

AGENDA

ROCKINGHAM COUNTY PLANNING BOARD

May 10, 2021 at 7:00 pm

County Commissioners Chambers

Rockingham County Governmental Center



I. Call Planning Board to order

II. Invocation

III. Adoption of the Agenda

IV. Approval of Minutes: April 12th, 2021

V. Review of Procedures for Planning Board

VI. Public Hearings before the Planning Board

1. Special Use Permit Case #2021-08, Wendy Cheek: Case continued from April 12, 2021 Planning Board Seeking SUP to allow for a Travel Trailer Park in a Residential Agricultural District. Tax PINs: 793400385264 / 793400378210, 651 Lowe Rd – New Bethel Township

XI. Other Business:

a. Old Business:None

b. New Business: Update on Land Use Plan and UDO contract

XII. Adjourn



ROCKINGHAM COUNTY PLANNING BOARD

MINUTES

ROCKINGHAM COUNTY PLANNING BOARD & BOARD OF ADJUSTMENT REGULAR MEETING – APRIL 12, 2021 - 7:00 P.M.

The Rockingham County Planning Board & Board of Adjustment met in regular session on April 12, 2021, 7:00 PM, Governmental Center, Commissioner's Chambers, Wentworth, North Carolina.

1. Chairman Paul Ksieniewicz called the meeting to order at 7:00 pm.
2. Invocation was given by James Harris.
3. Adoption of the Agenda.
4. Attendance:
Regular members present: Chairman Paul Ksieniewicz, Vice-Chairman Julie Talbert, James Harris, Cory Scott, Phillip Stone, and Matt Cardwell

Alternate members present:

Staff and others present: Carrie Spencer- Planning Director, Timothy Mack - Planner, John Morris – County Attorney, Roy Sawyers – A/V Technician, Ben Curry – Code Enforcement, and citizens
5. **The following Minutes were approved.**
February 8th, 2021.
6. **PROCEDURES**
Chairman Paul Ksieniewicz reviewed the hearing procedures for the Planning Board and read them into the record.
7. **PUBLIC HEARINGS BEFORE THE PLANNING BOARD**

Rezoning Case No. 2021-09, Carrolland Corporation: From Heavy Industrial and Residential Agricultural to Residential Protected

Carrie Spencer, Director of Community Development, read the case into the record and presented to the Planning Board.

Questions from Board regarding traffic impact considerations, considerations regarding the new UDO.

Al Leonard, applicant, Carroll Companies, 201 N Elm St, Greensboro, came to address the Board. Says they are continuing to invest in Rockingham County, and they like the area's potential. He provided a handout to the Board – a map in phases, access, prices for the homes (200k and up), what their plans are for the property.

PS: Noted the housing shortage in the area. Asked if they've looked at the turnout area along 220 – stated he's a little concerned about that.

PK: Noted TRC's concern about wastewater capacity. Do we need to know more?

CSP: No, that will come into play at the subdivision phase

Kerry Swinney stood to address the Board. He was for the rezoning. He had another question about the entrance. He echoed the concern of Philip Stone. Are there going to be two or one entrances?

PK: It would be up to DOT to make that determination.

CSP: DOT will review the plans, and if they think a traffic study is necessary, they will ask for it.

PS: Confirmed with Carrie – there is one way in and one way out.

CSP and PK: We will defer to DOT. Right now, we're just looking at the rezoning.

There were no other speakers, and there was no further discussion from the Board.

JT moved to approve recommendation of rezoning to Board of Commissioners, PS seconded. Motion carried 6-0.

Special Use Permit Case No. 2021-08, Cheek: To Operate a Travel Trailer Park in a Residential Agricultural District

Carrie Spencer read the Staff Report into the record and presented the case to the Board. She noted the difference in the current case and the previous one (2020-16). The Board voted 5-1 to continue the case to the May 10 Planning Board meeting due to an insufficient site plan.

Special Use Permit Case No. 2021-11, Clayton Homes: To Allow for a Doublewide Manufactured Home in a Residential Protected District

Carrie Spencer read the Staff Report into the record and presented the case into the record.

Daniel Leonard, applicant, Clayton Homes, stood to address the Board.

The permit was approved unanimously.

There were no other speakers or further discussion from the Board. Cory Scott moved to approve the Special Use Permit. The motion carried 6-0.

At this point, the Planning Board meeting was temporarily adjourned, and the Board of Adjustment Convened.

8. PUBLIC HEARINGS BEFORE THE BOARD OF ADJUSTMENT

Variance Case No. 2021-10, Dawson: Variance to Side/Rear Yard Setback

Carrie Spencer read the Staff Report into the record and presented the case to the Planning Board.

PS: Asked if there was any approval from the homeowner’s association.

Dan Dawson, applicant and owner of the property, stood to address the board. He explained the situation – the location of the septic system prevents placement of the structure. He wants to keep it closer to his house.

