

**CITY COUNCIL
AGENDA
February 14, 2023
6:30 p.m.**

- 1. Opening of meeting by Mayor John P. Hutchinson.**
- 2. Invocation by Councilman Gene Willard.**
- 3. Amendments and Changes to Agenda.**
- 4. Consent Agenda:**
 - A. Disposition of Minutes of the January 10, 2023 Regular Meeting.**
 - B. Tax Collector's Report. (See Pages 4 -10)**

Informational Items:

- 1.) Monthly Collection Report**
- 2.) Uncollected Taxes as of January 31, 2023.**

Action Items:

- 1.) Refunds per County Assessor's Office.**
 - 2.) Discovery bills added to Tax Scroll.**
 - 3.) Releases per County Assessor's Office.**
- C. Approve Tax Collector's request to advertise Tax Liens for the 2022 tax year in accordance with N.C.G.S. 105-369 (See Page 11)**

5. Business by Planning Board.

A. Set Public Hearings:

Rezoning Request: Set public hearing for a request to rezone approximately 8.33 acres located at 168, 176, & 182 Clemmer Road and identified as Richmond County PIN 7482-01-06-1560, 7482-01-06-1330, 7482-01-06-1102, and 7482-01-05-1909 from Rural Residential (R-20) to High Density Residential (R-7). (See Pages 12 -13 & Map Insert)

B. Hold Public Hearing: (none)

C. Minutes from Various Boards: (Enclosed)

City Council Agenda
February 14, 2023
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- 6. Consideration of a Demolition Ordinance for the dilapidated dwelling located at 117 S. Grove Avenue and identified as Richmond County PIN # 7473-14-34-2184. (See Pages 14 - 16 & Insert)**
- 7. Presentation of Rockingham Police Department's Annual Report for 2022 by Police Chief George Gillenwater. (Enclosed separately)**
- 8. Business by Visitors.**
- 9. Business by City Clerk.**
- 10. Business by City Manager.**
- 11. Items of discussion by City Council Members.**
- 12. Business by Mayor.**
- 13. Adjournment.**

Rockingham, NC

City Council Agenda

SUPPORT DOCUMENTS

**CITY OF ROCKINGHAM
MONTHLY TAX COLLECTION REPORT**

MONTH: JANUARY

YEAR: 2023

YEAR	AD VALOREM TAXES	COST AND INTEREST	TOTAL COLLECTED	PERCENT THIS DATE	YEAR TO DATE COLLECTIONS	PRIOR YEAR RECORD	
						SAME MONTH COLLECTIONS	PERCENT OF TOTAL
2023	1,091.26		1,091.26		2,373.73	406.67	
2022	633,078.30	2,646.47	635,724.77	93.10%	3,381,354.00	433,509.87	93.74%
2021	661.84	115.30	777.14	99+%	20,767.52	161.38	99+%
2020	80.35	3.86	84.21	99+%	2,356.34	12.15	99+%
2019	-	-	-	99+%	242.48	28.28	99+%
2018	-	-	-	99+%	154.50	24.89	99+%
2017	-	30.37	30.37	99+%	98.98	-	99+%
2016	-	91.67	91.67	99+%	58.42	93.71	99+%
2015	-	1.96	1.96	99+%	64.31	-	99+%
2014	-	-	-	99+%	64.31	-	99+%
2013	-	-	-	99+%	64.31	-	99+%
2012	-	-	-	99+%	174.56	-	99+%
	634,911.75	2,889.63	637,801.38		3,407,773.46	434,236.95	

UNCOLLECTED TAXES

YEAR	AMOUNT	Jan-23
2022	250,685.87	
2021	22,342.34	
2020	10,009.55	
2019	6,736.89	
2018	5,616.18	
2017	4,885.99	
2016	4,662.06	
2015	4,967.89	
2014	5,176.58	
2013	7,027.35	
2012	5,233.78	
	250,685.87	Total Current Year
	76,658.61	Total Past Years
	327,344.48	Total All Years

