

CITY COUNCIL

AGENDA

April 8, 2025

6:30 p.m.

- 1. Opening of meeting by Mayor John P. Hutchinson.**
- 2. Invocation.**
- 3. Amendments and Changes to Agenda.**
- 4. Consent Agenda:**
 - A. Disposition of Minutes of the March 11, 2025 Regular Meeting.**
 - B. Tax Collector's Report. (See Pages 4-9)**

Informational Items:

 - 1.) Monthly Collection Report**
 - 2.) Uncollected Taxes as of March 31, 2025.**

Action Items:

 - 1.) Refunds per County Assessor's Office.**
 - 2.) Discovery bills added to Tax Scroll.**
 - 3.) Releases per County Assessor's Office.**
- 5. Business by Planning Board.**
 - A. Set Public Hearing:**
 - 1. Request for Annexation: Set public hearing for a voluntary, noncontiguous annexation petition for approximately 69.23 acres located at 350 Old Cheraw Highway and identified at Richmond County PIN 7462-01-16-8846. (See pages 10-14)**
 - 2. Rezoning Request: Set public hearing for a request to rezone approximately 69.23 acres located at 350 old Cheraw Highway and identified at Richmond County PIN 7462-01-16-8846 from Rural Residential (R-20) to High Density Residential (R-7). (See Pages 15-16 & Inserts)**

B. Hold Public Hearing: (None)

C. Minutes from Various Boards : Enclosed

- 6. Consideration of appointment Ryan Bass to the Historic Preservation Board to fill the seat vacated by Marty Goodman. (See Page 17)**
- 7. Consideration of Approval of Audit Contract for Fiscal Year End June 30, 2025 with Anderson Smith & Wike, PLLC (Contract included separately in packet).**
- 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

MONTH: MARCH

YEAR:

2025

[illegible]

UNCOLLECTED TAXES

YEAR	AMOUNT	Mar-25
2024	159,655.27	
2023	60,504.53	
2022	23,212.30	
2021	12,683.02	
2020	7,624.52	
2019	5,435.24	
2018	4,747.67	
2017	4,234.96	
2016	4,011.03	
2015	4,401.55	
2014	4,781.81	
	159,655.27	Total Current Year
	131,636.63	Total Past Years
	291,291.90	Total All Years

<u>ACCT #</u>	<u>NAME</u>	<u>BILL #</u>	<u>TAX RATE</u>	<u>YEAR OF DISCOVERY</u>	<u>DESCRIPTION BILLING ERROR PER COUNTY</u>	<u>VALUE</u>	<u>CITY TAX</u>	<u>CITY LATE</u>	<u>INTEREST</u>	<u>TOTAL AMOUNT</u>
3/13/25	C.F. SMITH PROPERTIES INC	27488	0.55	2024		405,005	2,227.53			2,227.53
										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
										0.00
										0.00
										0.00
										0.00
										0.00
TOTALS						405,005	2,227.53		0.00	\$2,227.53

7

2

CITY OF ROCKINGHAM
MONTHLY REFUNDS REGISTER
MARCH 2025

	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	3/18/25	108375301	MOORE, RONALD & WANDA	OVERPAY <\$1	2024	0.02				0.02	
3	3/19/25	57950303	HUFFMAN KOOS REALTY LLC	OVERPAY DUE TO ERROR BILLING	2024	1,547.47				1,547.47	89061
4	3/24/25	63238	ANDERSON, MARGARET RANKIN	VEHICLE TAX	2024	4.98				4.98	89063
5	3/24/25	63241	BURNS, SAMUEL LEE	VEHICLE TAX	2024	10.25				10.25	89064
6	3/24/25	62190	DEANE, CHARLES B III	VEHICLE TAX	2024	17.88				17.88	89066
7	3/24/25	63242	JACOBS, DONNA COWICK	VEHICLE TAX	2024	14.45				14.45	89073
8	3/24/25	63239	REED, SUZY A	VEHICLE TAX	2024	21.78			1.09	22.87	89081
9	3/24/25	63243	RICHARDSON, HENRY ALLEN	VEHICLE TAX	2024	8.07				8.07	89082
10	3/24/25	61916	SMITH, BARBARA LONG	VEHICLE TAX	2024	38.84				38.84	89086
11	3/24/25	62201	SURATI, RAKESHKUMAR	VEHICLE TAX	2024	74.96				74.96	89088
12	3/24/25	63240	WILLIAMS, CYNTHIA EUBANKS	VEHICLE TAX	2024	80.25				80.25	89089
13										0.00	
14			TOTALS			\$1,818.95	\$0.00	\$0.00	\$1.09	\$1,820.04	

