**ROCKINGHAM COUNTY**

**PLANNING BOARD**

**MINUTES**

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

**REGULAR MEETING – October 14th, 2019 - 7:00 P.M.**

The Rockingham County Planning Board met in regular session on October 14th, 2019, 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, T. Matt Cardwell, Timothy Wyatt, & Ann Cunningham.

Staff and others Present: Carrie Spencer- Planning Director, John Morris – County Attorney, Roy Sawyers – A/V Technician, Code Enforcement, citizens, and members of the news media

**4.** The approval ofSeptember 9th, 2019’s Meeting Minutes was continued.

**5. PROCEDURES**

Julie Talbert read the Rules of Procedure for public hearings.

**V. Cases:**

1. Rezoning Case #2019-015: A request for rezoning from RA to RC. The parcel is denoted by Tax PIN: 7901-00-49-3824, at 4368 Ellisboro Road.

Carrie Spencer, Director, Community Development, presented the case, based on the staff report. She stated that it was only a slightly higher use of zoning district above RA.

Chairperson Tim Wyatt opened the floor for public comment. Nearby residents to this request spoke in opposition: Janet Dellosa, Eeron Dellosa, Charles Bauer, and Nicole Beck. They cited concerns about losing rural character, excess water runoff, traffic safety in regards to speed limits, and potential negative impacts to animals at a neighboring wildlife refuge.

The applicant Milton Via spoke in rebuttal of these concerns and answered questions from Julie Talbert. He stated that there will not be any heavy equipment or semi-trucks on the property. The work his crews do stores equipment on the jobsites, and materials are shipped to the job site. There is a large buffer between this property and the adjacent residential property. A drainage investigation has not been conducted but they only plan on using 2 of the 5 acres.

Julie Talbert motioned, James Fink seconded, the vote was 5-0 to recommend approval to the Board of Commissioners. The Board determined 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 on November 18th, 2019 at 6:30 PM.

1. Rezoning Case #2019-016: A request for rezoning from RA to LI. The parcel is denoted by Tax PIN: 7924-00-25-3490 (part), Williams Rd at Hwy 220.

Carrie Spencer, Director, Community Development, presented the case based on the Staff Report. Stating that the rezoning request was for a parcel located off of US 220 in the Economic Development land class.

Randy Barham, representing the applicant Wilson Properties of the Triad, took the stand to explain their plans for the property. Sky Walker Roofing’s current business is split between Guilford and Rockingham County, this property would allow them to be fully located in Rockingham.

Chairperson Tim Wyatt opened the floor for public comment. William Lingle, the adjacent neighbor, spoke against the rezoning. He cited reasons of increased traffic on Williams Rd, and needing to maintain rural residential character.

Philip Stone motioned, James Fink seconded, the vote was 5-0 to recommend approval to the Board of Commissioners. The Board determined 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 Economic Development land class. Stone added that the County is anticipating more growth in this area, and that Sky Walker roofing has a great reputation.

This case will have a final decision voted on by the Board of Commissioners on November 18th, 2019 at 6:30 PM.

1. Rezoning Case #2019-017: A request for rezoning from HC to RA. The parcel is denoted by Tax PIN: 7935-00-59-2033, Mosley Loop.

Carrie Spencer, Director, Community Development, presented the case based on the Staff Report. She stated that this request was a downzoning to a less intense district.

Mardoro Brown, the applicant took the stand. He stated that the topography makes the property not suitable for commercial usage, he understands that the property is surrounded by commercial zoning.

Julie Talbert motioned, Philip Stone seconded, the vote was 5-0 to recommend approval to the Board of Commissioners. The Board determined 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 Rural Transition land class.

This case will have a final decision voted on by the Board of Commissioners on November 18th, 2019 at 6:30 PM.

1. Rezoning Case #2019-018: A request for rezoning from RA to LI-CD. The parcel is denoted by Tax PIN: 7911-00-63-3514, 1300 NC Hwy 68.

Carrie Spencer, presented the case based on the Staff Report. She stated that this rezoning is to bring the parcel’s current usage into compliance. The business being run currently on the property is of a Light Industrial nature. It is directly adjacent of Stanley Grading’s Light Industrial facility.

Maria Damien, the applicant took the stand, stating that she is the land owner and both lives and operates a landscaping business on the property. This zoning class will allow her to continue to operate the business and live on the property.

Julie Talbert motioned, James Fink seconded, the vote was 5-0 to recommend approval to the Board of Commissioners. The Board determined 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 Economic Development land class.

This case will have a final decision voted on by the Board of Commissioners on November 18th, 2019 at 6:30 PM.

**6. OTHER BUSINESS**

1. Old Business
2. New Business-

* The initial contract for the Land Use Plan/ UDO update has been terminated. This was due to deadlines not being met and a critical need to get these plans adopted. A Request for Proposals has been sent out to find a new consultant. This request has a quick turnaround, and the County expects to award a contract in early November 2019. The Land Use Plan Advisory Board is heavily involved in awarding this new contract. The new timeline is that Spring 2020 will have the public input.
* The Board of Commissioners have requested a Text Amendment to expand radius of notifications for Zoning Requests to 1000 ft.

**7. ADJOURN**

Julie Talbert motioned, Paul Ksieniewicz seconded. The Board 5-0 voted to adjourn at 8:34pm.

Minutes Read and Approved, Respectfully submitted,

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Chairperson, Planning Board Date Planning Staff Date