CITY OF ROCKINGHAM
 MONTHLY DISCOVERIES REGISTER
 JANUARY 31, 2023

ACCT #	NAME	BILL #	TAX RATE	YEAR OF DISCOVERY	DESCRIPTION	VALUE	CITY TAX	CITY LATE	INTEREST	TOTAL AMOUNT
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
	TOTALS					0	0.00	0.00	0.00	\$0.00

CITY OF ROCKINGHAM
MONTHLY RELEASES REGISTER
JANUARY 31, 2023

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	DVERTISIN	SP. ASSESS.	RELEASED
1/9/23	42	JB HUNT TRANSPORT	POSTMARK	2022	16453				212.55			212.55
1/9/23	6385301	RICKS, SUSAN	POSTMARK	2022	11914				15.24			15.24
1/9/23	6674301	EVANS, ERNEST	POSTMARK	2022	11983				1.72			1.72
1/9/23	6674303	EVANS, ERNEST	POSTMARK	2022	11984				0.22			0.22
1/9/23	42035101	BELK	POSTMARK	2022	14690				28.27			28.27
1/9/23	55094301	MT VERNON MILLS INC	POSTMARK	2022	15208				491.50			491.50
1/9/23	59146302	JACKSON OIL CO	POSTMARK	2022	15093				2.08			2.08
1/9/23	59146303	JACKSON OIL CO	POSTMARK	2022	15094				59.32			59.32
1/9/23	81000103	REDDY ICE LLC	POSTMARK	2022	15184				1.18			1.18
1/9/23	82417101	CATALINA MARKETING	POSTMARK	2022	15227				0.12			0.12
1/9/23	90482101	ALLSTATE INS	POSTMARK	2022	15390				0.11			0.11
1/9/23	90482302	GRAVES, JEFFREY	POSTMARK	2022	15391				31.87			31.87
1/9/23	90482304	GRAVES, JEFFREY	POSTMARK	2022	15392				0.57			0.57
1/9/23	90482305	GRAVES, JEFFREY	POSTMARK	2022	15393				28.68			28.68
1/9/23	92471301	FLEURY, ROBERT	POSTMARK	2022	15414				5.40			5.40
1/9/23	92471302	FLEURY, ROBERT	POSTMARK	2022	15415				5.80			5.80

CITY OF ROCKINGHAM
MONTHLY RELEASES REGISTER
JANUARY 31, 2023

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	DVERTISIN	SP. ASSESS.	RELEASED
1/9/23	92471304	FLEURY, ROBERT	POSTMARK	2022	15416				6.28			6.28
1/9/23	92471305	FLEURY, ROBERT	POSTMARK	2022	15417				9.12			9.12
1/12/23	42523301	ADVANCE STORE CO	POSTMARK	2022	14743				106.90			106.90
1/20/23	236816	THE DEN	NO LONGER IN BUSINESS	2022	11032	6,500	37.70	3.77	0.83			42.30
1/20/23	35461	THE EXQUISITE BEAUTY	NO LONGER IN BUSINESS	2022	11064	2,500	14.50	1.45	0.32			16.27
		TOTALS				9,000	52.20	5.22	1,008.08	0.00	0.00	1,065.50