PK: Noted that the variance would strictly rely on evidence of a hardship, not of their own doing.

There was discussion among the Board about the setbacks, the maintaining of rural county.

JT moved to disapprove the variance. PS seconded. The motion carried 6-0.

At this point, the BOA was adjourned and the Planning Board recalled to session.

9. OTHER BUSINESS

- a) Old Business –
- b) New Business – Update on Land Use Plan and UDO contract.

9. ADJOURN

JT, PS. Motion to adjourn carried 6-0. Meeting adjourned at 8:17 PM

Minutes Read and Approved,

Respectfully submitted,

Chairperson, Planning Board Date

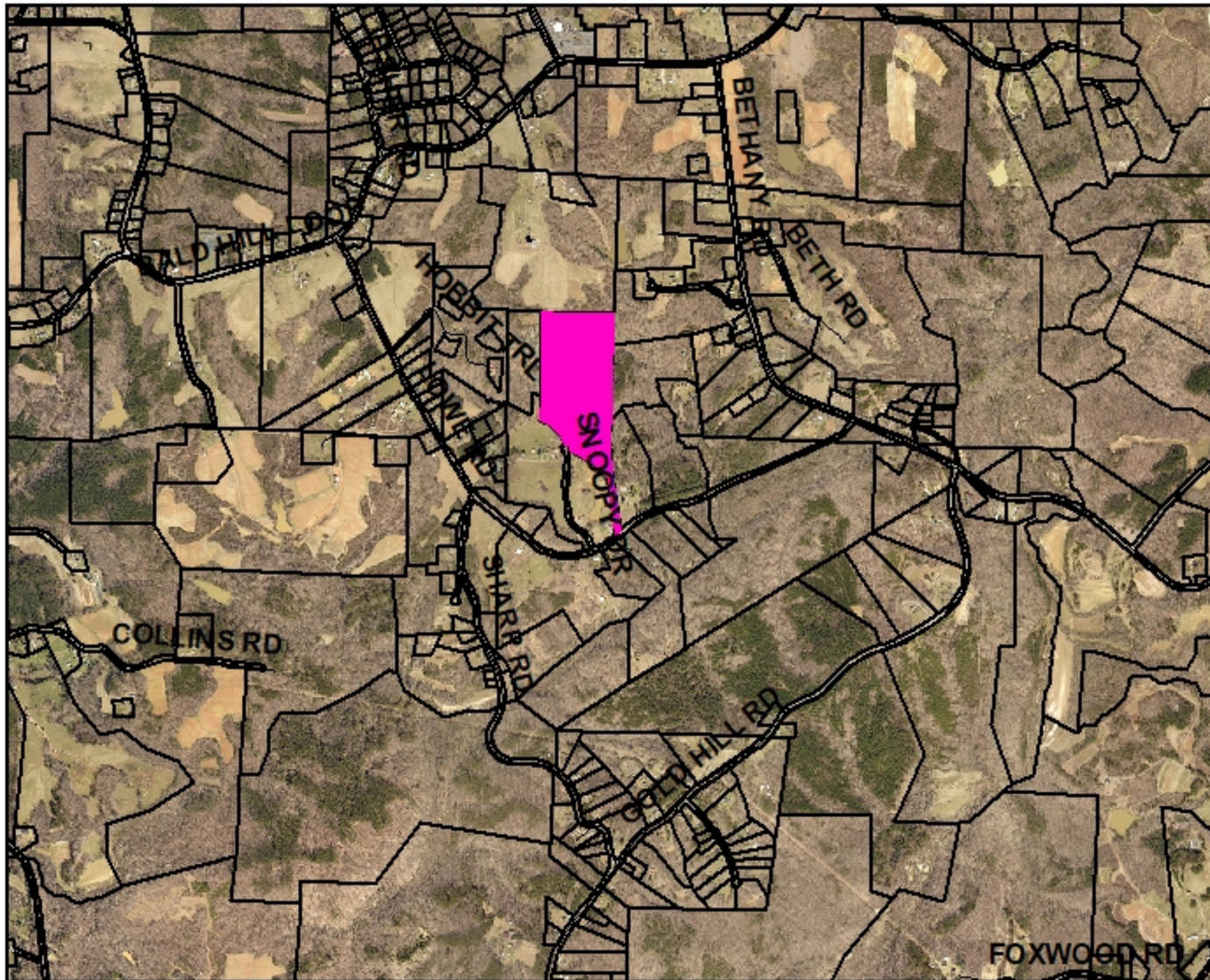
Planning Staff Date

ROCKINGHAM COUNTY
STAFF REPORT
Case #2021-08, Special Use Permit (continued)

