

AGENDA

ROCKINGHAM COUNTY PLANNING BOARD

March 11, 2019 at 7:00 pm

County Commissioners Chambers

Rockingham County Governmental Center



- I. Call to Order**
- II. Invocation**
- III. Review & Approval of Minutes: January 15th, 2019**
- III. Review of Procedures**
- IV. Public Hearings:**

Planning Board

- a. Case #2019-002: a request for a rezoning from Residential Protected (RP) to Residential Agriculture (RA). The parcel is denoted by Tax PIN: 788-13-1-5968 (a portion thereof), and is located off of Heritage & Anderson Road.
- b. Case #2019-003: Site plan amendment to a Special Use Permit for a public works facility. The parcel is denoted by Tax PIN: 8916-00-31-0751, and is located off of Narrow Gauge Road.

- V. Other Business:**
 - a. Old Business:
 - b. New Business: Land Use Plan update
- VI. Adjourn**

**MINUTES OF THE REGULARLY SCHEDULED MEETING OF:
THE ROCKINGHAM COUNTY PLANNING BOARD**



**BOARD OF COMMISSIONERS CHAMBERS
ROCKINGHAM COUNTY GOVERNMENTAL CENTER
WENTWORTH, NC
JANUARY 15, 2019 AT 7:00 PM**

MEMBERS PRESENT: Timothy Wyatt, Chairperson
Ann Cunningham, Vice-Chairperson
Julie Talbert
Mike Lee
Paul Ksieniewicz

MEMBERS ABSENT: James Harris
Thomas Cardwell
James Fink (Alternate)

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 RESCHEDULED MEETING OF THE ROCKINGHAM COUNTY PLANNING BOARD AT 7:00 PM. THE MEETING WAS RESCHEDULED BECAUSE OF A POWER OUTAGE AT THE GOVERNMENTAL CENTER JANUARY 14TH.

II. INVOCATION

Ms. Talbert conducted the invocation.

III. REVIEW OF PROCEDURES

CHAIRPERSON WYATT OPENED THE FLOOR FOR DISCUSSION AND OR CORRECTIONS FOR THE NOVEMBER 13, 2018 PLANNING BOARD MINUTES. MR. WYATT ASKED THAT THE FIRST SENTENCE OF THE THIRD PAGE BE STRICKEN FROM THE RECORD. THE SENTENCE IN QUESTION PERTAINED TO CONCLUSIONS DRAWN ABOUT THE PLANNING BOARD'S JURISDICTION TO HEAR CASE # 2018-028. MR. LEE MOTIONED TO APPROVE THE MINUTES WITH THIS CORRECTION. MS. TALBERT SECONDED THE MOTION. THE BOARD VOTED 5-0 TO APPROVE THE CORRECTED MINUTES.

IV. PROCEDURES

Mrs. Cunningham reviewed the meeting procedures.

V. PUBLIC HEARINGS

1. Text Amendment to the Rockingham County Unified Development Ordinance: to allow for implementation of permitting standards for stand-alone storage units in the Residential Agricultural (RA) district. Chapter 2, Article VII, Section 8-6.

Mr. Cochran presented the text amendment to the Board and recommended approval.

CHAIRPERSON WYATT OPENED THE FLOOR FOR BOARD DISCUSSION.

Ms. Talbert asked about the accompanying development standard limiting the structure to one story and if that adequately limited certain uses.

Mr. Cochran stated the maximum square footage of 400 effectively served as a height limit due to NC Building Code roof pitch standards. Building structure specific development standards were chosen after receiving advisement from Mark Langel, Rockingham County's Chief Building Inspector.

Ms. Cunningham asked if this amendment was likely to cause additional code enforcement violations. And if so was the county thinking of hiring an additional code enforcement officer.

Mr. Cochran answered that possibility for additional infractions had been noted but at this time there are no plans for an additional officer.

Mr. Lee asked if there were any restrictions on types of building materials used for these storage buildings.

Mr. Cochran answered that they could either be prefabricated or constructed on site. If they measure less than 144 ft², less than 12 feet on all horizontal dimensions, they will require a building permit. If the structure is between 144 – 400 ft² then they are required to have a building plan review and must to meet minimal building standards.

Mr. Wyatt asked what part of our current unified development ordinance prohibits these structures.

Mr. Cochran answered that the UDO did not contain a specific prohibition to the storage units but no allowance for it. The planning department wanted to include it in the UDO because of conflicting land use case law regarding situations not specifically mentioned in land use ordinances.

Ms. Spencer added that the current each lot requires a principle use and there is no such thing as a primary use for residential storage.

CHAIRPERSON WYATT ASKED IF THERE WAS ANYONE WHO WISHED TO SPEAK IN REGARDS TO THE TEXT AMENDMENT, AS THERE WAS NO ONE HE

OPENED THE FLOOR FOR MOTIONS. MR. LEE MOTIONED TO APPROVE, MS. TALBERT SECONDED. THE MOTION TO APPROVE THE TEXT AMENDMENT CARRIED (4-1). MRS. CUNNINGHAM DISSENTED.

2. CASE #2018-029 SPECIAL USE PERMIT: Rural Family Occupation of a Non-agricultural or Commercial Nature, to operate a Woodworking Shop.

Mr. Cochran presented the case to the Board and recommended approval. The case consisted of a request for a Special Use Permit to operate a Woodworking shop on a Residential Agriculture (RA) zoned partial. The parcel is denoted by Tax PIN: 8924-03-33-5667, located at 1551 Brooks Rd.

The applicant, Mr. Weston McDowell of 1551 Brooks Rd, took the stand to describe his proposed Woodworking Shop.

Ms. Talbert asked Mr. McDowell what times of day he will typically work in his shop.

Mr. McDowell stated that he plans to keep typical business hours between 9am to 5pm.

Ms. Talbert then asked about typical noise level of his work. Mr. McDowell responded that he works alone, and the building will be well insulated to reduce noise.

Ms. Cunningham asked Mr. McDowell if he would be selling merchandise from his shop.

Mr. McDowell stated that yes he will be selling merchandise from his shop and customers will occasionally visit his shop.

Mr. Ksieniewicz asked Mr. McDowell if he is principally making cabinets.

Mr. McDowell stated that he would be doing a variety of woodworking in his shop.

Cabinet making will be approximately 50% of the work that he does. The other items he makes include: mantels, tables, and entertainment centers.

Ms. Talbert asked Mr. McDowell if he was going to be attracting a wide array of customers, and how many customers he expected at any one time.

Mr. McDowell stated that he expects one couple to be visiting his shop a month.

Ms. Talbert asked Mr. McDowell if he was putting in a separate driveway for his woodworking shop.

Mr. McDowell stated that yes he would be putting in a separate driveway.

Ms. Talbert asked Mr. McDowell how far his shop would be from his closest neighbor.

Mr. McDowell stated that he estimated that the closest neighbor was 4500 feet away from his woodworking shop.

