

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



Aaron Church, County Manager
Carolyn Barger, Clerk to the Board
John W. Dees, II, County Attorney

Rowan County Board of Commissioners

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DRAFT

MINUTES OF THE MEETING OF THE ROWAN COUNTY BOARD OF COMMISSIONERS

October 17, 2016 – 6:00 PM

J. NEWTON COHEN, SR. ROOM

J. NEWTON COHEN, SR. ROWAN COUNTY ADMINISTRATION BUILDING

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

County Manager Aaron Church, Clerk to the Board/Assistant to the County Manager Carolyn Barger and County Attorney Jay Dees were present. Assistant County Manager/Finance Director Leslie Heidrick was absent.

Chairman Edds convened the meeting 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 moved to add a Closed Session for an economic development matter regarding Easter Creek Partners. The motion was seconded by Commissioner Greene and passed unanimously. The issue was added as agenda item #4a.

CONSIDER DELETIONS FROM THE AGENDA

There were no deletions from the agenda.

CONSIDER APPROVAL OF THE AGENDA

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve the agenda (as amended) passed unanimously.

Equal Opportunity Employer



CONSIDER APPROVAL OF THE MINUTES

Commissioner Klusman moved, Commissioner Greene seconded and the vote to approve the minutes of the October 3, 2016 Commission Meeting passed unanimously.

1. CONSIDER APPROVAL OF CONSENT AGENDA

Commissioner Klusman moved approval of the Consent Agenda. The motion was seconded by Commissioner Caskey and passed unanimously.

The Consent Agenda consisted of the following:

- A. Engineered Option Permit Fee
- B. RCHD Fee Schedule
- C. Foundation for a Healthy Carolina Dental Grant Application
- D. Refunds for Approval
- E. Program Debt Write-Off
- F. Private Hangar Lease Assignment
- G. Thanksgiving Office Hours
- H. Agreement with Novant Health Rowan Medical Center
- I. Apply for State Farm Grant for SRO Training

2. PUBLIC COMMENT PERIOD

Chairman Edds opened the Public Comment Period to entertain comments from any citizens wishing to address the Board. With no one coming forward, Chairman Edds closed the Public Comment Period.

3. PUBLIC HEARING FOR ZTA 02-16

Planning and Development Director Ed Muire said Staff was proposing text amendments to the Rowan County Zoning Ordinance to include adding a definition for the term “cabin” in Section 21-4 Definitions; incorporating General and Special Trade Contractors as conditional use permit considerations within the 85-ED-1 and 85-ED-2 districts in Section 21-34; and grouping cabins within the same conditional use process and requirements for campgrounds in Sections 21-60(7), 21-113 and 21-166. Mr. Muire highlighted the changes as follows:

Section 21-4. Definitions.

Cabin means a habitable structure used for overnight or temporary lodging of a recreational or rental purpose regardless of whether said structure is subject to the NC Building Code. For purposes of this definition, the term does not include a dwelling unit, but is intended to include cottages, huts, treehouses, yurts and other similar structures.

Sec. 21-34. - Economic development districts established for I-85.

(a)The following district are hereby established to preserve, encourage and enhance the economic development opportunities in areas adjacent and near I-85 in

accordance to plans adopted by the county board of commissioners. It is recognized that I-85 is uniquely important the future of the county because of the great potential for development of all types that exist along this corridor. Development within these districts shall be of types which maximize the economic benefits to the county while minimizing the potential impacts.

(b)The district are designed to accommodate, as appropriate, uses such as manufacturing, distribution, retail, service industries, corporate parks. Certain individual uses may be allowed as uses by right in some districts, while other more intensive uses may require a higher level of review and approval by the county. The districts encourage and allow more creative design of land development than may be provided on other general zoning districts. This flexibility is provided for planned unit developments.

(c)The district are labeled as 85-ED 1 through 4. "85" represents the relationship to I-85. "ED" represents the economic development designation for the sites.

