

**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
JUNE 24TH, 2019 AT 7:00 PM**

MEMBERS PRESENT: Ann Cunningham
James Harris
Paul Ksieniewicz
Mike Lee
Julie Talbert
Timothy Wyatt

MEMBERS ABSENT: T. Matt Cardwell
James Fink
Phillip Stone

STAFF PRESENT: Carrie Spencer, Planning Director
A. Lynn Cochran, Planner
Roy Sawyers, A/V Tech
Bricen Wall, Code Enforcement Officer

I. CALL TO ORDER

CHAIRPERSON WYATT 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. REVIEW OF PROCEDURES

Mrs. Cunningham reviewed procedures. Mr. Wyatt conducted the swearing in of speakers.

III. APPROVAL OF MINUTES

CHAIRPERSON WYATT OPENED THE FLOOR FOR DISCUSSION AND REVIEW OF THE MAY 13, 2019 AND JUNE 10, 2019 PLANNING BOARD MEETING MINUTES. AS THERE WAS NONE, MRS. CUNNINGHAM MOTIONED TO APPROVE THE MINUTES AS WRITTEN AND MRS. TALBERT SECONDED. THE BOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES (6-0).

IV. HEARINGS

Case # 2019-008: Rezoning of Tax PIN: 7941-00-13-7576, located at the corner of Haynes Rd and US 158 from Residential Protected to Neighborhood Commercial-Conditional District.

Mrs. Spencer presented the case, reviewing the details of the request and pointing out the conditions selected by the applicant.

- Mr. Wyatt asked for a point of clarification on the vicinity and zoning map presented. Mrs. Spencer clarified.

Mr. Jerry Bowman of 1314 Canterbury Trace, Asheboro NC took the stand as applicant and reviewed the nature of the rezoning request.

Mrs. Talbert asked if Mr. Bowman and MPD corporation had developed the residential areas near the subject parcel and Mr. Bowman confirmed that the company developed the residential nearby area beginning 30+ years ago.

Mrs. Talbert asked if the applicant has any specific uses in mind or if he has been approached by any developers and Mr. Bowman replied no to both questions. He stated that his primary purpose is to gain approval for the conditional commercial rezoning of the parcel before selling it for one or more of the requested conditional uses.

Mr. Harris inquired about any traffic studies that may have been conducted, specifically regarding Haynes Road and Mr. Bowman replied that no studies have been conducted and offered his personal assessment that there will be minimal impact to traffic flow on Haynes Road.

The members of the Board posed no additional questions.

Mrs. Sandra Clingman of 160 Old Mill Rd, Summerfield NC signed the speakers' sheet and yielded her time to Mrs. Candice Sease.

Mrs. Candice Sease took the stand to speak against the proposed rezoning. She expressed concerns regarding spot zoning and cited sections of the Rockingham County Land Use Plan that she believed worked against the proposed request. She also expressed a desire for orderly growth and planned development in the area where the subject parcel is located.

The members of the Board posed no questions.

Mrs. Susan Simpson of 15171 US 158, Summerfield NC took the stand to speak against the proposal. She expressed concerns regarding what she believes is poorly planned development. She also expressed concern about potential traffic congestion at the intersection and noted that several vehicle accidents have occurred in the area recently. She also expressed concerns regarding spot zoning and the potential impact on individual well water quality in the area. She added that she is concerned about having a commercially zoned parcel next to her residential parcel.

Mrs. Talbert asked Mrs. Simpson to point out which parcel she owned on the presented site map and she did so, noting she owns the adjacent parcel.

Mr. Wyatt added that only the rezoning was being considered at this meeting and that development standards will apply to any commercial uses of the property.

Mr. Harris asked Mrs. Simpson to restate her traffic impact concerns and Mrs. Simpson clarified.

Linda Albert of 15195 US 158, Summerfield NC took the stand to speak against the proposal. She expressed concerns about potential impacts to Liberty Church.

Mr. Wyatt asked Mrs. Albert where this church is located and Mrs. Albert answered approximately a third of a mile from the request.

The members of the Board posed no additional questions.

Mr. Gary Albert of 8403 Newberry St, Stokesdale NC took the stand. He stated that he owns a parcel nearby and has concerns about the residential development in the area of the subject parcel.

Mr. Harris asked Mr. Albert is he was specifically opposed to the rezoning and Mr. Albert stated that he was not necessarily against the proposal.

The Board members posed no further questions.

Mr. Bowman returned to the stand and presented rebuttal, citing the conditional uses chosen which he believes minimize potential harmful impacts to nearby properties.

Mrs. Cunningham asked Mr. Bowman to clarify exactly who is in ownership of the parcel and he answered that MDP is a private development corporation, of which he is the head.

The Board Members posed no additional questions.

MR. WYATT OPENED THE FLOOR FOR DISCUSSION

Mrs. Cunningham asked Mrs. Spencer if this request constitutes spot zoning.

Mrs. Spencer replied that each case request must be considered individually in the context of the UDO and land use plan. She also described the nature of conditional use rezoning requests

Mrs. Talbert asked if the applicant would be willing to rule out Convenience Food Stores as a potential use. He replied that he would not.

Mrs. Cunningham expressed concerns regarding electronic gaming establishments.

Mr. Cochran and Mrs. Spencer confirmed that electronic gaming establishments are not allowed in the Neighborhood Commercial district.

AS THERE WAS NO FURTHER DISCUSSION, MR. WYATT CALLED FOR MOTIONS. MRS. TALBERT RECOMMENDED APPROVAL OF THE CONDITIONAL REZONING REQUEST AS SUBMITTED. MR. WYATT SECONDED. THE BOARD VOTED (4-2) TO RECOMMEND APPROVAL OF THE REQUEST, WITH MR. LEE AND MR. KSIENIEWICZ DISSENTING.

V. OTHER BUSINESS

- a. Old Business: NONE
- b. New Business: NONE

VI. ADJOURN

AS THERE WAS NO FURTHER BUSINESS, MR. WYATT OPENED THE FLOOR FOR MOTIONS TO ADJOURN. MRS. TABLERT MOTIONED TO ADJOURN AND MRS. CUNNINGHAM SECONDED. THE BOARD VOTED UNANIMOUSLY TO ADJOURN (6-0) at 7:55 PM.

Minutes Read and Approved,

Respectfully submitted,

Chairperson, Planning Board Date

Planning Staff Date