



**MINUTES**  
of the Regular Meeting of the  
**WENTWORTH TOWN COUNCIL**  
February 7, 2017  
7:00 pm  
Wentworth Town Hall

**Council Members Present:** Mayor Dennis Paschal Jr., Mayor Pro Tem Evelyn Conner, Cheryl Moore, Iris Powell

**Council Members Absent:** Dennis Paschal III  
A quorum was present.

**Staff Present:** George Murphy, Town Administrator  
Yvonne Russell, Clerk / Finance Officer

**Others Present:** Patrick Kane, Attorney – Smith Moore Leatherwood  
Jason Greer, Planner – Rockingham County Planning Department

**Article I. CALL TO ORDER**

Mayor Dennis Paschal Jr. called the meeting to order.

**Article II. INVOCATION**

Mayor Paschal gave the invocation.

**Article III. APPROVAL OF TOWN COUNCIL AGENDA –**

**A. Requests and Petitions of Citizens**

No one signed the speaker register.

**Mayor Paschal** noted that Randy Hunt signed the speaker register to address Council regarding FEED ROCKINGHAM.

**B. Approve/ Amend Agenda**

**Mayor Paschal** made a MOTION, *“To add Mr. Hunt to Article 8, Public Comments”*.

**Mayor Pro Tem Evelyn Conner** seconded the motion. All voted in favor and the motion carried.

**Mayor Paschal** made a MOTION, *“To approve the Town Council agenda as amended”*.

**Mayor Pro Tem Conner** seconded the motion. All voted in favor and the motion carried.

**Article IV. APPROVAL OF MINUTES**

**A. Town Council Meeting – January 3, 2017.**

Councilmember Iris Powell made a **MOTION**, “*We accept them as written*”.

Mayor Pro Tem Conner seconded the motion. All voted in favor and the motion carried.

**Article V. OLD BUSINESS**

There was no old business.

**Article VI. PUBLIC HEARING**

**A. Case #W2016-002 A Request for Rezoning from Office & Institutional to Community Shopping-Conditional District for Mixed Commercial and Residential.**

Mayor Paschal opened the public hearing and invited Jason Greer from the Rockingham County Planning Department to address Council.

Mr. Greer approached the podium and informed Council that tonight’s case is a Conditional District rezoning, which means a property owner petitioned to have voluntary limitations regarding a parcel within the Wentworth jurisdiction. He explained, “In this situation a properly planned use may be appropriate for a particular site, but where the general zoning district has insufficient standards to mitigate the site specific impacts on surrounding areas, a conditional use district is suitable.”

Mr. Greer certified that 42 public hearing notices were mailed on January 23, 2017 to residences of surrounding properties within 1,000 feet of the subject property.

Mr. Greer noted that property owner Jean Harrington, is requesting a conditional district rezoning of her property identified as Tax PIN: 7976-03-24-8780. He reviewed the staff report for her request (Case #W2016-002) which includes the following Staff Notes and Recommendation:

1. *The property for rezoning is approximately 0.29 acres. This does not meet the minimum lot size standard for this district without the condition requested in this rezoning.*
2. *The Town of Wentworth Land Use Plan recommends that “...this area has been designed to allow for a variety of medium intensity uses...”*
3. *This rezoning request will allow the permitted use in the CS-CD zoning district which would have similar impacts as the surrounding properties. This would not impose significant harm on the neighbors and surrounding community.*
4. *The Land Use Plan encourages mixed use development. This rezoning will bring mixed use to the area.*

*Based on Staff’s analysis, Staff recommends approval of Case #2016-002 with the following conditions:*

1. *Tax PIN: shall meet a minimum lot size of 12,000 square feet. This property is a lot of record.*
2. *The applicant is responsible for obtaining and complying with all required permits and approvals.*

After completing his review, **Mr. Greer** said he would be glad to answer any questions. There were no questions from Council.

**Mayor Paschal** made a MOTION, “*We approve the rezoning for Case #W2016-002*”.

**Town Attorney Patrick Kane** asked Mayor Paschal if he was making a motion to approve the rezoning with the conditions as set out by Mr. Greer.