CITY OF ROCKINGHAM
 MONTHLY REFUNDS REGISTER
 JANUARY 31, 2023

	A	B	C	D	E	F	G	H	I	J	K
1	DATE	ACCOUNT	NAME	EXPLANATION	YEAR	AMOUNT	LATE LIST	TAGS	INTEREST	REFUNDED	CHECK #
2	1/5/23	55303301	CORELOGIC/KEATON LOWERY	MTG OVERPMT	2022	427.38				427.38	83296
3	1/30/23	32163526	DEPRIZIO, MICHAEL T	VEH TAX REFUND	2022			71.57	3.58	75.15	83439
4	1/30/23	57501035	ALLEN, ANDREW	VEH TAX REFUND	2022			30.88		30.88	83436
5	1/30/23	67796908	COVINGTON, TORY A	VEH TAX REFUND	2022			232.80		232.80	83438
6	1/30/23	31544680	POON, FU-WAH	VEH TAX REFUND	2022			42.72		42.72	83449
7	1/30/23	69292848	ROBINSON, INDIA L	VEH TAX REFUND	2022			117.72		117.72	83452
8										0.00	
9										0.00	
10										0.00	
11										0.00	
12										0.00	
13										0.00	
14			TOTALS			\$427.38	\$0.00	\$495.69	\$3.58	\$926.65	

To: Mayor & Rockingham City Council Members
From: Shannon Pankey, Tax Collector
Date: February 1, 2023
Re: Request to Advertise Tax Liens

The Tax Collector for the City of Rockingham requests approval of the Council to advertise Tax Liens for the 2022 tax year in accordance with NC G.S. 105-369.

Staff Report to Planning and Zoning Board
Agenda Item: IV.A
February 7, 2023

Issue:

Rezoning Request: Connelly Development NC LLC has submitted a request to rezone approximately 8.33 acres located at 168, 176, & 182 Clemmer Road and identified as Richmond County PIN 7482-01-06-1560, 7482-01-06-1330, 7482-01-06-1102, and 7482-01-05-1909 from Rural Residential (R-20) to High Density Residential (R-7).

Background:

On January 12, 2023, Connelly Development NC LLC submitted a request to rezone approximately 8.33 acres located at 168, 176, & 182 Clemmer Road from Rural Residential (R-20) to High Density Residential (R-7). The applicant has an option to purchase the subject property for a multi-family residential development. The applicant previously developed Fountain Point Apartments on the adjacent property to the south of the subject property.

The subject property consists of four tracts. Two single-family homes are located on the tracts at 176 and 182 Clemmer Road. A mobile home was previously located at 168 Clemmer Road but has been removed from the property. The southern-most tract is vacant.

As set forth in Section 3.01 (A) of the UDO, the Rural Residential (R-20) zone is generally intended to be applied to sparsely developed areas outside the city limits where municipal services are not available and are not anticipated to be provided based on projected growth patterns. The regulations for such district are intended to maintain the rural character of the area; promote extremely low-density residential development; and provide areas for agriculture and related land uses.

As set forth in Section 3.01 (E) of the UDO, the High Density Residential (R-7) zone generally intended to be applied to areas for the preservation and promotion of high-density residential neighborhoods where municipal services are available or anticipated. The regulations for such district are intended to provide for the orderly growth of single-family detached, (excluding manufactured housing) single-family attached, single-family semi-detached, two-family, and multi-family development with a dense character in order to create quiet, livable neighborhoods.

Staff Comments:

1. A zoning map and an aerial map illustrating the location of the subject property is included in the agenda packet for the Board's reference. An existing land use map for the Clemmer Road area is also included for the Board's reference.
2. The subject property is inside the city limits and has access to all municipal services including water and sewer service. In the opinion of City staff, the subject property is not zoned appropriately considering the stated intent of the R-20 zone as set forth in Section 3.01 (A). The subject property was part of a larger annexation by the City Council in 1995. Prior to the annexation, the subject property was in the City's ETJ and zoned Rural Residential (R-20). No effort was made to rezone/up-zone the area after the annexation and extension of municipal services.
3. The R-7 zone allows all types of residential housing (except manufacturing housing) as either permitted or special uses. Large-scale multi-family developments are allowed as a special use in the R-7 zone. The maximum allowable density for multi-family residential developments is 8.29 units per acre.

