

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



**BOARD OF COMMISSIONERS CHAMBERS
ROCKINGHAM COUNTY GOVERNMENTAL CENTER
WENTWORTH, NC
JULY 8, 2024 AT 6:30 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson
Julie Talbert, Vice-Chairperson
Jeff Kallam
Corey Scott
Bernie Parnell
John Roberts (Alternate)
Daniel Woods (Alternate)

MEMBERS ABSENT: Keith Duncan
Quint Haley

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. A quorum was determined with seven (7) board members present.

II. INVOCATION

Mr. Scott conducted the invocation.

III. ADOPTION OF THE AGENDA

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

IV. APPROVAL OF MINUTES

June 10, 2024 – Mr. Scott motioned to adopt the minutes as written, and Mrs. Talbert 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. Mr. Ksieniewicz administered the oath of office to those who signed the speakers sheet.

- a. Special Use Permit 2024-16: Gen 7 Towers (Sydney Poe), 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 7973-00-38-4450, located at 1350 Miller Chapel Rd, near the intersection with Sandy Cross Rd in the Simpsonville Township.

Mr. Cochran presented the application request and packet information to the board, including third-party engineering approval and staff recommendation to approve this special use request. Mr. Ksieniewicz asked about any citizen concerns, and Mr. Marziano replied that staff had received one inquiry.

Clark Davidson of 2538 Manor Walk in Decatur, GA spoke addressed the board representing the applicant for this request. Mr. Ksieniewicz asked if co-locations will be permitted, which Mr. Clark replied that they will be allowed. Mrs. Talbert inquired about the number of potential customers impacted as well as the choice of location for the tower. Mr. Clark stated that the tower would affect a significant number of people, though he could not offer an exact number of customers served. He highlighted the geographic service area map included in the packet and explained standards for how the tower site was identified and prioritized. Mrs. Talbert also wanted to know if the land will still be suitable for agriculture within the tower's fall zone. Mr. Cochran confirmed that the land around the new tower may still be used for agricultural purposes as it has in the past.

As there was no additional discussion, Mr. Scott 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 2024-16**, 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 *Comprehensive Land Use Plan*.

VII. OTHER BUSINESS

- a. New Business: N/A
- b. Old Business: Board Order Approval SUP 2024-15, 1A Towers

Mrs. Talbert motioned to approve the board order for Special Use Permit 2024-015. Mr. Kallam 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 6:50 pm (7-0).

Minutes Read and Approved,

Respectfully Submitted,

	
Chairperson	Planning Staff
	
Date	Date