

**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
APRIL 8TH, 2019 AT 7:00 PM**

MEMBERS PRESENT: T. Matt Cardwell
Ann Cunningham
Jim Fink
James Harris
Paul Ksieniewicz
Mike Lee
Phillip Stone
Julie Talbert
Timothy Wyatt

MEMBERS ABSENT: None

STAFF PRESENT: Carrie Spencer, Planning Director
Lynn Cochran, Planner
Emily Bacon, Associate Planner
Roy Sawyers, A/V Tech
Ben Curry, Code Enforcement Officer

I. CALL TO ORDER

**CHAIRPERSON WYATT CALLED TO ORDER THE REGULARLY
SCHEDULED MEETING OF THE ROCKINGHAM COUNTY PLANNING
BOARD AT 7:00 PM.**

II. INVOCATION

Mr. Harris conducted the invocation.

III. APPROVAL OF MINUTES

**CHAIRPERSON WYATT OPENED THE FLOOR FOR DISCUSSION AND
REVIEW OF THE MARCH 11, 2019 PLANNING BOARD MEETING MINUTES.
AS THERE WAS NONE, MR. CARDWELL MOTIONED TO APPROVE THE
MINUTES AS WRITTEN AND MRS. TALBERT SECONDED. THE BOARD
VOTED UNANIMOUSLY TO APPROVE THE MINUTES (7-0).**

III. PROCEDURES

- Ms. Cunningham read and reviewed the meeting procedures.
- Chairperson Wyatt noted that there was no one signed up to speak, but instructed the applicants to be sworn in case they were asked questions by the board. He then swore in the applicants.

V. PUBLIC HEARINGS

1. Case #2019-004: A request for straight rezoning of a parcel of land from Residential Protected (RP) to Neighborhood Commercial (NC). The parcel is denoted by Tax PIN: 7931-04-83-3120, and is located at US Hwy 158 & Haynes Road.

Mr. Cochran presented the case and recommended approval after reviewing staff findings.

Mr. Wyatt asked if only a portion of the parcel was being rezoned or the entirety.
Mr. Cochran confirmed that the whole parcel was being rezoned.

Mr. Wyatt asked if any hearing notices were sent out.

Mr. Cochran replied that the hearing notifications would be mailed prior to the Board of Commissioners public hearing on the rezoning request since that Board is the final decision-making board. He noted that the Commissioners hearing would be held May 20th, 2019.

Mr. Wyatt asked if this rezoning is considered 'spot zoning.'

Mr. Cochran referred to the staff report and site map. He replied that staff did not consider it to be spot zoning as two Highway Commercial (HC) zoned parcels exist to the west.

Mrs. Talbert asked what the benefits were of this rezoning.

Mr. Cochran answered that the Neighborhood Commercial (NC) zoning district allows for medium intensity commercial uses and that all uses permitted in the NC district must be considered by the board when making a recommendation on the rezoning since it is a straight rezoning request.

CHAIRPERSON WYATT OPENED THE FLOOR FOR DISCUSSION. AS THERE WAS NONE, MR. LEE MOTIONED TO RECOMMEND APPROVAL OF THE REQUEST. MR. KSINIEWICZ SECONDED THE MOTION. THE BOARD VOTED (6-1) TO RECOMMEND APPROVAL OF THE REZONING TO THE BOARD OF COMMISSIONERS. MRS. CUNNINGHAM DISSENTED.

2. Case #2019-006: A request for a special use permit to allow for a Rural Family Occupation – Woodworking Shop. The parcel is denoted by Tax PIN: 7929-00-68-7243, located on Steve Road just west of the Town of Stoneville.

Mr. Cochran presented case and recommended approval. He pointed out streams, wetlands and a floodplain base elevation that are present on portions of the property. He then referred to the site plan which indicated that the new accessory structure will be located 3,000+ feet north of the floodplain boundary hundreds of feet away from any streams or wetlands. He also noted that the structure will rest 148 feet higher in elevation than the floodplain base elevation.

The Board posed no questions to Mr. Cochran

Mrs. Cunningham asked the applicant to describe business idea/site plan.

Ms. Evans stated that they plan to use the proposed wood-working shop to build benches, tables, and doors. The wood to be used is salvaged, local tobacco barn wood. She also stated that the family has a business in Reidsville but would like a workshop on their property to be closer to their children.

Mrs. Cunningham asked about what they use their Reidsville property for.

Ms. Evans replied that that unfinished flooring is created at the Reidsville site.

Mrs. Cunningham asked if the operation will create a sawdust or shavings and if so, how would it be disposed.

Ms. Evans stated that they have a dust collection system that vacuums up the dust and deposits it in a receptacle next to the shop. They then give away the shavings to neighbors and customers at no charge.

Mrs. Talbert asked if the commercial accessory structure existed yet.

Ms. Evans stated that the structure has not yet been built, pending approval of the permit, but will begin almost immediately if the Special Use Permit is approved.

CHAIRPERSON WYATT OPEND THE FLOOR FOR DISCUSSION. AS THERE WAS NONE, MR. LEE MOTIONED TO APPROVE THE SPECIAL USE PERMIT. MR. CARDWELL SECONDED THE MOTION. THE BOARD VOTED UNANIMOUSLY (7-0) TO APPROVE THE SPECIAL USE PERMIT FOR A RURAL FAMILY OCCUPATION, WOOD-WORKING SHOP.

V. OTHER BUSINESS

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

VII. ADJOURN

AS THERE WAS NO FURTHER BUSINESS, CHAIRPERSON WYATT OPENED THE FLOOR FOR MOTIONS TO ADJOURN. MRS. TABLERT MOTIONED TO ADJOURN AND MRS. CUNNINGHAM SECONDED. THE BOARD VOTED UNANIMOUSLY TO ADJOURN (7-0) at 7:35 PM.

Minutes Read and Approved,

 5/13/19
Chairperson, Planning Board Date

Respectfully submitted,

 5/13/19
Planning Staff Date