4. As indicated by the existing land use map included in the agenda packet, the subject property is adjoined by vacant property on the west, a multi-family residential development on the south, a religious institution on the north; and both a religious institution and single-family dwellings to the east directly across Clemmer Road.
5. NCDOT STIP Project U-5706 will impact Clemmer Road with roadway design improvements and likely increased traffic counts. Preliminary plans call for widening Clemmer Road to a three-lane cross section including a 16-foot wide center turn lane, two 12-foot wide travel lanes, 4-foot wide asphalt shoulders and 6-foot wide grass shoulders. The project will connect US Highway 74 Business and US Highway 1 to provide an alternative route to Long Drive. The project is currently funded in the NCDOT STIP and scheduled for construction in 2027 (right-of-way acquisition is scheduled to begin in 2024).

Plan Consistency Statement:

The requested rezoning is consistent with the future land use map set forth in Shaping Our Future: 2023. The three northern-most lots are identified on the future land use map as part of a larger area to encourage either single-family residential development at 3-4 units per acre or multi-family residential development at 6-8 units per acre. The southern-most lot is identified as part of an area to encourage highway commercial type uses (which does include large-scale multi-family developments).

Statement of Reasonableness:

As previously noted, the subject property is not zoned appropriately. The Rural Residential (R-20) zone is not intended to be applied to areas inside the city limits with access to municipal services; therefore up-zoning the subject property is reasonable. The pattern of land development in the area around the subject property is gradually changing and will continue to do so in the coming years because of proximity to intensive commercial development along US Highway 74 Business and the proposed Eastern Rockingham Corridor that includes widening Clemmer Road. The existence of two religious institutions and a multi-family development adjacent to the subject property indicates the area is becoming less desirable for low density single-family residential development; and therefore, rezoning for higher density residential is reasonable.

Staff Recommendation:

City staff recommends the Board review the proposed rezoning request and recommend the City Council rezone the property as requested by the applicant.

Planning Board Recommendation:

The Planning Board reviewed the request on February 7, 2023 and recommended unanimously to rezone the property as requested by the applicant from Rural Residential (R-20) to High Density Residential (R-7).



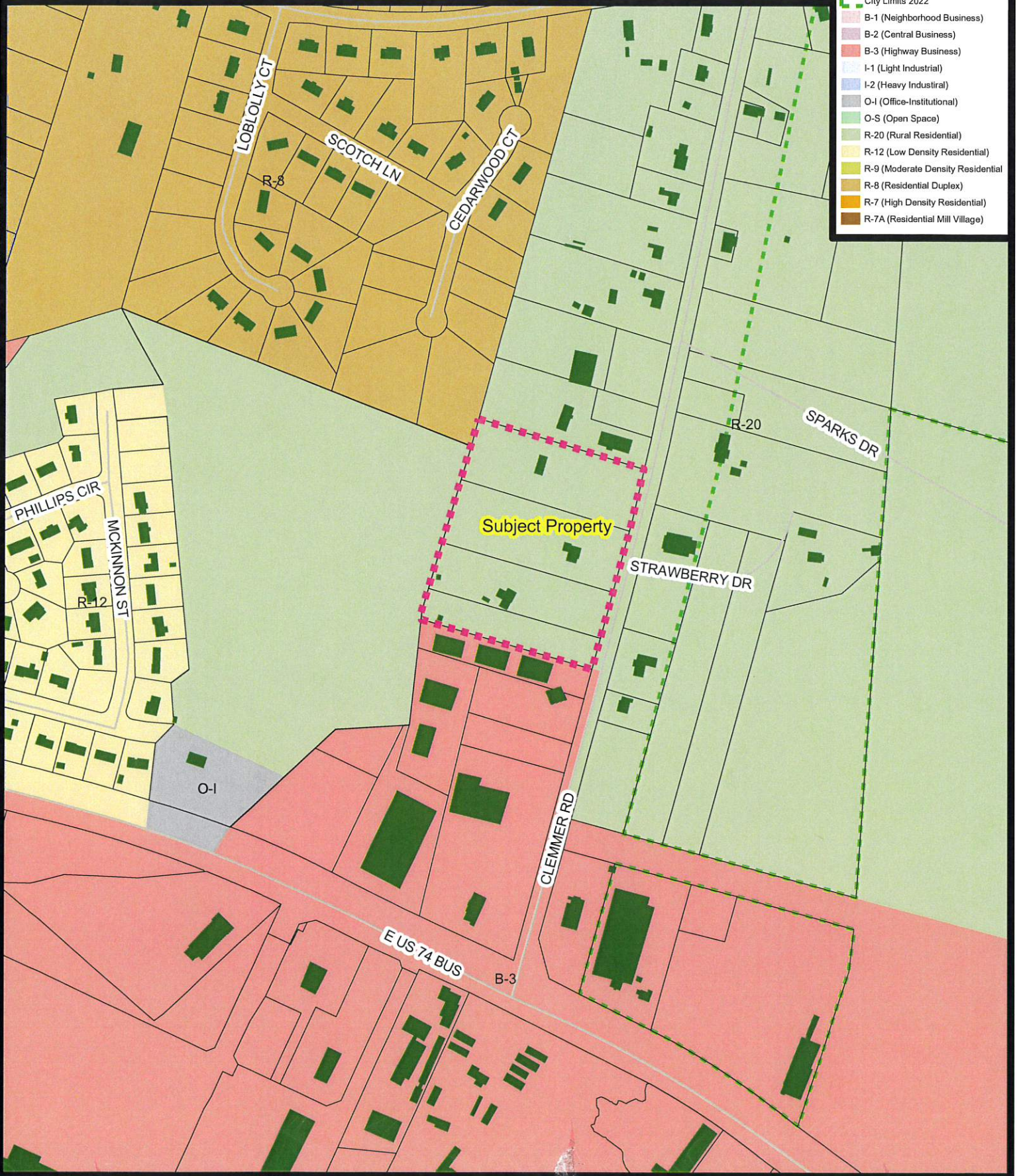
Rezoning Request Connelly Development NC, LLC

