completed (see attached 2009 certificate).
- March 17, 2011 – Board of Adjustment denied a variance request from Blandy Hardwoods to use the eighty (80) foot buffer along the south side of the property as a loading / unloading zone and temporary storage of product. All proposed expansions enabled by the 2009 amendment were constructed less two (2) of the four (4) kilns.
- June 18, 2012 – BOC approved an amendment to further modify the kiln setback, allow two (2) warehouse buildings totaling 24,000 sf, four (4) “T-sheds” totaling 20,000 sf, and a five (5) year vested right. The remaining two (2) kilns and approximately 4,000 sf were constructed (see attached 2012 certificate).

Industrial, IND. Districts are intended to provide for industrial activities involving extraction, manufacturing, processing, assembling, storage, and distribution of products. The district is also designed to accommodate other, more intense non-residential uses which generate adverse side effects such as noise, odor or dust. The IND district is generally appropriate in areas identified by an adopted land use plan for industrial corridors, potential development nodes, locations accessible to rail lines and utility infrastructure, and existing industrial areas. These corridors represent significant public and private investment, which should be identified to foster tax base growth and employment opportunities for the citizens. The IND district may also exist or be

created in an area other than listed in this subsection if the existing or proposed development is compatible with the surrounding area and the overall public good is served.

Conditional Districts (CD) are implemented when there are instances where certain uses may have significant impacts on the surrounding area and the county which cannot be predetermined and controlled by general district standards. As a result, a general zoning district designation is clearly inappropriate for a property, but a specific use or uses permitted as a conditional district subject to development requirements to address the anticipated impacts would be consistent with the spirit and intent of this chapter. This voluntary procedure must be petitioned by the property owner or their authorized agent as a firm development proposal and not for securing early zoning for tentative uses which may not be undertaken for a long period of time.

The East Area Land Use Plan contain the following recommendations:

1. Located in Area 3:
 - a) References timber and wood related business are common to the area.
 - b) “Proposals for expansions of existing businesses that minimize conflict with surrounding residential uses and recognized historic properties through design standards or impact mitigation techniques are encouraged in the Planning Area”.
 - c) Property is located slightly south of the Highway Corridor overlay for US 52.

Sawmills and planing mills (SIC 2421); and dimensional hardwood operations (2426 pt) are permitted Rural Home Occupations (RHO) in the RA district subject to the “base” standards from section 21-55 including but not limited to:

1. Business must be adjacent to primary residence of the business owner or operator;
2. Business must have thirty-five (35) feet of state road frontage;
3. Total building size not to exceed 12,000 sf (based on subject parcel size);
4. Building setbacks of 60’ front, 50’ side, and 50’ rear; and
5. All outdoor storage sited to the rear of the building, not within building setbacks, and screened.

In addition, section 21-56(5) require all mechanized sawing equipment be located five hundred (500) feet from the property line to qualify as an RHO. Since the project could not meet the above requirements in 2005 (which were similar to the current standards), a rezoning to IND was necessary but could not be supported as a “general” rezoning – necessitating a conditional district. As a result, the base requirements of the IND district would comply and any specific requirements (e.g. use limitations, increased setbacks, paving, etc.) to address potential impacts and “spot zoning”.

Mr. Stewart described conditions in the vicinity and impacts on roads, schools, and utilities.

North

- o Small group of residences at the 500 block of Gin Road.
- o Large and wooded property.
- o Norfolk-Southern railroad on northeast property corner.
- o Dawnwood Acres – 16 lot stick-built home subdivision established in 1979 adjacent to railroad.
- o US 52 Hwy, approximately 1/3 road miles north.

South

- o Four (4) homes between site and George Brown Road. East
- o Wooded parcel (Parcel ID 370-112) purchased by the applicant on September 11, 2023.
- o 71-acre IND zoned area consisting of eight (8) parcels owned by five (5) separate owners all of which appear to operate lumber related businesses.

West

- o Four (4) homes located on the west side of Gin Road and agricultural fields.

Gin Rd. (SR 2347)

- o Classified as a local road with no recognized design capacity.
- o As best staff can discern, no NCDOT traffic counts have ever been collected on the road.
- o Using the ITE Trip Generation Manual (7th edition, 2003) and land use code 140 (Manufacturing) based on acreage seems to be the closest fit. Based on 13 ½ acres of current and future developed area, the use would generate approximately 525 weekday trips.
- o On April 4, 2000, NCDOT approved commercial driveway permit # 00-032-RD for a lumber warehouse.
- o NCDOT indicated no road improvements were necessary based on the expansion but noted minor repairs are needed at the driveway entrance.

There will be no impact on schools.

The current sewer system is located north of the south warehouse in the proposed location of the staging area building. According to the applicant's private soil scientist, the area on the northeast side of Gin Rd. and the driveway is suitable for a replacement septic system. A statement on the site plan indicates "minimal removal of trees for aeration field."

In addition to the above criteria, sec. 21-362 (c) of the Zoning Ordinance indicates the primary question before the Board of Commissioners in a rezoning decision is "whether the proposed change advances the public health, safety, or welfare as well as the intent and spirit of the ordinance." Additionally, the board "shall not regard as controlling any advantages or disadvantages to the individual requesting the change but shall consider the impact of the proposed zoning change on the public at large."