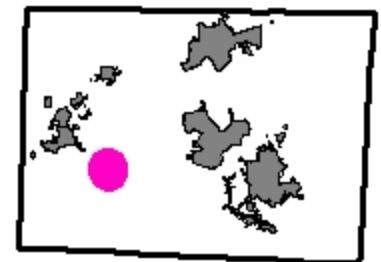


Request:	Special Use Permit to allow for a Travel Trailer Park
Applicant, Owner:	<u>Wendy Cheek</u>
Identification:	The properties are identified as Tax PINs 793400385264 & 793400378210
Location:	651 Lowe Rd, New Bethel Township

1. **The applicant for this case has submitted documentation as a site plan to describe the proposed site for this request.**
2. **Based on Staff's analysis, Staff recommends approval of Case #2021-08 a request for a Special Use Permit to allow for a Travel Trailer Park.**

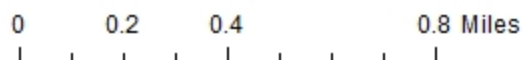


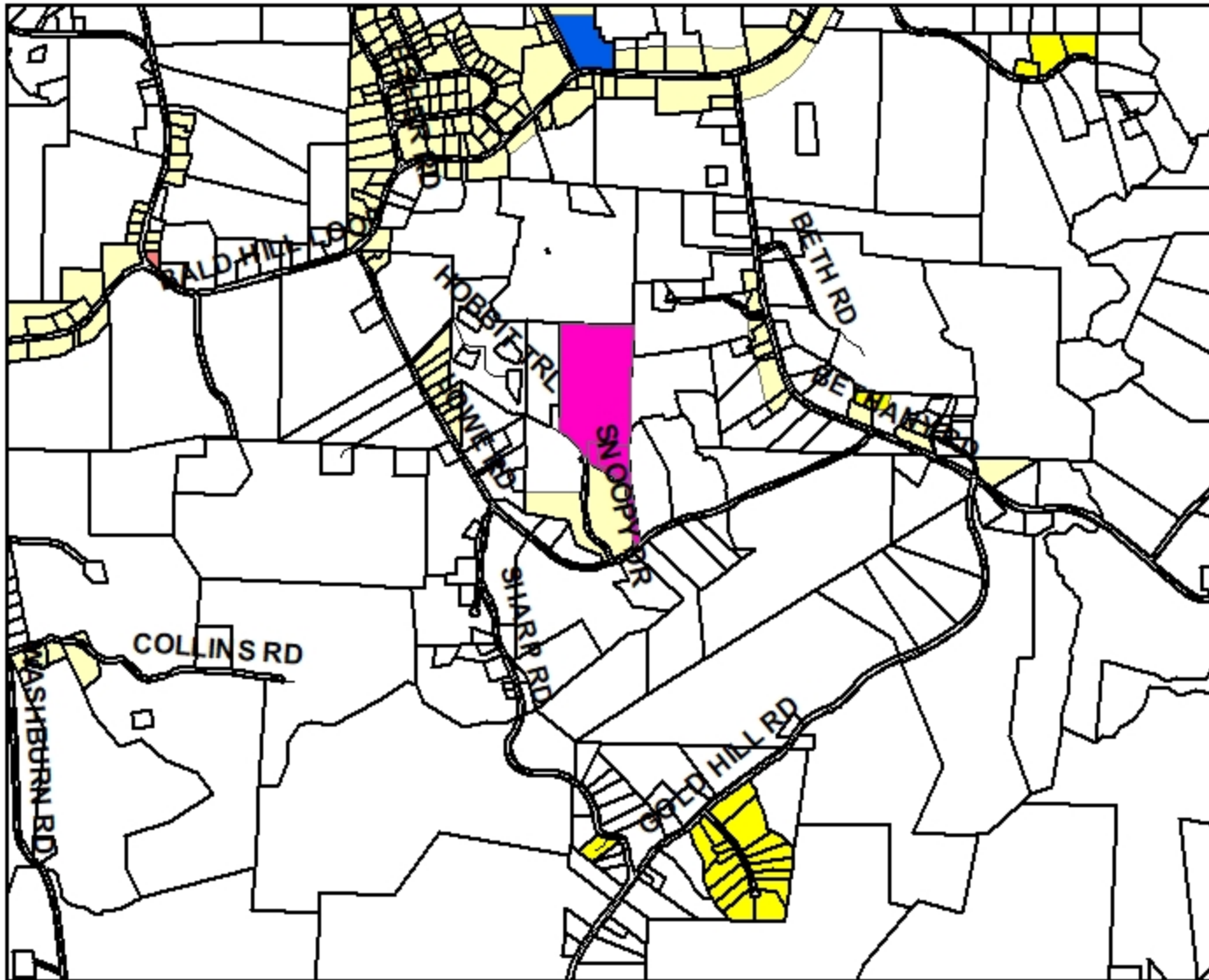
	Tax PIN: 793400378210
	Tax PIN: 793400385264
	Roads