CHAIRPERSON WYATT ASKED IF THERE WERE ANY OTHER INDIVIDUALS WHO WISHED TO SPEAK FOR THIS CASE. AS THERE WAS NONE, HE OPENED THE FLOOR FOR BOARD DISCUSSION. THERE WAS NO FURTHER DISCUSSION AND THE FLOOR WAS OPENED FOR MOTIONS. MS. CUNNINGHAM MOTIONED

TO APPROVE THE SPECIAL USE PERMIT. MR. KSIENIEWICZ SECONDED. THE BOARD VOTED TO APPROVE THE SPECIAL USE PERMIT (5-0).

3. CASE #2018-030 SITE PLAN AMENDMENT TO SPECIAL USE PERMIT: a public utility company would like to upgrade their electricity switching station.

Mr. Cochran presented the case to members of the board and recommended approval. The case consisted of a request for a site plan amendment to HDR/Duke Energy's special use permit. The parcel is denoted by Tax PIN: 7965-00-40-6465 and is located on Ernest Drive.

CHAIRPERSON WYATT ASKED IF THE PLANNING BOARD HAD ANY QUESTIONS FOR THE PLANNING STAFF. THERE WERE NONE. MR. WYATT THEN INVITED THE APPLICANT TO TAKE THE STAND.

Mr. Bill Kacio of S. Church Street, Charlotte NC, project manager for Duke Energy, took the stand presenting as the applicant. Mr. Kacio presented information prepared by Duke showing the scope of the project. An existing control house needs to be upgraded, requiring expanding of the switching station, relocation of a fence, and widening of the control station's access road. This expansion project will require installing some new equipment. They anticipate starting in May of 2019 and finishing in December of 2019. They will not be disturbing over an acre of land or altering their main driveway. He presented maps showing exactly where the modifications would take place.

Ms. Talbert asked Mr. Kacio what warranted the need for a new control house.

Mr. Kacio stated that they needed to accommodate for a future energy load expansion.

Ms. Talbert asked Mr. Kacio what impact the new control house would have on the surrounding area and if more electricity would be going through the control house.

Mr. Kacio stated that there would be minimum disturbance to the land and that he does not anticipate a significant environmental impact. There will be additional electricity going through the larger control house.

CHAIRPERSON WYATT OPENED THE FLOOR FOR DISCUSSION. AS THERE WAS NO FURTHER DISCUSSION, CHAIRPERSON WYATT OPENED THE FLOOR TO MOTIONS. MR. LEE MOVED TO APPROVE THE REQUEST. MS. TALBERT SECONDED. THE BOARD VOTED UNANIMOUSLY TO APPROVE THE REQUEST (5-0).

4. CASE #2019-001 SPECIAL USE PERMIT AMENDMENT: request for amendment to a Special Use Permit for a Rural Family Occupation of a Non-agricultural or Commercial Nature.

Mr. Cochran presented the case and recommended approval. The proposed amendment would change the use of the existing structure from a manufacturing workshop to a venue for receptions and special events. The parcel is denoted by Tax PIN: 7030-00-42-9792, and is located on Duggins Road.

Mr. Ralph Hullings and Mrs. Cynthia Hullings of 423 Duggins Road Stoneville NC, took the stand as applicants. Mr. Hullings stated that they want to open an events venue to host outdoor weddings and special events. The property has four fields with drivable paths and established parking areas. They would like to make minimal interior changes to the existing structure in order to make it suitable their usage. They have also talked about their plans with close neighbors. Mrs. Hullings stated that she would be giving brides tours of the venue during the week.

Ms. Cunningham asked the applicants if receptions would be taking place after the wedding ceremony at their venue or at a different location.

Mr. Hullings stated that the weddings would include the reception.

Ms. Cunningham asked Mr. Hullings if alcohol would be served at these receptions.

Mr. Hullings stated that beer and wine are options for receptions, on the condition that the proper permits from the county are obtained.

Ms. Cunningham asked the applicants how late the parties would be allowed to go on.

Mr. Hullings stated that the latest the events would be is 11pm, unless there were extenuating circumstances. Mr. Cochran was consulted and stated that the county UDO does have a noise ordinance. The Sheriff's department does have a noise ordinance. A condition about noise could be put on the special use permit.

Ms. Talbert asked what the current maximum occupancy for the structure is.

Mr. Hullings stated that he does not know and would need to get the fire marshal to determine that. The building has been out of use for a while and they were unable to find a plaque stating maximum occupancy.

Ms. Talbert asked what the previous use of the building was.

Mr. Hullings stated that the building was used for machines to make fabric, and for automotive repair. For the previous use there were multiple power lines run to the building. This included 50 amp service in addition to traditional service.

Ms. Talbert asked what other activities in addition to weddings they anticipated the venue being used for.

Mr. Hullings stated it could be used for a variety of smaller events, including birthday, and anniversary parties.

Ms. Talbert asked the applicants what material they would be using for the parking area.

Mr. Hullings stated that the parking areas will be maintained as grass fields, with gravel added to the entrances and exits to help control erosion.

Ms. Talbert asked about potential impact to the wooded area behind the notated parking area on their site map.

Mr. Hullings stated that he did not anticipate any impact being made to the wooded area. The wooded area is at the bottom of a steep embankment and thus the parking will be closer to the building.

CHAIRPERSON WYATT OPENED THE FLOOR FOR DISCUSSION. AS THERE WAS NONE, CHAIRPERSON WYATT OPENED THE FLOOR FOR MOTION TO APPROVE OR DENY THE REQUEST. MS. TALBERT MOTIONED TO GRANT THE REQUEST AND MS. CUNNINGHAM SECONDED. THE BOARD VOTED (5-0) TO GRANT THE SPECIAL USE PERMIT AMENDMENT.

VI. OTHER BUSINESS

i. Old Business:

1. Consideration of Revisions to Planning Board Bylaws

Bylaws revisions were ratified during closed dinner meeting earlier in the evening.

2. Final 2019 Planning Board hearing Date Calendar

MR. LEE MADE A MOTION TO RATIFY THE PLANNING BOARD HEARING DATE CALENDAR. MR. KSIENIEWICZ SECONDED. THE BOARD VOTED TO RATIFY THE DATE CALENDAR (5-0).

ii. New Business:

1. The consulting firm Code Wright is helping us to update our Land Use Plan and Unified Development Ordinance.

Currently we are working on the existing conditions section of our Land Use Plan with an advisory board. The planning staff would like input from the Planning Board in shaping the LUP.

VII. ADJOURN

AS THERE WAS NO FURTHER BUSINESS, CHAIRMAN WYATT OPENED THE FLOOR FOR MOTIONS TO ADJOURN. MS. TALBERT MOTIONED TO ADJOURN AND MR. LEE SECONDED. THE BOARD VOTED UNANIMOUSLY TO ADJOURN (5-0) AT 8:00 PM.

