

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



**BOARD OF COMMISSIONERS CHAMBERS  
ROCKINGHAM COUNTY GOVERNMENTAL CENTER  
WENTWORTH, NC  
JULY 12, 2021 AT 7:00 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson  
Julie Talbert, Vice-Chairperson  
T. Matt Cardwell  
James Harris  
James Fink  
Cyndy Hayworth  
Dylan Moore (Alternate, not seated)  
Cory Scott

STAFF PRESENT: John Morris, County Attorney  
Lynn Cochran, Planning Consultant  
Bricen Wall, Code Enforcement Officer  
Ben Curry, Code Enforcement Officer

**I. CALL TO ORDER**

Chairperson Ksieniewicz called to order the regularly scheduled meeting of the Rockingham County Board of Adjustment at 7:03 pm.

**II. INVOCATION**

Mr. Harris conducted the invocation.

**III. ADOPTION OF THE AGENDA**

Chairperson Ksieniewicz confirmed a quorum for conducting business. Mrs. Talbert motioned to adopt the agenda as written. Mrs. Hayworth seconded. The board voted unanimously to adopt the motion (7-0).

**IV. APPROVAL OF MEETING MINUTES**

Chairperson Ksieniewicz noted consideration of the minutes has been moved to the Old Business section of the agenda.

**V. REVIEW OF PROCEDURES**

Chairperson Ksieniewicz reviewed the procedures for legislative planning board hearings.

**VI. PUBLIC HEARINGS**

1. Case 2021-15, Boler Rezoning: from Residential Protected (RP) to Residential Agricultural (RA).

Mr. Cochran presented the case to the Board and recommended approval. The applicant requested a rezoning from Residential Agricultural (RA) to Residential Protected (RP). The parcel is denoted by Tax

PIN: 8901-00-72-9326, located at 8210 Friendship Church Rd – Williamsburg Township. The parcel is located in the G-1, Low Density Land Class.

The board members posed no questions.

Ms. Angela Dupree Robertson of 471 Cornelius Rd addressed the board. She expressed concern about the potential for dog-breeding on the parcel with the rezoning. She asked if special considerations or permits would be necessary to allow this. Chairperson Ksieniewicz confirmed that a kennel facility would require a special permit and review. There was no additional discussion.

**Chairperson Ksieniewicz opened the floor for discussion. There was none. He then opened the floor for motions. Vice-Chairperson Julie Talbert motioned to recommend approval of the request and reviewed the reasonableness and land use consistency statement. Cory Scott seconded. The motion carried unanimously (7-0).**

## VII. REVIEW OF PROCEDURES

Chairperson Ksieniewicz reviewed the procedures for quasi-judicial board hearings.

### 2. Case 2021-13: Martin Special Use Permit to operate a Travel Trailer Park & Campground.

Mr. Cochran presented the case to the Board and recommended approval. The applicant requested a special use permit to operate a Travel Trailer/RV Park. Tax PIN: 7992-01-16-7592, 1317 McCoy Rd – Simpsonville Township. This parcel is located in the 0-2 Rural Land Class.

- Mrs. Talbert asked how close the nearest residence may be to an RV parked in the proposed park area. Mr. Cochran noted that a residence is located on the same parcel and other residences adjacent to the parcel are located immediately south and immediately across McCoy Rd.
- Mr. Ksieniewicz inquired as to the ownership of the home located on the parcel. Mr. Cochran stated that the home is owned by the applicants/parcel owners and is an allowed use on a parcel permitted for a Travel Trailer Park.
- Mrs. Talbert inquired about the location of the proposed septic area on the site plan in relation to the Lake Reidsville and its riparian protection area. Mr. Cochran stated that Rockingham County Environmental Health staff will approve the proposed septic system only if it meets state guidelines for placement on a parcel in a protected WS III drinking water watershed and abutting a body of water.
- Mrs. Talbert asked about potential access to the lake directly from the parcel. Mr. Cochran clarified that the City of Reidsville does not permit dock access to the lake for private property owners whose parcels abut Lake Reidsville. Rockingham County does not have zoning jurisdiction regarding the lake.
- Mr. Scott noted that there is a lake access point across the bridge on McCoy Rod directly across the lake from the subject parcel. Mr. Cochran confirmed that is the case and that the applicants are aware of this.
- Mrs. Hayworth inquired about protections for the 50-foot riparian buffer along the parcel border with Lake Reidsville. Mr. Cochran stated that the buffer is to remain undisturbed and that staff will inspect the parcel at different points as the project proceeds to ensure conformance with the special use permit if granted and any other requirements of the development ordinance.
- Mr. Ksieniewicz asked about the driveway width as shown on the preliminary site plan. Mr. Cochran noted that there is an error in labeling. A two-way drive must be at least 20 feet wide to conform to the special use permit standards, including an emergency vehicle turnaround of at least 50 feet, either cul-de-sac type or anvil type. Mr. Cochran suggested that approval of the

special use permit include a condition that a two-way drive be at least 20 feet wide and include the necessary emergency vehicle access.

