# ROCKINGHAM COUNTY

# PLANNING BOARD

**MINUTES**

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

**REGULAR MEETING – January 13, 2020 7:00 P.M.**

The meeting was held in the Commissioner’s Chambers, at the Rockingham County Governmental Center located in Wentworth, North Carolina.

**1.** Chairman Ksieniewicz called the meeting to order at 7:01 pm.

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

**3.** Membership Present:

Regular members: James Fink, James Harris, Paul Ksieniewicz, Michael Lee, T. Matt Cardwell, Philip Stone.

Members Absent: Timothy Wyatt, Ann Cunningham, Julie Talbert

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

**4.** Mike Lee motioned, James Harris seconded, and the vote was unanimous for minutes from August 12th, 2019 & December 9th, 2019.

**5. PUBLIC HEARINGS**

1. Chairman Ksieniewicz read the Rules of Procedure for public hearings.
2. UDO Text Amendment Case #T2019-004: Signs for Residential Zoning Districts, Chapter 1, Article II (Definitions) and Chapter 2, Article XII (Signs)

Carrie Spencer, Director, Community Development, presented the UDO Text Amendment. She iterated that this amendment is intended to allow certain uses in residential zoning districts to have signs indicative of the size of their use. The changes specifically apply to schools and churches. We are suggesting changeable copy signs be allowed but not animated signs. Signs for school fundraising on ball fields are also being added for consideration. These signs would be facing only attendees of the school and ball games. The copy size of the sign allowed would also be increased.

Chair Ksieniewicz asked if advertising on the ball fields must be facing the school property only. The intent is to prohibit ‘off premise advertising’ targeted to the road.

T. Matt Cardwell asked to clarify whether the intent is to be seen by the road or the parking lot of the ball field. He stated that they don’t want to exclude Schools who sit far from the road but could technically be seen by the road. Mrs. Spencer answered that this UDO text amendment needs to be mindful not to change the character of Residential District.

Jim Harris asked if there is there any association between the person who is posting the sign and the school. Mrs. Spencer stated that it is customary for this to be a fundraising opportunity for the school.

Chair Ksieniewicz opening the public hearing, no one chose to speak.

The Board discussed changing the wording from ‘road’ to ‘roadway’.

**Mr. Ksieniewicz moved to recommend approval of the proposed text amendment with this change. Mr. Cardwell seconded, and the vote was unanimous (6-0) to recommend approval.**

1. Special Use Permit Case #2019-024: Request for a SUP to operate a Kennel with 8+ domesticated animals. Applicant is Teresa Somer, and the property is located at 200 Happy Home Church Rd in the Township of Ruffin.

Carrie Spencer, presented the case and Staff Report. She noted that the proposed Kennel could have a maximum of 40 animals. Any buildings located within 25’ of the property line would need to be moved to be used for the Kennel. This case has come to the Board via a UDO violation. It was in operation without the proper permits.

Philip Stone asked how the county became aware of violation. A neighbor filed a complaint.

Chair Ksieniewicz opened the public hearing and swore in people signed up to speak about the case.

Teresa Somer, the applicant, took the stand summarizing her belief that the operation of this Kennel provides benefits for the county. She is considering adding a dedicated Kennel building to her property to mitigate noise. Prior to locating her Kennel here she called the county to make sure the land was suitable. She was unware at that time she needed a Special Use Permit.

Ronnie Adkins, Kyle Hodges, Jeri Capozzi, Mike Hatfield, Tom Fagel, Frankie Williams, and Bruce McBride spoke in opposition. Topics mentioned were excessive noise, air pollution, odor, and safety concerns. A number of speakers felt like they were unable to use their property’s outdoor area due to noise and odor nuisances created from the kennel. Unacceptable noise levels were reported by neighbors at all hours of the day.

Teresa Somer spoke in rebuttal. She stated that the dedicated kennel building designed to mitigate noise and odor would address those concerns.

The Board discussed (list topics of discussion including supporting statements and concerns, and responses to questions)

Mike Lee moved, (name) seconded, and the vote was unanimous to recommend approval of the case due to (consistency statement)

**6. OTHER BUSINESS**

1. Old Business
2. New Business

**7. ADJOURN**