

**AGENDA**

**ROCKINGHAM COUNTY PLANNING BOARD**

**October 26, 2020 at 7:00 pm**

County Commissioners Chambers

Rockingham County Governmental Center



**I. Call Planning Board to order**

**II. Invocation**

**III. Approval of Minutes:** October 12, 2020

**IV. Review of Procedures for Planning Board**

**V. Public Hearings before the Planning Board**

1. Special Use Permit Case #2020-28, Wells: Requesting Special Use Permit to allow for a Travel Trailer Park on Tax PIN 702100255241, 650 Anglin Mill Rd–Price Township

**X. Other Business:**

- a. Old Business: None
- b. New Business: Land Use Plan and UDO presentation Nov 9, 2020

**XI. Adjourn**





## ROCKINGHAM COUNTY PLANNING BOARD

### MINUTES

#### ROCKINGHAM COUNTY PLANNING BOARD AND BOARD OF ADJUSTMENT REGULAR MEETING – October 12, 2020 - 7:00 P.M.

The Rockingham County Planning Board met in regular session on October 12, 2020, 7:00 PM, Governmental Center, Commissioner's Chambers, Wentworth, North Carolina.

1. Vice-Chairman Talbert called the meeting to order at 7:00 pm.
2. Invocation was given by James Harris.
3. Attendance:  
Regular members present: James Harris, James Fink, Julie Talbert, Matt Cardwell, Tim Wyatt, Philip Stone

Alternate members present for training: Dylan Moore

Staff and others present: Carrie Spencer- Planning Director, Emily Bacon & Tim Mack- Planners, John Morris – County Attorney, Roy Sawyers – A/V Technician, Ben Curry – Code Enforcement, and citizens

4. **The following Minutes were approved.**  
September 14<sup>th</sup>, 2020, Tim Wyatt motioned to approve the submitted minutes, James Harris seconded. The Board approved the minutes 6-0.
5. **PROCEDURES**  
Vice-Chairman Talbert read the Rules of Procedure for public hearings.
6. **PUBLIC HEARINGS BEFORE THE PLANNING BOARD**
  1. Rezoning Case #2020-23, South Rockingham Corporate Park: From Residential Agricultural to Light Industrial. Tax PINs: 792101487577, 792101478425, 792102570679, 531 Sylvania Rd & NC 65, New Bethel Township

Carrie Spencer read the Staff Report into the record.

Phillip Stone asked if there was a part of a parcel being carved out – reviewing aerial image and Spencer answered that three separate parcels are included and have been duly advertised.

Vice-Chairman Talbert asked the Board is there were any other questions for staff. There were none.

Mr. Leonard, co-applicant the owner Carroll Companies (address), stated that the firm is preparing for a variety of potential future uses. Mr. Leonard noted that he was pleased with the planning staff for their work on this case, and that he is open to questions.

Vice-Chairman Talbert called the following citizens who had signed up to speak, giving the Board opportunity to ask questions of each.

Ronald Priddy, 496 Sylvania Rd, spoke in opposition to the rezoning. He stated that his property directly adjoins one of the requested parcels. He expressed concerns about relocating with his elderly mother and how close new operations on the requested parcels would be to their house. James Fink asked which property belongs to Mr. Priddy and Priddy stated that his property adjoins it.

Terrance and Dory Wilson, 203 Boone Rd, spoke in opposition to the rezoning. Mr. Wilson stated that he was under the assumption that all the land in the area was always going to be zoned for residential and expressed concern over property values, increases in traffic on NC 65, and air, water and noise pollution.

Dory Wilson asked the Board what other companies would be coming to the area if the rezoning goes through and Talbert stated that Carrie and the planning staff would be able to address those questions.

James Harris asked the planning staff if Rockingham County had any protocols for pollution and environmental protection. Carrie Spencer said that the new facilities in this on the requested parcels will be subject to EPA rules and regulations, and that our protocols would satisfy those standards. Mr. Leonard was asked to address the Board again. He stated that their office has had many positive conversations with real estate professionals, and that they are being very diligent about safe and appropriate uses and projects. Have also stated that they have been working with engineers on air and water quality, and erosion prevention devices.

Vice-Chairman Talbert asked about measures taken to prevent or reduce noise pollution and Mr. Leonard said that they have not specifically addressed noise pollution, but they have turned down uses that produce excessive noise. He also said that they have focused their efforts more on preventing or reducing smells. He ended his statements by saying that it is their aim to be a top-notch corporate park.

Carrie Spencer volunteered to the Board that Carroll Companies did not specifically request a heavy industrial rezoning, and that would eliminate a lot of the uses that produce excess noise and offensive smells. She also stated that there would be buffers required on properties adjacent to residents.

Phillip Stone asked Mr. Leonard if his team has worked with NCDOT on access and Mr. Leonard stated that NCDOT has been involved in meetings on the project from day one, and that they are looking at design and access for the corporate park as a whole.