Minutes Read and Approved,

Respectfully submitted,

Chairperson, Planning Board Date

Planning Staff Date

ROCKINGHAM COUNTY
STAFF REPORT
Case #2018-017 Rezoning



Request:	A request for a Rezoning from Residential Protected (RP) to Residential Agricultural (RA) .
Applicant:	<u>Harry Rakestraw</u>
Identification:	The property is denoted by Tax PIN: 7988-13-12-5968 (a portion thereof) .
Location:	<u>Heritage Road</u>

1. **Acreeage / Square Footage of Proposal:**

+/- 2.175 acres (of a total +/- 15.04 Acres)

2. **Zoning Classification of Adjacent and Surrounding Parcels:**

The surrounding properties are zoned Residential Agricultural (RA) and Residential Protected (RP).

3. **Character and Land Uses of Neighborhood and Surrounding Community:**

The neighborhood is being used for residential and agricultural purposes.

4. **Topographical and Environmental Characteristics:**

Soils – May be referenced in the *USDA Soil Survey of Rockingham County*.

Watershed – Dan River Eden IV Watershed

Flood Plain – This property is not located in a flood plain.

Wetlands – The US Department of the Interior National Wetlands Inventory map for indicates that there are wetlands on this property.

5. **Utilities / Services:**

The property is served by public water or individual well and private septic system.

6. **Unified Development Ordinance:**

Chapter 2: Article IV, Section 4-1, p. 38 and Article VI, Section 6-1(a), p.42. "General Zoning Districts."

7. **Land Use Plan:**

This request is located in the *Urban Transition Land Class* of the Rockingham County Land Use Plan.

8. **Previous Zoning History:**

1988: This property was zoned Residential Agricultural (RA).

2018: This property was rezoned to Residential Protected (RP). (This parcel was rezoned to Residential Protected (RP) in 2018. The rezoning request applies to one proposed lot contained by the larger parcel. Multiple parcels to the north and west of the subject property are zoned Residential Agricultural. The property developer has decided that it is in his best interest to have this lot (+/- 2.18 acres) rezoned to Residential Agricultural.

9. **Staff Notes and Recommendation:**

The following factors were considered by the staff before making a recommendation:

1. ***The size of the tract in question*** +/- 2.175 acres. This exceeds the required minimum lot size of 43,560 when the property requires individual septic and well systems.
2. ***The compatibility of the zoning action with the comprehensive plan.*** The Rockingham County Land Use Plan advises: "*Support the continued viability of single-family homes*

as a major housing source while allowing and encouraging alternate forms of housing.”
(p. 78)

3. ***The benefits and detriments resulting from the zoning action for the owner of the Rezoning, the neighbors, and the surrounding community.*** This rezoning request will allow all permitted uses in the Residential Agricultural zoning district, which would have similar impacts as the mixed housing uses that currently exist on surrounding properties, with the option of place manufactured housing on the site. This would not impose significant harm to the neighbors and surrounding community.
4. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts.*** The Land Use plan encourages “... a wide range of housing choices” in residentially zoned districts

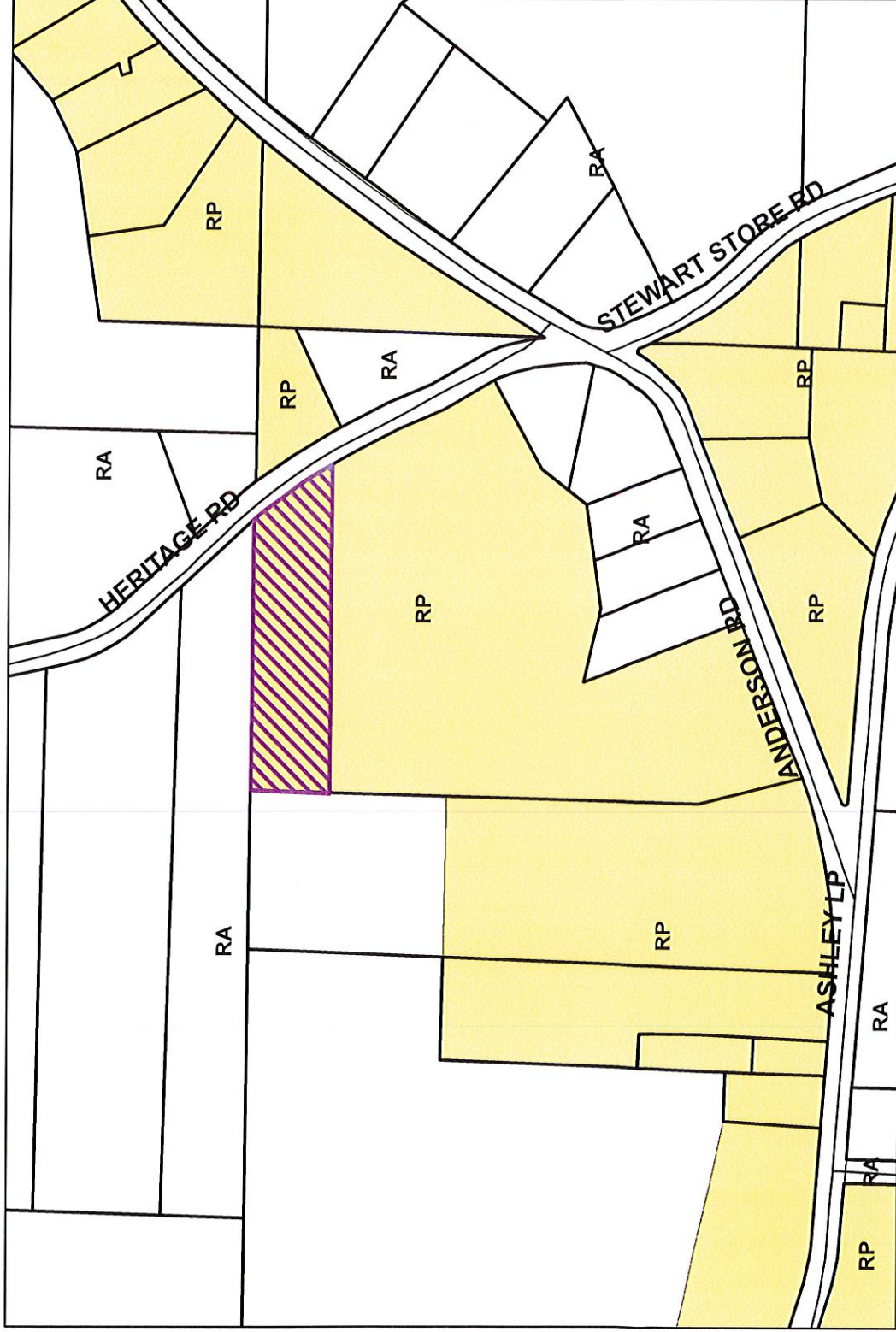
After reviewing the application, Staff concludes that sufficient information has been provided for the application to be considered by the Planning Board and Board of Commissioners. As a whole, this zoning amendment supports the intent and descriptions of the Urban Transition Land Class in the Rockingham County Land Use Plan. Staff notes there are 61 allowed uses in the Residential Agricultural (RA) zoning district. Of these, 24 are allowed by right, 15 are allowed with design standards, 20 are allowed with a Special Use Permit, and one is allowed with conditional zoning. Major subdivisions are also allowed. When making the decision for a straight rezoning to the Residential Agricultural zoning district, the Board must consider all 61 allowed uses and disregard any specific testimony referencing current, intended or future uses. Staff also notes that this rezoning is a straight rezoning. Therefore, no conditions may be imposed upon it.