(1)*85-ED-1*. The purpose of the 85-ED-1 district is to encourage the location of "high capital investment/high wage/low employment/clean" industries. Certain industries shall be allowed as permitted uses standards provided to protect adjacent neighborhoods. Other heavy industries may be allowed as conditional uses. If part of a larger master plan limited accessory and ancillary retail and service uses may be allowed.

a. In the 85-ED-1 district the following uses are permitted by right with a minimum lot size of five (5) acres:

Manufacturing group:

- Printing and publishing (SIC 27).
- Rubber and miscellaneous plastics products (SIC 30).
- Fabricated metal products (SIC 34), except:
 - Ammunition, except for small arms (SIC 3483).
 - Ordnance and accessories (SIC 3489).
- Industrial machinery and equipment (SIC 35).
- Electrical and electronic equipment (SIC 36), except:
 - Power distribution and specialty transformers (SIC 3612).
 - Transportation equipment (SIC 37).
 - Instruments and related products (SIC 38).
 - Miscellaneous manufacturing industries (SIC 39).

Transportation, communication, and utilities group:

- Ground-mounted solar energy systems 6,000 sq. ft. or less (SIC 491 pt).

b. The following are allowed with the issuance of a conditional use permit:

Construction group:

General Building Contractors (SIC 15)

Special Trade Contractors (SIC 17)

Manufacturing group:

- Lumber and wood products (SIC 24).
- Furniture and fixtures (SIC 25).
- Plastic materials, synthetic resins, etc. (SIC 282).
- Drugs (SIC 283).
- Paper and allied products (SIC 26).
- Stone, clay, glass, and concrete products (SIC 32).
- Primary metal industries (SIC 33).

Services group:

- Racing, including track operation (SIC 7948).

Transportation, communication, and utilities group:

- Communications and telecommunication towers (SIC 48 pt).

(2) *85-ED-2*. In areas where existing conditions such as surrounding development, access etc. may make the area less marketable for uses listed exclusively in the *85-ED-1* district then the *85-ED-2* district may be appropriate. The primary additions to this district are distribution and wholesaling operations.

- a. Certain industries shall be allowed as permitted uses with standards provided to protect adjacent neighborhoods. Other heavy industries and distribution and wholesale operations may be allowed as conditional uses. If part of a larger master plan limited accessory and ancillary retail and service uses may be allowed.

Manufacturing group:

- Printing and publishing (SIC 27).
- Rubber and miscellaneous plastics products (SIC 30).
- Fabricated metal products (SIC 34), except:
 - Ammunition, except for small arms (SIC 3483).
 - Ordnance and accessories (SIC 3489).
- Industrial machinery and equipment (SIC 35).
- Electrical and electronic equipment (SIC 36), except:
 - Power distribution and specialty transformers (SIC 3612).
- Transportation equipment (SIC 37).
- Instruments and related products (SIC 38).
- Miscellaneous manufacturing industries (SIC 39).

Service industries group:

- Engineering and management services (SIC 87).

Transportation, communication, and utilities group:

Ground-mounted solar energy systems 6,000 sq. ft. or less (SIC 491 pt).

b. The following are allowed with the issuance of a conditional use permit:

Construction group:

General Building Contractors (SIC 15)

Special Trade Contractors (SIC 17)

Manufacturing group:

Lumber and wood products (SIC 24).

Furniture and fixtures (SIC 25).

Plastic materials, synthetic resins, etc. (SIC 282).

Drugs (SIC 283).

Paper and allied products (SIC 26).

Stone, clay, glass, and concrete products (SIC 32).

Primary metal industries (SIC 33).

Transportation, communication, and utilities group:

Communications and telecommunication towers (SIC 48 pt).

Local and interurban passenger transit (SIC 41).

Motor freight transportation and warehousing (SIC 42).

Transportation services (SIC 47).

Wholesale trade group:

Wholesale trade—durable goods (SIC 50).

Wholesale trade—nondurable goods (SIC 51).

Services group:

Racing, including track operation (SIC 7948).

Section 21-60. Conditional use requirements for specific uses.

(7) b. ***Cabins (SIC 7011)***, ***Campgrounds*** and recreational vehicle parks (SIC 7033).

1. *Minimum lot size.* The minimum lot size is two (2) acres.
2. *Setbacks.*
 - Front50 feet
 - Side street30 feet
 - Side20 feet
 - Rear20 feet
3. *Density.* The minimum size of spaces shall be determined by the county health department.

