

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

**BOARD OF COMMISSIONERS CHAMBERS
ROCKINGHAM COUNTY GOVERNMENTAL CENTER
WENTWORTH, NC
JUNE 10, 2024 AT 6:30 PM**



MEMBERS PRESENT: Paul Ksieniewicz, Chairperson
Julie Talbert, Vice-Chairperson
Keith Duncan
Jeff Kallam
Cory Scott
John Roberts (Alternate)
Daniel Woods (Alternate)

MEMBERS ABSENT: Quint Haley
Bernie Parnell

STAFF PRESENT: 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 Planning Board at 6:30 pm.

II. INVOCATION

Mr. Scott conducted the invocation.

III. ADOPTION OF THE AGENDA

Mr. Scott motioned to adopt the agenda as written, and Mr. Kallam seconded. The board voted unanimously to adopt. (7-0)

IV. APPROVAL OF MINUTES

- a. May 13, 2024 – Mrs. Talbert motioned to adopt the minutes as written, and Mr. Kallam seconded. The board voted unanimously to adopt. (7-0)

V. REVIEW OF PROCEDURES FOR EVIDENTIARY HEARINGS

Mr. Ksieniewicz reviewed the procedures for quasi-judicial evidentiary hearings. No board member indicated any conflict of interest or site visit to disclose.

- a. Special Use Permit 2024-15: 1A Towers (Jonathan Yates), in cooperation with Verizon Wireless, has requested a special use permit to establish a new Wireless Telecommunications Tower on the parcel denoted by Rockingham County Tax PIN 7904-00-70-9332, located at 200 Lula Rd in the Huntsville Township.

Mr. Cochran presented the application request and packet information to the board, including staff recommendation to approve the special use request. Mr. Ksieniewicz asked if a balloon test was done and if staff had received any communications from citizens. Mr. Cochran confirmed that a balloon test had been performed and that records of such are kept in the case file folder. He confirmed that planning staff did not receive any inquiries about the case after notices were mailed out. Mr. Kallam asked if a home is currently on the parcel, and he also had questions about various landscape features. Mr. Cochran confirmed the nature of structures currently located on the parcel. Mr. Scott inquired about farm buildings and agricultural uses on the subject parcel, to which Mr. Cochran replied.

Frank Longest, of 3453 Forestdale Dr of Burlington, legal counsel representing the applicant spoke in support of the special use permit and introduced Jonathan Yates, of 105 Broad Street in Charleston, SC, who also represented the client.

Mr. Yates explained that the twenty-seven acres is presently used as farmland, and he stated that nobody is residing in the present manufactured home. He furnished various exhibits presenting the case elements to support the special use permit request, including engineering details and time frames for actual construction.

Mrs. Talbert had questions regarding the degree to which this tower will improve the range of wireless/cell service in the general area and how many persons or homes would be serviced. Mr. Yates explained that this tower will fill in existing coverage gaps, referring to a map included in the exhibits and board packet materials.

Mr. Duncan thanked the applicant for supporting the development of infrastructure in Rockingham County, stating that he feels there is a need for this sort of service in the county and in the geographic area to be served.

Mr. Scott inquired about the specific wording for a motion on the request, particularly if an additional special condition would be required to approve the engineered fall zone for the tower. Mr. Cochran explained that this would not be necessary since the UDO language regarding new towers was updated in a text amendment earlier in 2024, prior to the application request.

Mr. Longest requested that all of his information and exhibits be submitted for public record. **Mrs. Talbert made a motion to include all of Mr. Yates' testimony for the record. Mr. Scott seconded. The board voted unanimously to submit Mr. Yates' full testimony for the record (7-0).**

As there was no additional discussion, Mr. Kallam motioned to "approve this Special Use Permit based upon the Reasonableness Determinations that are included herein, including any additional conditions that may have been discussed and agreed upon, incorporated into this motion, to be

included in the minutes and the board order.” Mrs. Talbert seconded. The board voted unanimously to approve this special use request (7-0).

The Board has reviewed **Case 2024-15**, a request for a **Special Use Permit allowing a New Wireless Telecommunications Tower** and as required by NCGS § 160D makes the following findings:

There is competent, material and substantial evidence in the record to support these conclusions and the Planning Board must find that all of the below exist to approve the permit.

- a. The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
- b. The use or development complies with all required regulations and standards of *Rockingham County Unified Development Ordinance* and with all other applicable regulations;
- c. The use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property or that the use or development is a public necessity; and
- d. The use or development conforms with the general plans for land use and the development goals of Rockingham County as embodied in the *Rockingham County Comprehensive Land Use Plan*.

VII. OTHER BUSINESS

- a. New Business: N/A
- b. Old Business: Board Order Approval SUP 2024-13, Southern Towers


Mrs. Talbert motioned to approve the board order for Special Use Permit 2024-013. Mr. Scott seconded. The board voted unanimously to approve this board order (7-0).


VIII. ADJOURN

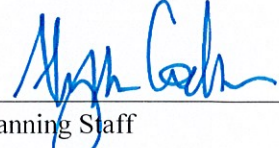
As there was no additional business or discussion, Mrs. Talbert motioned to adjourn the meeting. Mr. Kallam seconded. The board voted unanimously to adjourn at 7:12 pm (7-0).

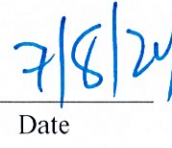
Minutes Read and Approved,

Respectfully Submitted,


Chairperson


Date


Planning Staff


Date