The Board of Commissioners must develop a statement of consistency describing whether its action is consistent with any adopted comprehensive plans and indicate why their action is reasonable and in the public interest. Procedures from both the North Carolina General Statutes and Zoning Ordinance changed considerably during the noted background section. In 2005, rezonings were considered as a parallel conditional use rezoning meaning a rezoning to an "empty" district with no allowed uses followed by a subsequent conditional use permit and site plan for the requested use. Any approved use must secure a zoning permit to construct within two (2) years of approval [unless otherwise vested up to a maximum of five (5) years by a separate request] or the rezoning would "expire". In 2009, statements of reasonableness and consistency were required to address spot zoning and consideration of applicable land use plans. This rezoning request will be the first action taken since conditional zoning became a legislative decision and the associated site plan does not "expire" [less section 21-62(d)].

At the Planning Board meeting, one (1) citizen commented on the properties history and expressed his desire to see the south property tree line retained and no storage in buffer.

The Board voted 6-0 to recommend approval subject to the below conditions based on the following statement of reasonableness/consistency:

Conditions of Approval

1. Maintain a type II buffer 80' wide on all property lines that are still available.
2. Maintain all the trees installed on the property [those previously required along the south property line].
3. Refrain from any storage in the buffer areas.

Statement of Reasonableness and Consistency

"Z 02-24 is consistent with the East Area Land Use Plan and reasonable/appropriate based on the following:

- a. It is consistent with other timber related businesses in the general area.
- b. The location is close to the Highway 52 corridor."

At 8:00 p.m. Chairman Edds opened the public hearing and closed it after everyone wishing to speak had done so.

Karen Ingram, 780 Gin Road, Gold Hill, said the buffer doesn't include 80 feet of trees. There are noise and deliveries from the site before dawn. A delivery was recently made between 5:30 and 6:00 a.m. that was noisy, with a forklift being operated, and a horn honking. This happened within the buffer. Operations are not consistent and operate randomly. She is concerned about graves on the northwest corner of the property. There are no assurances that the site won't be developed without permission. She would like to see buffer specifications enforced.

At 8:04 p.m. Chairman Edds closed the public hearing.

Mr. Stewart said Planning staff does rely on neighbors to report any violations, but Planning staff does work to enforce ordinances.

Commissioner Pierce asked for clarification regarding the buffer Ms. Ingram mentioned. Mr. Stewart showed an overhead photograph and identified the buffer area. Part of the buffer area was used for driving through, but not operational use. He explained where trees were added and limitations of the ordinance on buffer areas.

Commissioner Caskey asked if it would be better if the site was paved. Mr. Stewart said the site is paved.

Chairman Edds clarified that there are not 80 feet of trees as a buffer. Mr. Stewart said the company was using the area before they ever came before the Board for rezoning. A new site would have an 80-foot buffer if any processing took place.

Commissioner Pierce asked about requirements for noise control. Commissioner Pierce said truck deliveries can't always be controlled, but noise from a dust collector can be regulated.

Nathan Frick, son of the applicant, said Mr. Stewart took noise reading on the dust collector which read 64.9. Mr. Stewart described taking noise readings during the day at the site. He has heard about vehicles at the site very early in the morning. He has not captured any noise readings that exceed the limit.

On motion of Pierce, seconded by Caskey the Board voted 5-0 that Z 02-24 is consistent with the East Area Land Use Plan and reasonable/appropriate based on the following:

- 1. It is consistent with other timber related businesses in the general area.*
- 2. The location is close to the Highway 52 corridor.*

The Board of Commissioners also received a compilation from staff containing previous adopted statements that include the following:

- a. Legislative decisions in 2005, 2009, and 2012 determined the proposed operation was reasonable and appropriate for the area;
- b. Since 2000, the site has operated as lumber stacking/sorting;
- c. The East Area plan encourages expansion of existing businesses that minimize conflict with the surrounding area;
- d. Based on impact mitigation conditions of separation standards, planer enclosure, screening, asphalt paving, the expansion should be in keeping with the surrounding area.

On motion of Pierce, seconded by Greene, the Board voted 5-0 to approve Z 02-24 with the following Conditions of Approval:

- 1. Per Article XI, a Type B buffer is required around the facility.*
- 2. Along southern property line, which has a non-conforming Type B buffer, retain existing vegetation and prevent storage of any kind.*
- 3. Maintain trees outside clearing limits denoted on plan less the area needed for septic installation.*
- 4. Planer to be enclosed by a hood or similar noise reducing apparatus.*
- 5. Maintain asphalt driveway from Gin Road leading to dry kilns.*
- 6. Repair driveway connection to Gin Road according the NCDOT recommendations including edge of pavement failure and increased truck turn radius.*
- 7. Obtain all necessary permits from the Building Inspections Office for expansion.*

At 8:17 p.m. Commissioner Klusman left the meeting unexcused.

