



ROCKINGHAM COUNTY PLANNING BOARD

MINUTES

ROCKINGHAM COUNTY PLANNING BOARD & BOARD OF ADJUSTMENT REGULAR MEETING – APRIL 12, 2021 - 7:00 P.M.

The Rockingham County Planning Board & Board of Adjustment met in regular session on April 12, 2021, 7:00 PM, Governmental Center, Commissioner's Chambers, Wentworth, North Carolina.

1. Chairman Paul Ksieniewicz called the meeting to order at 7:00 pm.
2. Invocation was given by James Harris.
3. Adoption of the Agenda.
4. Attendance:
Regular members present: Chairman Paul Ksieniewicz, Vice-Chairman Julie Talbert, James Harris, Cory Scott, Phillip Stone, and Matt Cardwell

Alternate members present:

Staff and others present: Carrie Spencer- Planning Director, Timothy Mack - Planner, John Morris – County Attorney, Roy Sawyers – A/V Technician, Ben Curry – Code Enforcement, and citizens
5. **The following Minutes were approved.**
February 8th, 2021.
6. **PROCEDURES**
Chairman Paul Ksieniewicz reviewed the hearing procedures for the Planning Board and read them into the record.
7. **PUBLIC HEARINGS BEFORE THE PLANNING BOARD**

Rezoning Case No. 2021-09, Carrolland Corporation: From Heavy Industrial and Residential Agricultural to Residential Protected

Carrie Spencer, Director of Community Development, read the case into the record and presented to the Planning Board.

Questions from Board regarding traffic impact considerations, considerations regarding the new UDO.

Al Leonard, applicant, Carroll Companies, 201 N Elm St, Greensboro, came to address the Board. Says they are continuing to invest in Rockingham County, and they like the area's potential. He provided a handout to the Board – a map in phases, access, prices for the homes (200k and up), what their plans are for the property.

PS: Noted the housing shortage in the area. Asked if they've looked at the turnout area along 220 – stated he's a little concerned about that.

PK: Noted TRC's concern about wastewater capacity. Do we need to know more?

CSP: No, that will come into play at the subdivision phase

Kerry Swinney stood to address the Board. He was for the rezoning. He had another question about the entrance. He echoed the concern of Philip Stone. Are there going to be two or one entrances?

PK: It would be up to DOT to make that determination.

CSP: DOT will review the plans, and if they think a traffic study is necessary, they will ask for it.

PS: Confirmed with Carrie – there is one way in and one way out.

CSP and PK: We will defer to DOT. Right now, we're just looking at the rezoning.

There were no other speakers, and there was no further discussion from the Board.

JT moved to approve recommendation of rezoning to Board of Commissioners, PS seconded. Motion carried 6-0.

Special Use Permit Case No. 2021-08, Cheek: To Operate a Travel Trailer Park in a Residential Agricultural District

Carrie Spencer read the Staff Report into the record and presented the case to the Board. She noted the difference in the current case and the previous one (2020-16). The Board voted 5-1 to continue the case to the May 10 Planning Board meeting due to an insufficient site plan.

Special Use Permit Case No. 2021-11, Clayton Homes: To Allow for a Doublewide Manufactured Home in a Residential Protected District

Carrie Spencer read the Staff Report into the record and presented the case into the record.

Daniel Leonard, applicant, Clayton Homes, stood to address the Board.

The permit was approved unanimously.

There were no other speakers or further discussion from the Board. Cory Scott moved to approve the Special Use Permit. The motion carried 6-0.

At this point, the Planning Board meeting was temporarily adjourned, and the Board of Adjustment Convened.

8. PUBLIC HEARINGS BEFORE THE BOARD OF ADJUSTMENT

Variance Case No. 2021-10, Dawson: Variance to Side/Rear Yard Setback

Carrie Spencer read the Staff Report into the record and presented the case to the Planning Board.

PS: Asked if there was any approval from the homeowner's association.

Dan Dawson, applicant and owner of the property, stood to address the board. He explained the situation – the location of the septic system prevents placement of the structure. He wants to keep it closer to his house.

PK: Noted that the variance would strictly rely on evidence of a hardship, not of their own doing.

There was discussion among the Board about the setbacks, the maintaining of rural county.

JT moved to disapprove the variance. PS seconded. The motion carried 6-0.

At this point, the BOA was adjourned and the Planning Board recalled to session.

9. OTHER BUSINESS

- a) Old Business –
- b) New Business – Update on Land Use Plan and UDO contract.

9. ADJOURN

JT, PS. Motion to adjourn carried 6-0. Meeting adjourned at 8:17 PM

Minutes Read and Approved,

Respectfully submitted,



05/10/2021

Chairperson, Planning Board

Date

Planning Staff

Date