# ROCKINGHAM COUNTY

# PLANNING BOARD

**MINUTES**

**ROCKINGHAM COUNTY PLANNING BOARD**

**SPECIAL MEETING – JANUARY 25, 2021 - 7:00 P.M.**

The Rockingham County Planning Board met in special session on January 25, 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. He moved to revise the agenda, removing Item Four (4). Vice-Chairman Julie Talbert motioned to approve revision, Phillip Stone seconded. The motion to revise the agenda and remove Item Four (4) carried 5-0.

**2.** Invocation was given by James Harris.

**3.** Attendance:

Regular members present: Chairman Paul Ksieniewicz, Vice-Chairman Julie Talbert, James Harris, James Fink and Phillip Stone

Alternate members present: Dylan Moore

Staff and others present: Carrie Spencer- Planning Director (via Zoom), Tim Mack- Planner, Eric Woolridge – Destinations by Design, Roy Sawyers – A/V Technician, Ben Curry – Code Enforcement, and Andrew Miller - IT

**5. ITEMS BEFORE THE PLANNING BOARD**

Unified Development Ordinance (UDO): Review, Q&A:

Carrie suggested starting from the Memorandum that Eric had sent before the first Revised UDO work session. She noted that the Board of Commissioners are currently reviewing the UDO as well as the Land Use Plan. Several key changes were brought up for discussion during the meeting:

The shift from Minimum Lot Size to Density Average. This change would encourage smaller lots and give landowners and developers more flexibility. It would also promote clustering and the increasing of dwelling units per acre, which in turn would preserve much more open space and agricultural land.

The revised Unified Development Ordinance creates a new Manufactured Home District. This proposed change was made to promote the development and growth of mixed housing types within certain target areas of the Land Use Plan, where public utilities are available. The intention is to allow for a better mix of homes, e.g., townhomes, condominiums, multi-family dwellings, etc., where there is water and sewer. It was noted that everything else would stay the same from current zoning districts, but RP – Residential Protected zones will be rendered obsolete (though still on the books). The new Manufactured Home District will be where new manufactured homes go. This is more intuitive. Essentially, with the expansion of a new district, the RP district will likely no longer need to be requested for future rezoning.

A reworking of the Planned Unit Development (PUD) allows for more flexible options for commercial projects that have access to water and sewer. The revised PUD could also work for the multiple unit business ideas, e.g., rentals and other structures that have a variety of uses. These will require a very site-specific plan.

Another item discussed was understanding the difference between Development Standards and Zoning Regulations. It was important to note that the distinction was that Development Standards apply to a use in order to make sure that use fits into that area. They serve as a supplemental requirement.

There was some discussion involving Easements and Private Roads – and their association with the 10-acre exemption rule. The new subdivision ordinance will address the confusion on this issue. 10+ acre lots are exempt from any government control. The government cannot require roads or access. All easements and public right of way is recorded by plat. If a 10-acre lot has an easement, the easement has to be recorded, not the lot itself. There will be a new section in the UDO – a County Road. The County Road is essentially built to NCDOT standards, but paving is not a requirement. There also can be up to three lots accessing an exclusive use easement.

A decision was made to exclude some language in the Adult Uses definition; striking the section that bars anyone U-20 from places that have male-female impersonators. It was decided to refer to NC General Statutes (160-D) regarding Adult Uses and Sexually-Oriented business, putting the burden on the other party to adhere to the regulations.

**6. OTHER BUSINESS**

1. Old Business –
2. New Business – The next Planning Board Special Meeting was scheduled and confirmed for February 22nd at 6:30 PM. Carrie noted that she would have to check with Jennifer Woods on how to go about public notices on account of time changes. The Planning Board also concluded that they would be ready to entertain a motion to adopt a resolution to recommend the Revised UDO to the Board of Commissioners at their March 8th meeting.

**7. ADJOURN**

Vice-Chairman moved to adjourn. James Fink seconded. The motion to adjourn the Planning Board Special Meeting carried 5-0.

Minutes Read and Approved, Respectfully submitted,

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Chairperson, Planning Board Date Planning Staff Date