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	REVERSE PAYMENT	REVERSE INTEREST PMT	REVERSE LATE LIST	REVERSE ADVERTISING	REV SPECIAL ASMT PMT/FEES	TOTAL REVERSAL
3/13/25	57950301	HUFFMAN KOOS REALTY LLC	BILLING ERROR PER CO./CLERICAL ERROR	2024	1547.47					1,547.47
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
					\$1,547.47	\$0.00	\$0.00	\$0.00	\$0.00	\$1,547.47
		TOTALS								

Staff Report to Planning and Zoning Board
Agenda Item: IV.A
April 1, 2025

Issue:

Request for Annexation: Randy Blair Clontz and Susan Moore Clontz have submitted a voluntary, noncontiguous annexation petition for approximately 69.23 acres located at 350 Old Cheraw Highway and identified at Richmond County PIN 7462-01-16-8846.

Background:

On March 18, 2025, Randy Blair Clontz and Susan Moore Clontz submitted a voluntary, noncontiguous annexation petition for approximately 69.23 acres located at 350 Old Cheraw Highway. A single-family residential subdivision is proposed on the subject property by Sage Equity.

Staff Comments:

1. A copy of the signed annexation petition and map illustrating the location of the subject property are included in the agenda packet.
2. The subject property complies with the statutory requirements set forth in NCGS 160A-58.1 for voluntary, noncontiguous annexation by 100% petition.
3. Gravity sewer service is available along Old Cheraw Highway adjacent to the subject property. The topography of the subject property may necessitate the developer install a sewer pump station to provide sewer service to portions of the property.
4. City water service is available at the northeast corner of the subject property along Old Cheraw Highway. A waterline extension to connect to the main on Southwood Drive may be necessary to provide adequate service to the subject property. City staff will evaluate potential options/needs for water system improvements in conjunction with the specific development plans for the subject property.
5. The subject property is located in the City's fire service district, so no assumption of debt from rural fire department is required pursuant NCGS 160A-58.2A.

Staff Recommendation:

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

Planning Board Recommendation:

The Planning Board reviewed the request at their regular meeting on April 1, 2025 and recommended unanimously the City Council annex the subject property as requested.

PETITION REQUESTING NON-CONTIGUOUS ANNEXATION

To the Mayor and City Council of the City of Rockingham:

1. We the undersigned owners of real property do hereby respectfully request the area described herein be annexed to the City of Rockingham.
2. The area to be annexed is non-contiguous to the City of Rockingham and the boundaries of such territory are as follows:

All that certain parcel located in Wolf Pit Township, Richmond County, NC identified as PIN 7462-01-16-8846 being of 69.23 net acres, more or less located on the westernmost side of the Old Cheraw Highway and being bounded now or formerly as follows:

On the south by the Joseph and Genevieve Connor tract (Deed Book 1305, Page 393); the NC Department of Transportation tract (Deed Book 846, Page 309); the Arthur and Teresa Steele tract (Deed Book 1719, Page 290); the Harry and Rita Melton tract (Deed Book 1744, Page 210); on the West by the Vulcan Lands Inc. tract (Deed Book 740, Page 425); on the North by the Ben and Amber Moss tract (Deed Book 1902, Page 65); and on the East by the Old Cheraw Highway, and being more particularly described as follows:

Beginning at an iron stake located in the western edge of the Steeles Mill Road running between Cordova and Rockingham, NC., said stake being in the northeast corner of the western edge of the said paved road and the driveway leading generally west from the said road to the residence located on the tract of land hereby described, and said stake being located immediately north of the gate located at the eastern end of the driveway, and running thence N. 88°5' W., 439.8 ft. to an iron stake; thence N. 41°18' W., 185.7 ft. to an iron stake; thence S. 70°46' W., 111.3 ft., to an iron stake; thence S. 10°39' E., 150.8 ft. to an iron stake; thence N. 85°25' E. 194.4 ft. to an iron stake; thence S. 88°50' E., 422.4 ft. to an iron stake in the western edge of the aforesaid road running between Cordova and Rockingham, NC; thence as the western edge of the said road in a northern direction about 30 ft. to the beginning. On this tract is located a house and two out buildings.

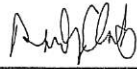
Save and except that 93.305 acre tract conveyed to Ben Moss and wife, Amber Moss in Deed Book 1902, Page 65, Richmond County Registry.

Being a portion of the tract conveyed to Carroll Moss and wife, Willie Mae Moss in Deed Book 405, Page 503, Richmond County Registry.

[This legal description for the subject property taken from Deed Book 1928, Pages 93-96]

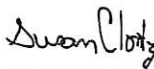
3. Pursuant to NCGS 160A-58.1(c), a map is attached showing the area proposed for annexation in relation to the primary corporate limits of the City of Rockingham.

Randy Blair Clontz
8539 Brief Road
Mint Hill, NC 28227

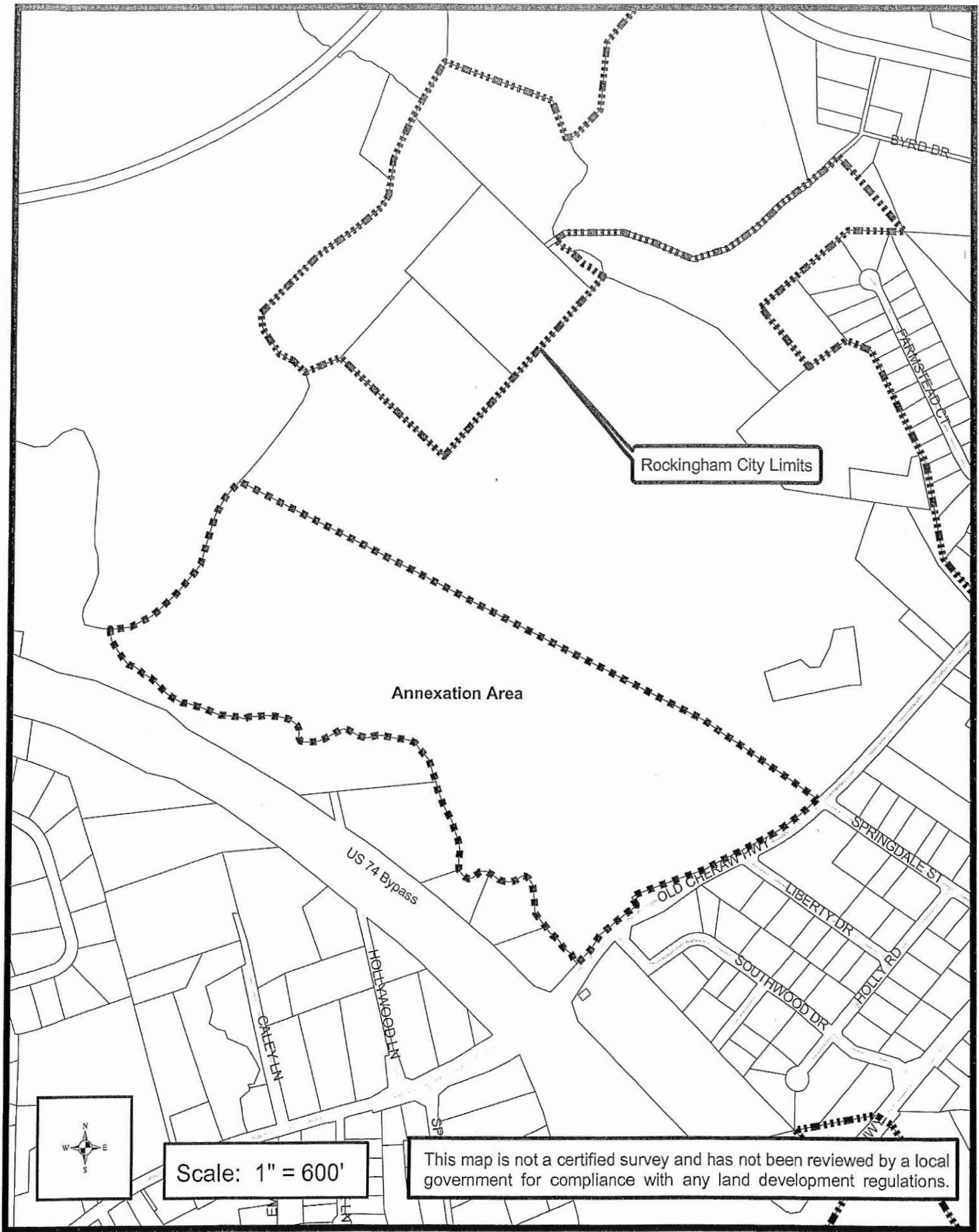
Signature: 