Case #2021-08: Cheek | SUP for Travel Trailer Park

Aerial Map

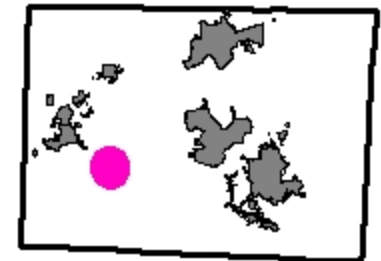




Tax PIN: 793400378210
 Tax PIN: 793400385264

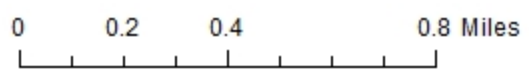
County Zoning

	HC
	NC
	RC
	HI
	LI
	OI
	RM
	RP
	RA
	Roads



Case #2021-08: Cheek | SUP for Travel Trailer Park

Zoning Vicinity Map





ROCKINGHAM COUNTY

Community Development

APPLICATION FOR SPECIAL USE PERMIT

Property Address: 651 Lowe Rd, Madison NC

Date: 2-13-2021

Parcel No / Tax Pins(s): 171776 And 181815

Zoning District including overlays: RA

Acreage requested for Special Use Permit: 1-2 Acreas
(attach legal description if acreage represents a portion of a parcel)

Owner: Wendy Denise Cheek

Mailing Address: 651 Lowe Rd

Telephone: 336-207-0227 email: Wendycheek651@gmail.com

Applicant: Wendy Cheek

Mailing address: same

Telephone: same email: _____

Proposed Use: AIRBNB for Vintag Campers

Description and plans for the use (attach additional sheets if needed):

The use will be developed according to the attached site plan.

Setting up 3-4 Vintag campers to use as AirBNB guest quarters. There will be a horse barn used for the shower facility. The barn may later be used for possible small wedding venue but not sure.

Wendy D. Cheek

Signature of Applicant/Owner (circle)

Signature of Applicant/Owner (circle)

NOTARIZE SIGNATURES BELOW IF NOT WITNESSED BY STAFF

_____ County, North Carolina

I certify that _____ personally appeared before me this the ____ day of _____, _____, and acknowledged the due execution of the foregoing instrument.

Notary Signature _____ Notary Printed Name _____ My Commission Expires: _____

(Office Use Only)

<input type="checkbox"/> legal description of area <input type="checkbox"/> all owner signatures <input type="checkbox"/> fees <input type="checkbox"/> conditions <input type="checkbox"/> site plan	Case Number: _____
	Date of Planning Board Hearing _____
	Date of Board of Commissioners Hearing _____
	Planning Board Decision: Approve () Deny () Vote: _____ Board of Commissioners Decision: Approve () Deny () Vote: _____

**(x) Travel Trailer Parks or Recreational, Nonpermanent Vehicles
(including tenting and other forms of weather protected, covered
camping)**

Approved By: Planning Board

Special Use Districts: RA, RM

Minimum Area: Five (5) acres with a front yard depth
of fifty (50) feet.

Site Considerations:

Trailers shall be separated from each other and from other structures by at least fifteen (15) feet. Any accessory structure such as attached awnings, carports, or storage facilities shall be considered to be part of the trailer.

Minimum size of space shall be as required by the Rockingham County Health Department.

There shall be at least one (1) recreation area that shall be accessible from all trailer spaces. The size of such recreation area shall not be less than eight percent (8%) of the gross site area.

Roadways shall be 4" stabilized gravel or crushed rock and of adequate width to accommodate anticipated traffic and in any case, shall meet the following minimum requirements:

One-way, no parking - twelve (12) feet.

Two-way, no parking - twenty (20) feet. (Amended 9/16/1991; Effective 9/17/1991)

No roadway parking shall be permitted.

The water supply, the sewerage system, service buildings, sanitation requirements and solid waste disposal shall be reasonably accommodated and shall meet the requirements of the appropriate State and County regulatory agency.

A 25-foot wide natural foliage greenbelt shall be planted along the street side(s) of the property and along interior lot lines adjacent to a residential district. The plantings shall be of sufficient opacity to screen the use from view along interior lot lines.

Parking:

Off-street parking and loading space shall be provided in sufficient quantity to accommodate all parking and loading on the site. For this purpose, there shall be 1 1/2 automobile parking spaces per trailer space.

Signs:

Signs on premises shall be regulated as follows:

Type of sign: Identification.

Permitted number of signs: One (1) ground sign per entrance to park.

Maximum area of ground sign: Ten (10) square feet.

Permitted illumination: Indirect lighting, non-flashing illumination, motionless.

Permitted location: Within the bounds of the property.

Required Plans:

Topography of the site, at contour interval no greater than five (5) feet.

Location and approximate size of all existing and proposed buildings and structures within the site and existing buildings and structures within five hundred (500) feet adjacent thereto.

Proposed points of ingress and egress together with the proposed pattern of internal circulation.

