# ROCKINGHAM COUNTY

# PLANNING BOARD

**MINUTES**

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

**REGULAR MEETING – February 10, 2020 - 7:00 P.M.**

The Rockingham County Planning Board met in regular session on February 10, 2020, 7:00 pm, Governmental Center, Commissioner’s Chambers, Wentworth, North Carolina.

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

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

**3.** Membership Present:

Regular members: James Fink, James Harris, Paul Ksieniewicz, Julie Talbert, Philip Stone.

Members Absent: Mike Lee, Timothy Wyatt, & Ann Cunningham.

Staff and others Present: Carrie Spencer- Planning Director, Emily Bacon - Planner, Roy Sawyers – A/V Technician, Benjamin Curry – Code Enforcement, citizens, and members of the news media

**4.** Julie Talbert motioned, Philip Stone seconded, and the vote was unanimous (5-0) to approve the agenda for tonight’s meeting and the minutes for January 13, 2020.

**5. PUBLIC HEARINGS**

1. Chairman Ksieniewicz read the Rules of Procedure for public hearings.

Julie Talbert motioned, Philip Stone seconded, and the Board voted unanimously to amend the agenda to withdraw Case# 2020-02.

1. **Rezoning Case # 2020-001**: Rezoning from RP to LI-CD, Calvary Road, applicant Steven Kidd, Tax PIN 7959-03-42-6045.

Carrie Spencer, Director, Community Development, presented the case based on the Staff Report. Steven Kidd was available for questions.

Paul Ksieniewicz asked if Calvary Rd dead ended to a property zoned Light Industrial. It does.

No more questions for Staff.

The applicant, Steven Kidd of 221 Acorn Dr, took the stand. He described his plans for a 30 x 40 building that he wants to use for his commercial painting business which has outgrown its current location. His plan is to clean up the property prior to using it. There will be no noxious fumes or excessive noise created from his use of the property.

The Board asked Kidd questions pertaining to his business operations. He has two employees, he will be storing equipment on the property, he will not reside on the property. He will access property via two driveways off of Calvary Rd and would get a commercial driveway permit from NC DOT. He has been contacted by another light industrial business owner about leasing part of the property to them. The property would be served by individual well and septic. There will be no business conducted after business hours.

The Board asked Kidd about barrels present on the property. Kidd is in contact with NC DEQ regarding proper disposal, this was verified by Carrie Spencer.

Chairperson Ksieniewicz opened the floor for public comment.

Rocky Darnell, Penny Darnell, Lynn Baldwin & her Husband, spoke in opposition.

They cited concerns regarding potentially contaminated well water, the effect of Light Industrial uses on rural character, health hazards from potential pollution, and potential harm to a nearby horse farm.

Steven Kidd, retook the stand to present his rebuttal. Environmental health has cleared the water to surrounding parcels as potable.

Chairperson Ksieniewicz closed the public comment period. Julie Talbert motioned to recommend denial. James Fink seconded. The motion was defeated 3-2.

Paul Ksieniewicz motioned, Philip Stone seconded the motion, the vote was 3-2 to recommend approval the Board of Commissioners due to the Board determining that: the zoning amendment is consistent with land use plan, it is appropriate for proposed land use, is consistent with officially adopted plans, and as a whole this zoning amendment supports the intent and description of the urban transition land class.

This case will have a final decision voted on by the Board of Commissioners at March 16, 2020 at 6:30pm.

**6. OTHER BUSINESS**

1. Old Business
2. New Business
* Three applications for Planning Board, from Citizen’s Academy, will be considered by the Board of Commissioners at their next meeting. Training will be held after they are voted onto the board
* Land Use Plan – The consultant has made maps and finished interviews. They have started on the Development Ordinance. They are having a committee meeting this month.

**7. ADJOURN**

Julie moved, Phillip Seconded. The Board Voted 5-0 to adjourn.