- Mr. Harris asked about a nearby parcel shown on the zoning map abutting the subject parcel. Mr. Cochran stated that he would ask the applicant or a citizen present at the hearing to verify ownership of the parcel.

Mr. Keith Martin (co-applicant) of 7290 NC Highway 65, Summerfield NC was sworn in by the board chairperson. He expressed his desire to establish an RV park and campground at 1317 McCoy Rd. He confirmed that the site plan submitted is preliminary but provides an accurate depiction of his overall plans.

- Mr. Ksieniewicz inquired if Mr. Martin could assure the board that he will construct the campground driveway access to be at least 20 feet wide and include a 50-foot emergency vehicle turnaround. Mr. Martin stated that he would
- Mr. Cardwell noted that the parcel appears to be heavily wooded at present and asked if the applicant intends to maintain the tree canopy as he develops the parcel. Mr. Martin stated that the plan is to clear a maximum of three (3) acres and plant a sight buffer along the southern end of the campground area. Otherwise, existing vegetation will be maintained.
- Mr. Cochran added that a minimum 25-foot vegetated buffer (existing or planted) must be maintained along all borders of the campground area according to the special use permit rules. He also noted that a one-way drive (loop) to access the campground would only need be 12 feet wide. If chosen, the site plan will need to be updated to show the one-way drive and width.
- Mrs. Talbert asked if the applicant could relay his imagined uses for the campground. He stated that there will be no primitive or tent camping allowed, only RV parking and recreational areas. Mrs. Talbert asked about the potential maximum occupancy. Mr. Martin stated that he plans on a maximum of 11 RV sites. He estimated a maximum occupancy between 70 and 80 people at most.
- Mrs. Talbert asked about the intended length of stay. Mr. Martin stated that he would focus on longer-term stays. Mr. Cochran clarified that the permit language requires that spaces be rented by the day, but does not stipulate a minimum or maximum length of stay. Mrs. Talbert asked if the applicant would be comfortable with reasonable length of stay limitations conditioned by the board to prevent persons from living long term in the campground. He stated that he would cooperate.
- Mrs. Talbert inquired about the nature of recreational amenities in the park. Mr. Martin pointed out the areas designated on the site plan, which include open space, picnic tables, a horseshoes game area and a walking trail
- Mr. Scott inquired about any restrictions regarding the type(s) of RVs that would be allowed in the park. The applicant stated that he plans no restrictions on size, age or nature of RVs. Mr. Scott asked if the applicant plans to allow RV occupants to dump wastewater. Mr. Martin stated no, each site will have individual access to fresh water and septic hookups.

The board members posed no additional questions.

Chairperson Ksieniewicz opened the floor for speaker testimony.

- Cynthia Langston of 1882 Pennrose Dr, Reidsville addressed the board, expressing concern that campground occupants will carry kayaks across the McCoy Road bridge to reach the municipal/public lake access point. Mrs. Talbert stated that she is an “avid kayaker” and that carrying a kayak or boat across the bridge seems unlikely given that they are heavy and generally need to be stored in a vehicle up to the waterway access point. Mrs. Langston also expressed concern that park occupants may want to fish Lake Reidsville from the parcel shore. Mr.

Ksieniewicz stated that he would encourage the applicants to speak with the City of Reidsville and perhaps post signage stating the rules of the lake.