Public Hearing for SNIA 01-24

Aaron Poplin, Planning Technician, said on January 17, 2023, the Board of Commissioners adopted an amendment to the Zoning Ordinance, which transitioned the process for review of Special Non-Residential Intensity Allocation (SNIA) requests from "Administrative" to a conditional district rezoning. This change, along with the adopted land use plan recommendations for SNIA allocation, allow input from both Planning Board and citizens along with established guidance for the board's consideration prior to making a decision. Procedurally,

a SNIA request require rezoning to a conditional district (CD) within the Water Supply Watershed Overlay (WSO) district.

Planning Staff received a SNIA request from property owner Doug Foley to build a 12,000 sf “storage/light manufacturing building” at 175 Nitro Alley – further referenced as Lot 5 in Horsepower Park & Parcel ID 230E-005 (see enclosed site plan). Approving this request would allow the project to exceed the administrative allowance of 12% built-upon area (e.g. buildings, pavement, gravel) limitation requirement of the Coddle Creek watershed and allow up to seventy (70) percent built-upon area for the project. A total of 10% of the watershed acres may be removed from the 12% limitation and permit up to 70% coverage.

Applicant: Doug Foley
Location: 175 Nitro Aly.

Zoning: IND

Watershed: WS II BW (Coddle Creek)

Property Owner: Foley Home Sales, LLC

Tax Parcel: 230E-005

Purpose: Storage / Light Industrial

Land use plan recommendations for SNIA requests include the following:

- General recommendation for the maximum acreage of removal for a single parcel is 2 acres: Subject parcel totals 2.01 ac.
- Increase in tax base and / or job creation proportionate to acreage requested for removal: The proposed building is similarly sized to other lots in the IND zoned parks in the vicinity and proportionate to the lot size.
- Consider identified capital improvement plans or other public property needs within the watershed: None to knowledge.
- Consider request in comparison to undeveloped non-residential zoned acreage: Prior to establishing Horsepower Park, the 12 ½ acre property was rezoned to IND on February 19, 2018, creating the intension of future requests for the allocation. Current non-residential zoned acreage in Coddle Creek is well under the available allocation acreage.
- Comply with all other land use plan recommendations: Site is located within a Commercial / Industrial area noted on the future land use map.
- Designations within existing Commercial / Industrial parks within a WS II area established prior to 2023 are encouraged: In addition to the 2018 rezoning, Horsepower Park was developed in 2021 and has received three (3) SNIA approvals to date.

Relevant calculations for the proposed site are as follows:

- Total lot area (less r/w): 2.01 ac (87,620 sf)
- Current total built upon area: 0 sf
- Proposed structure size: 12,000 sf
- Proposed other improvements: 20,395 sf
- Total coverage after development: 32,395 sf (37%)
- Allowable coverage by right: 10,514 sf (12%)
- Coddle Creek Watershed Acreage: 11,947 ac (10% = 1,194.7 ac)
- Acres approved for SNIA: 169.22 ac (1.42% of 10%)
- Percentage removed from 10% allocation total: 14.16% of 100%

Land use recommendations:

- General recommendation for the maximum acreage of removal for a single parcel is 2 acres: Subject parcel totals 2.01 ac.
- Increase in tax base and / or job creation proportionate to acreage requested for removal: The proposed building is similarly sized to other lots in the IND zoned parks in the vicinity and proportionate to the lot size.
- Consider identified capital improvement plans or other public property needs within the watershed: None to knowledge.
- Consider request in comparison to undeveloped non-residential zoned acreage: Prior to establishing Horsepower Park, the 12 ½ acre property was rezoned to IND on February 19, 2018, creating the intension of future requests for the allocation. Current non-residential zoned acreage in Coddle Creek is well under the available allocation acreage.

The Planning Board conducted a courtesy hearing at their January 22, 2024 meeting. No one spoke in opposition. The Planning Board recommended approval of the SNIA request and adopted the following statement:

SNIA 01-24 is consistent with the East and West Area Land Use Plan Recommendations for SNIA Designations in a Watershed II area and reasonable/appropriate based on the following:

- The potential tax base increase is proportionate to acreage.
- The project is consistent with other parcels in the area.
- There is adequate remainder in the Watershed for the request.
- It was known during the rezoning of this area that a SNIA allocation would be needed for development.

The request is only .01 acres above the maximum recommendation. Staff has no issues with approval.

At 8:21 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 4-0 (Klusman had left the meeting) that SNIA 01-24 is consistent with the East and West Area Land Use Plan Recommendations for SNIA Designations in a Watershed II area and reasonable/appropriate based on the following:

- *The potential tax base increase is proportionate to acreage.*
- *The project is consistent with other parcels in the area.*
- *There is adequate remainder in the Watershed for the request.*
- *It was known during the rezoning of this area that a SNIA allocation would be needed for development.*

On motion of Pierce, seconded by Greene, the Board voted 4-0 (Klusman had left the meeting) to approve SNIA 01-24.

