

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



**BOARD OF COMMISSIONERS CHAMBERS  
ROCKINGHAM COUNTY GOVERNMENTAL CENTER  
WENTWORTH, NC  
JUNE 13, 2022 AT 6:30 PM**

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

STAFF PRESENT: John Morris, County Attorney  
Hiram Marziano, Community Development Director  
Lynn Cochran, Senior Planner  
Victoria Pedigo, 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 6:31 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 (6-0).

**IV. APPROVAL OF MINUTES**

February 14, 2022 – Mr. Fink noted that a sentence within the minutes should be omitted and this correction was noted by Chairperson Ksieniewicz. Mr. Cochran agreed to correct the official minutes. Mr. Fink motioned to adopt the minutes with this correction, Mrs. Hayworth seconded. The board voted unanimously to adopt. (6-0)

**V. TABLED MATTERS**

- a. **Rezoning Request 2022-08**: A request to rezone a parcel of land from Residential Agricultural (RA) to Residential Mixed (RM). Tax PIN: 7922-01-48-1476. Located along Newnam Road and US 220 – New Bethel Township. Public Hearing conducted and completed May 9, 2022. Board procedures, discussion, and voting.

Mr. Ksieniewicz stated that the public hearing for this rezoning request had already been heard. This case had been tabled to allow Mr. Bill Arndt, the developer, to meet with members of the affected community before offering his rebuttal.

The applicant, Mr. Arndt was in attendance and represented by Mr. Andrew Darcy, an attorney at Craige, Jenkins, Liipfert & Walker LLP, located at 110 Oakwood Drive Suite 300 in Winston-Salem, NC. Mr. Darcy and Mr. Arndt expressed intentions to uphold community identity as well as policy within the Unified Development Ordinance (UDO). Mr. Arndt stated that he has reduced the number of projected townhomes from one hundred and twelve to eighty-five, and he is working to address concerns regarding transportation and emergency services. Mrs. Talbert inquired about this projects expected contribution to the existing Rockingham County Land Use Plan (LUP). Mr. Arndt communicated hopes of providing affordable housing that aligns with the rural layout of the surrounding community.

**Mr. Ksieniewicz opened the floor for further board discussion. He reiterated that the requested zoning map changes must be consistent with NCGS § 160D, the UDO, and the LUP. In addition, Mr. Ksieniewicz explained the rezoning process and stated that a public hearing will be held at the Board of Commissioners meeting on July 18, 2022. There was no further discussion. Mr. Ksieniewicz opened the floor for board motions and voting. Mr. Fink motioned to recommend approval of this rezoning request as consistent with the Rockingham County Land Use Plan, future land use map and current land uses in the local area. Mrs. Talbert seconded. The board voted unanimously to recommend approval of the rezoning request (6-0).**

#### VI. PROCEDURES FOR LEGISLATIVE HEARINGS

Mr. Ksieniewicz reviewed the procedures for legislative hearings (zoning amendments).

#### VII. MATTERS BEFORE THE BOARD

- b. Rezoning Request 2022-11 Roberts: A request to rezone a parcel of land from Residential Protected (RP) to Residential Agricultural (RA). Tax PIN: 7902-00-43-3354, located at 4035 Ellisboro Rd – Huntsville Township.

Mr. Cochran presented the application request and packet information to the board, including staff recommendation to approve the request. Mr. Ksieniewicz asked if the planning department had received any comments, and Mr. Cochran stated that none had been received. Mr. Scott inquired about manufactured housing on the lot, and Mr. Cochran explained the recent land use history of the parcel and the owner's good faith effort to comply with the UDO rules for manufactured housing.

**Mr. Ksieniewicz opened the floor for board motions and voting. Mrs. Talbert motioned to recommend approval of the request as consistent with the Rockingham County Land Use Plan, future land use map and current land uses in the local area. Mr. Scott seconded. The board voted unanimously to recommend approval of the rezoning request (6-0).**

- c. Rezoning Request 2022-12 Chavez: A request to rezone a parcel of land from Residential Agricultural (RA) to Rural Commercial (RC). Tax PIN: 7939-09-27-3445, located at 5177 US 220 Business – Mayo Township.

Mr. Cochran presented the application request and packet information to the board, including staff recommendation to approve the request. Mr. Scott inquired about the intended use of the property, and Mr. Cochran explained the umbrella uses of the proposed zoning district that a rural family occupation would fall under. Mr. Scott and Mr. Hayworth commented on the livability and condition of the manufactured homes currently existing on the parcel. Mr. Marziano explained that potential code enforcement violations are being discussed and addressed, and he explained that the multiple mailing addresses for each home on the property are currently allowed nonconformances. He also added that due to the nonconformities, the homes would have to be removed as they structurally age. Mr. Cochran

elaborated on the live/work ambiguity of the case. Mr. Moore asked about the possibility of future land uses, and Mr. Cochran addressed these possibilities.

**Mr. Ksieniewicz opened the floor for discussions, board motions, and voting. Mrs. Talbert stated her concerns about living conditions, and Mr. Scott echoed these concerns about code compliance. Mr. Marziano addressed these concerns and weighed the outcomes of recommending approval compared to denial. Officer Curry stated that he and Officer Wall had received many complaints for years about this property. Mrs. Hayworth and Mr. Cochran further discussed bringing the structures up to code. Mr. Scott inquired about the use of selling of car parts within the proposed rezoning. Mr. Moore motioned to recommend approval of the request as consistent with the Rockingham County Land Use Plan, other adopted plans and current land uses in the local area. Mr. Scott seconded. The board voted to recommend approval of the rezoning request (5-1) with Mrs. Hayworth dissenting.**

- d. Rezoning Request 2022-12 Transco: A request to rezone a parcel of land from Residential Agricultural (RA) to Light Industrial (LI). Tax PIN: 7954-00-83-0706, located NC Highway 65 – New Bethel Township.

Mr. Cochran presented the application request and packet information to the board, including staff recommendation to approve the request. Members of the board posed no questions.

**Mr. Ksieniewicz opened the floor for discussion, board motions and voting. There was no discussion. Mr. Scott motioned to approve of the request with the conditions noted. Mr. Fink seconded. The board voted unanimously to recommend approval of the rezoning request (6-0).**

VIII. OTHER BUSINESS

- a. New Business: There was no new business.
- b. Old Business: There was no old business.

IX. ADJOURN

**As there was no additional business, Mrs. Talbert moved to adjourn the meeting. Mr. Fink seconded. The board voted unanimously to adjourn the meeting at 7:32 pm (6-0).**

Minutes Read and Approved,

Paul J. Kinning 09/17/2022  
Chairperson Date

Respectfully Submitted,

Mabel 7/11/2022  
Planning Staff