

**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 10TH, 2019 AT 7:00 PM**

MEMBERS PRESENT: T. Matt Cardwell
James Fink
James Harris
Paul Ksieniewicz
Mike Lee
Phillip Stone (unseated alternate)
Julie Talbert
Timothy Wyatt

MEMBERS ABSENT: Ann Cunningham

STAFF PRESENT: Carrie Spencer, Planning Director
Emily Bacon, 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 7:01 PM.

II. INVOCATION

Mr. Harris conducted the invocation.

III. REVIEW OF PROCEDURES

Mr. Lee reviewed procedures. There were no minutes to review, the May 13th minutes will be reviewed at the June 24th meeting.

Mr. Wyatt noted that no one signed up to speak but encourage the applicant Mr. Wilson to be sworn in. Mr. Wilson was sworn in by Mr. Wyatt.

IV. HEARINGS

1. Case # 2019-007: Special Use Permit request to operate a Travel Trailer Park located on US 158. Tax PIN: 7941-00-13-7576

Mrs. Spencer presented the case. She stated that the applicant currently owns and operates a mobile home park on his parcel and that he would like to convert some of his mobile home spots to Travel Trailer spots.

Mr. Ksieniewicz asked if this permit would expand the size of his park or if he is replacing mobile home spaces with RV spaces.

Mrs. Spencer stated that he is staying in the same footprint as the current mobile home park.

Mrs. Talbert asked if the distances between the mobile home parks were measured.

Mrs. Spencer stated that it had been. And that the landscaping buffer made it look like the travel trailer spots were close to the side property line.

Mr. Ksieniewicz asked if the landscape buffer exists.

Mrs. Spencer stated that some of the buffer exists and some will be added.

Mr. Harris asked what the dots were on the site plan.

Mrs. Spencer stated that the spots represent addresses, the address numbers were intentionally left off to make site plan clearer. The applicant, Mr. Wilson added that many of spaces are empty and he has no intention of filling all of the mobile home spaces. He intends to clean up the park.

Mr. Wyatt asked if it would still operate as a mobile home park. Does it still meet both criteria?

Mrs. Spencer said yes. If he added more we would zone it and he would change site plan.

Mrs. Talbert asked if the aerial was current.

Mr. Wilson said it was.

The applicant, Mr. Tracey Wilson, of 126 Acadia Trail, took the stand. He stated that he purchased the mobile home park in 2013 from mother. Only one of three mobile homes present in the park can be seen from US 158. The idea for RV sites came about after he was approached by pipeline workers and contractors to park their RVs while they worked in Rockingham County.

Mr. Ksieniewicz asked if he will own RVs parked at the Travel Trailer Park.

Mr. Wilson stated that no, the renters will park their own RVs.

Mrs. Talbert asked if the site plan indicated that he is currently trying to convert two existing mobile home sites into four RV spots. Is he willing to expand the number of RV sites if he gets a lot of interest?

Mr. Wilson stated that yes his is trying to convert two of his mobile home sites into four RV spots. He is open to the idea of adding more RV spots if there is adequate demand.

Mrs. Talbert is asked if recreation would be developed. Would he plan to do anything other than keep it mowed?

Mr. Wilson stated that at this time he only has plans to keep the grass mowed.

Mr. Lee asked how long the park has been in operation.

Mr. Wilson stated that the park has been in operations since the early 1970s.

MR. WYATT OPENED THE FLOOR FOR DISCUSSION

Mrs. Talbert asked Mrs. Spencer if there is guidance from the UDO on criteria for developing the required recreation area.

Mrs. Spencer stated that the intent of requiring a percentage of recreation space is to keep open space in the RV Park. There are no specific requirements for the development of the recreation area in this instance.

Mrs. Talbert is there any concern over permanent RV residences?

Mrs. Spencer stated that temporary residences are regulated by zoning and environmental health.

AS THERE WAS NO FURTHER DISCUSSION, MR. WYATT CALLED FOR MOTIONS. MRS. TALBERT RECOMMENDED APPROVAL OF THE SPECIAL USE PERMIT. MR. KSNIENIEWICZ SECONDED. THE BOARD VOTED UNANIMOUSLY (7-0) FOR APPROVAL.

V. OTHER BUSINESS

a. Old Business: none

b. New Business: The Board recommended Paul Ksieniewicz & Philip Stone to the County's Technical Review Committee (TRC), filling a member spot. They will alternate their attendance when meetings are scheduled. Mr. Lee motioned to approve them to the committee. Mrs. Talbert seconded the motion. The board voted unanimously (7-0) for approval.


VI. ADJOURN

AS THERE WAS NO FURTHER BUSINESS, MR. WYATT OPENED THE FLOOR FOR MOTIONS TO ADJOURN. MRS. TALBERT MOTIONED TO ADJOURN AND MR. LEE SECONDED. THE BOARD VOTED UNANIMOUSLY TO ADJOURN (7-0) at 7:32 PM.

Minutes Read and Approved,

 29 Jun 2019
Chairperson, Planning Board Date

Respectfully submitted,

 June 24, 2019
Planning Staff Date