Rural Residential (R-20) to High Density Residential (R-7)



Scale:
1" = 400'

- Subject Property
- Building Footprints
- AE (Floodplain)
- SHADED X (Floodplain)
- AEFW (Floodway)
- Street Names
- City Limits 2022
- B-1 (Neighborhood Business)
- B-2 (Central Business)
- B-3 (Highway Business)
- I-1 (Light Industrial)
- I-2 (Heavy Industrial)
- O-I (Office-Institutional)
- O-S (Open Space)
- R-20 (Rural Residential)
- R-12 (Low Density Residential)
- R-9 (Moderate Density Residential)
- R-8 (Residential Duplex)
- R-7 (High Density Residential)
- R-7A (Residential Mill Village)



Rezoning Request Connelly Development NC, LLC

Rural Residential (R-20) to High Density Residential (R-7)



Scale:
1" = 300'

- Subject Property
- Street Names
- Property Lines
- City Limits 2022

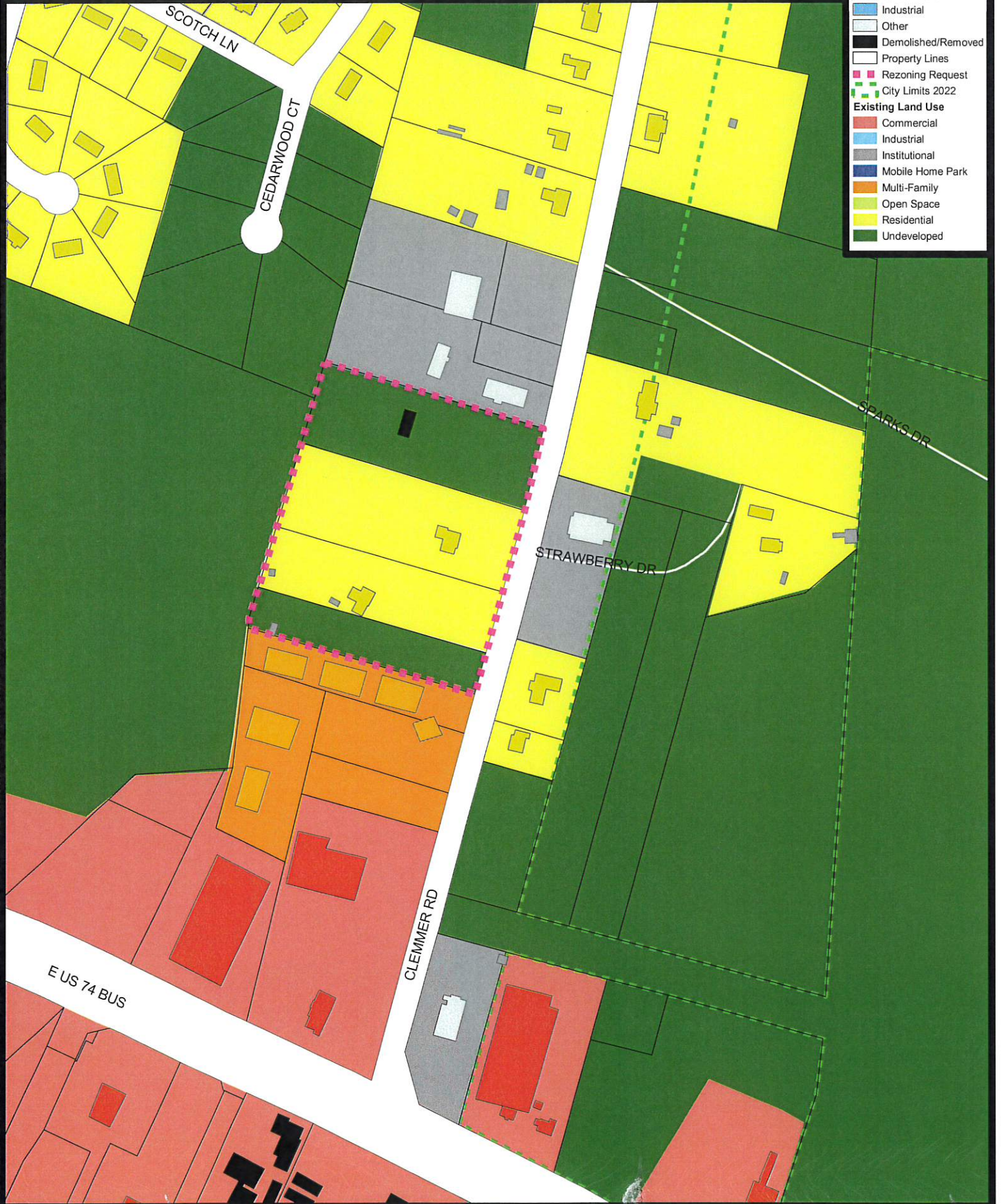


Existing Land Use Clemmer Road Area

Scale:
 1" = 300'



Building Footprints	
	Single-Family
	Accessory
	Multi-Family
	Commercial
	Government
	Industrial
	Other
	Demolished/Removed
	Property Lines
	Rezoning Request
	City Limits 2022
Existing Land Use	
	Commercial
	Industrial
	Institutional
	Mobile Home Park
	Multi-Family
	Open Space
	Residential
	Undeveloped



MEMORANDUM

To: Mayor John P. Hutchinson and City Council Members

From: John R. Massey, Jr., Assistant City Manager

Date: February 6, 2023

Re: Demolition Ordinance for Dilapidated Dwelling located at **117 S. Grove Avenue**

City staff recommends the City Council approve a demolition ordinance for the dilapidated dwelling located at 117 S. Grove Avenue and identified as Richmond County PIN 7473-14-34-2184. A copy of the demolition ordinance and photographs of the property are included in the agenda packet.

