



**TOWN OF WENTWORTH  
MINUTES  
OF  
THE JOINT TOWN COUNCIL and  
PLANNING BOARD MEETING**

**WENTWORTH, NORTH CAROLINA**

**March 20, 2012**

**7:00 p.m.**

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The joint meeting of the Wentworth Town Council and Wentworth Planning and Zoning Board was held on Tuesday, March 20, 2012, at the Wentworth Town Hall at 7:00 p.m.

**Town Council Members Present:** Mayor Dennis Paschal, Mayor Pro Tem Evelyn Conner, Robert Aswell, Dennis Paschal III, Iris Powell

**A quorum of the Town Council was present.**

**Planning Board Members Present:** Vice Chair Kay Hammock, Joey Troxler

**Planning Board Members Absent:** Chairman Gary Moore, James Talley, Lee Templeton, Nathaniel Willis, Robert Witherspoon

**A quorum of the Planning Board was not present.**

**Staff Present:** Fred Baggett, Town Attorney  
Yvonne Russell, Deputy Clerk  
Lucas Carter, Rockingham County Planning Department

**Article I. Call to Order**

Mayor Paschal called the meeting to order.

**Article II. Invocation**

Mayor Paschal gave the invocation.

**Article III. Requests and Petitions of Citizens**

No one signed the speaker register.

**Article IV. Joint Workshop of Town Council and Planning Board**

**A. Consideration of Revisions to the Town of Wentworth Planning & Zoning Ordinances, as Recommended by the Wentworth Planning Board**

**1. Chapter 1 – Definitions: To add definitions for “Video Lottery Games”, and “Video Lottery Terminal”**

**2. Chapter 2 – Zoning / Article V. Establishment of Districts**

**Section 1. District Names**

**Chapter 2 – Article VII. District Regulations**

**Section 1. General Zoning Districts**

**Section 2. Conditional Districts**

**Section 3. Overlay Districts**

**Section 4. Table of Permitted Uses**

**To *delete* the Central Business District-Core and Central Business District-Secondary Zoning Districts & Associated Development Standards; and, to *create* a Central Business Overlay District with specific uses and development standards; to delete from the Table of Permitted Uses the two columns for CBD and CBD-S, as well as additions and deletions to the Notes in the Table of Permitted Uses, specifically Notes 9 and 10.**

**Chapter 2 – Article VIII. Dimensional Requirements**

**Section 1. Table of Area and Yard Requirements (Setbacks) To Replace CBD with *TND* (Traditional Neighborhood District) Overlay and to change CBD-S (secondary) to CBD Overlay.**

**Chapter 2 – Article IX. Off-Street Parking and Loading To add information pertaining to Traditional Neighborhood Development area, all uses, and to add Central Business Overlay District other than the TND area, all uses.**

**Chapter 2 – Article XV. Landscape, Design & Site Standards**

**Section 2. Design Standards: Current wording deleted and replaced.**

**- Lucas Carter, Rockingham County Planning Department**

**Mayor Paschal** noted that the Town Council and Planning Board have been discussing this topic for a while. He said that he recently met with the Planning Staff to discuss some of Council’s concerns with the CBD Design Standards. He added that even though the Planning Board does not have a quorum present at this meeting, he would like to proceed with the workshop since the Planning Board will have a chance to review the results and make a recommendation at their April 17<sup>th</sup> meeting. Mayor Paschal asked Lucas Carter to begin the workshop.

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**Mr. Carter** explained that during his meeting with Mayor Paschal and Planning Director Frankie Legaux, they compiled a list of changes to the CBD Design Standards that the Town Council would like the Planning Board to consider. Mr. Carter distributed and then reviewed the proposed changes to Chapter 2 of the Planning and Zoning Ordinances that pertain to the Central Business District. (Note: The proposed changes distributed by Mr. Carter are attached hereto as a part of these minutes as Attachment No. 1.)

Council and Planning Board members present discussed the proposed changes. Below is a summary of what they agreed upon.