Legislative Hearing for ZTA 01-24: Top Tier Solar

Shane Stewart, Assistant Planning and Development Director, said applicant Top Tier Solar Solutions LLC. is requesting an amendment to section 21-56(6)(c)(3) of the Zoning Ordinance to allow roof mounted solar panels on residential uses located in the conical and horizontal surface

of the Mid-Carolina Regional Airport if solar collectors are equipped with anti-reflective coating for glare reduction. The applicant has a client proposing roof mounted panels on their residence, which is within the conical surface of the Airport Zone Overlay (AZO) and prohibited by the current ordinance.

On October 7, 2019, the Board of Commissioners adopted a moratorium on all new ground mount solar energy systems with a solar collector surface area exceeding 6,000 sq.ft. in area to evaluate county ordinances and land use plan recommendations for the various types of solar use. Solar energy systems were placed into four (4) categories: Residential (ground mount system serving an adjacent residence), Non-Residential (ground mount system serving an adjacent non-residential use), Roof Mounted (system mounted on a roof or wall of any building), and Utility Scale (system tied to power grid that does not qualify as one of the other three (3)).

Roof mounted systems were subject to one (1) specific limitation – “solar collectors may not be attached to any structure located in the conical or horizontal surface of the Mid-Carolinas Regional Airport.” This oval shaped area of the Airport Zone Overlay (AZO) extends up to 2.65 miles surrounding the airport runway, which limit structure heights for airport safety. This area is used by pilots circling the runway preparing for landing. During the solar ordinance review, prohibiting roof mounted panels were added to address potential panel glare for pilots.

Planning staff met with Airport Director Valerie Steele regarding the applicant’s proposal to determine what, if any, text changes their department could support. Director Steele indicated the airport would not be opposed to an amendment allowing roof mounted solar that complied with the following limitations: 1. Limited to residential uses only; 2. Does not exceed 6,000 sq.ft. / 10% of the lot size limitation, including any ground mounted systems; and 3. Panels must contain anti-reflective coating.

Mr. Stewart described the proposed text changes. Aside from the applicant, no other public comment was provided during the courtesy hearing. The board voted 6-0 to recommend approval of the text as presented based on the following statement of consistency: “ZTA 01-24 is reasonable, appropriate, and necessary to meet the development needs of Rowan County not previously envisioned by the East and West Land Use Plans. Furthermore, the adoption of ZTA 01-24 is deemed an amendment to the East and West Land Use Plans.”

At 8:28 p.m. Chairman Edds opened the public hearing and closed it after no one wished to speak.

Mike Webber, Top Tier Solar Solutions, clarified the type of panels they are using.

On motion of Greene, seconded by Pierce, the Board voted 4-0 (Klusman had left the meeting) that ZTA 01-24 is reasonable, appropriate, and necessary to meet the development needs of Rowan County not previously envisioned by the East and West Land Use Plans. Furthermore, the adoption of ZTA 01-24 is deemed an amendment to the East and West Land Use Plans.

On motion of Pierce, seconded by Greene, the Board voted 4-0 (Klusman had left the meeting) to approve ZTA 01-24.

West End Plaza Signage

Chairman Edds said the Agriculture Center that is being constructed at West End Plaza needs signage ordered for the building itself and the rooms within it. He presented a list of names to the Board for consideration. Nick Aceves, Project Manager/Engineer, clarified which names were proposed for which rooms.

The Board agreed by consensus to name the rooms as follows:

- The Large Room will be named Freedom Hall
- The four breakout rooms in Freedom Hall would be named Room A, Room B, Room C, and Room D.
- The rooms outside Freedom Hall currently known as Rooms 13, 14 and 15, will be named The Pine Room, The Oak Room, and The Dogwood Room, respectively.
- The Board had previously agreed that the events space would be named Rowan County Events Center and the Cooperative Extension Office Suite would be named Rowan County Agricultural Center.

Chairman Edds said that each Commissioner would send a proposed name for the building to Mr. Aceves for consideration the morning after the meeting.

On motion of Caskey, seconded by Pierce, the Board voted 4-0 (Klusman had left the meeting) to approve the following names for the rooms in the West End Plaza: The Rowan County Events Center, the Rowan County Agricultural Center, Freedom Hall, Room A, Room B, Room C, Room D, Pine Room, Oak Room, and Dogwood Room.

Financial Reports

Finance Director Anna Bumgarner presented the financial reports. She compared annual cumulative expenditures, with FY 2024 equaling \$102,001,340 in January. Annual cumulative revenue is at \$135,212,372. The annual cumulative property tax was \$90,457,143. In October, the annual cumulative sales tax was \$17,043,833. She compared monthly sales taxes from 2021 to 2024 and explained a clerical error that showed a large spike during October 2023 that will drop to a normal level in the November report.

Ms. Bumgarner said on September 19, 2022, the Rowan County Board of Commissioners adopted an Investment Policy for Rowan County that includes providing a quarterly investment report to the Board. Per the policy this report shall summarize the investment activities in the most recent quarter and comment on anticipated investments in the next quarter. Since this is the first year that reports are being provided to the Board, I will include an overview of activities going back to July 1, 2022.

