

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 4, 2024 – 3:00 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

ABSENT:

Mike Caskey, 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 Additions to the Agenda

There were no additions 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 4-0 to approve the agenda as presented.

Consider Approval of the Consent Agenda

On motion of Pierce, seconded by Greene, the Board voted 4-0 to approve the Consent Agenda as presented, as follows:

A. *Consider Approval of the Minutes - 10/21/24 Regular Meeting*

B. *Budget Amendments, as follows:*

5300- Social Services	Transfer funds to reflect revised and actual funding and expenses for Child Care from NC State	\$76,020
5100-Health	Transfer funds to record funding for Opioid	\$138,003

Department	Non settlement funds Mckinsey to medical supplies	
5300- Social Services	Transfer funds to cover contract 24653	\$48,500
4500- Rowan Area Transit	Transfer funds t reflect correct allocations of FY25 Road revenue and expenses	\$12,247
4125- Finance	Transfer funds to reflect payment for S&L easement project being paid to Correll Farms- does not pass through RC	\$214,621
5100-Health Department	Transfer funds to alignn Reach grant budget with year 2 funding for the program	\$21,040
4125- Finance	Transfer funds to cover HVAC repairs for Project light at RCC	\$28,642

- C. Award Master Agreement for ADA Renovations Design Consultant - The Bogle Firm*
- D. Adopt 2025 Board of Commissioners Regular Meeting Schedule*
- E. Approve Change to Regular County Schedule for Thanksgiving Holiday*
- F. Approve 2025 County Holiday Schedule*
- G. Cancellation of December 16, 2024, Regular Board of Commissioners Meeting*
- H. Project Light Lease - HVAC Repair/Replacement*
- I. Rowan County - City of Salisbury Radio Repair Service Agreement*
- J. WEP Ag Building Project - Additional Work Storefronts "Revised" - JDS Glass, Inc.*
- K. Change Order #1 - Elite Fire Control Inc. - Fire Suppression Sprinkler System Renovation (RCC/WEP)*
- L. GRANTS: Approval to Submit Grant Application to Serve as Intermediary Agency for Local Reentry Council*
- M. Purchase - RCC Events Center Furniture*
- N. Donation of Surplus Property to Rowan County Rescue Squad*
- O. Schedule a Public Hearing for November 18 for "Project Secure"*

Public Comment Period

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

Special Recognitions

County Manager Aaron Church and Management Analyst Siobhan Allen recognized employees who had successfully completed the Rowan County Leadership Development Program and presented each with a certificate.

Legislative Hearing for ZTA 03-24: Automobile Towing with Storage

Aaron Poplin, Planning Technician, said at the July Planning Board Meeting, the board voted to deny request Z 11-24 to rezone a seven (7) acre portion of county tax parcel 451-058 from Rural Agricultural (RA) to Industrial (IND). During deliberations, there was discussion among board members suggesting the IND district is inappropriate for the subject property, but the proposed use - automobile towing with dead storage - may be appropriate. Some members expressed interest in having a process to evaluate the merits of a specific requested use(s)

without having to consider the other uses allowed in the IND district – hence a conditional district rezoning.

The Z 11-24 rezoning request was placed on the Board of Commissioners’ consent agenda to schedule the legislative hearing for their August 19th meeting, but the Commission elected not to schedule a hearing due in part to the aforementioned Planning Board concern. Their action has delayed a decision regarding Z 11-24 until a zoning text amendment can be considered. Staff is proposing the text amendment to define Automobile Towing with Storage and give the option to be considered through a Conditional District Rezoning process or with a Special Use Permit in the IND district. Mr. Poplin explained the proposed changes. He clarified how the location would be enclosed and monitored. He described how a junkyard could be established in the county and how this text amendment differs.

Commissioner Klusman asked for clarification regarding an opaque fence.

Chairman Edds voiced his concerns about the difficulty in policing how long cars would remain at the location.