- Design Standards will only affect non-residential areas.
- Allow trademark franchise buildings (delete text that states, “Trademark franchise building designs will not be permitted”).
- Do not regulate shutters (delete text that states, “Shutters, if used, shall be sized so as to cover the expanse of the window if closed”).
- Do not regulate chimneys (delete text that states, “Chimneys shall be constructed of real brick or stone”).
- Mechanical service areas shall be located in the rear of the lot, and screened from view on all sides.
- Building Facades of Non-residential Structures:  
Front building exteriors shall be clad with stucco, wood, vinyl siding, brick, stone or similar material with architectural details being contrasting materials. If metal paneling is used, then 2/3 of each wall may be metal paneling and 1/3 of each wall shall be of a contrasting material and color.  
Building exterior colors shall be subdued, muted, or naturally occurring earth tones.  
Windows and doors shall be located on the façade to balance proportions and create a visual rhythm. Windows shall occupy no less than 20%.  
Building Facades shall be generally parallel to a public street. If it is not feasible to place the building entry directly on the front façade, the entry shall be placed where it is readily visible and faces a main road or internal street.  
In no case, shall new non-residential buildings have a blank wall oriented to a public street.

**Vice Chair Hammock** questioned whether the proposed text makes it clear to developers that windows shall occupy 20% of the wall facing the road.

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**Mayor Paschal** asked Mr. Carter to consider whether that section needs clarification and to make any necessary text changes before the Planning Board's April meeting.

- **Signs –**

Article X., 6.3. Outdoor advertising signs – Delete “Core” and “or CBD Secondary”.

Article XV. Landscape, Design and Site Standards. Section 2 (b) – Delete current text regarding Roads, Alleys and Paths. Add the following text:

“Signs

Other than the exceptions listed below, signs shall be in conformance with Chapter 2, Article X.

Wall mounted signs shall be no greater than 24 square feet and have applied lettering not exceeding 12 inches in height.

Projecting signs shall be no greater than six square feet.

Suspended signs shall be no less than 10 feet from ground level or as approved by the Planning Administrator.

Any ground sign braced to a post(s) shall be no greater than 36 square feet, shall measure at least 12 feet from ground level to the bottom of the sign face and shall be no taller than 18 feet. Any ground sign attached to a contiguous structural base or planter box that is the same width or greater than the message portion of the sign shall be no greater than 24 square feet and no taller than six feet.”

- The NC 87-65 Highway Overlay District boundaries will be the same as the original CBD Concept Map.

**Councilman Aswell** suggested requiring developers to install fire hydrants when installing new streets.

**Mayor Paschal** said he believed the Planning and Zoning Ordinances already address that issue. He asked Mr. Carter to ensure it is addressed in the ordinances before the Planning Board's April meeting.

Because there was not a quorum of the Planning Board present, **Mayor Paschal** moved on to the Public Comments portion of the agenda once the joint workshop concluded.

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**Article VI. Approval of Minutes for February 21, 2012**  
No quorum for Planning Board

**Article VII. Old Business**  
No quorum for Planning Board

**Article VIII. New Business**  
No quorum for Planning Board

**Article IX. Public Comments**  
No one signed the speaker register.

**Article X. ANNOUNCEMENTS**

**Mayor Paschal** made the following announcements:

- The next regular meeting of the **Wentworth Town Council** is scheduled for **Tuesday, April 3, 2012, at 7:00 p.m.** at the **Wentworth Town Hall.**
- The next regular meeting of the **Wentworth Planning Board** is scheduled for **Tuesday, April 17, 2012, at 7:00 p.m.** at the **Wentworth Town Hall.**

**Article XI. A D J O U R N**

**Mayor Paschal** made a motion, "*To adjourn*".

**Mayor Pro Tem Conner** seconded the motion and the meeting adjourned.

**Respectfully Submitted by:** \_\_\_\_\_  
**Yvonne Russell, Deputy Clerk**

**Approved by:** \_\_\_\_\_  
**Dennis Paschal, Mayor**