- Michael Kilgariff of 210 Pin Tail Dr, Reidsville addressed the board. He expressed concerns regarding the speed limit of 55mph on McCoy Rd and park occupant safety. He also stated that he had a count of a minimum of six to seven campgrounds recently permitted in the county. He asked if this is a goal of the county. Mr. Ksieniewicz stated that the land use plan encourages tourism and the development of different types of campgrounds. Mr. Kilgariff then expressed concerns regarding the potential length of stay for occupants of the park. The chairperson stated that the applicant is bound by the rules of the UDO and that the board may consider limiting lengths of stay once public comment is completed. Mrs. Talbert asked Mr. Kilgariff to indicate which parcels of land he owns in the area and to point out which one is his primary residence. He did so and stated that he has resided at his current residence for approximately three years.
- Terresia Scoble of 230 Moorehead St, Reidsville (chair of the Reidsville Town Council) addressed the board, representing the Council. She expressed concerns about the location of the septic area in relation to the lake, runoff from the campground, and unapproved access to the lake from the campground area. Mr. Ksieniewicz stated that he had visited the municipal campground established by the City of Reidsville across the lake, noting 47 RV sites. He stated that enforcing any rules regarding the lake would be between the parcel owners and city officials.
- Mrs. Talbert noted that hundreds of parcels abut Lake Reidsville and asked how many had received notices of problems regarding lake rules. Mrs. Scoble replied that there have been only a few in the past and that they are addressed quickly when they arise. Mrs. Talbert asked what the city's recourse would be if the riparian buffer were to be violated. Mrs. Scoble replied that city staff would consult with state NC DEQ officials. Mrs. Talbert inquired as to the exact area of jurisdiction that the City of Reidsville enforces. Mrs. Scoble replied that the city exercises jurisdictional governance of the lake and riparian buffer. Mr. Cochran corrected the statement, noting that the waterbody that is Lake Reidsville falls under City jurisdiction but that lands and buffers located adjacent to the lake are governed by the County's UDO regarding zoning and watershed rules. If a violation of lake rules were to occur, that would be up to the City of Reidsville to enforce, not Rockingham County. Mrs. Hayworth asked as to how the lake rules are enforced, asking if the process is complaint driven. Mr. Cochran replied that rules violations are generally complaint driven in the county. Mrs. Scoble confirmed that Reidsville also follows a complaint-driven model. Mr. Fink asked if City officials have spoken with the Martins about enforcing lake rules. Mrs. Scoble replied that she and city governance intends to meet with the applicants to review lake rules.
- Donna Setliff of 251 Pintail Dr, Reidsville (Community Development Director for Reidsville) addressed the board as a resident potentially impacted by the project. She expressed opposition to the proposal, citing the four points of consideration necessary to grant a special use permit. Additionally, she expressed concerns about the site plan, potential impacts to Lake Reidsville, safety and traffic concerns, and concerns regarding negative impacts to local property values. She confirmed that Reidsville had recently opened a blueway access point near this parcel that will accommodate about three passenger vehicles. Chairperson Ksieniewicz asked that Mrs. Setliff wrap up her comments, noting that she addressed several points that have already been discussed. He also stressed that the site plan presented with the application is preliminary and can be amended. Mr. Fink asked if Mrs. Setliff or other residents have called law enforcement when speeding is noted on McCoy Rd. She stated that she has. Mr. Fink also questioned any testimony regarding property values as the speaker is not a certified property appraiser.

The chair asked that any additional testimony differ significantly from that which has already been presented.

- Mr. Bruce McCall of 132 Mallard Ct, Reidsville addressed the board. He asked how large the subject parcel is. Mr. Cochran stated that it measures just under 16 acres. Mr. McCall testified that approving this permit will open “a slippery slope.” He stated a belief that allowing the campground would pose negative impacts to the property on which he resides because of crowds and noise. Mr. Harris asked the speaker if there are currently any recreational activities occurring in the area. Mr. McCall stated no. Mrs. Talbert asked the speaker to point out on the displayed map which parcel is his. He did so. Mrs. Talbert asked if the speaker was opposed to the municipal access installed across McCoy Rd from his parcel. He stated that he did not know about construction of the access until it had already happened.
- Mr. Sandy Brady of 972 Church St. Ext, Reidsville addressed the board, expressing support for the special use permit request. He stated that he grew up in the area. He proposed that the campground will likely be a quiet facility. He asked of Mr. Cochran if anything on the site plan indicated any problems with establishing an RV park here. Mr. Cochran stated that staff is recommended approval of the special use permit. Mr. Brady asked if the requested permit follows rules established by the state. Mr. Cochran stated that the County Land Use Plan and Ordinance is enabled and guided by the State and that permit requirements include both state and local rules. Mr. Brady asked if inspections will be a part of the permit process. Mr. Cochran confirmed that inspections will occur and that an approved erosion control plan will be necessary from NC DEQ if land disturbance will exceed one acre.
- Mr. Larry Patterson of 151 Wood Duck Ct, Reidsville addressed the board. He opposed the request. He stated that he has lived in the Duck Woods subdivision area for about three years. He expressed concerns about potential future uses on the parcel that might be associated with the campground. Mr. Ksieniewicz stated that the testimony was essentially speculation. Mr. Patterson also expressed concern about potential impacts to the local water table if a well is installed for the campground.

