# ROCKINGHAM COUNTY

# PLANNING BOARD

**MINUTES**

**ROCKINGHAM COUNTY PLANNING BOARD AND BOARD OF ADJUSTMENT**

**REGULAR MEETING – March 9th, 2020 - 7:00 P.M.**

The Rockingham County Planning Board met in regular session on May 11, 2020, 7:00 pm, Governmental Center, Commissioner’s Chambers, Wentworth, North Carolina.

1. Chairman Ksieniewicz called the meeting to order at 7:00 pm.

# Carrie Spencer announced location and means of conducting meeting.

**2.** Invocation was given by Timothy Wyatt.

**3.** Membership Present:

Regular members: Paul Ksieniewicz, Julie Talbert, Michael Lee, Timothy Wyatt, and Phillip Stone.

Members Absent: T. Matt Cardwell, James Fink, James Harris, Ann Cunningham, Stacey Southern, Corey Scott, and Dylan Moore.

Staff and others Present: Carrie Spencer- Planning Director, John Morris – County Attorney, Emily Bacon - Planner, Roy Sawyers – A/V Technician, Benjamin Curry – Code Enforcement, and citizens.

**4. The following Minutes were approved.**

October 14th ,2019: Tim Wyatt motioned, Julie Talbert seconded for approval with the change of Chairperson Wyatt to Chairperson Ksieniewicz.

September 9th ,2019: Michael Lee

 Michael Lee, correction with 2019 for September 9 2019, Julie Talbert, 5-0 approved.

 Julie Talbert motioned to approve march 9, Michael Lee seconded 5-0 approved.

**5. PROCEDURES**

Chairman Ksieniewicz read the Rules of Procedure for public hearings.

John Morris, stated that Quazi Judicial hearings, things considered need to be fact.

**6. CASES**

1. **SPECIAL USE PERMIT CASE # 2020-10, CMH Homes:** A request for a Special Use Permit to allow a Class AA Manufactured Home in a Residential Protected zoning district. 8645 Friendship Church Rd, Tax PIN 8901-00-93-8866, Reidsville Township.

Carrie Spencer presented the case based on the staff report. Surrounding Manufactured Homes were highlighted via an additional map. The application is considered evidence in this case.

Julie Talbert asked Carrie how far the map shows, which is ¼ of a mile. The home directly beside this home is a Manufactured Home.

Michael Lee, commented that he did not think a new Manufactured Home would lower the tax value of the surrounding areas.

There were no submitted comments or speakers present to submit evidence. The public comment period was closed. No discussion by the Board. Michael Lee motioned, Julie Talbert seconded. With items 1-3 listed on staff recommend analysis sheet. The Board voted 5-0 to approve the Special Use Permit.

1. **SPECIAL USE PERMIT CASE # 2020-06, Harrison & Sons:** A request for a Special Use Permit for a Rural Family Occupation, Auto Repair and Sales. 117 Rolling Hills Drive, Tax PIN 8911-00-33-3139, Reidsville Township

Carrie Spencer presented case. This case has come to the Board via a Building Inspector seeing a commercial business on the property during an adjacent building inspection. The business is supported by the surrounding neighbors, and it is screened from the road by mature trees. Staff recommends approval of this Special Use permit.

Chester Harrison Sr, of 117 Rolling Hills took the stand as the applicant. He was sworn in by Paul K. He is purchasing cars wholesale and repairing them to sell to local car dealers.

The business has been in operation on this site for 2 years.

Julie Talbert asked how long the business has been in operation on this site. He stated 2 years. Tim Wyatt asked if he resided on the property, he does.

Chester Harrison Jr, of Greensboro NC, took the stand supporting the application. This is a family-oriented business. They do not plan on having commercial traffic on the residential street. A low volume of cars is worked on at the site at one time.

Julie Talbert motioned, Phillip Stone seconded, to approve the Special Use Permit. It is consistent with the Land Use Plan, their core conclusions, that the development promotes general health safety and welfare, it is public necessity, it conforms with the UDO development standards. The Board voted 5-0, the motion carried.

1. **REZONING CASE # 2020-09, South Rockingham Corporate Park, LLC:** A request for rezoning from Residential Agricultural and Residential Mixed to Light Industrial. NC 65 & US 220, Tax PINs 7921-01-46-1484 & 7921-02-56-3455, New Bethel Township.

Carrie Spencer presented the case according to the staff report. Public water and sewer will be serving this site. Highlights are that this area is a key growth interchange. The TRC, Technical Review Committee, will need to approve the site plan. This is a straight rezoning, an no conditions can be considered.

Cindy Nelson opposed citing concerns over property values declining, and a conflict between residential and industrial uses.

James Gunter II, an adjacent land owner, took the stand to oppose the rezoning. The original use for the property was a Mobile Home Park, have the septic systems, and wells been properly filled in as to not have the new development contaminate the aquifer. There is near by ground surface water, they are concerned about abatement. They are cattle farmers, and have been in operation for 100 years. Does the 70% built upon area include parking and internal roadways? The list of uses is very long. The business across the road has no landscaping or visual screening from the roadway. They want the business to add value to the area.

 Julie Talbert, asked if he lives on an adjoining property. He and his brother live on adjoining properties that total 110 acres. They also own a mobile home park south of this rezoning.

 Carrie Spencer answered that erosion control measures would be regulated at the state level. The technical review committee would be required to consider measures for runoff. The 70% built up on area does include parking lots and all impervious surfaces. Existing systems will need to be properly abandoned, as part of a site plan approval. This land owner does own other adjacent tracts in this area. This is just the first rezoning they have requested. The area is identified as a desirable area and will be included in the Land Use Plan.

Julie Talbert would like to see conditions set on this property, and limit which uses can be used. To make the growth intentional.

Mike Lee commented that statements have been made neighbors and that harm could come from this rezoning.

Tim Wyatt motioned to recommend approval of this request, Philip seconded. The Board voted 4-5 to recommend approval. Mike Lee dissented. NEEDS STATEMENT.

Planning Board was adjourned.

Board of Adjustment Convened.

**VARIANCE REQUEST # 2020-11, Peters:** A request for a Variance from UDO Chapter 1, Article II to allow a Home Occupation in a building other than the dwelling. 1143 Whetstone Creek Rd, Tax PIN 7957-02-57-6941, Mayo Township.

Carrie Spencer presented the case based on the staff report and the application submitted by the applicant.

Tim Wyatt, asked why they could not have applied for a Special Use Permit to operate Rural Family Occupation. They did not meet the acreage requirement.

Deborah Peters, of 1143 Whetstone Creek Rd took the stand as the applicant. She wants to practice her business from her property.

 Julie Talbert asked what is the nature of her business. She answered Therapeutic Massage, which only has one client at a time. Tim Wyatt, asked about the operation of the structure as a carwash. It has not been used for over 10 years.

Mike Lee motioned for approval, Julie Talbert seconded. The Board voted 5-0 to approve the variance. They adopted the statements 1-4 provided by staff.

The Board of Adjustment voted to adjourn 5-0 and reconvene as the Planning Board.

**6. OTHER BUSINESS**

1. Old Business

Land Use Plan consultant. They have restructured the UDO and will present it to the Land Use Plan steering committee this week.

1. New Business

**7. ADJOURN**

Julie Talbert motioned, Philip Stone seconded. The Board 5-0 voted to adjourn at 8:27pm.

Minutes Read and Approved, Respectfully submitted,

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Chairperson, Planning Board Date Planning Staff Date