

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



**BOARD OF COMMISSIONERS CHAMBERS
ROCKINGHAM COUNTY GOVERNMENTAL CENTER
WENTWORTH, NC
NOVEMBER 12, 2024 AT 6:30 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson
Julie Talbert, Vice Chairperson
Cory Scott
Quint Haley
John Roberts (A)
Dwayne Rakestraw (A)

MEMBERS ABSENT: Jeff Kallam
Bernie Parnell

STAFF PRESENT: Hiram Marziano, Community Development Director
Ronnie Tate, Director of Engineering & Public Utilities
Victoria Pedigo, Planner
Ben Curry, Code Enforcement Officer
Bricen Wall, 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 moved to adopt the agenda as amended. Mr. Scott seconded. The board voted unanimously to adopt the motion (6-0).

IV. APPROVAL OF MINUTES

October 14, 2024 – Mrs. Talbert moved to adopt the minutes as written, and Mr. Scott seconded. The board voted unanimously to adopt. (6-0)

V. PROCEDURES FOR EVIDENTIARY HEARINGS

Mr. Ksieniewicz reviewed the procedures for evidentiary hearings.

- a. Special Use Permit 2024-24: WB Rockingham LLC, in cooperation with Rockingham County, has requested a special use permit to expand landfill operations for renewable natural gas plant on the property denoted by Rockingham County Tax PIN 7955-04-63- 5786 located on the parcel of 633 Roberts Farm Rd in the Wentworth Township.

Mr. Marziano presented the application request and packet information to the board, including staff recommendation to approve the special use permit. Mrs. Talbert, Mr. Scott, and Mr. Haley had questions

about access, traffic limitations, and signage. Mr. Rakestraw asked about traffic generated by the business.

Engineering Director Ronnie Tate, of 371 NC 65, spoke in support of this special use. He stated that this project will generate revenue in the county, and he expressed opposition to restricting access to the landfill entrance. Mr. Rakestraw asked if the land had already been filled, and Mr. Haley asked about previous landfill plans historically. Mr. Rakestraw inquired about the process of accessing the gas. Mrs. Talbert asked about revenue projections. Mr. Haley had questions regarding contracting.

Project manager Maura Dougherty, of 150 Monument Rd in Bala Cynwyd PA, provided a presentation in support of the special use permit. Mr. Ksieniewicz had questions about site operations and monitoring. Mrs. Talbert and Mr. Scott asked about safety concerns, precautions, and emergency situations. Mr. Rakestraw inquired about the operating pressure. Mr. Haley wanted to know who Waga Energy sells the gas to as well as the estimated project timeline. Mrs. Talbert and Mr. Rakestraw had questions about commissioning and inspecting.

Rick Thomas, of 260 New Lebanon Church Rd, inquired about traffic, noise, and safety. He expressed interest in adding traffic restrictions for the Roberts Farm Rd access.

During rebuttal, Mr. Tate discussed possible access restrictions with the board. Mrs. Talbert expressed her interest in this restriction, and Mr. Tate disagreed. Mr. Haley wanted to know about a ten-year plan for the landfill. Mr. Rakestraw asked about current landfill access and automatic shut-off valves. Mrs. Talbert, Mr. Scott, and Mr. Ksieniewicz discussed legalities.

Mr. Ksieniewicz opened the floor for board motions and voting. There was no further board discussion. Mrs. Talbert moved “to approve this special use permit based upon the determination that is 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.” Mr. Scott seconded. The board voted to recommend approval of the rezoning request. (6-0)

The Board has reviewed **Case 2024-24**, a request for a **Special Use Permit for Landfill Affiliated Enterprise – Expand Landfill Operations for Renewable Natural Gas Plant** 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 will not materially endanger the public health, safety, and general welfare, if located where proposed and developed and operated according to the application;
- b. The use, which is listed as a special use in the district in which it is proposed to be located, complies with all required regulations and standards of the UDO, unless greater or different regulations are contained in the individual standards for that special use;
- c. The use will not substantially injure the value of adjoining or abutting property; and
- d. The use is consistent with any adopted plans that encompass the property subject to the application.

VI. OTHER BUSINESS

a. New Business: Swear in John Roberts as full member of Planning Board
Mr. Roberts was sworn in as a full member.

b. Old Business: Board Order Approval for SUP Case #2024-22

Mrs. Talbert moved to approve the board order for Case #2024-22. Mr. Haley seconded. The board voted unanimously to approve the board order for the special use permit (6-0).

VII. ADJOURN

Mrs. Talbert moved to adjourn the meeting. Mr. Haley seconded. The board voted unanimously to adjourn at 7:35 pm (6-0).

Minutes Read and Approved,

Respectfully Submitted,

Paul S. Young 12/9/2024
Chairperson Date

H. J. M. P. 12/9/2024
Planning Staff Date