Based on analysis, **Staff recommends approval of Case #2019-002**, a request for a straight Rezoning from Residential Protected (RP) to Residential Agricultural (RA).

Rockingham County Planning Board, 3/11/2019, Map 1

Tax PIN: 7988-13-12-5968

Case #: 2019-002 Rakestraw REZ, RP to RA

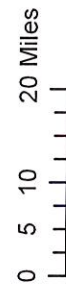
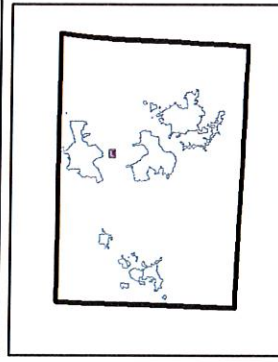


Parcels selection
Parcels
Streets

County Zoning

Zoning District

HC	HI	LI	NC	OI	RA	RC	RM	RP
[Red]	[Purple]	[Pink]	[Light Blue]	[Green]	[Light Blue]	[Light Blue]	[Yellow]	[Yellow]

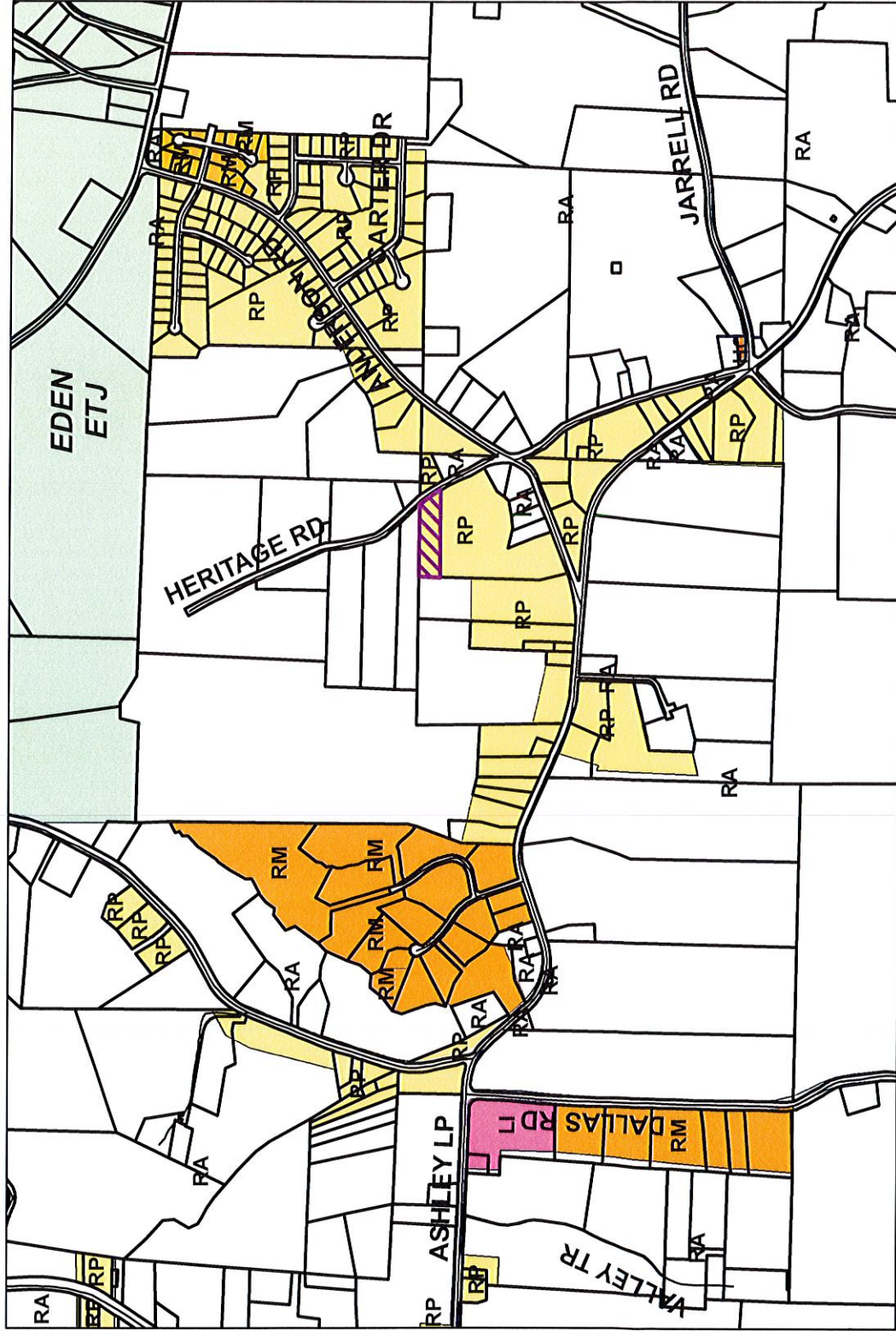


ROCKINGHAM COUNTY PLANNING DEPARTMENT: FOR ILLUSTRATIVE PURPOSES ONLY

Rockingham County Planning Board, 3/11/2019, Map 2

Tax PIN: 7988-13-12-5968

Case #: 2019-002 Rakestraw REZ, RP to RA



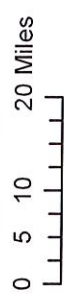
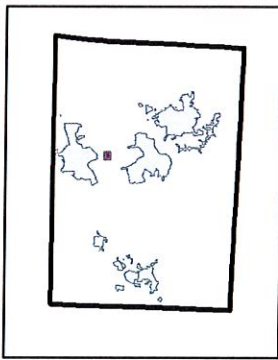
Parcels selection

- Parcels
- Streets

County Zoning

Zoning District

HC	HI	LI	NC	OI	RA	RC	RM	RP
[Red]	[Purple]	[Pink]	[Light Blue]	[Green]	[White]	[Light Pink]	[Orange]	[Yellow]



ROCKINGHAM COUNTY PLANNING DEPARTMENT: FOR ILLUSTRATIVE PURPOSES ONLY

USES IN RESIDENTIAL AGRICULTURAL ZONING DISTRICT

Uses Permitted by right. Zoning Permit may be required.

