**REGULARLY SCHEDULED MEETING**

**ROCKINGHAM COUNTY PLANNING BOARD**

**FEBRUARY 12, 2018**

**ROCKINGHAM COUNTY GOVERNMENTAL CENTER**

**WENTWORTH, NC**

MEMBERS PRESENT:

Chairman Timothy Wyatt

Vice Chairman Ann Cunningham

David French

James Harris

Doug Isley

Mike Lee

Julie Talbert

The following Staff members were also present: Planning Director Tonya Caddle, Associate Planners A. Lynn Cochran and Jeremy Vargas, and Code Enforcement Officer Ben Curry.

I. CALL TO ORDER

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

II. INVOCATION

The invocation was given by Harris.

III. APPROVAL OF JANUARY 8, 2018 MINUTES

**WYATT OPENED THE FLOOR FOR REVIEW OF MINUTES FROM THE REGULARLY SCHEDULED JANUARY 8, 2018 PLANNING BOARD MEETING. MOTION WAS MADE BY TALBERT TO APPROVE THE MINUTES AS WRITTEN; THE MOTION WAS SECONDED BY CUNNINGHAM AND CARRIED UNANIMOUSLY, 7-0.**

IV. PROCEDURES

Planning Board procedures were read by Vice-Chairperson Cunningham. Chairperson Wyatt conducted the swearing in of recognized speakers in attendance.

V. PUBLIC HEARINGS

1. 2017-030 SPECIAL USE PERMIT: for establishment of a Rural Family Occupation.

Caddle presented the case and recommended approval. The case consisted of a request for a special use permit allowing for firearm safety and concealed carry handgun permit training. The parcel of note (TAX PIN 8924-03-30-7306) is zoned Residential Agricultural and Residential Protected (RA/RP).

Caddle opened for questions.

* Talbert posed a question regarding considerations of potential noise nuisance concerns. Caddle responded.
* French inquired about the elevation of the firing range hill. Caddle responded, stating that the site meets NRA recommended guidelines for such facilities.
* Wyatt inquired about the dual nature of the zoning (RA/RP) that applies to the parcel. Caddle responded, clarifying that the business shall be conducted only on the RA-zoned portion of the parcel.

Lynn Chapmon (property owner and training instructor) of 1626 Grooms Road, Reidsville, NC 27320-9280 presented as applicant and opened for questions.

* Isley posed a question regarding the average class size for training sessions. Chapmon responded.
* Wyatt inquired regarding the owner/trainer’s plans to invest funds acquired from the business in property improvements and maintenance. Chapmon responded.
* French posed a question regarding the potential economic benefits of the enterprise and potential for increases in property value. Chapmon responded.

**WYATT OPENED THE FLOOR FOR BOARD DISCUSSION. AS THERE WAS NONE, WYATT OPENED THE FLOOR FOR MOTION TO APPROVE OR DENY THE SPECIAL USE PERMIT. FRENCH MOTIONED TO APPROVE THE REQUEST, ISLEY SECONDED. THE BOARD VOTED UNANIMOUSLY TO APPROVE THE SPECIAL USE PERMIT REQUEST, 7-0.**

2. 2017-033 SPECIAL USE PERMIT: to allow construction of a Public Utilities/Public Works Facility.

Caddle presented the case and recommended approval. The case consisted of a request for a Special Use Permit to allow for construction of a Duke Energy electricity transmission substation. The parcel of note (Tax PIN 7903-00-50-3477) is zoned Residential Agricultural (RA).

Caddle opened for questions.

* Lee posed a question regarding proposed fencing and landscaping buffers in the site plan. Caddle responded.

Davis Montgomery of 2500 Fairfax Road, Greensboro, NC 27407 presented the details of the proposed project on behalf of Duke Energy. Wyatt opened for questions.

* Talbert posed a question regarding the nature of potential impacts of the project on the local community. Montgomery responded.
* Talbert followed up with a question regarding the potential issues of noise and view horizon impacts of the proposed project. Montgomery responded.
* Lee posed a question regarding the nature of incoming transmission and distribution power lines. Montgomery responded.
* French posed a question specifically regarding any impact studies of the project comparing conditions of construction vs. non-construction. Montgomery responded.
* Isley posed a question as to the nature of vehicular traffic and the size of vehicles requiring site access. Montgomery responded.
* Harris posed a question regarding the choice of the specific site for placement of the substation. Montgomery responded.
* Talbert posed a question regarding the estimated number of electricity customers who would receive service from the substation. Montgomery responded.
* Harris posed a question regarding electro-magnetic fields and voltage of the power lines and substation transformers. Montgomery responded.

