



ROCKINGHAM COUNTY

GOVERNMENTAL CENTER

PLANNING BOARD & BOARD OF ADJUSTMENT

MINUTES & PROCEEDINGS

SEPTEMBER 13, 2021 AT 7:00 PM

ROCKINGHAM COUNTY BOARD OF COMMISSIONERS' CHAMBERS

- I. Chairperson Ksieniewicz called to order the regularly scheduled meeting of the planning board at 7:01 PM.
- II. Mr. Scott delivered the invocation
- III. Mrs. Hayworth motioned to adopt the agenda as written and Mrs. Talbert seconded. The board voted unanimously to do so (7-0).
 - a. Members present: Chairperson Paul Ksieniewicz, Vice-Chairperson Julie Talbert, Matt Cardwell, James Fink, Cyndy Hayworth, Dylan Moore, Cory Scott. (No members absent)
 - b. Staff and others present: Hiram Marziano – Community Development Director, Lynn Cochran – Senior Planner, Ben Curry – Code Enforcement, Roy Sawyers – A/V Technician.
- IV. Adoption of Minutes: tabled until they are fully prepared by staff for the July and August board meetings.
- V. Mr. Ksieniewicz recited the procedures for legislative public advisory hearings.
- VI. Matters before the board:
 1. 2021-21 Broadnax Zoning Map Amendment: a request to rezone a parcel of land from Residential Protected (RP) to Residential Agricultural-Conditional District (RA-CD). Tax PIN: 7978-01-15-2958. 500 Piney Fork Church Rd – Wentworth Township.

Mr. Cochran presented the application and staff report, recommending approval. He noted the particular nature of the conditional request in the RA district, confirming that the selected uses were agreed upon by the applicant and owner so as to minimize the potential for concerns related to any controversial uses.

Mr. Psieniewicz asked for clarification regarding the permission of manufactured housing in residential districts as it applies to this request. Mr. Cochran clarified. Mr. Psieniewicz inquired if this would include the appearance criteria required by the ordinance. Mr. Cochran replied yes. Mr. Ksieniewicz inquired about any commercial uses on the property. Mr. Cochran replied that any allowed uses would only be those permitted in the RA district, home occupation and cottage business.

Mrs. Hayworth inquired about any inquiry calls resulting from public notice. Mr. Cochran stated that two had been received, persons seeking more information but no calls for or against the request.

Mr. Broadnax took the stand as applicant to answer any questions. Mrs. Talbert asked if this will be the applicant's primary residence. He replied, yes.

As there was no discussion, Mrs. Talbert motioned to approve the request and reviewed the board reasonableness and consistency statement. Mr. Scott seconded. The board voted unanimously to recommend approval of the request.



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2. Text Amendment: Revisions to the Recreational Vehicle Temporary Stay Permit during home construction. (ref).

Mr. Cochran discussed the background on development of proposed revisions to the permit, highlighting the major changes.

Mr. Cardwell made note that excluding use of this permit during the development of a manufactured home seemed to deprive those persons of the same privilege as those constructing a site-built modular home. He noted the problems with supply chains, home construction and the increasing prices of single-family residences as reasons to not disallow this use for manufactured home owners. Mr. Ksieniewicz concurred with Mr. Cardwell's statements, citing the example of a multi-sectional home.

Mr. Cochran suggested inclusion of extensive repairs to manufactured homes and asked if there was a specific idea of language needed.

Mrs. Talbert asked if a consultant or attorney may need to review the language. Mr. Cochran stated that County Attorney John Morris had reviewed the new permit language and was comfortable with it.

Mr. Ksieniewicz suggested removing the line statement excluding manufactured homes from the permit standards.

Mr. Scott suggested that such matters could be considered by the planning board as a special permit. Mr. Cochran expressed concerns that this could become burdensome for the board. Mr. Marziano added that bringing these before the board would move the permit to quasi-judicial status.

Mr. Ksieniewicz suggested simply striking the line item excluding manufactured home development from the permit. Mr. Cochran requested that the board make a formal motion and vote on the recommended amendment.

Mrs. Talbert motioned to strike 'Item H' from the permit language, removing the exclusion of manufactured home development. Mr. Ksieniewicz seconded. The board voted unanimously to forward the item to the Board of Commissioners with a recommendation for approval with this revision (7-0).

VII. Election of Officers

- a. Mr. Ksieniewicz opened the floor for nominations. Mr. Cardwell motioned to retain the current board officers in their positions as chair and vice-chair. Mr. Scott seconded. The board voted unanimously to retain Mr. Ksieniewicz and Chair and Mrs. Talbert as Vice-Chairperson.

VIII. Other Business: Introduction of Hiram Marziano as Community Development Director.

- a. New: Mr. Marziano introduced himself and reviewed his professional history and perspectives with the board. He emphasized fairness in government and administration, along with a deliberative stance toward considering planning and zoning matters.
- b. Old: None

- IX. Given no other business, Mrs. Talbert motioned to adjourn, Mrs. Hayworth seconded. The meeting adjourned at 7:38 PM.



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Minutes Read and Approved,

Judy L. Kline 11/9/2021
Chairperson, Planning Board Date

Respectfully Submitted,

[Signature] 11/8/2021
Planning Staff Date