The County has decided to be conservative in the purchase of investments and at this time will no longer be investing in commercial paper. Currently the County has 24.6% invested in Treasury Bill, Notes or Government Agencies, 74% of its total portfolio in North Carolina Capital Management Trust (NCCMT) and the remaining 1.4% in money market instruments.

With the change in the market the County's investment portfolio has improved for the quarter ended December 31, 2023, 199 basis points higher than December 31, 2022. Year to date interest earnings with the Market-to-Market adjustment total \$5,933,144 as rates begun to stabilize. Finance has mainly invested in shorter terms as the interest rates have been better in the 6 to 12-month range. The chart below shows that on Treasuries and agencies we are getting average yield above 4%.

Total Portfolio as of December 31, 2023:

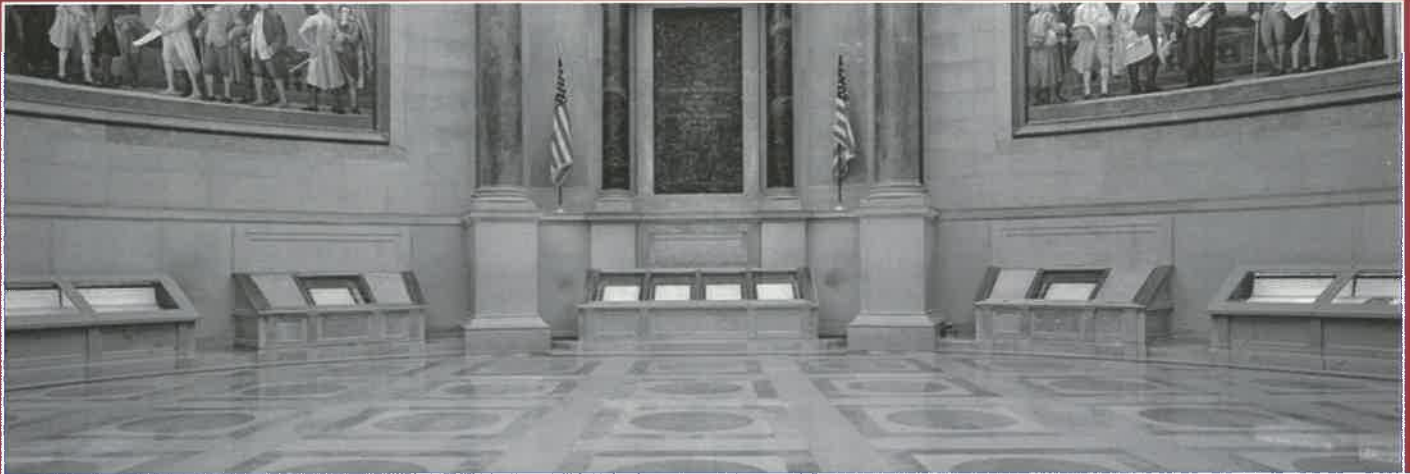
Investment Portfolio	Investment Amount	Weighted Average Yield to Maturity	Average Maturity (Days)
US Treasury & Government Agency Securities	\$58,243,036	4.64%	243.34
NCCMT	\$175,248,797	5.26%	1
Money Market Instruments	\$3,208,879	3.10%	1
Total Portfolio	\$236,700,712		

Interest earned through December 31, 2023, is mainly from NCCMT and Truist Bank it totals \$4,506,367. This interest is received monthly. Interest earned on Treasuries and Agencies is \$1,426,777 through December 31, 2023, and is only received on maturity date. NCCMT's has a short-term focus in its portfolio, and as such the NCCMT yield leads Treasury and Agency issues when rates are rising and lags when rates are falling.

Adjournment

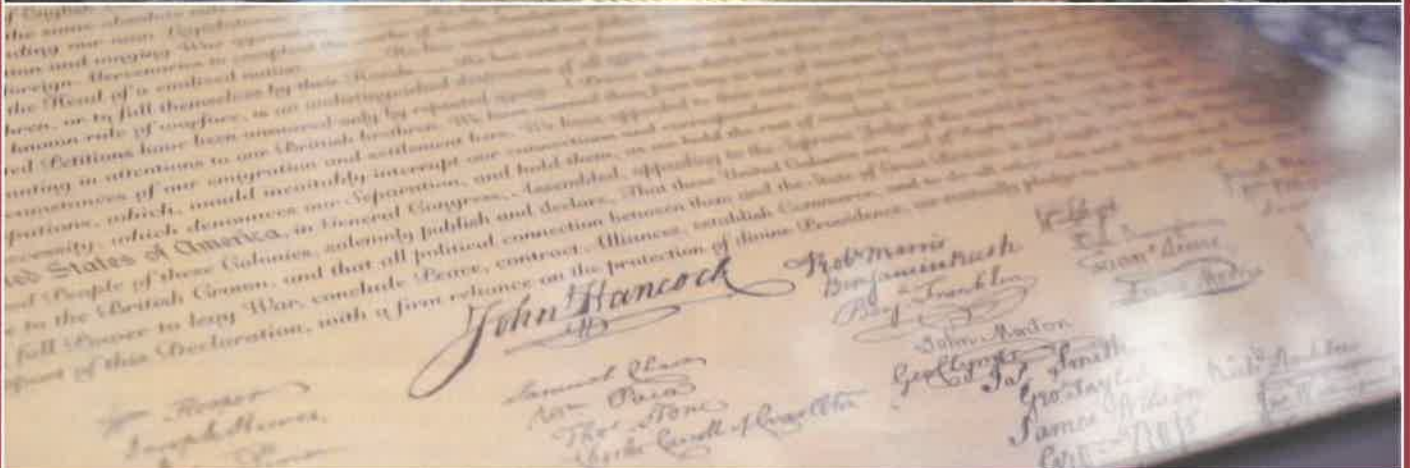
At 8:52 p.m., on motion of Pierce, seconded by Greene, the Board voted 4-0 (Klusman had left the meeting) to adjourn.