The Planning Board conducted a courtesy hearing for ZTA 03-24 at their September meeting. The Board had some concerns over how long cars may be stored at an Automobile Towing with Storage operation. There was a consensus that the CD requirement in the CBI district would allow future Boards the ability to evaluate applicants on a case-by-case basis to ensure compatibility, and to add conditions if necessary. No members of the public spoke during the courtesy hearing. The Planning Board approved ZTA 03-24 with the following statement: “ZTA 03-24 is reasonable, appropriate, and necessary to meet the development needs of Rowan County not previously envisioned by the East and West Land Use Plans based on the following:

- The addition of Automobile Towing with Storage as a Commercial Business Industrial Conditional District (CBI-CD) will help meet the needs of the county.
- The additional option of CBI-CD for Automobile Towing with Storage will allow for conditional standards to be added as needed on a case by case basis.
- The table of uses change for Automobile Towing with Storage will allow this use in an Industrial Zone (IND) with a Special Use Permit or as a CBI-CD.

Furthermore, this adoption is deemed an amendment to the East and West Land Use Plans.”

Mr. Poplin said this text amendment was prompted by Z 11-24, however these requirements will apply county wide and not just the site that was the subject of Z 11-24. • The CD standards will only apply in the CBI-CD district. An application for a Special Use Permit in the Industrial district would not be subject to those standards.

At 3:32 p.m. Chairman Edds opened the public hearing and closed it after no one wished to speak.

On motion of Pierce, seconded by Klusman, the Board voted 4-0 to table Z 03-24 to the November 18, 2024 regular meeting.

Family Subdivision Waiver FSW 04-24: Hagler

Aaron Poplin, Planning Technician, said Kevin Hagler is requesting a family subdivision waiver to allow a family subdivision to be conveyed to a family member that does not meet the definition of an immediate family member. The property for the proposed subdivision is 360 Knight Farm Rd. further referenced as tax parcel 245-331. Kevin Hagler plans to revive the new lot from his uncle David McCombs. Parcel 245-331 does not have frontage on a state-maintained road, making a minor subdivision not possible. The only remaining option to divide the parcel is via family subdivision. A family subdivision will allow the creation of a new lot using Knight Farm Rd as access.

In accordance with Section 22-54 of the Subdivision Ordinance, the BoC Should Consider the following (4) criteria and ensure the waiver “shall not be detrimental to the county and the area surrounding the subdivision”. Staff provides the following comments:

- Nature of the proposed subdivision: The proposed subdivision is a family subdivision resulting in one (1) new parcel, for a total of two (2) parcels.
- Existing use of the land in the vicinity: The surrounding land uses are residential.
- Number of persons to reside or work in the proposed subdivision: The two lots will be occupied by extended family. Each lot will be deeded as follows: Lot 1. Kevin Hagler. Residual. David McCombs.
- Probable effect of the proposed subdivision upon traffic conditions in the vicinity: Knight Farm Rd connects back to Cannon Farm Rd. Traffic count information provided by NCDOT’s Comprehensive Transportation Plan (CTP) estimates a carrying capacity of 12,200 average vehicles per day for that section of Cannon Farm Rd. In 2022 the AADT for Cannon Farm Rd was 2,800. Staff does not anticipate the addition of one lot affecting traffic on Cannon Farm Rd.

This waiver process was established to give the Board of Commissioners (BoC) the ability to waive certain requirements of the family subdivision standards in special situations. The subdivision ordinance allows for up to three new lots to be conveyed in a family subdivision administratively, which generally addresses most circumstances in the county. Historically the BoC has only received a handful of requests for large families, but the waiver process gives the BoC an opportunity to consider potential impacts and conditions of approval, if warranted.

At 3:36 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 to approve FSW 04-24.

Award Rowan County Health Department Construction Bid

Bob Lauer, ADW Architects, introduced Principal Gina Moore. Ms. Moore said Rowan County worked with ADW Architects and received proposals for the single prime construction of the Rowan County Health Department Bid (2025-013), posted on September 30, 2024. Five (5) bid responses were received on opening day, October 29, 2024. After careful evaluation, completion of scoring and further negotiations, the County would like to award the bid to Holden Building Company, Inc. in the amount of \$14,842,904, which includes 13 alternates.

Finance Officer Anna Bumgarner explained how the project will be funded.

On motion of Pierce, seconded by Klusman, the Board voted 4-0 to award the bid (2025-013) for the Rowan County Health Department Construction to Holden Building Company, Inc. with all associated alternates in the amount of \$14,842,904.

Board Appointments

On motion of Klusman, seconded by Greene, the Board voted 4-0 to appoint Amanda Truell to the At Large seat on the Historic Landmark Commission.

Adjournment

At 3:42 p.m., on motion of Pierce, seconded by Klusman, the Board voted 4-0 to adjourn.

Sarah Pack, NCCCC
Clerk to the Board