**Mayor Paschal** amended his MOTION *to include the conditions as set out by Mr. Greer and to adopt the Town Council's Analysis and Statement (attached).*

**Councilmember Powell** seconded the motion. All voted in favor and the motion carried.

**Mayor Paschal** closed the public hearing.

(The Staff Report, which includes the conditions set out by Mr. Greer, and the Town Council's Analysis and Statement are herein incorporated and made a part of these minutes.)

#### TOWN OF WENTWORTH CRITERIA FOR BOARD CONSIDERATION

**Request:** Case #**W2016-002** A request for rezoning from Office & Institutional to Community Shopping-Conditional District for Mixed commercial and residential.

**Applicant:** Jean Harrington

**Identification:** The property is identified as Tax PIN **7976-03-24-8780**.

1. **Acreage / Square Footage of Proposal:**  
+/- 0.29 acres
2. **Zoning Classification of Adjacent and Surrounding Parcels:**  
The adjacent parcels are zoned Office & Institutional..
3. **Character and Land Uses of Neighborhood and Surrounding Community:**  
The neighborhood is being used for commercial and institutional purposes.
4. **Conformity to the Wentworth Land Use Plan**  
The intended use of this area is mixed use and this property is located in the Village Activity Center according to the Town of Wentworth Future Land Use Map. This category describes a mixture of moderately intensive uses ranging from medium density housing, community scale office or commercial properties and 'cottage' style industries. This request conforms to the Town of Wentworth Future Land Use Plan.
5. **Topographical and Environmental Characteristics:**  
*Soils - Soils* - The *Soil Survey of Rockingham County, North Carolina* indicates the properties in this area have gently sloping to steep, deep, well drained soils that have a loamy surface layer and a loamy and clayey subsoil; on uplands.  
*Watershed* - The property lies within the Dan River (Eden) WS-IV Watershed.  
*Flood Plain* - The property is not in a flood plain area as indicated by the Federal Emergency Management Agency's flood insurance rate map # 3710792100K.  
*Wetlands* - The US Department of the Interior National Wetlands Inventory map for Southwest Eden indicates that there are no wetlands on the property.
6. **Utilities / Services:**  
The property is served by public water and sewer services.

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7. **Staff Notes and Recommendation:**

The following factors were considered by the staff before making a recommendation:

1. *The size of the tract in question.* The property for rezoning is approximately 0.29 acres. This does not meet the minimum lot size standard for this district without the condition requested in this rezoning.
2. *The compatibility of the zoning action with the comprehensive plan.* The Town of Wentworth Land Use Plan recommends that "...this area has been designed to allow for a variety of medium intensity uses..." .
3. *The benefits and detriments resulting from the zoning action for the owner of the Rezoning, the neighbors, and the surrounding community.* This rezoning request will allow the permitted use in the CS-CD zoning district which would have similar impacts as the surrounding properties. This would not impose significant harm on the neighbors and surrounding community.
4. *The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts.* The Land Use plan encourages mixed use development. This rezoning will bring mixed use to the area.

After reviewing the application, Staff concludes that sufficient information has been provided for the application to be processed for consideration by the Planning Board and Town Council. As a whole this zoning amendment supports the intent and descriptions of the Mixed Use Land use and the Village Activity Center in the Town of Wentworth Land Use Plan. Staff notes there is only one approved use of mixed commercial and residential use on this property zoned CS-CD. Staff also notes that this rezoning is a conditional rezoning and, therefore, will have conditions imposed upon it.

Based on Staff's analysis, Staff recommends approval of Case #2016-002, a request for a Rezoning from OI to CS-CD.

Approval with the following conditions:

1. Tax PIN: 7976-03-24-8780 shall meet a minimum lot size of 12,000 square feet. This property is a lot of record.
2. The applicant is responsible for obtaining and complying with all required permits and approvals.