**Timothy Wyatt moved to approve the rezoning with the consistency statement provided by staff, Matt Cardwell seconded, and the motion carried 6-0.**

2. Rezoning Case #2020-27, Teramore Development: From Residential Agricultural/Highway Commercial to Highway Commercial-Conditional District. Tax PIN 706114446761 (portion), NC 14 & NC 87, Leakesville Township

Vice-Chairman Talbert noted prior to hearing this case that a member of the Board – James Fink – must recuse himself for having a conflict of interest.

James Fink made a motion to recuse himself due to a conflict of interest, Vice-Chairman Talbert seconded, and the motion carried 6-0. He was replaced by alternate Dylan Moore.

Carrie Spencer read the Staff Report into the record.

Tim Wyatt noted that the requested parcel is already mostly Highway Commercial. He asked if the rezoning could be accomplished without any action by the Board and Spencer stated that the maps are misleading and clarified the area requested for rezoning. (She later stated that the applicant could develop the portion already zoned for Highway Commercial.)

Vice-Chairman Talbert asked the planning staff if there was any indication that something other than the applicant's proposal would be going on the requested parcel and Spencer noted that the request is not a conditional rezoning, the applicant has been forthcoming about their intent to develop the property as a Dollar General, but the general rezoning will allow for other uses so that the parcel is not limited in the future.

Mike Fox, 100 N Green St, Greensboro, NC, attorney for the applicant, Teramore Development addressed the Board. He stated that this was more of an extension of a current zoning rather than an actual rezoning. He stated that Dollar General is not a big traffic generator, and not a place that people go out of their way to get to, that it is a neighborhood serving business, and that staff has been recommended approval. He added that that they have not submitted site or signage plans yet, but will work with the TRC on that. He ended by saying that this a good investment for the community, and he was happy to answer any questions.

Joe Strickland, 214 Klumac Rd, Salisbury, NC, Director of Operations for development in North Carolina for the applicant, addressed the Board. He said NCDOT will require a left turn dedication for the project. He added that, even though Dollar General is not a traffic generator, they were conscious enough to add the lane to their site plan. He noted that the building would be constructed to simulate wood siding rather than the typical Dollar Generals in the area and that the design will blend well. In response to a question from Talbert, Mr. Strickland stated that NCDOT has been monitoring the road to see how many cars pass by it daily on average, and that 2100 cars would be the number that triggers a dedication. In response to question concerning the number of cars, Mr. Strickland said that 5600 cars a day come by the site. He then motioned to the aerial image on screen and noted that an area would be clear to maintain site distance. Carrie Spencer noted that the additional traffic count is

minimal compared to the current count to the area. She added that NCDOT will conduct a more thorough review during site plan approval. Mr. Strickland added that their team will do buffers, landscaping and a 6' fence.

Bonnie Joyner, 14947 NC Highway 87, spoke in opposition. She expressed concerns over traffic at the intersection, that she cannot see around the bend in the road, and concerns about light pollution, preferring to keep things more rural-looking and quiet. In response to a question from James Harris, Mrs. Joyner thought the speed limit there is 55, but people do not adhere to it. In response to a question from Talbert, she stated she has lived there for 13 years. In response to a question from Talbert, Mrs. Joyner stated that her concerns about light pollution would be addressed if adequate light coverage were provided but that her husband can speak more to that.

Roger Joyner stated that his biggest concern was light pollution. He said he is a retired astronomer with an observatory in his backyard and has no real objection to the rezoning but wants his concerns about light pollution considered. He suggested full cutoff light fixtures where no light goes into sky, inquired as to the hours of operation, stated that he hoped trees separating his property from the requested parcel would remain. Lastly, he echoed his wife's concerns over traffic. In response to a question about any request to change the speed limit, Mr. Joyner did not know but added that he was more concerned with the light pollution than anything else. Carrie Spencer said that she will be happy to make that request to NCDOT.

Audrey Clark, 61 Powell Rd, Ridgeway, VA, spoke in favor of the rezoning. She stated that she has a mobile home park in the area, and that she thinks it would be great to have a store nearby for people so they do not have to drive far for quick grocery errands.

Ruby Nicholas, 5834 Jones Dr, Archdale, NC, spoke in opposition. She owns a neighboring mobile home park. She stated she is concerned over traffic in support of the Joyner's concerns, that she has a hard time pulling out on to the road, and that no one observes the speed limit in the area. She ended her remarks by saying that she has no objection to the Dollar General, just the congestion it may cause.

Mr. Strickland came up for rebuttal, mainly to address light pollution. He said that they will be using cast-down lighting, which will not be emitting light into the sky. In response to a question from Phillip Stone, Mr. Strickland stated that the landscape buffer would be located at the road right-of-way. In answer to a question from Talbert, Mr. Strickland said hours of lighting are set by corporate automatically, but they can request them to be cutoff earlier. In response to a question from Dylan Moore, Mr. Strickland said that lighting for the elevated sign would be cut off at closing, and that it is lit internally and does not give off a lot of light.

