

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



**BOARD OF COMMISSIONERS CHAMBERS  
ROCKINGHAM COUNTY GOVERNMENTAL CENTER  
WENTWORTH, NC  
OCTOBER 11, 2021 AT 7:00 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson  
Julie Talbert, Vice-Chairperson  
T. Matt Cardwell  
James Fink  
Cyndy Hayworth  
Dylan Moore  
Cory Scott

STAFF PRESENT: John Morris, County Attorney  
Hiram Marziano, Community Development Director  
Lynn Cochran, Senior Planner  
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. Scott 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. BOARD MEMBERS OATH OF OFFICE

Chairperson Ksieniewicz recognized County Attorney, John Morris who then noted administered the oath of office to all board members. Signed oaths were collected by staff

V. APPROVAL OF MINUTES

Chairperson Ksieniewicz noted that minutes for the August and September meetings of the Planning Board/Board of Adjustment have been submitted by staff. They will be reviewed and considered for approval at the next regularly scheduled meeting.

VI. TEXT AMENDMENTS

1. Article IV, Division 3, Sec. 63.01, p. 241: Revised Shooting Range impact classification to include indoor shooting ranges (no changes to Special Use Permit requirements).

Mr. Marziano presented the proposed text amendment to the Board. The amendment will allow indoor shooting range facilities in addition to outdoor shooting ranges, with special conditions and impact analysis.

Mrs. Talbert inquired regarding the structural requirement for indoor shooting ranges. Mr. Marziano confirmed that there are institutional guidelines and that any structure approved for this use would require engineering evaluation and approval. Mrs. Talbert recommended that language required adherence to standards established by the National Rifle Association. Mr. Ksieniewicz clarified that this amendment is to update the impact table specifically, not the special use permit requirements. Mr. Cochran referenced the current special use permit language that references the institutional guidelines and requirements. Mr. Marziano stated that a change in the SUP language can be revisited in the future.

Mrs. Hayworth asked if there is a known number of indoor and outdoor shooting ranges in the county. Mr. Marziano replied.

The board members posed no additional questions.

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)

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. Mr. Scott seconded. The motion carried unanimously (7-0).

2. Article III, Division 7, Sec. 37.01. p. 76: Revised Zoning Violation and Enforcement procedures.

Mr. Marziano presented the suggested text amendments to the board, noting that the change should streamline and clarify the rules for issuing notices of violation and citation for zoning ordinance enforcement. Mr. Cochran provided additional information for the Board to consider.

The board members posed no questions.

Chairperson Ksieniewicz opened the floor for discussion. There was none. He then opened the floor for motions. Mr. Scott motioned to recommend approval of the request. Mrs. Hayworth seconded. The motion carried unanimously (7-0).

3. Article IV, Division 2, Table 41.05-1, p. 99: Revised development density allowances according to zoning district and access to public utilities.

Mr. Marziano presented the suggested text amendment to the Board. The revision sets standards for residential density in the Residential Protected (RP) and Residential Agricultural (RA) zoning districts when access to public water and/or sewer is available.

Mr. Ksieniewicz noted that at the most recent Technical Review Committee (TRC) meeting the possibility of sewer services without water services was discussed. The text was amended to state with access to "public water or sewer" in the applicable section.

The board members posed no questions.

Chairperson Ksieniewicz opened the floor for discussion. There was none. He then opened the floor for motions. Mr. Fink motioned to recommend approval of the request, as amended. Mrs. Hayworth seconded. The motion carried unanimously (7-0).

VII. OTHER BUSINESS

New Business: Mr. Ksieniewicz noted that changes are needed to the Planning Board Bylaws, incorporating and new UDO requirement that a minimum of four board members have at least a five-year residency period in the county. This amendment will apply going forward, not to current membership.


Mrs. Talbert inquired as to what prompted this change. Mr. Ksieniewicz replied that this change is coming in response to significant public input during the development ordinance adoption period. Mr. Cochran confirmed that the board make-up is seven (7) members but that alternate members are also included in this number.

Mrs. Talbert motioned to approve the amendment to the Planning Board Bylaws amendment as written. Mrs. Hayworth seconded. The motion carried unanimously (7-0).

Old Business: None

Adjourn: Matt Cardwell motioned to adjourn. Mrs. Talbert seconded. The motion carried unanimously to adjourn at 7:30 pm.

Minutes Read and Approved,

  
\_\_\_\_\_  
Chairperson, Planning Board      Date

Respectfully Submitted,

  
\_\_\_\_\_  
Planning Staff      Date