1. Accessory uses
2. Agricultural use (not regulated)
3. Athletic fields, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain) – may be lighted
4. Auction Sales, temporary, one time use
5. Beneficial Fill
6. Cemetery
7. Churches and their customary uses including child care on premises
8. Clubs and lodges, private, non-profit
9. Community centers, public or private non-profit for assembly and recreation
10. Day care – 5 persons or less
11. Farm supplies sales (feed, seed, fertilizer, etc.)
12. Fire, sheriff and emergency services
13. Golf courses
14. Home occupations
15. Nursery and plant cultivation and sales
16. Pottery crafting and sales
17. Rooming house
18. Residence, duplex
19. Residence, single family detached
20. Riding academy, commercial stables
21. Sawmills, planing mills-temporary
22. Sign, on premises
23. Studios for artists, designers, musician, photographers, sculptors (not as home occupation)
24. Temporary buildings, incidental to development

Uses Permitted with Design Standards or other standards. Zoning Permit may be required.

1. Agritourism Activities
2. Bed & Breakfast Home
3. Family care homes (must be at least ½ mile from any other family care home)
4. Guest House
5. Kennel (8 or less domesticated animals)
5. LCID Landfill, Minor (off-site)
6. Lumber yard – outdoor storage yard screening requirements
7. Manufactured housing on individual lot - Class AA or A (foundation and screening requirements for towing apparatus)
8. Manufactured housing on individual lot - Class B (permitted in certain instances, foundation and screening requirements for towing apparatus)
9. Manufactured housing on lot during construction of new dwelling
10. Outdoor Storage Area (residential)
11. Poultry Breeding Facility
12. Special Events
13. Turkey Shoots – Non-Profit
14. Temporary Manufactured Home for Custodial Care
15. Temporary Storage Unit

Uses requiring a Special Use Permit

1. Commercial feeder operation
2. Day care – 6 or more persons
3. Group homes
4. Kennel (more than 8 domesticated animals)
5. LCID Landfill, Major (off-site)
6. Nursing and rest homes
7. Paintball Facility (outdoor)
8. Planned unit development
9. Public utility substations (including public water/sewer plants)
10. Reception/Banquet Facility
11. Rural family occupation of commercial/industrial nature
12. Rural Guest Establishment
13. Rural Tourism Activity
14. Schools, academic
15. Schools, business/trade
16. Skeet, trap, and sporting clay ranges
17. Solar Energy System, Large Scale
18. Travel trailer parks
19. Turkey Shoots, For Profit – year around
20. Wireless Telecommunications Facilities – new tower

High Impact Use – Conditional Zoning

1. Air Strips

Types of Subdivisions

1. Minor subdivisions (1-5 lots with access to public road or where nor more than 3 lots are served by a private road)

**PLANNING BOARD STATEMENT DESCRIBING THE
PROPOSED AMENDMENT'S CONSISTENCY WITH ROCKINGHAM COUNTY
COMPREHENSIVE PLANS AND OTHER APPROPRIATE MATTERS**

Applicable Statutory Language:

“The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.” NCGS § 153A-341

In **recommending approval** for the zoning amendment before the Planning Board, the Board hereby adopts the following statements as required by NCGS § 153A-341:

1. The Board has determined that the zoning amendment is consistent with the Rockingham County comprehensive plan. The proposed zoning amendment (**Case #2019-002**) is appropriate for the proposed land use and is consistent with all other maps and plans officially adopted by the Board of Commissioners.
2. The Board has determined that the zoning amendment is consistent with the Rockingham County Land Use Plan. As a whole, this zoning amendment supports the intent and descriptions of the **Urban Transition Land Class**.
3. Additional matters: _____

In **recommending denial** for the zoning amendment before the Board, the Board hereby adopts the following statements as required by NCGS § 153A-341:

1. The Board has determined that the zoning amendment is not consistent with the Rockingham County comprehensive plan because the area is not appropriate for the proposed land use; and the proposed land use is not consistent with all other relevant maps or plans officially adopted by the Board of Commissioners.
2. The Board has determined that the zoning amendment is not consistent with the Rockingham County Land Use Plan. As a whole, this zoning amendment does not support the intent and descriptions of the **Urban Transition Land Class**.
3. Additional matters: _____

In **recommending approval** for the zoning amendment before the Planning Board, the Board hereby adopts the following statements as required by NCGS § 153A-341:

2. The Board has determined that the zoning amendment is inconsistent with the Rockingham County comprehensive plan. The proposed zoning amendment (**Case #2019-002**) is appropriate for the proposed land use and is inconsistent with all other maps and plans officially adopted by the Board of Commissioners.
3. The Board has determined that the zoning amendment is inconsistent with the Rockingham County Land Use Plan. As a whole, this zoning amendment does not support the intent and descriptions of the **Urban Transition Land Class**.
4. Approval of this case also deems an amendment to the comprehensive plan. The action is reasonable and in the public interest because:

ROCKINGHAM COUNTY

STAFF REPORT

Case #2019-003, Site Plan Amendment to Special Use Permit



Request:	Site Plan Amendment to a Special Use Permit for a Public Works Facility.
Applicant:	<u>HDR/Duke Energy</u>
Identification:	The property is denoted by Tax PIN: 8916-00-31-0751
Location:	<u>Narrow Gauge Road</u>

1. Acres / Square Footage of Proposal:

(+/-) 69.84 acres

2. Zoning Classification of Adjacent and Surrounding Parcels:

Nearby properties are zoned Heavy Industrial (HI), Light Industrial (LI), Residential Agricultural (RA), Residential Protected (RP), Residential Mixed (RM) and Highway Commercial (HC).

3. Character and Land Uses of Neighborhood and Surrounding Community:

The neighborhood is characterized by a mix of residential, commercial and industrial uses.

4. Topographical and Environmental Characteristics:

Soils – May be referenced in the USDA Soil Survey of Rockingham County

Watershed - The property is not located in a protected watershed overlay.

Flood Plain – This parcel is located in an area of minimal flood hazard *Zone X*, according to the Federal Emergency Management Agency’s National Flood Hazard map, area 3710891600J.

Wetlands – The *U.S. Department of the Interior* National Wetlands Inventory map for this area indicates that there are no wetlands located on this parcel. A sedimentation control pond is present on the parcel.

5. Utilities / Services:

This property is not served by water or septic/sewer services.

6. Unified Development Ordinance:

Chapter 2, Article IX, Section 9-11(s), p. 135

7. Land Use Plan:

This project is located in *Urban Transition and Rural Land Classes* of the Rockingham County Land Use Plan.

8. Previous Zoning History:

1988: Zoned as Residential Agricultural (RA).

1990: Special Use Permit Issued for a Public Works Facility

1995: Rezoned to Heavy Industrial-Conditional Use (HI-CU) for Energy Generation Facility

9. Staff Findings and Recommendation:

After reviewing the application, Staff concludes that sufficient information has been provided for the application to be processed for consideration by the Planning Board.