Date: 03 / 17 / 2025

Susan Moore Clontz
8539 Brief Road
Mint Hill, NC 28227

Signature: 

Date: 03 / 17 / 2025



Title	Please Sign - Old Cheraw HWY.
File name	Clontz_Annexation_Petition.pdf
Document ID	cd7ad180a66cc6636e8480c0b4b18393b84fd162
Audit trail date format	MM / DD / YYYY
Status	 Signed

Document History



SENT

03 / 17 / 2025
22:32:03 UTC

Sent for signature to Randy Clontz (randyclontz@gmail.com) and Susan Clontz (55susanmoore@gmail.com) from peter@sageequity.com
IP: 71.68.34.115



VIEWED

03 / 17 / 2025
22:54:51 UTC

Viewed by Randy Clontz (randyclontz@gmail.com)
IP: 107.116.165.95



SIGNED

03 / 17 / 2025
23:12:32 UTC

Signed by Randy Clontz (randyclontz@gmail.com)
IP: 107.116.165.95



VIEWED

03 / 17 / 2025
23:45:31 UTC

Viewed by Susan Clontz (55susanmoore@gmail.com)
IP: 99.5.77.28



SIGNED

03 / 17 / 2025
23:47:01 UTC

Signed by Susan Clontz (55susanmoore@gmail.com)
IP: 99.5.77.28



COMPLETED

03 / 17 / 2025
23:47:01 UTC

The document has been completed.

Staff Report to Planning and Zoning Board
Agenda Item: IV.B
April 1, 2025

Issue:

Rezoning Request: Randy Blair Clontz and Susan Moore Clontz have submitted an application to rezone approximately 69.23 acres located at 350 Old Cheraw Highway and identified as Richmond County PIN 7462-01-16-8846 from Rural Residential (R-20) to High Density Residential (R-7).

Background:

On March 14, 2025, Randy and Susan Clontz submitted a request to rezone approximately 69.23 acres located at 350 Old Cheraw Highway from Rural Residential (R-20) to High Density Residential (R-7). The subject property is currently undeveloped. A single-family residential subdivision is proposed on the subject property by Sage Equity.

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 are included in the agenda packet for the Board's reference.
2. Assuming the requested annexation of the subject property (Agenda Item IV.A) is approved by the City Council, rezoning the property to increase development potential is logical since all municipal services will be provided.

Plan Consistency Statement:

The requested rezoning is consistent with the future land use map set forth in *Shaping Our Future: 2033*. The future land use map in *Shaping Our Future: 2033* identifies the subject property as an area to encourage single-family residential development at 3-4 units per acre and multi-family residential development at 6-8 units per acre, which the R-7 zone will accommodate.