Proposed parking areas.

Proposed provision for storm and sanitary sewerage, including both natural and man-made features, and the proposed treatment of ground cover, slopes, banks and ditches.

Space Rental: Trailer spaces shall be rented by the day.

ROCKINGHAM COUNTY
STAFF REPORT
Case #2021-08, Special Use Permit



Request:	Special Use Permit to allow for a Travel Trailer Park
Applicant, Owner:	<u>Wendy Cheek</u>
Identification:	The properties are identified as Tax PINs 793400385264 & 793400378210
Location:	651 Lowe Rd, New Bethel Township

1. Acreage and Location of Proposal:

+/- 27.11 acres approximately a half mile west of the intersection of Lowe Rd and Bethany Rd, about 2 miles southeast of the Madison ETJ.

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

The neighborhood is predominantly characterized by large lot residential use, undeveloped land, and agricultural uses.

3. Relevant Unified Development Ordinance Section:

Chapter 2, Article IX Special Use Permits, Section 9-11(x), pp. 139-140.

4. Adopted Regulation and Plans:

Surrounding properties are zoned Residential Protected and Residential Agricultural.

This property is located in the *Rural Transitional Land Class* of the Rockingham County Land Use Plan.

The Rural Transitional Class is intended “To accommodate existing residential neighborhoods and to balance the need to retain the area’s rural character and beauty with the strong demand for continued residential development.”

The Class is described as: “Lands where residential development is grouped in existing neighborhoods and cross-road community settlements and where it will occur in similar neighborhoods and settlements during the following 20-year period, lands with limited commercial development with an emphasis on mixed-use.

5. 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.

The applicant intends to operate an Airbnb by utilizing vintage campers as guest rooms. Staff concludes that this practice would meet Special Use Permit standards. Staff has also consulted with building inspections and environmental health to ensure the use of the campers would satisfy those regulations.

Unlike the Rural Guest Establishment plan, which allows for permanent placement of the campers, the Travel Trailer Park option is nonpermanent, limiting placement of campers up to 6 months.

The applicant proposes a driveway entrance with direct access to Lowe Rd rather than Snoopy Dr.

Based on Staff’s analysis and the UDO requirements for a Special Use Permit for Travel Trailer Parks, staff recommends approval of Case #2021-08, with the following conditions:

1. The applicant must comply with the site plan approved by, and any other conditions imposed by, the Planning Board.
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 Travel Trailer Parks Special Use Permit which are listed in the Rockingham County Unified Development Ordinance *Section 9-11(x)*.
- 4.

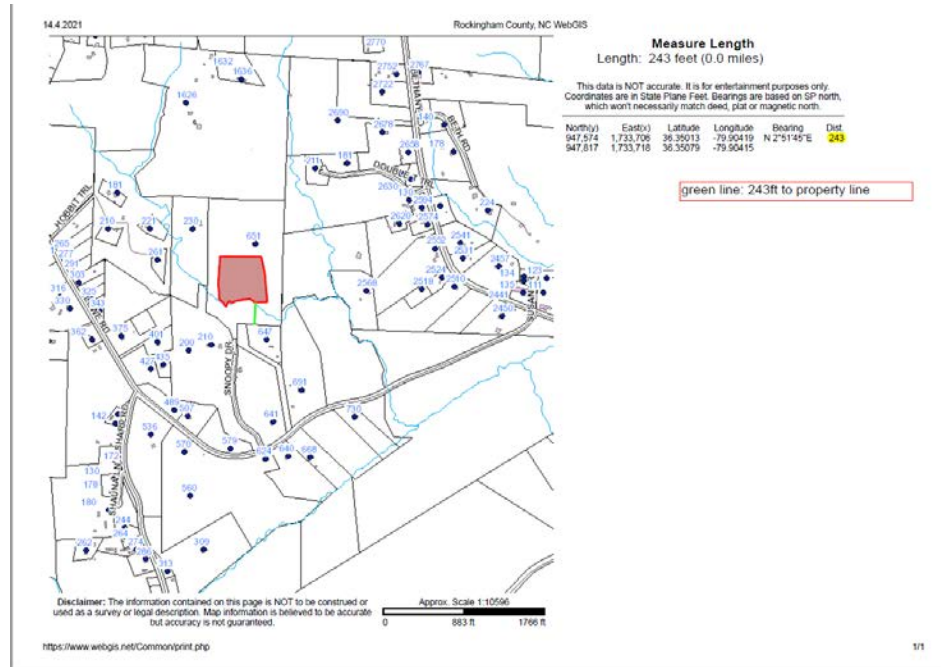
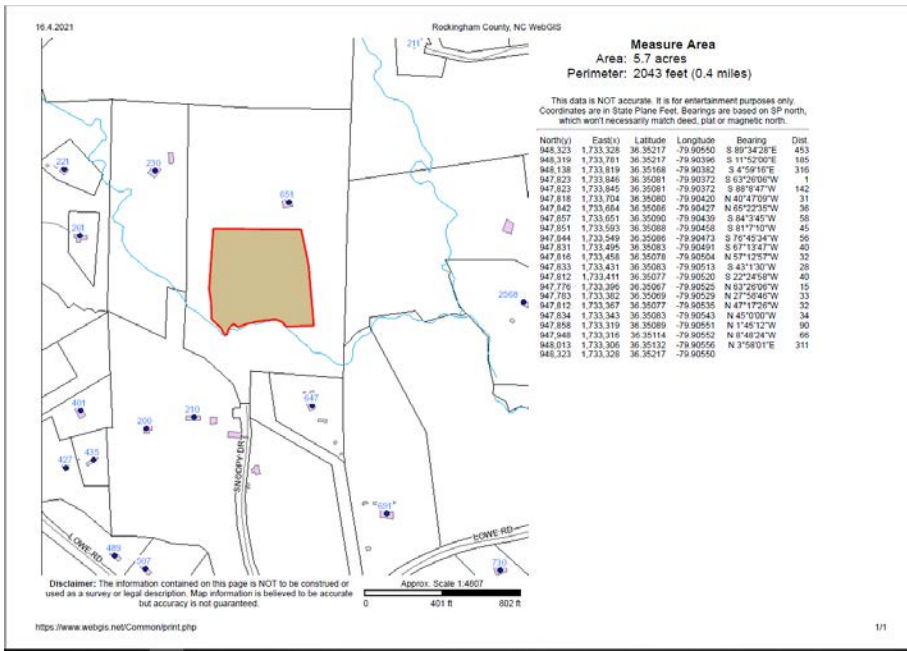
6. Approval Process:

No Special Use Permit shall be granted by the Planning Board unless each of the following findings is made concerning the proposed special use:

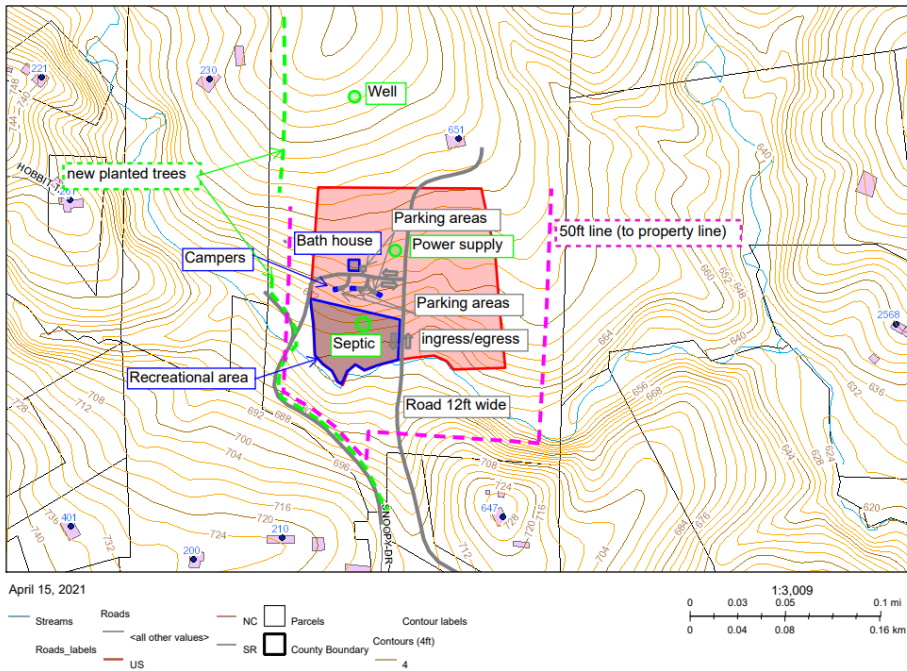
- (a) That the use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
- (b) That the use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations;
- (c) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property or that the use or development is a public necessity; and
- (d) That the use or development conforms with the general plans for the land use and development of Rockingham County as embodied in this chapter and in the Rockingham County Development Guide.

There shall be competent, material and substantial evidence in the record to support these conclusions and the Planning Board must find that all of the above exist or the application will be denied.