## APPROVAL

### MS. JEAN HARRINGTON – COMMUNITY SHOPPING-CONDITIONAL DISTRICT FOR MIXED COMMERCIAL AND RESIDENTIAL TOWN COUNCIL'S ANALYSIS AND STATEMENT

The Wentworth Town Council approves the Community Shopping Conditional district (CS-CD) zoning amendment and adopts the following statements as required by NCGS § 160A-382(b) and § 160A-383:

1. The Council's action in adopting this zoning amendment is consistent with the adopted comprehensive plan because:
  - A. The comprehensive plan shows the area is appropriate for residential uses;
  - B. The Wentworth Planning Board adopted this statement:

“The Board has determined that the zoning amendment is consistent with the Wentworth Land Use Plan because the intended use of this area is Village activity Center and this property is located in the Residential Land Use Category according to the Town of Wentworth Future Land Use Map. This category describes a mixture of moderately intensive uses ranging from medium density housing, community scale office or commercial properties and 'cottage' style industries. This request conforms with the Town of Wentworth Future Land Use Plan.

”
  - C. The tract for rezoning is approximately 0.29 acres which is allowed within the conditional zoning district in the Community Shopping zoning district;
  - D. The proposed rezoning is consistent with all other relevant maps or plans officially adopted by the Council, including the Town of Wentworth Land Use Plan and small area plans; and,
2. The Council (in addressing spot zoning concerns) considers its action in adopting the proposed conditional use zoning amendment to be reasonable because:
  - A. The proposed zoning district allows appropriate uses for the land, considering its effect upon the entire community as a social, economic and political unit because this zoning district would allow land uses complimentary to the land uses of those existing in that area and would not put any undue hardships on the neighbors;
  - B. The size of the parcels is appropriate for the requested conditional zoning district;
  - C. The effects of the rezoning within the larger community context are positive because it would allow the use that is compatible with the adjoining properties and their allowed uses;
  - D. On balance the following factors: (1) the size of the tract in question, (2) the compatibility of the zoning action with the comprehensive plan, (3) the benefits and detriments resulting from the zoning action for the owner of the newly permitted property, the neighbors, and the surrounding community, and (4) the relationship between the envisioned permitted use and the uses currently present in adjacent tracts weigh in favor of approving the proposed zoning amendment; and,
3. The Council considers its action in adopting this zoning amendment to be in the public interest because:
  - A. The request would allow the use that is present in adjacent tracts which are zoned Residential Protected and Office Institutional;
  - B. Any future use of the property would have to meet or exceed all requirements and goals of the existing Planning and Zoning Ordinances and the comprehensive plan

**Article VII. NEW BUSINESS**

**A. Consideration of Board/Committee Reappointment**

- 1. Wentworth Recreation Committee – Nancy Link, 753 Camp Dan Valley Rd.**

Mayor Pro Tem Conner made a **MOTION**, “That we reappoint Ms. Link to serve on the Wentworth Historic Preservation Committee”.

Mayor Paschal seconded the motion. All voted in favor and the motion carried.

**Article VIII. PUBLIC COMMENTS**

Randy Hunt, President of the Eden Chamber of Commerce thanked Council for their support of the FEED.ROCKINGHAM initiative and reported that 1,200 needy families were served this past Thanksgiving. He expressed the local chambers of commerce and rotary clubs’ desire to create the same opportunity next Thanksgiving.

**Article IX. ANNOUNCEMENTS**

Mayor Paschal made the following announcements:

- The next regular meeting of the **Wentworth Planning Board** is **February 21, 2017, at 7:00 pm** in the Town Hall Council Chambers.
- The next regular meeting of the **Wentworth Town Council** will be held on **Tuesday, March 7, 2017, at 7:00 pm** in the Town Hall Council Chambers.
- There will be a **ribbon cutting** for **Sweet Obsessions Bakery & Coffee Shop**, located at **8460 NC 87** (beside Elizabeth’s Pizza) on **February 10, 2017 at 12:00pm**.
- **Funding Requests for fiscal year 2017-2018** must be submitted to the Town Hall Finance Office on or before **February 24, 2017**.

**Article X. ADJOURN**

Mayor Paschal made a **MOTION**, “We adjourn”.

Councilmember Powell seconded the motion. All voted in favor and the meeting adjourned.

Respectfully Submitted by: \_\_\_\_\_  
Yvonne Russell, NCCMC  
Town Clerk

Approved by: \_\_\_\_\_  
R. Dennis Paschal Jr., Mayor