**MINUTES OF THE REGULARLY SCHEDULED MEETING OF:**

**THE ROCKINGHAM COUNTY PLANNING BOARD**

**BOARD OF COMMISSIONERS CHAMBERS**

**ROCKINGHAM COUNTY GOVERNMENTAL CENTER**

**371 NC HIGHWAY 65, REIDSVILLE (WENTWORTH), NC**

**NOVEMBER 12, 2019 AT 7:00 PM**

MEMBERS PRESENT: James Fink

 James Harris

 Paul Ksieniewicz

 Mike Lee

 Julie Talbert

MEMBERS ABSENT: T. Matt Cardwell

 Phillip Stone

STAFF PRESENT: Carrie Spencer, Planning Director

 Emily Bacon, Planner

Roy Sawyers, A/V Tech

Bricen Wall, Code Enforcement Officer

I. CALL TO ORDER

**CHAIRPERSON Ksieniewicz CALLED TO ORDER THE REGULARLY SCHEDULED MEETING OF THE ROCKINGHAM COUNTY PLANNING BOARD AT 7:02 PM.**

II. INVOCATION

Mr. Harris conducted the invocation.

III. APPROVAL OF MINUTES

**CHAIRPERSON KSIENIEWICZ OPENED THE FLOOR FOR DISCUSSION OF THE JUNE 24, 2019 AND AUGUST 12, 2019 PLANNING BOARD MEETING MINUTES. THERE WAS NO DISCUSSION.**

**MR. LEE MOTIONED TO APPROVE THE JUNE 24, 2019 MINUTES AS WRITTEN AND VICE-CHAIRPERSON TALBERT SECONDED. THE BOARD VOTED UNANIOUSLY TO APPROVE THE MINUTES (5-0).**

**VICE-CHAIRPERSON TALBERT MOTIONED TO APPROVE THE AUGUST 12, 2019 MINUTES AS WRITTEN AND MR. LEE SECONDED. THE BOARD VOTED UNANIOUSLY TO APPROVE THE MINUTES (5-0).**

IV. REVIEW OF PROCEDURES

Chairperson Ksieniewicz reviewed procedures.

IV. HEARINGS

1. Special Use Case #2019-013: Special Use Permit request for a Rural Family Occupation to operate an HVAC business. The parcel is denoted by Tax PIN: 8909-00-41-2812, and is located at 795 Hampton Road.

Mrs. Spencer presented the case, reviewing the details of the request. Staff recommended approval of this Special Use Permit.

No one signed up to speak, but the applicant was available for questions.

**CHAIRPERSON Ksieniewicz asked if the board had any questions for staff or the applicant. There were no questions or discussion. mr. Lee motioned to approve the request for special use permit based on the following factors. The business will not produce any nuisance. the use will comply with all rules and regulations. The business will not negatively impact neighboring properties. mrs.Talbert seconded. The Board voted 5-0 to approve the special use permit.**

1. Rezoning Case #2019-020: A request for rezoning from Light Industrial- Conditional District to Residential Agriculture. The parcel is denoted by

Tax PIN: 7911-00-86-3096, on 1030 NC 68.

Mrs. Spencer presented the case. Stating that the applicant requested returning this piece of property to its original zoning district of Residential Agriculture. The applicant believes that RA will make the land more attractive for sale, currently it has very limiting conditions placed on the land.

Mr. Lee swore in the applicant Steven Ellis.

Steven Ellis, the applicant, took the stand for questions from the Board. He originally rezoned to move his business to this property, but the recession happened and his business was sold. He does not need it for the original purpose, and would like to sell it. The property has been listed previously for sale with Light Industrial zoning for several years.

**Chairperson Ksieniewicz opened the floor for discussion and motions. Mrs. Talbert motioned for approval with the following statement: The board has determined that the rezoning is consistent with the Rockingham County Land use Plan and it is appropriate for the area. Mr. Fink seconded the motion. The Board voted 5-0 to recommend approval to the board of commissioners.**

V. OTHER BUSINESS

a. Old Business: NONE

 b. New Business:

* 2020 Planning Board Calendar –Chairperson Ksieniewicz asked for motions to accept the proposed Planning Board calendar. Mrs. Talbert motioned for approval. Mr. Lee seconded the motion. The Board voted 5-0 to recommend the calendar to the Board of Commissioners.
* Planning Board member payment – Members were asked to let planning staff know if they are missing compensation for any of the meeting dates they sat as a voting member.
* Land Use Plan Update – Plan consultant has started on the existing conditions of the county. The UDO may be updated in sections. The Plan consultant has not yet signed a contract.
* December Meeting Logistics – The Board voted to not have the dinner prior to the meeting, just dessert afterwards. Mrs. Spencer will look for ways to recognize board members who are no longer serving.
* Planning Board Membership – Currently the Board consists of 7 regular members and 2 alternates. Three of these positions are open: 1 permanent member, 2 alternates. Areas the Board lacks representation from are Stokesdale, Mayodan, and Reidsville.

VI. ADJOURN

**AS THERE WAS NO FURTHER BUSINESS, Chairperson Ksieniewicz MOTIONED TO ADJOURN THE MEETING AND MRS. TALBERT SECONDED. THE BOARD VOTED UNANIMOUSLY TO ADJOURN (5-0) at 7:33 PM.**

Minutes Read and Approved, Respectfully submitted,

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Chairperson, Planning Board Date Planning Staff Date