- 4. *Interior drives.* Interior drives shall be a minimum of eighteen (18) feet compacted gravel six (6) inches thick.
- 5. *Parking.* No parking will be allowed on public streets. Off-street parking and loading space shall be provided in sufficient quantity to accommodate all parking and loading on-site. At a minimum, one (1) parking space per ~~trailer~~ space **or unit** shall be provided.
- 6. *Screening and buffering.* ~~Campgrounds~~ **Land uses in this category** shall be considered a group 2 use and shall be screened accordingly.

Section 21-113. Table of uses.

P - Permitted by Right P(A) - Permitted as Accessory Use SR - Permitted with Special Requirements C - Conditional Use	Zoning Districts																				
	Residential					Nonresidential															
LAND USE		R	A	R	R	S	M	H	P	M	F	R	C	B	I	N	S	T	I	N	
<i>Services</i>																					
70	Hotels, rooming houses, camps and other lodging places, <i>all except</i>	SR											P	SR							
7011	<i>Cabins</i>	C											P	C							
7033	Campgrounds and RV parks	C											P	C							

Section 21-166. Table of parking requirements.

Services		
7011 and 7033	<i>Cabins, Campgrounds and RV Parks</i>	1 space/campsite + 1 space / ELS + 1 space / 200 SF of meeting area

In response to an inquiry from Commissioner Pierce regarding limited use of cabins, Mr. Muire explained that cabins were not qualified as a home for long-term occupancy. Mr. Muire said, "These are not houses."

Commissioner Pierce felt the term "cabin" was not defined explicitly enough.

County Attorney Jay Dees said if the structure was for a primary residence, the applicant would be living in the home and would not be applying for a conditional use permit. Mr. Dees said the purpose of the text was for short-term lease or rental use.

Commissioner Pierce asked how the County would handle existing properties that already had cabins. Mr. Muire responded the expansions would fall under the category/requirements.

Mr. Dees clarified the changes applied to short-term itinerant use.

Mr. Muire the text amendments were trying to capture if there is a fee transaction and rental situation as opposed to family cabin. Mr. Muire suggested eliminating the term “or temporary lodging of a recreational rental purpose.”

Mr. Dees said the Board could consider approval with the minor modification as suggested by Mr. Muire.

Chairman Edds opened the public hearing to receive input from any citizen wishing to provide comments regarding ZTA 02-16. With no one coming forward, Chairman Edds closed the public hearing.

Chairman Edds moved to approve the following Statement of Consistency in support of ZTA 02-16: ZTA 02-16 is consistent with the intent of the Zoning Ordinance to facilitate the development of land subject to the conditional use process. The motion was seconded by Commissioner Klusman and passed unanimously.

Commissioner Klusman moved, Commissioner Pierce seconded and the vote to approve ZTA 02-16 with the recommended changes as discussed passed unanimously.

4. FINANCIAL REPORT

County Manager Aaron Church provided the Board with a brief financial report. Mr. Church said revenues, expenditures and property tax collections were tracking as expected.

The last graph depicted monthly sales tax comparisons. Mr. Church pointed out the figure for the month of June 2016 was higher than it had been in a long time. Mr. Church said next month the numbers were anticipated to be lower based on the statewide figures for economic activity.

ADDITION

4a. CLOSED SESSION

Chairman Edds moved at 6:16 p.m. for the Board to enter into Closed Session in accordance with North Carolina General Statute § 143-318.11(a)(4) for an economic development matter regarding Easter Creek Partners. The motion was seconded by Commissioner Klusman and passed unanimously.

The Board returned to Open Session at 6:58 p.m.

Chairman Edds moved to approve the Economic Development Agreement between Rowan County and Easter Creek Partners, along with its exhibits. The motion was seconded by Commissioner Pierce and passed unanimously.

ADJOURNMENT

There being no further business to come before the Board, Commissioner Pierce moved to adjourn at 7:02 p.m. The motion was seconded by Commissioner Klusman and passed unanimously.

Respectfully Submitted,

Carolyn Barger, MMC, NCMCC
Clerk to the Board/
Assistant to the County Manager