Statement of Reasonableness:

The proposed rezoning is of sufficient size to not constitute a spot zoning situation. Additionally, since the subject property is proposed for annexation and access to all municipal services, it is reasonable to upzone the property for greater residential density. The existing residential developments in close proximity to the subject property that are inside the city limits (Farmstead Court, Valley Hill Drive, Bryan Circle, and Village Terrace) are all zoned R-7; thus, the requested rezoning is consistent with the other existing land uses in the area.

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 at their regular meeting on April 1, 2025 and recommended unanimously the City Council rezone the subject property as requested.

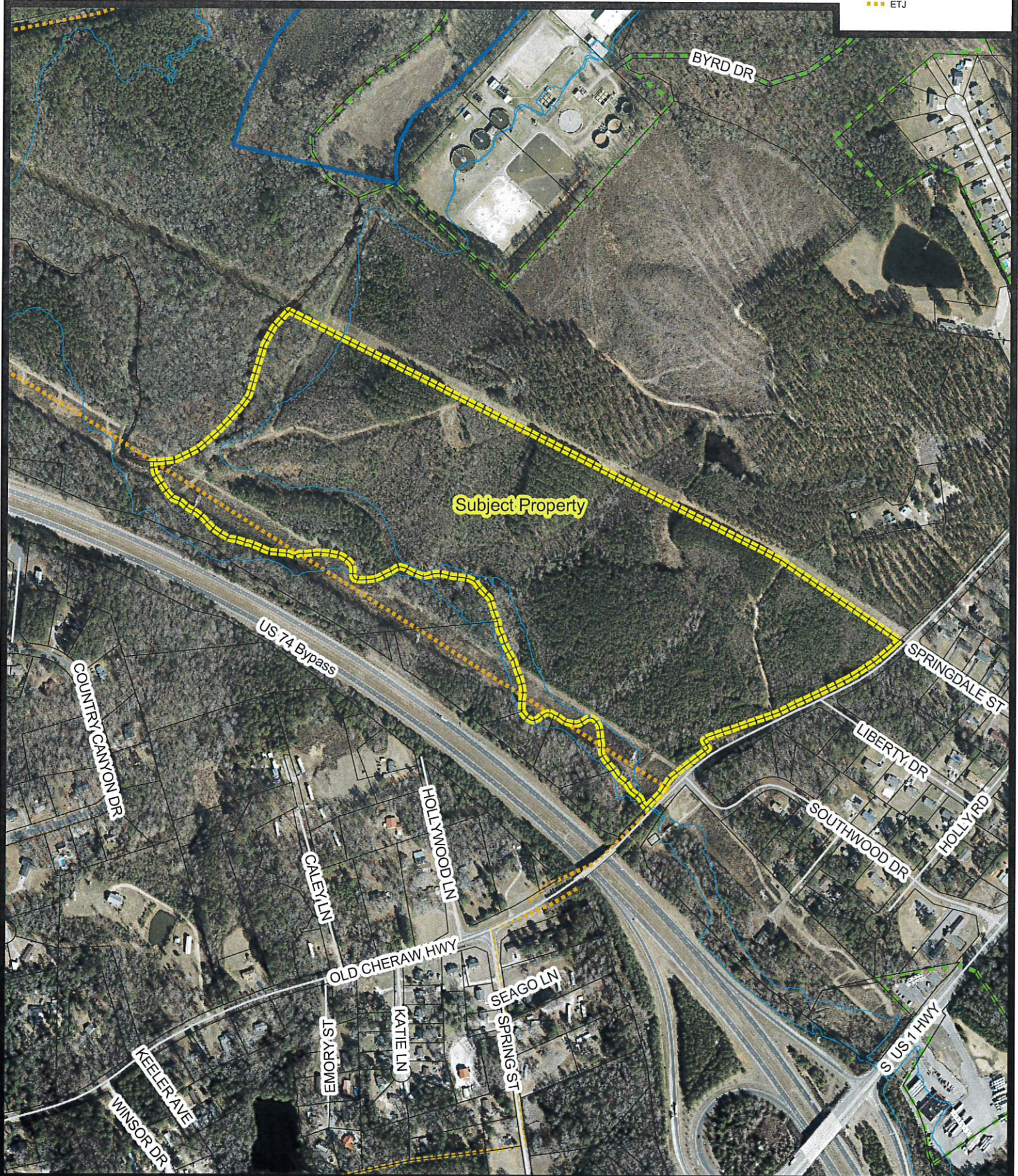
Rezoning Request Randy and Susan Clontz

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



Scale:
 1" = 600'