Mr. Martin returned to the stand for rebuttal. He stated that he has no intention of allowing anyone to live long-term at the campground. He also stated that his grandfather dug the original well for the parcel and that he feels the water supply in the area is ample. Mrs. Talbert asked if this site plan will require review from the Technical Review Committee. Mr. Cochran replied that it would not, given the overall small scale of the plan. Mrs. Talbert asked if the applicant were willing to work the Reidsville city officials on enforcing lake rules. He replied yes and that he plans to give all future occupants of the park a stay agreement to be signed, which details the rules for the campground and surrounding area.

- Mrs. Talbert noted that the Planning Board has considered several campgrounds in recent years, including one located on US 158 that was permitted for longer-term stays targeting construction crews and traveling workers. An audience member provided staff with the location for this campground so that claims of persons permanently residing there could be investigated by code enforcement staff.
- Mr. Scott noted that he had researched the impacts of RV parks on nearby parcels. He stated that his research leads him to believe that property values are not negatively impacted by such facilities.
- Mrs. Talbert asked what conditions could be considered in approving the special use permit
- Mrs. Ksieniewicz commented on state law requirements for water quality. Mr. Cochran confirmed that this is already a condition of the permit.
- Mrs. Hayworth pointed out the potential concerns of “not in my back yard” (NIMBY). She noted that as land use conditions change; ordinance and future use plans change; new uses must be considered. She also pointed out the functionality of conditions that are tied to special use permits and their usefulness in supporting conformance of uses in the contexts on neighborhoods. Additionally, she requested that NCDOT conduct an evaluation of road access and safety. Mr.

Cochran replied that requesting a transportation evaluation would be within the scope of the board's conditioning authority for a special use permit.

- Mr. Fink inquired about the status of the septic system permitting – proposed or final. Mr. Martin replied that the septic plans have been reviewed and preliminarily approved by County Environmental Health staff.

There was no additional discussion.

**Chairperson Ksieniewicz opened the floor for a motion to approve or deny the request. Mrs. Talbert moved to grant the request, reviewed the consistency statement and requested conditions: that an access safety evaluation be conducted by NCDOT, that the number of spaces be limited to eleven (11) as shown on the proposed site plan, that the length of stay be limited to 90 days, and that the access drive be a minimum of 20 feet wide with a 50-foot emergency vehicle access turnaround. Mr. Scott seconded. Motions were paused for comment from Mrs. Hayworth, who requested a modification to condition an allowance of less than 90 days. Chairperson Ksieniewicz stated that 90 days has been a board standard and recommended adhering to precedent. The board voted unanimously to approve the special use permit with additional conditions (7-0).**

Mr. Cochran suggested a brief recess. Chairperson Ksieniewicz called for 10-minute recess. Board procedures then resumed.

### 3. Case 2021-14: Whitt Special Use Permit to place a Doublewide Manufactured Home in the Residential Protected (RP) district.

Mr. Cochran presented the case to the Board and recommended approval. Tax PIN: 8901-00-94-2616, 8570 Friendship Church Rd – Williamsburg Township. This parcel is located in the G-1 Low Density Land Class.

- Mr. Ksieniewicz inquired about the nature of residential structures in the area. Mr. Cochran confirmed that there is a mix of site-built and manufactured homes located on adjacent and nearby lots. He also pointed out the effects of legacy zoning and existing land use conditions.

Mr. Whitt, the applicant, took the stand and was sworn in. He stated his current address – 650 Reidsville St. Chairperson Ksieniewicz asked if there was any pertinent information that the applicant would like to relay to the board. He stated that the property is a family parcel and that he knows the area and its residents well. He confirmed there is currently no residence located on the property. The manufactured home will be a new residence.

There was no additional discussion.

**Chairperson Ksieniewicz opened the floor for a motion to approve or deny the request. Mr. Scott moved to grant the request and reviewed the reasonableness and land use consistency statement. Mrs. Hayworth seconded. The board voted unanimously to approve the special use permit with additional conditions (7-0).**

### 4. Case 2021-17: Ferguson & Fiorillo Special Use Permit to operate a Travel Trailer Park and Campground

Mr. Cochran presented the case to the Board, recommending approval. Tax PIN: 7902-00-78-2255, 450 Stanley Rd – Huntsville Township. The parcel is located in the G-1 Low Density Land Class. He noted that this parcel borders a parcel that has been donated to the county from Duke Energy for development of park land.