As background information, City staff initiated minimum housing proceedings in September of 2022. The property owners, the living heirs to Beulah C. McRae – Bessie Young, Thelma Moore, Tony Wall, Ambrose D. Pemberton, and Flora Pemberton and parties of interest were notified of a hearing with the Code Enforcement Officer regarding the condition of the dwelling. The notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. Bessie Young attended the hearing with the Code Enforcement Officer. The Code Enforcement Officer issued his findings of fact and directed the property owners to either repair or demolish the dwelling by January 10, 2023. Again, the notice was sent via certified and regular mail; published in the Richmond County Daily Journal; and posted on the subject property. The property owners have taken no action to date to address the dilapidated dwelling.

AN ORDINANCE DIRECTING THE BUILDING INSPECTOR TO REMOVE OR DEMOLISH THE PROPERTY HEREIN DESCRIBED AS UNFIT FOR HUMAN HABITATION AND DIRECTING THAT A NOTICE BE PLACED THEREON THAT THE SAME MAY NOT BE OCCUPIED.

WHEREAS, the City Council of the City of Rockingham finds that the dwelling described herein is unfit for human habitation under the City Housing Code, and that all the procedures of the Housing Code have been complied with; and

WHEREAS, this dwelling should be removed or demolished, as directed by the Building Inspector, and should be placarded by placing thereon a notice prohibiting use for human habitation; and

WHEREAS, the owners of this dwelling, Bessie Young, Thelma Moore, Tony Wall, Ambrose D. Pemberton, and Flora Pemberton have been given a reasonable opportunity to bring the dwelling up to the standards of the Housing Code in accordance with G.S. 160D-1203 pursuant to an order issued by the Building Inspector on October 12, 2022 and the owner has failed to comply with the order;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockingham, that:

- Section 1. The Building Inspector is hereby authorized and directed to place a placard containing the legend *"This building is unfit for human habitation; the use or occupation of this building for human habitation is prohibited and unlawful."* on the building located at 117 S. Grove Avenue and identified by Richmond County PIN# 7473-14-34-2184.
- Section 2. The Building Inspector is hereby authorized and directed to proceed to remove or demolish the above-described dwelling in accordance with his order to the owner thereof dated October 12, 2022 and in accordance with the Housing Code and G.S. 160D-1203.
- Section 3. (a) The cost of removal or demolition shall constitute a lien against the real property upon which the cost was incurred. The lien shall be filed in the office of the City Tax Collector and City Clerk, and shall have the same priority and be collected in the same manner as the lien for special assessments in Article 10 of G.S. Chapter 160A.
- (b) Upon completion of the required removal or demolition, the Building Inspector shall sell the materials of the dwelling and credit the proceeds against the cost of removal or demolition. The Building Inspector shall certify the remaining balance to the Tax Collector. If a surplus remains after sale of the materials and satisfaction of the cost of removal or demolition, the Building Inspector shall deposit the surplus in the Superior Court where it shall be secured and disbursed in the manner provided by G.S 160D-1203.

Section 4. It shall be unlawful for any person to remove or cause to be removed the placard from any building to which it is affixed. It shall likewise be unlawful for any person to occupy or to permit the occupancy of any building therein declared to be unfit for human habitation.

Section 5. This ordinance shall become effective upon its adoption.

Adopted this _____ day of _____, 2023

Mayor

Attest: _____
City Clerk

NORTH CAROLINA

RICHMOND COUNTY

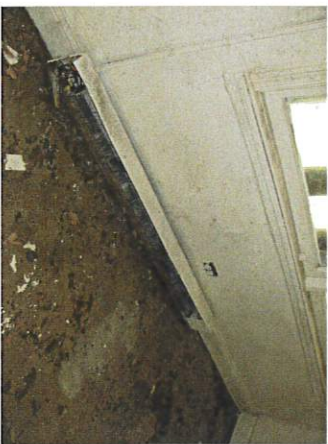
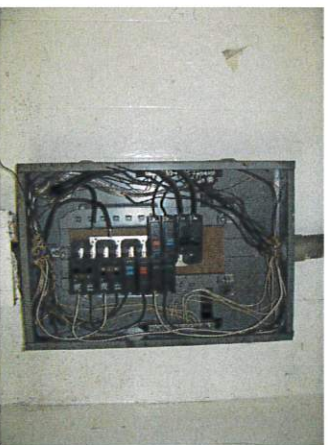
I, a Notary Public of the County and State aforesaid, certify that Sabrina Y. McDonald personally appeared before me this day and acknowledged that she is City Clerk of the City of Rockingham, a North Carolina municipal corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its Mayor, sealed with its municipal seal and attested by herself as its City Clerk.