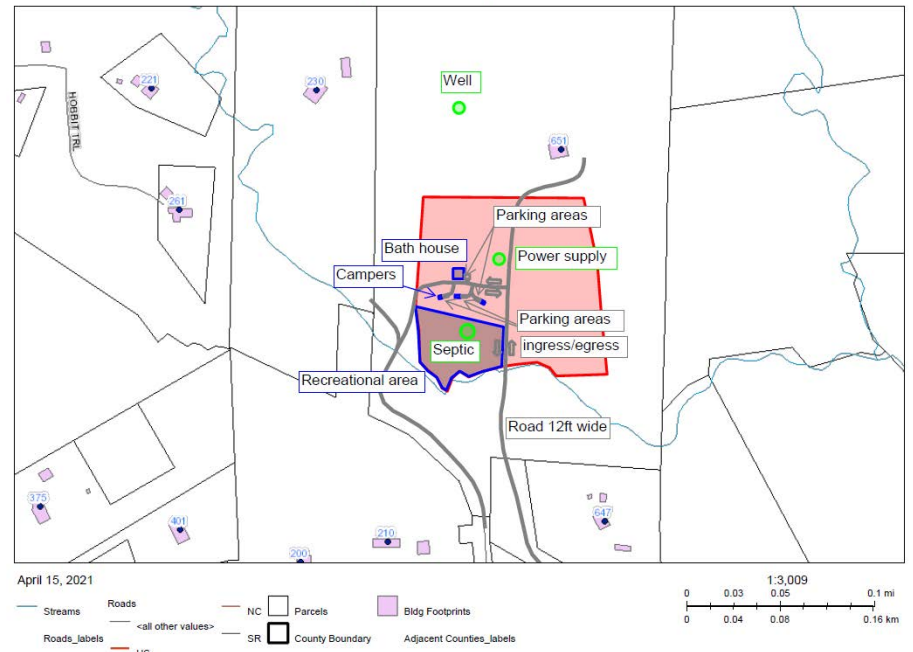
- 7. Based on Staff's analysis, Staff recommends approval of Case #2021-08 a request for a Special Use Permit to allow for a Travel Trailer Park.**



Rockingham County, NC WebGIS



Rockingham County, NC WebGIS



Measure Length
Length: 38 feet (0.0 miles)

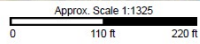
This data is NOT accurate. It is for entertainment purposes only. Coordinates are in State Plane Feet. Bearings are based on S which won't necessarily match deed, plat or magnetic north.

North(y)	East(x)	Latitude	Longitude	Bearing
948,049	1,733,382	36.35142	-79.90530	S 89°14'46"
948,049	1,733,420	36.35142	-79.90517	

green line distance: 38ft



Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.



Measure Length
Length: 42 feet (0.0 miles)

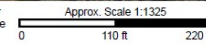
This data is NOT accurate. It is for entertainment purposes only. Coordinates are in State Plane Feet. Bearings are based on SP north, which won't necessarily match deed, plat or magnetic north.

North(y)	East(x)	Latitude	Longitude	Bearing	Dist.
948,052	1,733,430	36.35143	-79.90514	N 2°24'3"E	42
948,054	1,733,431	36.35155	-79.90514		

green line distance: 42ft



Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.



Measure Length
Length: 51 feet (0.0 miles)

This data is NOT accurate. It is for entertainment purposes only. Coordinates are in State Plane Feet. Bearings are based on SP north, which won't necessarily match deed, plat or magnetic north.

North(y)	East(x)	Latitude	Longitude	Bearing	Dist.
948,032	1,733,490	36.35138	-79.90494	N 73°53'50"W	51
948,046	1,733,441	36.35142	-79.90510		

green line distance: 51ft



Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

Approx. Scale 1:1325





Measure Length
 Length: 689 feet (0.1 miles)

This data is NOT accurate. It is for entertainment purposes only. Coordinates are in State Plane Feet. Bearings are based on SP north, which won't necessarily match deed, plat or magnetic north.

North(y)	East(x)	Latitude	Longitude	Bearing	Dist
947,353	1,733,336	36.34951	-79.90544	N 13°29'11"E	689
948,023	1,733,497	36.35135	-79.90491		

green line distance: 689ft

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.



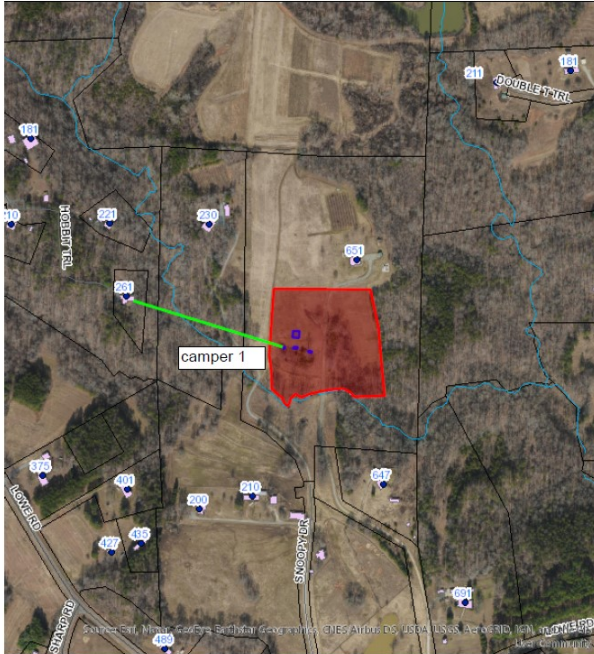
Measure Length
 Length: 603 feet (0.1 miles)

This data is NOT accurate. It is for entertainment purposes only. Coordinates are in State Plane Feet. Bearings are based on SP north, which won't necessarily match deed, plat or magnetic north.