Prior to a motion, Carrie Spencer reminded the Board of the conditions offered by the applicant in their application.

**Phillip Stone moved to approve the rezoning with the conditions offered by the applicant**

**and in accordance with staff consistency statement, James Harris seconded and the motion carried 6-0.**

3. Special Use Permit Case #2020-26, Nancy & Clayton Bennett: Seeking SUP to allow for a Doublewide Manufactured Home in Residential Protected District. Tax PIN: 792204510995, 815 Bennett Farm Road – New Bethel Township

Prior to hearing this case, Dylan Moore stepped down as alternate, and was replaced by James Fink.

Carrie Spencer read the Staff Report into the record.

Vice-Chairman Talbert asked if there were any questions for the planning staff. There were none.

Nancy Bennett, applicant, 3203 Apt C Stoneburg Court, Greensboro, NC, was sworn in to give testimony. She stated that they just want to live in the country and that her husband and her grew up in rural KY and moved to North Carolina over 20 years ago for work. They stated they prefer Rockingham County to Greensboro because it is peaceful and quiet and a better place for her family.

There were no questions from the Board to the applicant.

Carrie Spencer then reminded the Board of the standards for approving a Special Use Permit.

Phillip Stone: Is it off a gravel road?

Carrie Spencer: Yes. Existing lot, access already established.

Phillip Stone: Is that a mobile home park down there? Off that road?

Carrie Spencer: Yes.

Vice-Chairman Talbert: Any questions from the Board? Is there a motion?

**Timothy Wyatt moved for approval of the special use permit. James Fink seconded. Motion carried 6-0.**

4. Rezoning Case #2020-29, Gene Blackburn: Requesting change from Residential Protected to Residential Agriculture. Tax PIN: 891200600902, 1404 Mizpah Church Rd – Williamsburg Township

Carrie Spencer read the Staff Report into the record.

Vice-Chairman Talbert asked if there were any questions for staff.

Matt Cardwell asked if there have been any calls or complaints about the requested parcel and Spencer answered no, adding that this is a general rezoning, and the things he is considering are allowed in RA, he just needs that extra flexibility. Spencer also added that everything in that area is zoned RA.

Vice-Chairman Talbert asked if the applicant is going to speak and Spencer responded that he is not present but has been very involved.

Vice-Chairman asked if there was any discussion or questions from the Board. There were none.

**Matt Cardwell moved for approval of rezoning with the adoption of the staff consistency statement. Phillip Stone seconded. Motion carried 6-0.**

Tim Wyatt motioned to adjourn the Planning Board and call the Board of Adjustment to order to hear the next case, Vice-Chairman Talbert seconded and the motion carried 6-0.

Case before the Board of Adjustment:

5. Variance Case #2020-25, Glen Moore: Seeking Variance to Side Yard Setback requirements in a RP-Residential Protected district. Tax PIN: 792302884080, 140 Larkspur Lane – New Bethel Township

Carrie Spencer read the Staff Report into the record.

Applicant, Glen Moore, 140 Larkspur Ln, was sworn in to give testimony.

Vice-Chairman Talbert: Give us a little idea of what you're doing.

Glen Moore: Well, I think Carrie did a good job of filling you in, but I'm happy to try and fill in any holes. I finally bought a new truck and needed a place to put it. There's a beautiful Burch tree on the property and I wouldn't cut it down for the world. I had a builder come out to look at the property, have the lumber all stacked up in my yard, and that's when he told me he realized he didn't think I had enough setback space.

Phillip Stone: Is there a reason why this location makes this the best spot?

Glen Moore: It's just scenic and I don't want to change that.

James Harris: Had you researched the boundary prior to the project?

Glen Moore: I hadn't thought of doing this until I got the truck. I didn't know I didn't have enough space until the builder went to get the building permit.







**ROCKINGHAM COUNTY  
STAFF REPORT  
Case #2020-28, Special Use Permit**



<b>Request:</b>	<b>Special Use Permit to allow a Travel Trailer Park with 5 sites</b>
<b>Applicant:</b>	William Wells
<b>Identification:</b>	The property is identified as Tax PIN 702100255241
<b>Location:</b>	650 Anglin Mill Rd, Price Township

**1. Acres and Location of Proposal:**

The total parcel area is (+/-) 14.92 acres. The property is located northwest of Stoneville, about a quarter mile east of State Line Rd.

**2. Character and Land Uses of Neighborhood and Surrounding Community:**

The neighborhood is predominantly characterized by large residential lots developed with residential single-family stick built and manufactured homes. Land uses in the area include agriculture and forestry.

**3. Relevant Unified Development Ordinance Section:**

*Chapter 2, Article IX, Section 9-11(x), p. 139-140*

**4. Adopted Regulation and Plans:**

The property and surrounding properties are zoned Residential Agricultural (RA), and Residential Protected (RP).