Sarah Pack, NCCCC
Clerk to the Board



THE CHARTERS OF FREEDOM

DECLARATION OF INDEPENDENCE ★ UNITED STATES CONSTITUTION ★ BILL OF RIGHTS



Charters of Freedom Settings

Attachment A
Ron Lewis
Page 2 of 12



Burke County #1, Morganton, North Carolina

First Charters of Freedom setting outside of Washington, D.C.
Polished Granite. Dedicated July 2, 2014



Burke County #2, Valdese, North Carolina

First setting to include Civil Rights Amendments
Foundation Forward Education Park
Dedicated May 20, 2022



Cherokee County, Murphy, North Carolina

Polished Granite
Dedicated September 17, 2014



Caldwell County, Lenoir, North Carolina

Local Brick with Cast Stone Cap and Chambers
Dedicated July 3, 2019



Cabarrus County #1, Harrisburg, North Carolina

Cast Stone Fascia with Cast Stone Cap and Chambers
Dedicated November 11, 2019



Henderson County, Hendersonville, North Carolina

Special Stone Fascia with Cast Stone Cap and Chambers
Dedicated September 19, 2018

Where history meets the future.



Halifax County, Halifax, North Carolina

Local Brick with Cast Stone Cap and Chambers With Halifax Resolves on the far left. Dedicated April 12, 2019



Hamilton County, Noblesville, Indiana

Local Brick with Indiana Limestone Cap and Chambers; Internally lighted with Donor Pedestals. Dedicated September 28, 2019



Kenton County, Crescent Springs, Kentucky

Formed and Marble-Dyed Concrete
Completed Fall 2021



Howard County, Kokomo, Indiana

Indiana Limestone Setting
Dedicated September 26, 2015



Ashe County, Jefferson, North Carolina

Local Brick with Cast Stone Cap and Chambers
Dedicated November 5, 2018



Polk County, Columbus, North Carolina

Local Brick with Cast Stone Cap and Chambers
Dedicated September 17, 2019



It all started in the Fall of 2011 when Vance and Mary Jo Patterson were in Washington, D.C. They decided to go to the National Archives because they had never seen the Declaration of Independence and the United States Constitution.

Vance recalls, "Seeing something our Founding Fathers had actually penned and then seeing their signatures, Thomas Jefferson, Benjamin Franklin, John Adams, Rutledge, Wilson, and the others, I just got goosebumps. And, then when we moved over to see the Constitution and those three words, *We the People*, I got a lump in my throat. I looked over at Mary Jo and she had tears in her eyes. It was, really, an emotional experience for us."

The next year, back home in western North Carolina, Vance was thinking about the experience and the thought came to him, "What if I could duplicate that experience we had in Washington when we saw the founding documents for the first time? What if I could bring that experience back to the citizens of Burke County?"

Two years later, on July 2, 2014, Vance and Mary Jo gifted and dedicated the first Charters of Freedom setting outside of Washington, D.C. to the children, veterans, and citizens of Burke County, on the Historic Courthouse green in downtown Morganton, NC. This was only the beginning.

In 2013, the Pattersons started Foundation Forward, Inc. a 501(c)(3) nonprofit educational project to promote civics education and preserve American history. Over 30 settings have been dedicated across the country. Locations include North Carolina, South Carolina, Kentucky, Indiana, Illinois, Nebraska, South Dakota, and as far west as Nevada.

The long-term goal is to place Charters of Freedom settings in as many communities as possible over the next 10 years.



Where history meets the future.



Our Founding Fathers authored the Declaration of Independence, the United States Constitution, and the Bill of Rights. These three founding documents are known as:

The Charters of Freedom

These three documents declare:

- We are an independent people;
- We are governed as a Democratic Republic;
- We are secure in our freedom and rights as citizens of the United States of America.

Foundation Forward is an educational, nonprofit organization that builds Charters of Freedom settings in communities across the country. These settings are replicas of the displays of our founding documents as seen in the National Archives in Washington, D.C. These settings are built to last 300-500 years.

Our Mission is to teach and preserve American history and civics, so all will know how our government is meant to serve and protect *We the People*.



Grade school children are taking field trips to their local Charters of Freedom setting to learn about American history and civics. These field trips are remarkable life experiences for our young future leaders and they love them!