- Mrs. Talbert asked for clarification of the park parcel location and its proximity to roads and the subject parcel. Mr. Cochran confirmed.

Mr. Louis Ferguson, applicant, took the stand and was sworn in by the chairperson. He presented information and the interests in his request. He would like to include spaces for RVs and travel trailers.

- Mrs. Talbert asked if the applicant would seek official affiliation with a campground association. Mr. Ferguson stated that he plans to follow the guidelines of
- Cory Scott asked about the planned duration of stay allowed in the campground. Mr. Ferguson reviewed several possibilities. Mr. Ksieniewicz asked if the applicant would be okay with a 90-day stay condition. The applicant agreed.
- Matt Cardwell inquired regarding the maximum number of proposed campsites. The applicant reviewed the site plan. He plans for approximately 20 spaces. He also reviewed plans for ingress, egress and emergency access.
- Mrs. Hayworth proposed a possible condition allowing up to 25 spaces.
- Matt asked about the proposed length of the loop driveway within the campground and number signage for each RV space. Mr. Ferguson agreed to include emergency turn access and number each space with large reflective number signage.

Cathy Brown, Ellisboro Rd expressed concerns about increased traffic, boat-towing and traffic backup with the increased demands for recreation along Stanley and Ellisboro roads. Mr. Ksieniewicz responded.

- Mrs. Talbert inquired how long Mrs. Brown has lived in the Belews Landing area. She replied about a year and a half.

Ken Layfield, chair of the Belews Landing homeowners association expressed concerns about traffic, suggesting a turn lane. He inquired about any association the campground might have with the county park adjacent.

- Mrs. Talbert clarified that the county does not have an official parks and recreation department.
- Mr. Ksieniewicz confirmed there would be only a geographic association.
- Mr. Layfield inquired about the means by which any maximum length of stay would be monitored and enforced. Mr. Cochran replied, stating that enforcement of any letter of the special use permit and conditions placed upon it relies on the complaint-based model that applies across ordinances. Mr. Ksieniewicz confirmed the 90-day standard stay permitted for campgrounds. Mrs. Talbert affirmed the role of code enforcement in helping ensure permit compliance.
- Mr. Layfield expressed concerns about impacts to neighboring property values.

There was no additional discussion of opposition to the requested permit.

Mrs. Nancy Bowling, 460 Stanley Rd was sworn in. She expressed support for the requested permit. She stated that she lives next door to the proposed campground area. Others in the audience expressed consensus agreement when polled by Chairperson Ksieniewicz.

Mr. Patrick Craven, 346 Stanley Rd was sworn in. He stated that he engages in firearm recreational activities on his property, which is a large parcel near the proposed campground parcel. Mr. Craven confirmed that he and Mr. Ferguson, the applicant, have discussed safety and this point of concern. Mr. Craven added that he also teaches DOJ concealed carry classes.

- Mr. Harris requested clarification from Mr. Craven, who confirmed that firearms activities on his parcel are for both recreational and instruction purposes.

There was no additional discussion.

Chairperson Ksieniewicz opened the floor for a motion to approve or deny the request. Mrs. Talbert moved to grant the request and reviewed the consistency statement. She recommended conditions: that the maximum length of stay be limited to 90 days, that the maximum number of RV spaces be limited to a maximum of 25, and that location signage with a 50-foot emergency vehicle access turnaround be required. Mrs. Hayworth seconded. The board voted unanimously to approve the special use permit with the additional conditions (7-0).

VI. OTHER BUSINESS

- i. Old Business: May and June minutes will be prepared for the next board meeting. Mr. Cochran confirmed that the revised county UDO will be reviewed for approval by the County Commissioners at the regular August 16, 2021 meeting.
- ii. New Business: None

VII. ADJOURN

As there was no further business, Chairperson Ksieniewicz opened the floor for a motion to adjourn. Mrs. Talbert motioned so. James Fink seconded. **THE BOARD VOTED UNANIMOUSLY TO ADJOURN AT 9:59 PM, (7-0).**

Minutes Read and Approved,

  
Chairperson \_\_\_\_\_  
Date 1/10/22

Respectfully submitted,

  
Planning Staff \_\_\_\_\_  
Date 1/10/2022