Staff Findings:

1. A Public Utilities Facility is permitted in the Heavy Industrial zoning district with a Special Use Permit.
2. A valid, concurrent Special Use Permit has been issued in the past for this facility.

3. This application is for a site plan amendment to the existing Special Use Permit.

Based on Staff's analysis and the requirements of the Public Utilities and Public Works Facilities Special Use Permit of the Unified Development Ordinance, Staff recommends approval of Case #2019-003, with the following conditions:

1. All development shall proceed in accordance with the revised site plan, including applicant submitted materials. Any changes may require an additional Site Plan Amendment.
2. The applicant is responsible for obtaining and complying with all required permits and approvals.
3. The applicant must follow all of the requirements for the Public Utilities and Public Works Facilities Special Use Permit as listed in the Rockingham County Unified Development Ordinance.
4. Any land disturbance of greater than one (1) acre of land will require that the appropriate Erosion and Sedimentation approval from NC DEQ shall be obtained.



February 6, 2019

Rockingham County
371 NC 65
Reidsville, NC 27320

RE: Sadler Tie Project Summary for Rockingham County Special Use Permit

Dear Rockingham County Planning Board,

Duke Energy is planning modifications to the Sadler Tie Station in Rockingham County, NC.

Project Site: Sadler Tie
Reidsville, NC 27320
Station number: STA1487

Sadler Tie – NTE II Station is an existing 230/100/44kV station, with (2) 230/100/44kV auto transformers. The existing 230kV yard has (2) breaker and a half arrangements, with (2) line positions and (2) transfer positions. For this project, we will be adding a third transformer (bank #2) and a new breaker and a half arrangement. The two existing line takeoffs (Sadler 230kV Black & White) will be rerouted through a new 230kV reactor yard adjacent to the existing station. The reactor yard will have (2) double bay A-frame structures, (6) single phase reactors, (6) single phase circuit breakers, with bus supports and switches to connect the reactors to the overhead strain bus. The 100kV yard has (8) line positions (6) future line positions and (1) cap bank. New structures and equipment will be installed to connect the new transformer in bank #2 to the 100kV red and yellow bus. The 44kV portion of the station has (5) line positions and (2) cap banks. New structures and equipment will be installed to connect the new transformer in bank #2 to the 44kV red and yellow bus.

Sincerely,
HDR Engineering, Inc. of the Carolinas

Jason Galloway, PE, LEED AP BD+C
Civil Engineer

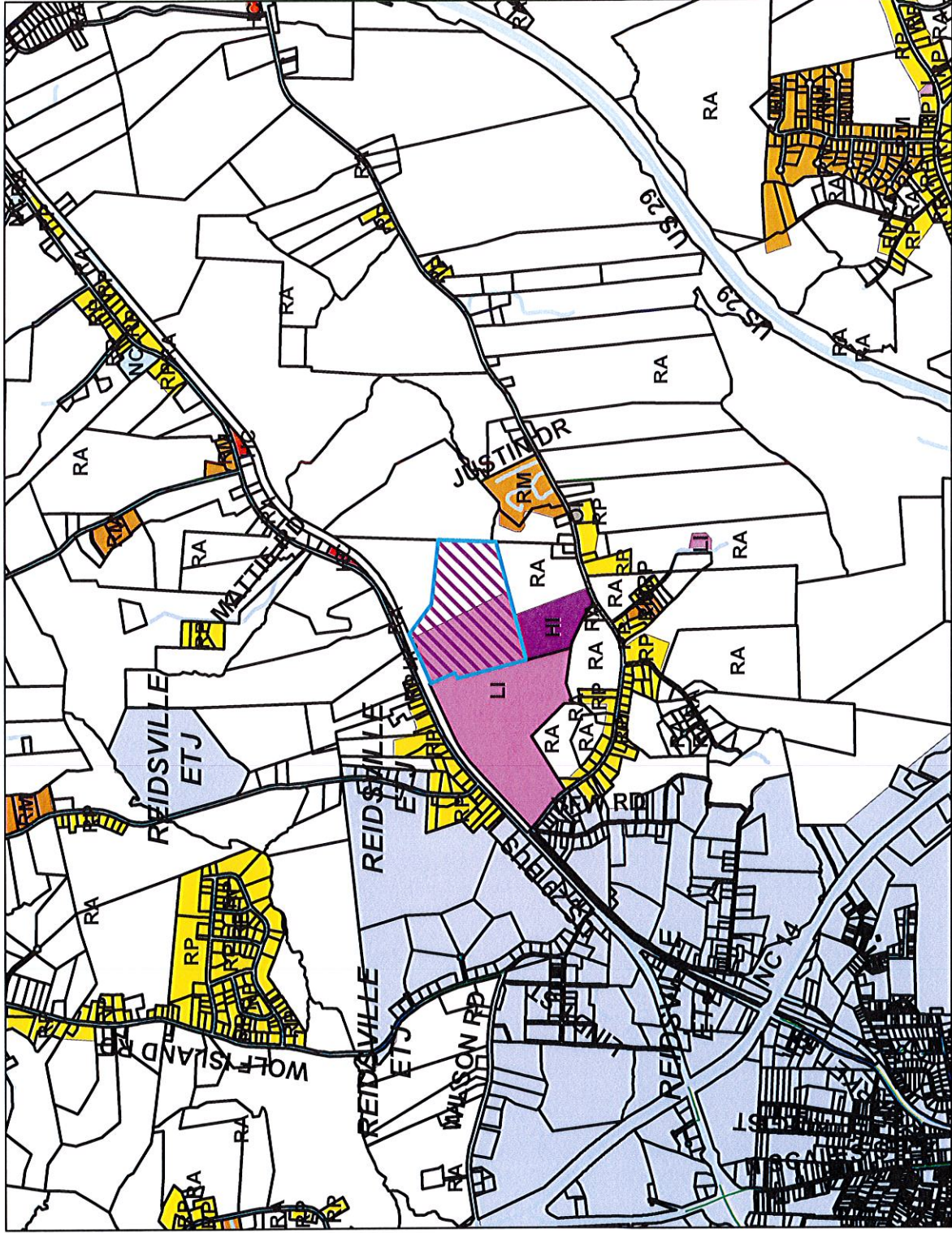




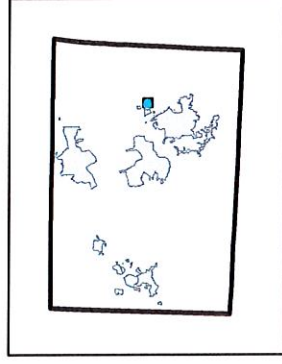
Rockingham County Planning Board, 03.11.2019