North(y)	East(x)	Latitude	Longitude	Bearing	Dist
948,128	1,733,418	36.35164	-79.90518	N 40°14'51"W	603
948,588	1,733,028	36.35289	-79.90652		

green line distance: 603ft

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.



Measure Length
 Length: 728 feet (0.1 miles)

This data is NOT accurate. It is for entertainment purposes only. Coordinates are in State Plane Feet. Bearings are based on SP north, which won't necessarily match deed, plat or magnetic north.

North(y)	East(x)	Latitude	Longitude	Bearing	Dist
948,052	1,733,370	36.35143	-79.90535	N 72°49'17"W	
948,267	1,732,674	36.35200	-79.90772		

green line distance: 728ft

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.



Measure Length
 Length: 614 feet (0.1 miles)

This data is NOT accurate. It is for entertainment purposes only. Coordinates are in State Plane Feet. Bearings are based on SP north, which won't necessarily match deed, plat or magnetic north.

North(y)	East(x)	Latitude	Longitude	Bearing	Dist
948,025	1,733,507	36.35136	-79.90488	S 28°30'18"E	614
947,485	1,733,800	36.34988	-79.90387		

green line distance: 614ft

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

Measure Area

Area: 0.9 acres (37890 s.f.)

Perimeter: 833 feet (0.2 miles)

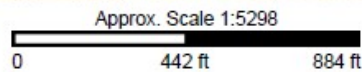
This data is NOT accurate. It is for entertainment purposes only. Coordinates are in State Plane Feet. Bearings are based on SP north, which won't necessarily match deed, plat or magnetic north.

North(y)	East(x)	Latitude	Longitude	Bearing	Dist.
947,781	1,733,393	36.35068	-79.90526	N 56°18'36"W	15
947,789	1,733,381	36.35071	-79.90530	N 25°42'36"W	30
947,816	1,733,368	36.35078	-79.90534	N 46°53'17"W	65
947,861	1,733,321	36.35090	-79.90551	N 4°34'26"W	152
948,012	1,733,308	36.35132	-79.90555	S 77°56'06"E	135
947,984	1,733,441	36.35124	-79.90510	S 82°26'19"E	115
947,969	1,733,555	36.35120	-79.90471	S 2°23'09"W	121
947,847	1,733,550	36.35087	-79.90473	S 75°57'50"W	54
947,834	1,733,497	36.35083	-79.90491	S 66°36'53"W	41
947,818	1,733,460	36.35079	-79.90503	N 57°39'09"W	36
947,837	1,733,430	36.35084	-79.90514	S 46°19'56"W	31
947,816	1,733,407	36.35078	-79.90521	S 21°48'05"W	38
947,781	1,733,393	36.35068	-79.90526		

Recreational area (blue) bottom left corner
 0.9 acres / 5.7 acres = 15.79%



Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.



PLANNING BOARD ANALYSIS AND STATEMENT

CASE # 2021-08: Wendy Cheek

Special Use Permit to allow for a Travel Trailer Park in a Residential Agricultural District

FINDINGS

The Planning Board has reviewed the **Special Use Permit** and adopts the following statements as required by the Rockingham County UDO and NCGS § 160D-701 and § 160D-705:

1. After considering Rockingham County adopted comprehensive plans and UDO, the Planning Board **approves/disapproves** (2021-08). This action is **consistent/not consistent** with the adopted Rockingham County Land Use Plan.
2. After review of competent, material and substantial evidence in the record, the Board makes the following findings for the 4 conclusions necessary to approve a Special Use Permit:

yes no (a) That 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;

The Board finds:

Would the approval of this permit impose significant harm on the neighbors and surrounding community?

yes no (b) That the use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations;

The Board finds:

That the proposed use is an allowed use in a Residential Protected zoning district if a Special Use Permit is approved, that the conditions of the Special Use Permit will ensure development meets or exceeds all requirements and goals of the existing UDO, and that the Rockingham County permitting and inspections department will ensure the structures and site meet or exceed all state and local standards for construction and design.

yes no (c) That the use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property or that the use or development is a public necessity; and

The Board finds:

Will the proposed business be compatible with or exceed the quality of existing developments in the neighborhood and have similar impacts as the surrounding building types?

yes no (d) That the use or development conforms with the general plans for the land use and development of Rockingham County as embodied in this chapter and in the Rockingham County UDO.

The Board finds:

Does this Special Use Permit support the policies and guidelines of the **Rural Transition Land Class** and the intended purpose of the Residential Agricultural zoning district?

3. Additional comments: _____