- Property Lines
- Subject Property
- AE (Floodplain)
- SHADED X (Floodplain)
- AEFW (Floodway)
- Street Names
- City Limits
- ETJ



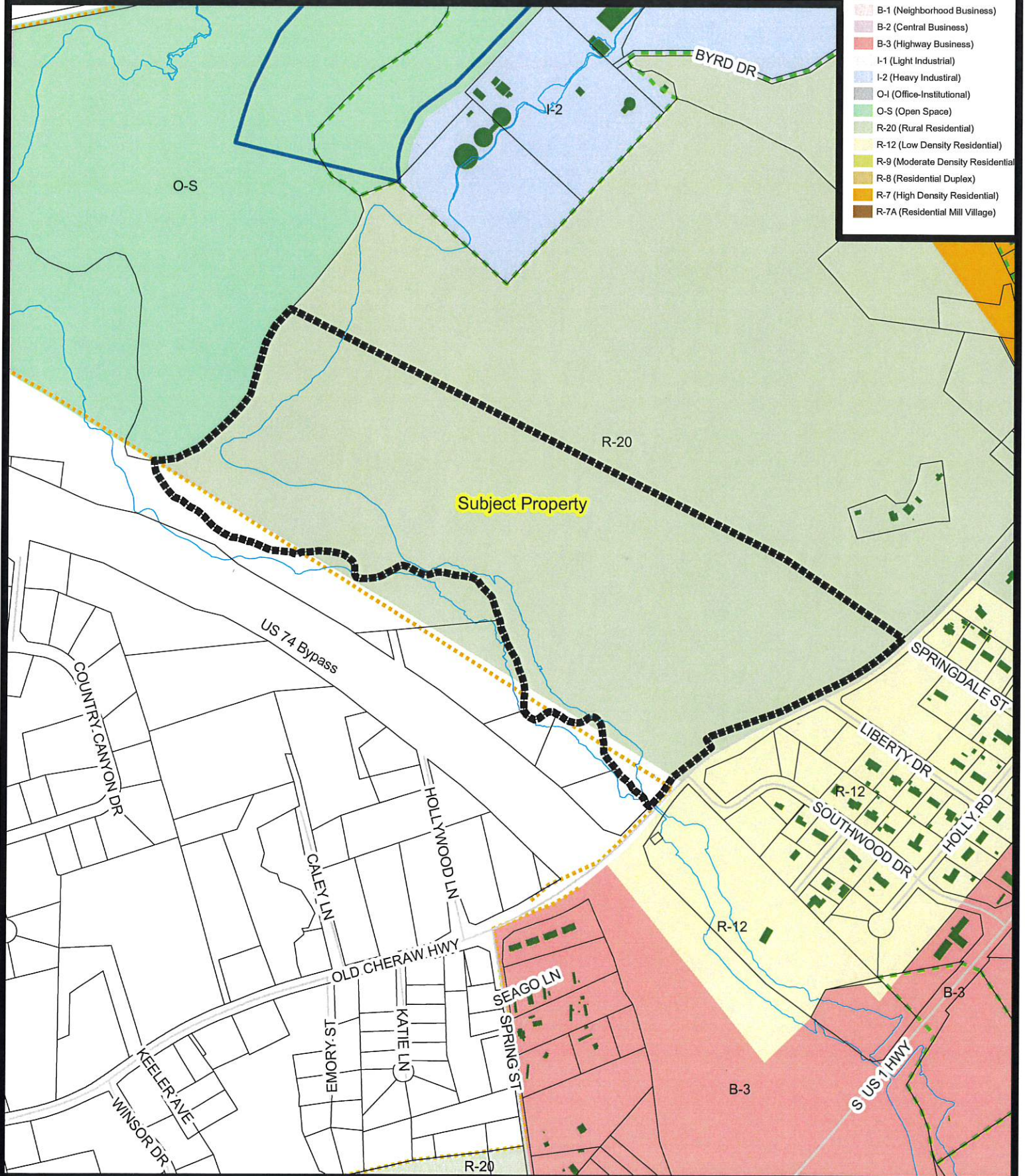
Rezoning Request Randy and Susan Clontz

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



Scale:
 1" = 600'

