

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

**BOARD OF COMMISSIONERS CHAMBERS  
ROCKINGHAM COUNTY GOVERNMENTAL CENTER  
WENTWORTH, NC  
NOVEMBER 13, 2018 AT 7:00 PM**



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

STAFF PRESENT: Ben Curry, Code Enforcement Officer  
Bricen Wall, Code Enforcement Officer  
Emily Bacon, Associate Planner  
Lynn Cochran, Planner  
John Morris, County Attorney  
Roy Sawyers, A/V Tech

**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. PROCEDURES**

- Mrs. Cunningham read and reviewed the meeting procedures.
- Mr. Wyatt conducted the swearing of speakers.
  - i. Chairperson Wyatt opened the floor for any discussion needed regarding the September 10, 2018 and October 8<sup>th</sup>, 2018 planning board meeting minutes. Ms. Talbert asked if both minutes were being voted on simultaneously. Mr. Wyatt stated that unless there were objections they could vote on both at the same time. Mr. Wyatt called for motions to accept the minutes as written. Ms. Talbert motioned to do so,

seconded by Mr. Isley. The Board voted unanimously to accept the minutes as written (7-0).

#### IV. PUBLIC HEARINGS

1. Text Amendment to the Unified Development Ordinance; revising language and development criteria pertaining to Special Use Permits for Rural Family Occupations.

Mr. Cochran presented the text amendment to the Board and recommended approval. The text amendment consisted of reducing the existing setbacks required to obtain a Special Use Permit for Rural Family Occupations of Nonagricultural/Commercial Nature. The new setbacks would match the setbacks required in the Residential Agricultural zone. The change would make it easier for applicants to meet development guidelines.

- Chairperson Wyatt asked Mr. Cochran about current setbacks. Mr. Cochran stated that the current setbacks for structures where business is conducted are 100ft from road right-of-ways.
- Mr. Cochran stated that additional language could be added to give the county discretion to increase the setbacks depending on the proposed business's nature. Vice-chairperson Cunningham stated she wanted that additional language to be added to the text amendment.

**CHAIRPERSON WYATT OPENED THE FLOOR FOR BOARD DISCUSSION. AS THERE WAS NONE, MR. WYATT OPENED THE FLOOR FOR MOTIONS. MR. ISLEY MOTIONED TO RECOMMEND APPROVAL OF THE TEXT AMENDMENT AS DISCUSSED AND MS. TALBERT SECONDED. THE MOTION TO RECOMMEND APPROVAL OF THE TEXT AMENDMENT CARRIED UNANIMOUSLY (7-0).**

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**CHAIRPERSON WYATT CALLED FOR MOTIONS TO CEASE FUNCTIONS OF THE PLANNING BOARD AND ASSUME FUNCTIONS OF THE BOARD OF ADJUSTMENT IN ORDER TO HEAR THE EVENING'S REMAINING CASE. MR. LEE MADE A MOTION TO MOVE TO DO SO. VICE-CHAIRPERSON CUNNINGHAM SECONDED THE MOTION. THE BOARD VOTED UNANIMOUSLY TO ASSUME FUNCTION SO THE BOARD OF ADJUSTMENT (7-0).**

**CHAIRPERSON WYATT SWORE SPEAKERS FOR THE BOARD OF ADJUSTMENT'S HEARING.**

2. CASE #2018-028, 394 COOK FLORIST RD: An appeal has been filed for relief from notice of citation fees pertaining to a zoning violation – development without permit, UDO Chapter 2, Article XVI, Section 16-1(a).

*For the minutes and transcript of Case #2018-028, please refer to the attached court transcription.*

**CHAIRPERSON WYATT CALLED FOR BOARD MOTIONS. MR. LEE MOTIONED TO GRANT THE APPEAL OF THE JULY 13<sup>TH</sup> NOTICE OF CITATION AND PENALTIES, ELMINATING THE \$200 FINE, ADDING THAT THE MOTION DOES NOT AFFECT THE UNDERLYING VIOLATION OF OPERATING A DOMESTIC ANIMAL KENNEL WITHOUT THE REQUIRED SPECIAL USE PERMIT. MS. TALBERT SECONDED THE MOTION. THE BOARD VOTED TO ALLOW THE APPEAL (6-1). MR. ISLEY DISSENTED.**

**CHAIRPERSON WYATT ASKED IF THERE WAS ANY OTHER BUSINESS FOR THE BOARD OF ADJUSTMENT. AS THERE WAS NO OTHER BUSINESS, MS. TALBERT MADE A MOTION TO ADJOURN AS THE BOARD OF ADJUSTMENT AND CONVENE AS THE PLANNING BOARD. VICE-CHAIRPERSON CUNNINGHAM SECONDED THE MOTION. THE BOARD VOTED UNANIMOUSLY IN FAVOR OF RETURNING TO FUNCTIONS OF THE PLANNING BOARD, (7-0).**

VI. OTHER BUSINESS

i. Old Business:

- Lynn Cochran has mailed out the suggested bylaw amendments. The board decided to wait till the December meeting to vote on the bylaw amendments.

ii. New Business:

- New Associate Planner Emily Bacon has joined our staff.
- New Planning Director has accepted employment offer, it is still being finalized.
- The December meeting will include dinner beforehand.

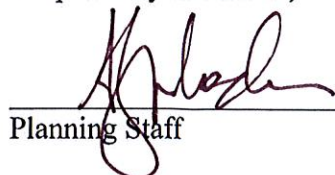
VII. ADJOURN

**AS THERE WAS NO FURTHER BUSINESS, CHAIRMAN WYATT MOTIONED TO ADJOURN AND MR. HARRIS SECONDED. THE BOARD VOTED UNANIMOUSLY TO ADJOURN (7-0).**

Minutes Read and Approved,

  
Chairperson, Planning Board      7 Mar 2019  
Date

Respectfully submitted,

  
Planning Staff      3/7/2019  
Date