Witness my hand and official stamp or seal, this ____ day of _____, 2023.

Notary Public

My Commission expires:

117 S. Grove Avenue



**DEPARTMENTAL
ACTIVITY REPORTS
for
COUNCIL'S INFORMATION**



To: Monty Crump

From: G.C. Gillenwater
Chief of Police

Date: February 6, 2023
Ref: January Activity Report

On behalf of the Rockingham Police Department, I am pleased to submit this report for your consideration. The following activities have been undertaken by officers of the Rockingham Police Department.

Total Calls for the Month:	<u>1470</u>
Public Service Calls - INCLUDES <i>(Alarms, Escorts)</i>	<u>267</u>

Charges Generating Arrest:	
Felonies:	<u>39</u>
Misdemeanors:	<u>55</u>
Drug Violations:	<u>07</u>
Juvenile:	<u>03</u>
Warrants Served:	<u>142</u>
Citations:	<u>56</u>

Accidents Reported/Investigated:

Property Damage only:	<u>49</u>
Personal Injury:	<u>03</u>

Officer Hours Spent in Court:	<u>11</u>
Officer Training Hours Logged	<u>610</u>



FIRE CHIEF
HAROLD ISLER
ADMIN. ASST.
KRISTY PLAYER

January

We are pleased to submit the monthly fire report on the activities undertaken by the Rockingham Fire Department during the month of January 2023.

Total Alarms:	<u>45</u>	In Town:	<u>45</u>	Out of Town:	<u>0</u>
Turn In Alarms:	<u>2</u>	Silent Alarms:	<u>43</u>	Structure fire:	<u>1</u>
Wrecks:	<u>12</u>	Alarm Malf:	<u>11</u>	Good Intent:	<u>9</u>
Service Call:	<u>3</u>	Assist Police:	<u>0</u>	Trash/outside fire:	<u>1</u>
Power line down:	<u>0</u>	Assist Ems:	<u>0</u>	Unauthorized burn:	<u>1</u>
Smoke scare:	<u>1</u>	Cooking fire:	<u>1</u>	Vehicle fire:	<u>1</u>
Electrical:	<u>1</u>	Bomb Threat:	<u>0</u>	Spill/Leak:	<u>2</u>

Hours Spent on Calls: 12 hours 17 minutes

Total Property Exposed to Fire:	<u>\$525,000.00</u>	*Cauthen Drive Apartments
Total Property Damaged by Fire:	<u><u>\$225,000.00</u></u>	
Total Property Saved:	<u><u>\$300,000.00</u></u>	

During the month of January members of the fire department averaged 55 training hours per person; part-paid members averaged 6 hours per person for the month.

Respectfully Submitted,

Fire Chief
Harold Isler

To: Monty Crump, City Manager
From: Dave Davis, Parks and Recreation Director
Date: February 6, 2023
Subject: Activity Report

The following is an update on Parks and Recreation Activities.

Youth Basketball – Tournaments have started and will conclude on Friday, February 10th.

Youth (Indoor) Soccer- We have experienced a 15% increase in participation as we begin our second season on February 22nd.

Youth (Spring) Soccer – Registration for this popular spring program will begin on Monday, February 13th. This is the twelfth year for this program.

Exercise Class – A new ladies exercise class meets every Tuesday and Thursday at Browder Park from 6:30 – 7:30.

Hinson Lake – Reservations are consistent and will increase as we approach the warmer months.