- Property Lines
- Subject Property
- AE (Floodplain)
- SHADED X (Floodplain)
- AEFW (Floodway)
- Street Names
- City Limits
- ETJ
- 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)



MEMORANDUM

To: Mayor John P. Hutchinson and City Council Members

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

Date: April 1, 2025

Re: Recommendation for Board Appointment

City staff recommends the City Council appoint Ryan Bass to the Historic Preservation Board to fill the seat vacated by Marty Goodman. City staff has no recommendation for the two remaining vacant seats at this time.

George C. Gillenwater



Chief of Police

To: Monty Crump

From: G.C. Gillenwater
Chief of Police

Date: April 1, 2025
Ref: March 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>1337</u>
Public Service Calls	<u>373</u>

Charges Generating Arrest:	
Felonies:	<u>80</u>
Misdemeanors:	<u>67</u>
Drug Violations:	<u>06</u>
Juvenile:	<u>04</u>
Citations:	<u>45</u>

Accidents Reported/Investigated:

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

Officer Hours Spent in Court:	<u>07</u>
Officer Training Hours Logged	<u>140</u>

FIRE CHIEF
HAROLD ISLER
ADMIN. ASST.
KRISTY PLAYER



March

We are pleased to submit the monthly fire report on the activities undertaken by the Rockingham Fire Department during the month of March 2025.

Total Alarms:	<u>70</u>	In Town:	<u>70</u>	Out of Town:	<u>0</u>
Turn In Alarms:	<u>1</u>	Silent Alarms:	<u>69</u>	Structure fire:	<u>2</u>
Wrecks:	<u>18</u>	Alarm Malf:	<u>17</u>	Good Intent:	<u>7</u>
Service Call:	<u>3</u>	Assist Police:	<u>0</u>	Trash/rubbish fire:	<u>10</u>
Power line down:	<u>0</u>	Assist Ems:	<u>0</u>	Brush/woods/grass fire:	<u>8</u>
Smoke scare:	<u>0</u>	Cooking fire:	<u>1</u>	Vehicle fire:	<u>1</u>
Electrical:	<u>0</u>	Gas leak:	<u>2</u>	Steampipe Leak:	<u>1</u>

Total Property Exposed to Fire: \$356,000.00

Total Property Damaged by Fire: \$8,000.00

Total Property Saved: \$348,000.00

During the month of March the full time members averaged 45 training hours per person; part-paid members averaged 5 hours per person for the month.

Respectfully Submitted,

Harold Isler
Fire Chief

To: Monty Crump, City Manager
From: Dave Davis, Recreation Director
Date: April 1, 2025
Subject: Activity Report

The following are activities that have been or are currently involving our department.

Indoor Soccer – This was the fourth year for this program and it has proven to be a very successful offering by our department with 80 children participating during the month of March. We had two leagues that played every weeknight concluding on Friday, March 21st.

Spring Soccer – As we begin our 14th season we have 430 children registered to participate. We have 39 teams spread among 9 leagues with regular season play beginning Saturday, April 5th.
Note: Due to the large number of participants we had to conclude registration earlier than usual.

Pickleball – After installing one court in March 2023 this activity has grown to three courts and an active group of participants five days a week. Play is available Monday-Friday for 9:00 am – 1:00 pm daily.

Baseball/Softball Registration – Registration is currently being accepted for these programs through Wednesday, April 16th.

Browder Park Gym Floor Maintenance – An extensive maintenance procedure has recently been completed by Royalwood Associates. This is the same company that installed this floor a few years ago. Note: From an aesthetic standpoint it has the appearance of a new floor.