This property is located in the *Rural Land Class* of the Rockingham County Land Use Plan. The proposed Special Use Permit appears to meet the purposes and characteristics of that Land Class, summarized below.

Land Class	Purpose	Characteristics	Services	Residential Density
Rural	To provide for farm and forest management, and various other low intensity uses including residences where urban services are not required and natural resources will not be unduly impaired.	Lands with high potential for agriculture and forestry uses, and commercial uses associated with natural resources, agri-business and agri-tourism.	Limited public services such as police and fire protection and private septic tanks and wells.	Very low to low density single-family residences. 1 unit/2 acres

The Residential Protected zoning district is described by the UDO:

*“The purpose of this district is to provide a place for agricultural and very low-density residential uses. Requests for rezoning to a higher intensity use district must demonstrate that the proposed development would be in accordance with the Rockingham County comprehensive plan. (Amended 4/10/2006)”*

**5. Staff Findings and Recommendation:**

After reviewing the application, Staff concludes that sufficient information has been provided for the application to be processed for consideration by the Planning Board.

Staff recommends the following conditions :

1. The applicant must comply with the site plan approved by, and any other conditions imposed by, the Planning Board.
2. The applicant is responsible for obtaining and complying with all required permits and approvals.
3. The applicant must follow all of the requirements for the Travel Trailer Special Use Permit which are listed in the Rockingham County Unified Development Ordinance.

**6. Approval Process:**

No Special Use Permit shall be granted by the Planning Board unless each of the following findings is made concerning the proposed special use:

- (a) That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
- (b) That the use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations;
- (c) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property or that the use or development is a public necessity; and
- (d) That the use or development conforms with the general plans for the land use and development of Rockingham County as embodied in this chapter and in the Rockingham County Development Guide.

There shall be competent, material and substantial evidence in the record to support these conclusions and the Planning Board must find that all of the above exist or the application will be denied.



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Community Development

CASE 2020-28
ZAMEND 2020-0023

APPLICATION FOR SPECIAL USE PERMIT
For: Travel Trailer Park

\*ALL SIGNATURES AND PAGES MUST BE WITNESSED BY STAFF OR NOTARY\*

Date: 9/21/2020
Land Owner: William Wells
Land Owner Address: 650 Anglin Mill Rd
Applicant: William Wells
Mailing Address: 650 Anglin Mill Rd
Stoneville, NC 27048
Point of Contact: William Wells
Telephone: (336) 612-5576
Email: bill.r.wells@gmail.com

na signed
in office EKB.

Notary Public
My Commission Expires

Address/ Tax PIN(s): 650 Anglin Mill Rd 702100255241
Stoneville, NC 27048
Nearby Road Names: Dewey Martin, State Line Rd

Condition(s):
Site Plan Attached.

It is understood that the authorized board may designate conditions that will, in its opinion, assure that the use in its proposed location will be harmonious with the area in which it is proposed to be located, with the spirit of the ordinance, and clearly in keeping with the public welfare. All specific conditions shall run with the land and shall be binding on the original applicant, their heirs, successors, and assigns.

In the event of failure to comply with the plans approved by the authorized board or with any other conditions imposed upon the Special Use Permit, the permit shall thereupon immediately become void and of no effect. The designated board may authorize modifications of original plans, and a public hearing may be held at the discretion of said board.

[Signature]
Signature of Applicant

Signature of Owner(s)

Date Fee Paid: 9/21/20 (Office Use Only)
Receipt Number:

Planning Board Decision: Approve ( ) Deny ( ) Vote: \_\_\_\_\_

Date of Hearing: 10/26/20 Date of rehearing \_\_\_\_\_
7:00 pm

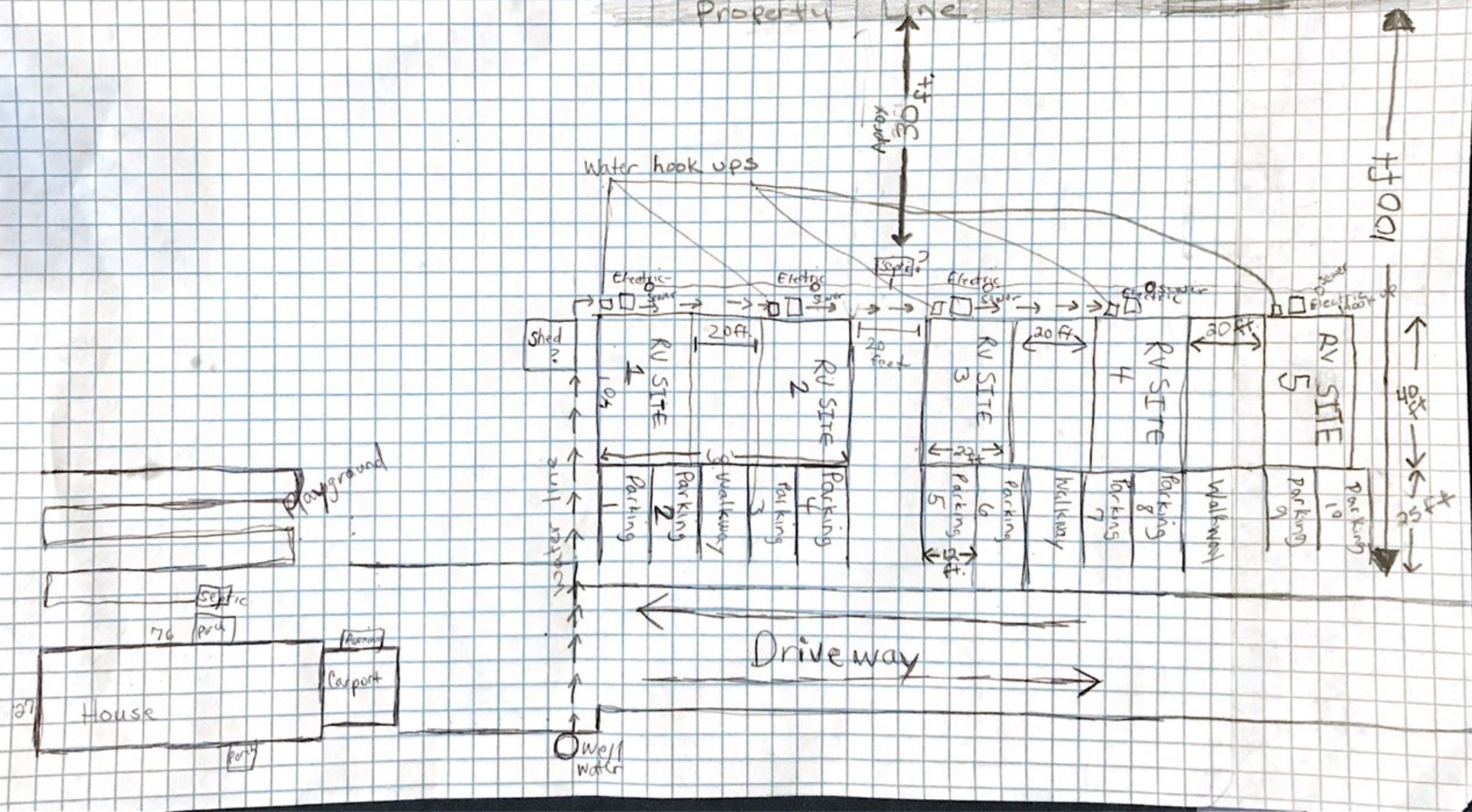
[Signature]
Authorized County Official

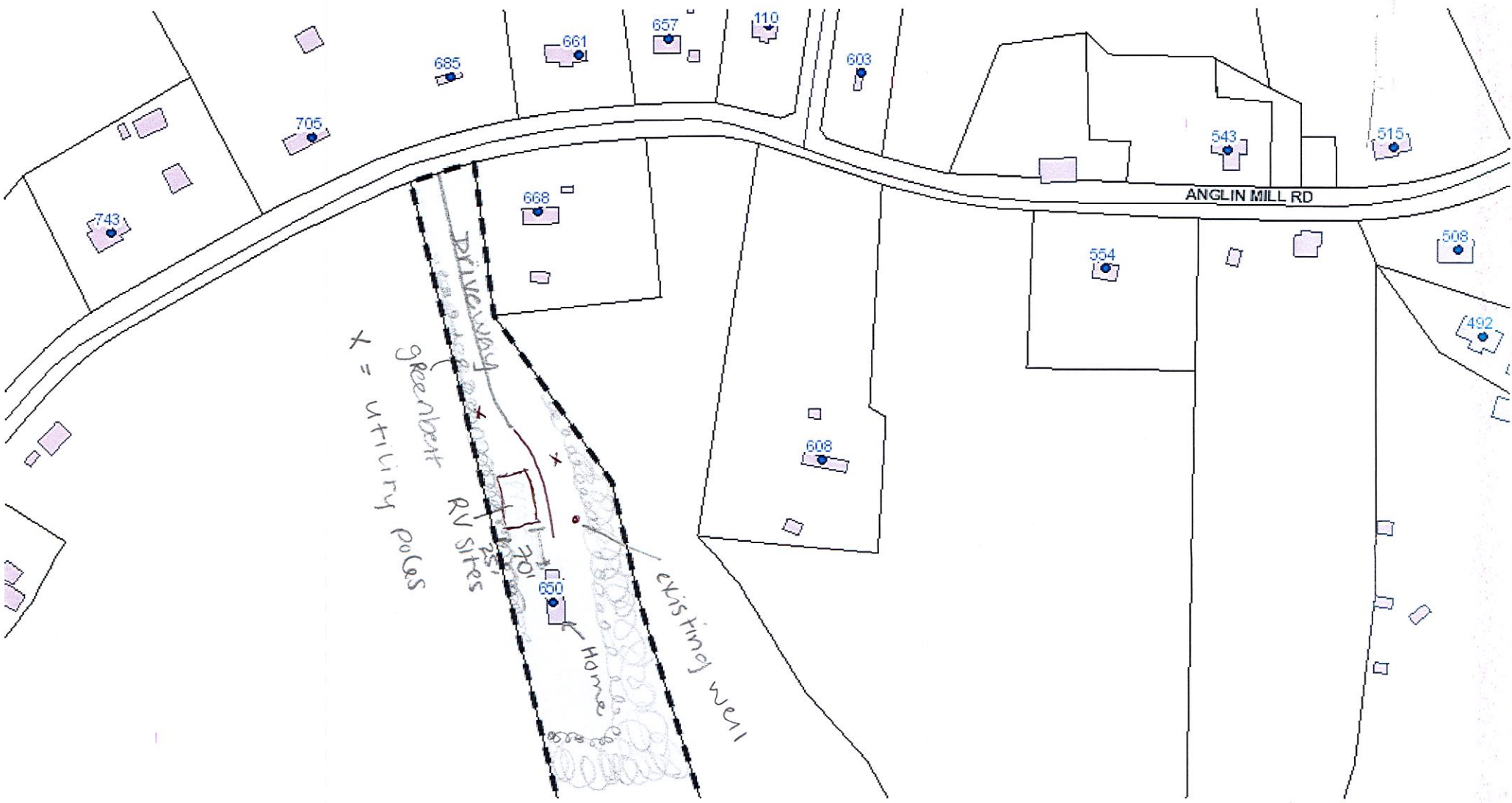




All 15 acres to be used for recreation  
Walking paths, creek, and playground.

Property Line





x = utility poles

DRIVEWAY  
greenbelt  
RV sites

Home

existing well

ANGLIN MILL RD

WMA



- (x) **Travel Trailer Parks or Recreational, Nonpermanent Vehicles (including tenting and other forms of weather protected, covered camping)**

**Approved By:** Planning Board

**Special Use Districts:** RA, RM

**Minimum Area:** Five (5) acres with a front yard depth of fifty (50) feet.

**Site Considerations:**

Trailers shall be separated from each other and from other structures by at least fifteen (15) feet. Any accessory structure such as attached awnings, carports, or storage facilities shall be considered to be part of the trailer.

Minimum size of space shall be as required by the Rockingham County Health Department.

There shall be at least one (1) recreation area that shall be accessible from all trailer spaces. The size of such recreation area shall not be less than eight percent (8%) of the gross site area.

Roadways shall be 4" stabilized gravel or crushed rock and of adequate width to accommodate anticipated traffic and in any case, shall meet the following minimum requirements:

One-way, no parking - twelve (12) feet.

Two-way, no parking - twenty (20) feet. (Amended 9/16/1991; Effective 9/17/1991)

No roadway parking shall be permitted.

The water supply, the sewerage system, service buildings, sanitation requirements and solid waste disposal shall be reasonably accommodated and shall meet the requirements of the appropriate State and County regulatory agency.

A 25-foot wide natural foliage greenbelt shall be planted along the street side(s) of the property and along interior lot lines adjacent to a residential district. The plantings shall be of sufficient opacity to screen the use from view along interior lot lines.



**Parking:**

Off-street parking and loading space shall be provided in sufficient quantity to accommodate all parking and loading on the site. For this purpose, there shall be 1 1/2 automobile parking spaces per trailer space.

**Signs:**

Signs on premises shall be regulated as follows:

Type of sign: Identification.

Permitted number of signs: One (1) ground sign per entrance to park.

Maximum area of ground sign: Ten (10) square feet.

Permitted illumination: Indirect lighting, non-flashing illumination, motionless.

Permitted location: Within the bounds of the property.

**Required Plans:**

Topography of the site, at contour interval no greater than five (5) feet.

Location and approximate size of all existing and proposed buildings and structures within the site and existing buildings and structures within five hundred (500) feet adjacent thereto.