Case #2019-003 Sadler SUP

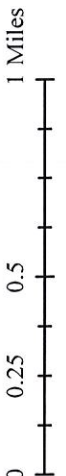
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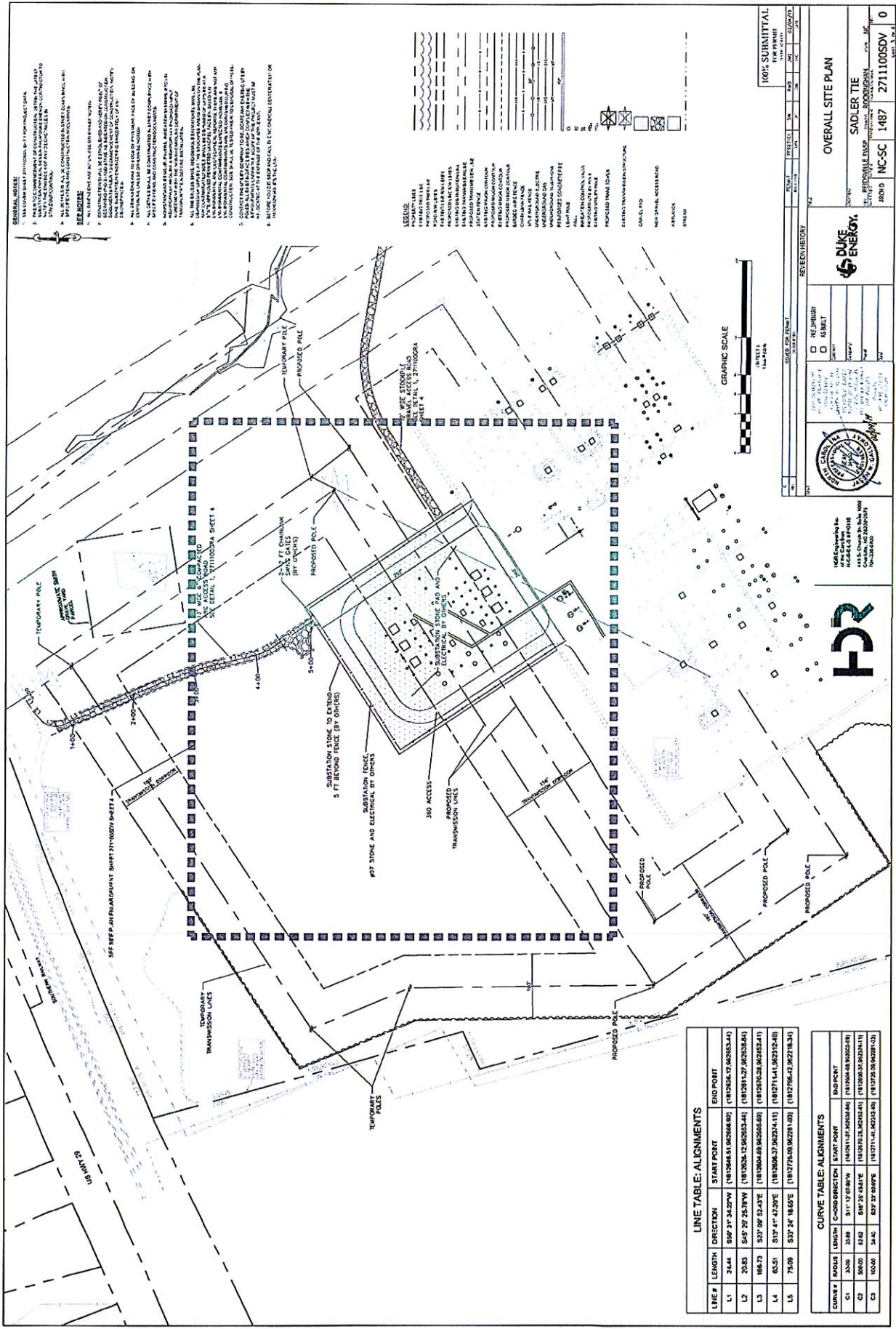


Sadler SUP Parcel	County Zoning	ZONE_CODE
	HC	
	HI	
	LI	
	NC	
	OI	
	RA	
	RC	
	RM	
	RP	



ROCKINGHAM COUNTY PLANNING DEPARTMENT: FOR ILLUSTRATION PURPOSES ONLY





GENERAL NOTES

1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL WORK DONE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY STRUCTURES AND EQUIPMENT.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL WORK DONE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY STRUCTURES AND EQUIPMENT.

SEE NOTES:

1. SEE SHEET 271100SDV-01 FOR GENERAL NOTES.
2. SEE SHEET 271100SDV-02 FOR ELECTRICAL NOTES.
3. SEE SHEET 271100SDV-03 FOR MECHANICAL NOTES.
4. SEE SHEET 271100SDV-04 FOR CIVIL NOTES.
5. SEE SHEET 271100SDV-05 FOR STRUCTURAL NOTES.
6. SEE SHEET 271100SDV-06 FOR GEOTECHNICAL NOTES.
7. SEE SHEET 271100SDV-07 FOR ENVIRONMENTAL NOTES.
8. SEE SHEET 271100SDV-08 FOR HISTORIC PRESERVATION NOTES.
9. SEE SHEET 271100SDV-09 FOR TRANSPORTATION NOTES.
10. SEE SHEET 271100SDV-10 FOR UTILITIES NOTES.

LEGEND

[Symbol]	PROPOSED POLE
[Symbol]	PROPOSED TRANSMISSION LINE
[Symbol]	PROPOSED SUBSTATION
[Symbol]	PROPOSED ACCESS ROAD
[Symbol]	PROPOSED FENCE
[Symbol]	PROPOSED STONE WALL
[Symbol]	PROPOSED SIGN
[Symbol]	PROPOSED LIGHTING
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED GRASS
[Symbol]	PROPOSED TREES
[Symbol]	PROPOSED BUSHES
[Symbol]	PROPOSED ROCK
[Symbol]	PROPOSED SAND
[Symbol]	PROPOSED GRAVEL
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED BRICK
[Symbol]	PROPOSED STONE
[Symbol]	PROPOSED METAL
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[Symbol]	PROPOSED GYPSUM
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[Symbol]	PROPOSED GLASS
[Symbol]	PROPOSED CERAMIC
[Symbol]	PROPOSED MARBLE
[Symbol]	PROPOSED GRANITE
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[Symbol]	PROPOSED QUARTZITE
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[Symbol]	PROPOSED METAGRAVEL
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[Symbol]	PROPOSED METASILT
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[Symbol]	PROPOSED METASAND
[Symbol]	PROPOSED METASILT
[Symbol]	PROPOSED METACLAY

100% SURMITTAL FOR PERMIT

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101	12/01/28	REVISION 100: ADDED PERMIT REQUIREMENTS