PUBLIC COMMENT

Lyn George of 181 Topside Court, Stokesdale spoke against the proposal, citing questions and concerns regarding the size of the structure, specifics of site placement, potential electro-magnetic field emissions, and placement of incoming/outgoing electricity transmission lines.

* Isley inquired as to the specific address location of the speaker’s residence. George responded.

Bonnie Wrisley of 256 Windward Drive, Stokesdale spoke against the proposal, citing confusion regarding postcard notifications of the hearing, and concerns regarding potential decreases in property values in the area, potential electro-magnetic field emissions, and possible noise nuisances.

* Isley inquired as to how long Wrisley had resided at her current address. Wrisley responded, six (6) years.

Robin Wilson of 3165 Ellisboro Road, Stokesdale spoke against the proposed project, citing concerns regarding potential electrical power surges, potential impacts on cellular phone service in the area, soil and water quality impacts.

* The board members posed no questions.

Brian Dunford of 3221 Ellisboro Road, Stokesdale spoke against the proposed project, citing concerns regarding the specific choice of site placement on the parcel, stormwater drainage and water quality impacts, and widening of Ellisboro Road to allow for a left turn lane onto Shelton Road (unrelated to access to the parcel in question).

* French posed a question for clarification regarding the Ellisboro turn lane. Dunford responded

Leslie Smith of 231 Shelton Road, Stokesdale spoke against the project, citing concerns regarding potential electro-magnetic field emissions and potential noise nuisance.

* The board members posed no questions.

Herman East of 135 Belewsfield Road, Stokesdale spoke against the proposed project, citing concerns regarding potential electro-magnetic field emissions, potential noise nuisance, light pollution, loss of forest cover, stormwater drainage from the site, potential impacts on property values, potential electricity rate increases and the coal ash pond located several miles northeast of the proposed project site.

* The board members posed no questions.

Davis Montgomery returned to speak in rebuttal. He addressed concerns regarding electro-magnetic field emissions, the need to meet growing demands for energy, and improving the reliability and quality of electricity supplies in the area.

* The board members posed no questions.

Robert Baysden of 1233 Courtney Cove Court, Gastonia NC 28052, representative of HDR Engineering (site engineer) spoke on behalf of the project, addressing concerns regarding site grading, stormwater drainage management, required NC DEQ permitting, and filtration of substation stormwater runoff.

* French posed a question regarding the heights of towers and structures included in the substation plans. Baysden responded. Kevin Mason, representative of Duke Energy, of 924 Grand Provincial Avenue, Matthews, NC 28105 also responded to board member French’s question with additional information.

Davis Montgomery returned as speaker.

* Talbert posed a question regarding plans for landscape buffers and information provision on the part of Duke Energy to owners of parcels adjacent to the planned site project. Montgomery responded.
* Lee posed a question regarding property valuation studies on the part of Duke Energy. Montgomery responded.
* French posed a question regarding the overall investment costs incurred by Duke Energy regarding the overall development of Belews Lake area and this project specifically. Montgomery answered.
* Harris asked if Duke Energy had considered any other sites for placement of the substation. Montgomery responded.
* French posed a question also related to the choice of site selection. Montgomery answered.

**WYATT OPENED THE FLOOR FOR BOARD DISCUSSION. FRENCH REVIEWED PERCEIVED RISKS AND BENEFITS OF THE PROJECT. TALBERT STATED THAT SHE WOULD ENCOURAGE DUKE ENERGY’S REPRESENTATIVES TO ENGAGE MORE THOROUGHLY WITH RESIDENTS OF THE COMMUNITY.**

**WYATT OPENED THE FLOOR FOR A MOTION TO APPROVE OR DENY THE REQUEST. LEE MOTIONED TO DENY THE REQUEST; HARRIS SECONDED. THE BOARD VOTED 5-2 AGAINST DENIAL OF THE REQUEST. WYATT OPENED THE FLOOR FOR FURTHER MOTION. WYATT MOTIONED TO APPROVE THE REQUEST; FRENCH SECONDED. THE BOARD VOTED TO APPROVE THE REQUEST, 5-2. LEE AND HARRIS DISSENTED.**

VI. OTHER BUSINESS

1. Old Business: None
2. New Business: None

VII. ADJOURN

**AS THERE WAS NO FURTHER BUSINESS A MOTION TO ADJOURN WAS MADE BY TALBERT, SECONDED BY ISLEY. THE BOARD VOTED UNANIMOUSLY TO ADJOURN AT 8:30 PM, (7-0).**

Minutes Read and Approved, Respectfully submitted,

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Chairman, Planning Board Date Planning Staff Date