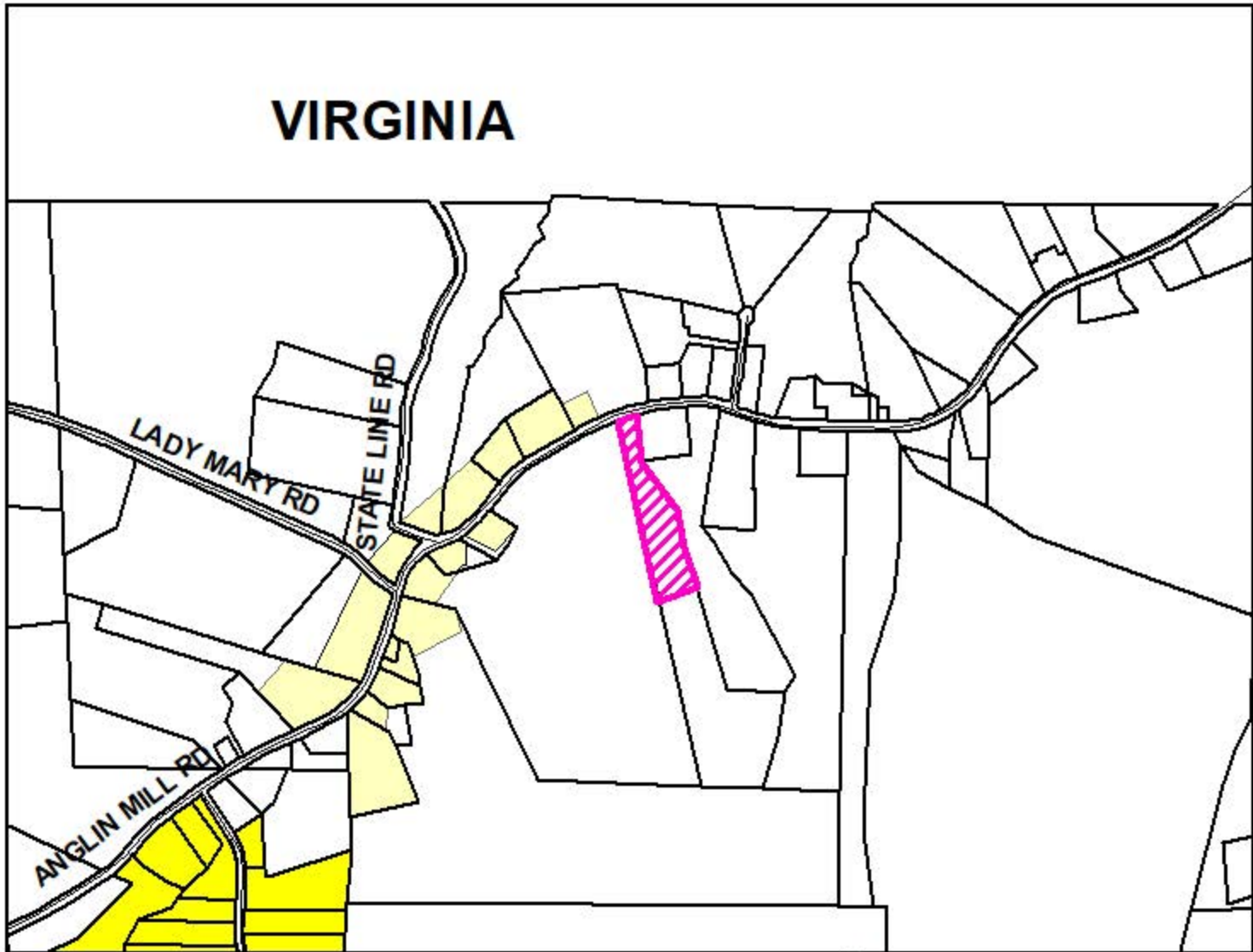
Proposed points of ingress and egress together with the proposed pattern of internal circulation.


Proposed parking areas.

Proposed provision for storm and sanitary sewerage, including both natural and man-made features, and the proposed treatment of ground cover, slopes, banks and ditches.

**Space Rental:** Trailer spaces shall be rented by the day.

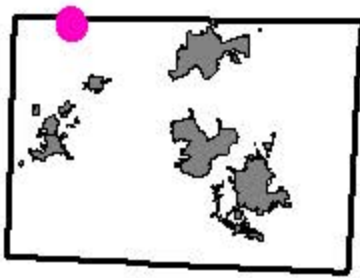




 Tax PIN: 702100255241 (part)

**County Zoning**

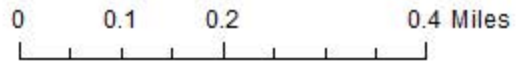
-  HC
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-  RP
-  RA
-  Roads
-  Parcels