OVERALL SITE PLAN

SADLER TIE

Duke Energy

REVISION HISTORY

NO.	DATE	DESCRIPTION
01	08/20/20	ISSUED FOR PERMIT
02	09/15/20	REVISION 1: CORRECTED PERMIT REQUIREMENTS
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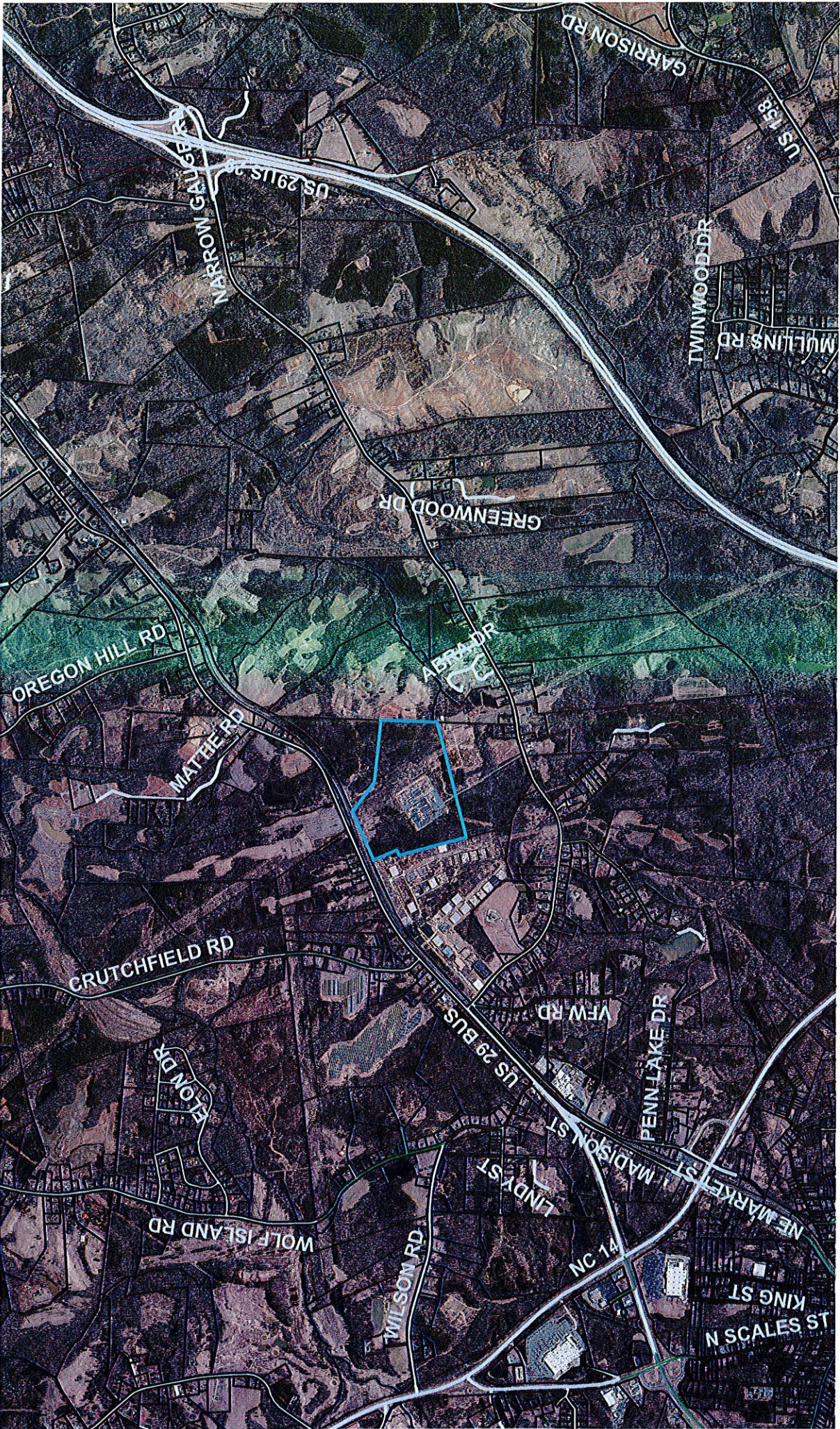
GRAPHIC SCALE

1" = 100'

0 100 200 300 400 500 600 700 800 900 1000

LINE TABLE: ALIGNMENTS

LINE #	LENGTH	DIRECTION	START POINT	END POINT
L1	2444	S59°31'34.22"W	(1817046.51, 960964.69)	(1817026.17, 960963.44)
L2	2043	S45°27'25.79"W	(1817026.17, 960963.44)	(1817012.17, 960938.84)
L3	1667.3	S37°09'53.43"E	(1817012.17, 960938.84)	(1817026.17, 960963.44)
L4	60.51	S17°47'42.0"E	(1817026.17, 960938.84)	(1817014.1, 960935.48)
L5	75.09			



APPROVAL OF REQUEST FOR A SPECIAL USE PERMIT

*You must find **all four of the listed factors exist** to grant the special use permit.

“Based on the evidence presented, I move to **GRANT** the request and specifically find that:

1. The use or development is located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare BECAUSE . . . _____
_____. **(Identify the evidence that supports this factor.)**

2. The use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations BECAUSE . . . _____
_____. **(Identify the evidence that supports this factor.)**

(The applicant must only show that competent, material, and substantial evidence exists to support either 3a or 3b.

- 3a. The use or development is located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property BECAUSE . . . _____
_____. **(Identify the evidence that supports this factor.)**

OR

- 3b. The use or development is a public necessity BECAUSE . . . _____
_____. **(Identify the evidence that supports this factor.)**

AND

4. The use or development conforms to the general plans for the land use and development of Rockingham County as embodied in the zoning ordinance and in the Rockingham County Land Use Plan BECAUSE . . . _____
_____. **(Identify the evidence that supports this factor.)**

IN ADDITION, I recommend that the conditions recommended by the Planning Staff be placed on the Special Use Permit.”

DENIAL OF REQUEST FOR A SPECIAL USE PERMIT

*You must find that at least one of the listed factors does not exist to deny the request for a special use permit.

“Based on the evidence presented, I move to **DENY** the request for a special use permit and specifically find that:

1. The use or development is not located, designed and proposed to be operated so as to maintain or promote the public health, safety and general welfare BECAUSE . . . _____.
(Identify the evidence that supports this factor.)

OR

2. The use or development does not comply with all required regulations and standards of this ordinance and with all other applicable regulations BECAUSE . . . _____ . (Identify the evidence that supports this factor.)

OR

(The applicant must show that competent, material, and substantial evidence exists to support either 3a or 3b. If the applicant provides evidence to support 3a, you can't deny the special use permit based on no support for 3b.)

- 3a. The use or development is not located, designed and proposed to be operated so as to maintain or enhance the value of contiguous property BECAUSE . . . _____
_____. (Identify the evidence that supports this factor.)
- 3b. The use or development is not a public necessity BECAUSE . . . _____
_____. (Identify the evidence that supports this factor.)

OR

4. The use or development does not conform to the general plans for the land use and development of Rockingham County as embodied in the zoning ordinance and in the Rockingham County Land Use Plan BECAUSE . . . _____
_____. (Identify the evidence that supports this factor.)