

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



**BOARD OF COMMISSIONERS CHAMBERS
ROCKINGHAM COUNTY GOVERNMENTAL CENTER
WENTWORTH, NC
August 08, 2022 AT 6:30 PM**

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

STAFF PRESENT: Hiram Marziano, Community Development Director
Victoria Pedigo, Planner
Bricen Wall, Code Enforcement Officer

I. CALL TO ORDER

Chairperson Ksieniewicz called to order the regularly scheduled meeting of the Rockingham County Planning Board at 6:30 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. Mr. Fink seconded. The board voted unanimously to adopt the motion. (7-0)

IV. APPROVAL OF MINUTES

July 11, 2022 – Mr. Fink motioned to adopt the minutes as written, and Mrs. Talbert seconded. The board voted unanimously to adopt. (7-0)

V. PROCEDURES FOR LEGISLATIVE HEARINGS

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

VI. MATTERS BEFORE THE BOARD

- a. Rezoning Request 2022-17 Baker Knight REZ: A request to rezone two parcels of land from Residential Agricultural (RA) to Highway Commercial Conditional District (HCCD). Tax PINs: 7903-03-31-9666 & 7903-03-41-0693, located on Shelton Rd – Huntsville Township.

Mr. Marziano presented the application request and packet information to the board, including staff recommendation to deny the request.

Mr. Ksieniewicz inquired about the zoning, development, and land use of parcels within the surrounding area.

Mrs. Talbert and Mr. Marziano discussed previous commercial rezoning along Shelton Road as well as the distance of the subject parcels to the marina.

Mr. Ksieniewicz noted there are many more uses listed within the application's conditions compared to the applicants' suggested uses. Mr. Marziano stated that the list of conditional uses has a wide range to avoid restriction of future land use.

Mr. Cardwell asked about calls pertaining to this case. There were five calls in opposition, one inquiry, and no emails. Mrs. Talbert asked about the nature of the callers' objections. Ms. Pedigo stated that callers were concerned with traffic and safety as well as non-compliance with the neighborhood characterization.

Mr. Fink and Mr. Marziano discussed proximity to growth nodes.

Mr. Ksieniewicz called the applicant, Jeff Knight to the podium. Mr. Knight, of 564 NC Hwy 68 in Stokesdale, provided the Board with more information on the proposed land use plans.

Mrs. Talbert discussed prior ownership of the property and aesthetic qualities with Mr. Knight.

Mrs. Hayworth, Mr. Knight, and Mr. Marziano discussed the range of proposed conditional uses. Mrs. Hayworth also posed traffic concerns.

Mr. Fink and Mr. Knight discussed resident objections and neighborhood characterization.

Trey Baker, the co-applicant at 1668 Mineral Springs Road in Madison, waived his right to speak.

Mr. Ksieniewicz closed the public comment period and opened the floor for board discussion, motions and voting. Mrs. Hayworth asked why staff recommended denial, and Mr. Marziano explained the determination. Mrs. Talbert suggested narrowing the list of proposed conditional uses. Mr. Moore asked about boat storage availability and demand. Further discussion about land use consistency and characterization ensued, and the Board asked Mr. Knight about the deed history of the parcels. Mr. Marziano proposed a narrowed list of conditional uses. Mrs. Talbert motioned to

“recommend approval of this request zoning of the specific parcels to the zoning district requested in the application contrary to the consistency and reasonableness determination statements that are included in the Board agenda packet submitted during the rezoning request presentation and as may be amended incorporated into the motion to be included into the minutes including the noted conditions and the noted conditions will be: strike all uses with the exception of boats, recreation, vehicles sales and service,

Mr. Fink seconded. The board voted to recommend approval of the rezoning request (6-1) with Mr. Ksieniewicz dissenting.

- b. Rezoning b. Text Amendments Package 2022-02: a proposal for four (4) text amendments to the Unified Development Ordinance:

1. 2022-02a: Table 41.05-1. Dimensional Standards Table

Mr. Marziano presented the proposed text amendment.

Mr. Ksieniewicz asked about utilities in relation to lot size.

Mr. Scott discussed lot size and density with Mr. Marziano.

Mr. Marziano discussed subdivision thoroughfare, front setbacks, the addition of the RC zone to the dimensional standards table, and the elimination non-conformities.

2. 2022-02b: Sec. 62.16. Campgrounds/RV Parks

Mr. Marziano presented the proposed text amendment.

Mr. Ksieniewicz asked about the minimum emergency vehicle turnaround. Marziano proposed an amendment to the statement that the turnaround must comply with the Fire Marshall and Department of Transportation standards.

Mr. Moore and Mr. Marziano discussed campground buffers.

The Planning Board and Mr. Marziano discussed road width, one-way roads, and the use of loops for emergency turnarounds.

3. 2022-02c: Sec. 53.03. Road Standards

Mr. Marziano presented the proposed text amendment.

There was no discussion for this amendment.

4. 2022-02d: Table 41.04-1. Outdoor Storage of Boats/RVs

Mr. Marziano presented the proposed text amendment.

Mr. Moore asked about outdoor storage rules. Mr. Ksieniewicz, Mr. Marziano, and Mrs. Talbert offered input on this topic.

Mr. Scott motioned to recommend approval for the amended text amendments as consistent with the Rockingham County Land Use Plan and Unified Development Ordinance. Mr. Fink seconded. The board voted unanimously to recommend approval of the proposed text amendments as amended. (7-0)

VII. OTHER BUSINESS

- a. New Business: None.

There was no new business.

- b. Old Business: None.

As there was no additional business or discussion, Mrs. Talbert motioned to adjourn the meeting. Mrs. Hayworth seconded. The board voted unanimously to adjourn at 7:42 pm (7-0).

Minutes Read and Approved,

Paul J. Kinnery 10/10/22
Chairperson Date

Respectfully Submitted,

Mary Cochran 10/10/22
Planning Staff Date