The Civil Rights Amendments Document is an original historic work of art commissioned by Foundation Forward, Inc. of North Carolina. Our founder, Vance Patterson, tells the story of how these important amendments came to be added to our Charters of Freedom projects:

“Over the past decade, when I’d be going around the country making presentations to counties offering the gift of a Charters of Freedom setting, I’d sometimes get the question, ‘What about the other amendments?’ And I knew what they were talking about – the **13th, 14th, and 15th Amendments. The 13th abolishes slavery, the 14th guarantees citizenship, and the 15th guarantees the right to vote.** And I’d say something like, ‘Well, those are very important, but they aren’t part of the Charters of Freedom, so they’re not part of the gift.’ Sometimes the discussion that followed would get in the way of them accepting the gift.

Well, over the years, I began to realize this was about a lot more than just displaying the founding documents. It’s about education, and it’s important that people know these civil rights are in place now, for all people.

So, I did some research and learned that there was no document known as The Civil Rights Amendments. Not only that, but there are two more amendments that needed to be included:

- **The 19th - Women’s Suffrage**
- **The 24th (which was the result of the 1964 Civil Rights Act) - No Poll Tax**

In November 2020, I commissioned the nationally-known calligraphy artist John Stevens, of Winston Salem, North Carolina, to take my proposed wording and make it into a document styled after the Bill of Rights. John researched the 18th-century writing styles, the materials used, and the format for documents of that era.

It took John over five months to complete the project, which, being an entrepreneur, I thought was a little long, but Mr. Stevens produced a true work of historic art!”

Your Civil Rights Amendments



History Government Civics



It's amazing how many people come to the Charters of Freedom setting, read the documents and say, "That's all there is to our Constitution . . . only four pages?"

You would not believe how many people do not know that our first approved Ten Amendments are our Bill of Rights! Many citizens do not realize the First Amendment, which guarantees Freedom of Speech, Freedom of Assembly, Freedom of the Press, and the Freedom and Right to Petition the Government is only 45 words!



After the presentation dedication ceremony of Your Charters of Freedom setting, schoolteachers will begin bringing their 3rd-5th-grade classes on field trips to see these founding documents in a proper setting. While students are there, they learn about American history, at the time of our County's founding. Schoolchildren will learn about government and how it is to serve and protect, *We the People*. Students will also learn about civics and how they can participate in local, state, and national programs, to serve our Country. This is now happening in communities across the Country where students and others have their Charters of Freedom setting. The students love it!



"Our hope is that our future leaders will come from communities with their own Charters of Freedom," says Vance. "They will grow up not just talking about the Constitution and Bill of Rights in Washington, but talking about *their* Constitution and *their* Bill of Rights, the ones they grew up with, right in their home community. And they will know how government is supposed to work to protect and serve *We the People*."



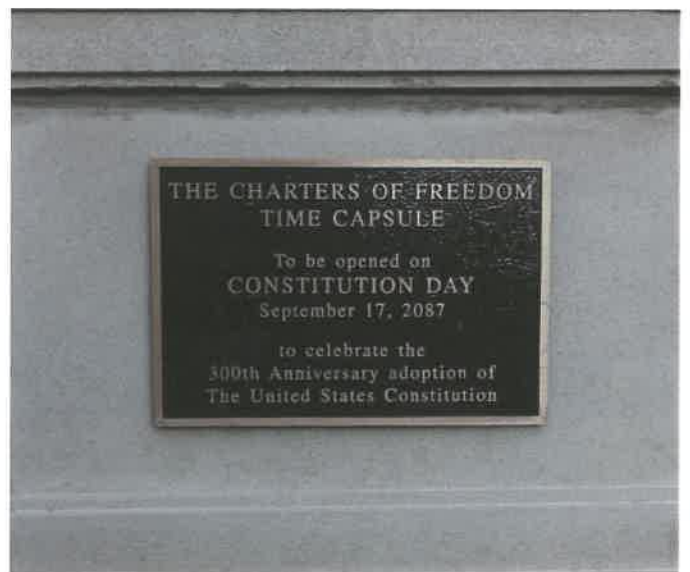
Not everyone can get to our nation's capital to see the Declaration of Independence, the United States Constitution, and the Bill of Rights. "It took me over 60 years to get to the National Archives in Washington, D.C. to see our founding documents," Founder Vance Patterson explains. "Even though it's free and open to the public, most people will never see and experience these documents in a proper setting."

The goal of Foundation Forward is to bring these documents to local communities in life-sized replicas of the settings in the National Archives. Your Charters of Freedom setting will be placed in a location central to the community, with high visibility, high foot traffic, and easy access for schoolchildren and veterans. They are built to last 300 to 500 years!

Your Charters of Freedom will be a firm basis on which to teach and preserve American history surrounding the time of our country's founding. Civics and government can be taught so all will know how our government is meant to serve and protect *We the People*.

Veterans will feel a renewed sense of pride and comfort because they swore an allegiance to the United States Constitution.

On the 300th anniversary of our United States Constitution Day, September 17, 2087, your community will participate in the opening of the vaults containing the time capsules, along with all the other communities around the country.