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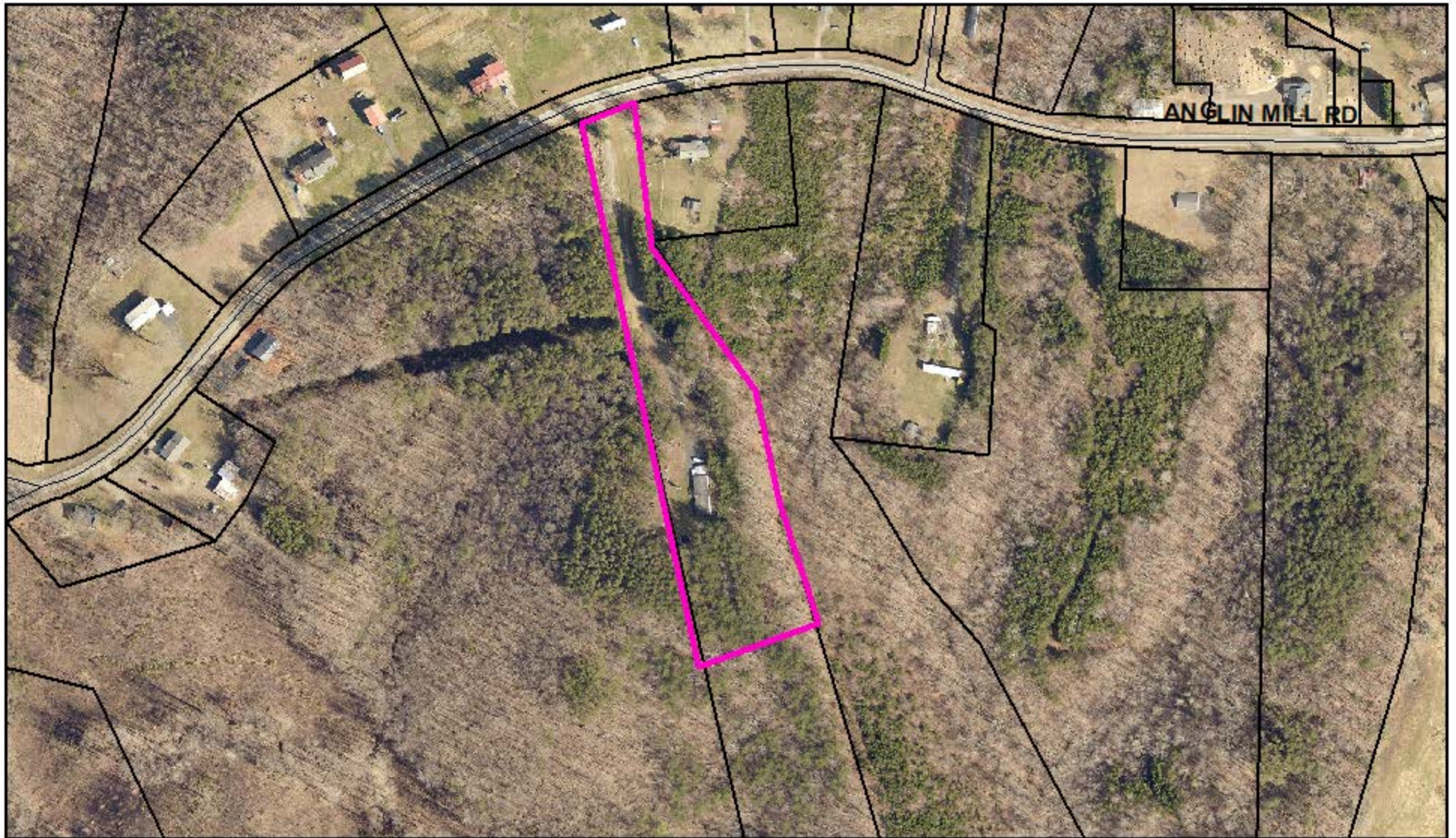


**Case #2020-28: Wells, SUP for Travel Trailer Park**  
**Zoning Map**









Text



### Case #2020-28: Wells, SUP for Travel Trailer Park

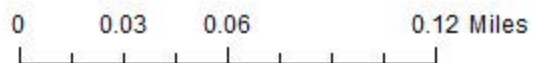
### Aerial Map



Tax PIN: 702100255241 (part)

— Roads

▭ Parcels







**PLANNING BOARD ANALYSIS AND STATEMENT**

**CASE # 2020-28: Wells**

**Special Use Permit to allow for a Travel Trailer Park**

**FINDINGS**

The Planning Board has reviewed the **Special Use Permit** and adopts the following statements as required by the Rockingham County UDO and NCGS § 153A-341 and § 153A-342:

1. After considering Rockingham County adopted comprehensive plans and UDO, the Planning Board **approves/disapproves** (2020-28). This action is **consistent/not consistent** with the adopted Rockingham County Land Use Plan.

2. After review of competent, material and substantial evidence in the record, the Board makes the following findings for the 4 conclusions necessary to approve a Special Use Permit:

**yes no** (a) That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

The Board finds:

Would the approval of this permit impose significant harm on the neighbors and surrounding community?

**yes no** (b) That the use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations;

The Board finds:

That the proposed use is an allowed use in a Residential Protected zoning district if a Special Use Permit is approved, that the conditions of the Special Use Permit will ensure development meets or exceeds all requirements and goals of the existing UDO, and that the Rockingham County permitting and inspections department will ensure the structures and site meet or exceed all state and local standards for construction and design.

**yes no** (c) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property or that the use or development is a public necessity; and

The Board finds:

Will the proposed business be compatible with or exceed the quality of existing developments in the neighborhood and have similar impacts as the surrounding building types?

**yes no** (d) That the use or development conforms with the general plans for the land use and development of Rockingham County as embodied in this chapter and in the Rockingham County UDO.

The Board finds:

Does this Special Use Permit support the policies and guidelines of the **Rural Land Class** and the intended purpose of the Residential Agricultural zoning district?

3. Additional comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_