Where history meets the future.

Dedications and Celebrations

Attachment A
Ron Lewis
Page 9 of 12

The dedication and gifting of the Charters of Freedom is a historic event for the community.



PRESENTATION OF COLORS



PRAYER



PLEDGE



HIGH SCHOOL BANDS & CHOIRS



HIGH SCHOOL STUDENTS



COLLEGE STUDENTS



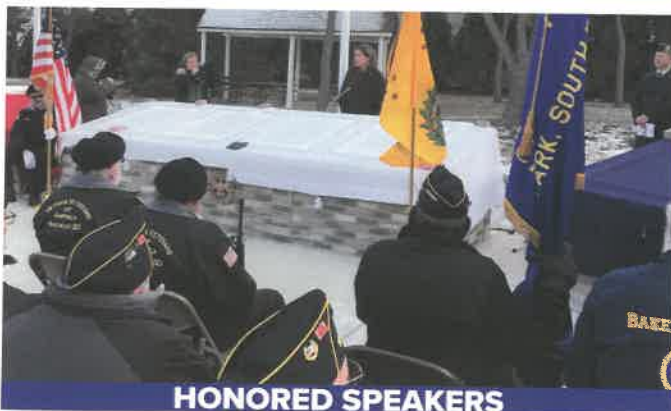
FAMILIES



DEDICATION CANNON SALUTE



SCOUTS FIRING CANNON SALUTE



HONORED SPEAKERS



EVENTS

Where History Meets the Future

Foundation Forward, Inc. moved into our new corporate headquarters in 2018, and our thoughts soon turned toward the question of what to do with the additional property next to our building. After several months of discussions and planning, we decided that we wanted to convert the space into a park. It would not be just any park, however, it would be an Education Park, promoting learning about American History and Civics, state and local government, our Armed Forces, and more! We wanted to build something that would be a great enhancement to the community, a place where our citizens can learn, honor, reflect, and celebrate. **Thus, the first Foundation Forward Education Park, “Where History Meets the Future,” was created!**

At the front of the park is a unique Charters of Freedom setting. This includes a life-size display of the Declaration of Independence, United States Constitution, and Bill of Rights, and was the first setting in the nation to include a beautiful display of the Civil Rights Amendments. Each document is on ¼” etched bronze and weighs over 60 lbs. To commemorate the addition of the new display to this and future settings, framed copies of the Civil Rights Amendments were created and are being presented to all counties in the United States that have existing Charters of Freedom settings.

In front of the Charters of Freedom setting is a Field of Honor where you can purchase a brick or polished granite paver to honor those in your family, organizations, or other important parts of your life.

At the four corners of the front of the park are The Founding Fathers of Education, Thomas Jefferson, Benjamin Franklin, James Madison, and John Adams. All life-size statues, from 5’4” Madison to 6’3” Jefferson, are of museum-quality bronze and are depicted at the age they were when the U.S. Constitution was signed into law. Jefferson is 44, Franklin is 81, Madison is 36, and Adams is 51.

Moving past the Charters of Freedom setting, you go through the sliding gate and under the “Where History Meets the Future” sign. Following the blue, white, and yellow pathway to the right, you will travel the American Revolution Timeline, which begins with the tragic events of the Boston Massacre. As you continue, you’ll see significant battles and events in the North on the right, and then see how the war shifted to the South on the left. The two come together after the Battle of Yorktown with the displays of the United States Constitution and Bill of Rights.

If you were to go to the left after you pass through the gate and follow the red, white, and blue pathway, you’ll see how our government was formed to Serve and Protect We The People. All branches of the government are displayed and detailed into their departments and divisions. Federal, State, County, and City are shown along this wall.

At the back of the park, you will find the displays dedicated to the United States Armed Forces. All six military service branches (Army, Navy, Marines, Air Force, Coast Guard, and Space Force) have their flags on individual poles. These flags fly above a memorial wall, where mounted brass plates show the names of Burke County service members who have died in action since 1941. Included in this tribute are pedestals with bronze plaques stating each service’s Motto, Creed, and War Cry. At the center of the wall is a statue of General George Washington, depicted at the age of 55, when he finished his military career.

Other park features include a burbling water fountain, a brick wishing well, benches, and planters with indigenous plants.

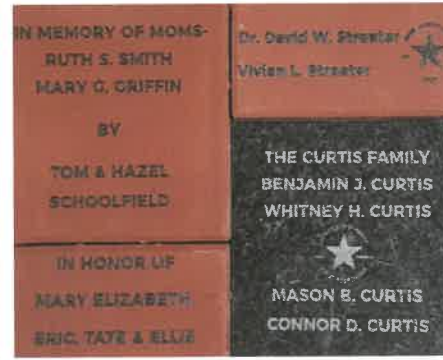
Where history meets the future.

Foundation Forward Education Park





Founder Vance Patterson with World War II veteran Norman Mears in Brunswick County



Memorial Tribute for Mark Finegan

whose tireless effort brought the
Charters of Freedom to Hamilton
County, Noblesville, Indiana in
September 2019.

All Honor To His Name.