

**CITY COUNCIL  
AGENDA  
May 13, 2025  
6:30 p.m.**

- 1. Opening of meeting by Mayor John P. Hutchinson.**
- 2. Invocation.**
- 3. Amendments and Changes to Agenda.**

**Consent Agenda:**

- A. Disposition of Minutes of the April 8, 2025 Regular Meeting.**
- B. Tax Collector's Report. ( See Pages 4-9 )**

**Informational Items:**

- 1.) Monthly Collection Report**
- 2.) Uncollected Taxes as of April 30, 2025**

**Action Items:**

- 1.) Refunds per County Assessor's Office.**
- 2.) Discovery bills added to Tax Scroll.**
- 3.) Releases per County Assessor's Office.**

**4. Business by Planning Board.**

- A. Set Public Hearing. (None)**
- B. Hold Public Hearing:**

- 1. Request for Annexation: Hold 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: Hold 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)**

**C. Minutes from Various Boards. (None)**

- 5. Presentation of proposed FY 2025/2026 Rockingham City Budget.  
(Proposed FY2025/2026 Budget document delivered separately)**
- 6. Set Public Hearing on proposed FY 2025/2026 Rockingham City Budget  
for regular City Council meeting on June 11, 2024.**
- 7. Set date and time for FY2025-26 Budget Work Session/Planning  
Retreat.**
- 8. Consideration of approval of Timber Sale on Old Aberdeen Road Tract in  
the amount of 110,389.00 to H.W. Culp Lumber Co., Inc. (See Page 17)  
(Council was provided details of this proposed sale by email.)**
- 9. Business by Visitors.**
- 10. Business by City Clerk.**
  - A. List of Upcoming June Board Appointments (new and/or  
reappointments) enclosed for your review & consideration. (List  
enclosed separately)**
- 11. Business by City Manager.**
- 12. Items of discussion by City Council Members.**
- 13. Business by Mayor.**
- 14. Adjournment.**

**Rockingham, NC**

**City Council Agenda**

**SUPPORT DOCUMENTS**

**CITY OF ROCKINGHAM  
MONTHLY TAX COLLECTION REPORT**

**MONTH: APRIL**

**YEAR: 2025**

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
2025	3,840.46		3,840.46		9,550.93	1,732.33	
2024	42,094.23	1,750.87	43,845.10	97.36%	4,342,172.84	30,835.96	97.57%
2023	3,396.66	695.96	4,092.62	98.46%	19,827.27	4,422.22	99.02%
2022	822.50	212.26	1,034.76	99.38%	6,896.46	231.12	99.59%
2021	155.56	94.44	250.00	99.65%	1,469.22	50.00	99.76%
2020	79.01	43.89	122.90	99.79%	1,002.92	-	99.81%
2019	-	-	-	99.82%	295.16	-	99.83%
2018	-	-	-	99.84%	149.38	-	99.85%
2017	-	-	-	99.86%	149.38	-	99.86%
2016	-	-	-	99.86%	149.38	-	99.84%
2015	-	-	-	99.84%	160.09	-	99.82%
2014	-	-	-	99.83%	160.09	-	99.76%
	50,388.42	2,797.42	53,185.84		4,381,983.12	37,271.63	

# **UNCOLLECTED TAXES**

<b>YEAR</b>	<b>AMOUNT</b>	<b>Apr-25</b>
2024	117,559.78	
2023	57,107.87	
2022	22,389.80	
2021	12,527.46	
2020	7,545.51	
2019	5,435.24	
2018	4,747.67	
2017	4,234.96	
2016	4,011.03	
2015	4,401.55	
2014	4,781.81	
	117,559.78	Total Current Year
	127,182.90	Total Past Years
	244,742.68	Total All Years

[illegible]

## 2

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CITY OF ROCKINGHAM  
MONTHLY REFUNDS REGISTER  
APRIL 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	4/15/25	63023	PARRIS, STACY LEE	VEHICLE TAX REFUND	2024	14.77					89256
3	4/15/25	63247	ANTILAL, DULIPKUMAR JAY	VEHICLE TAX REFUND	2024	90.71					89238
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14			TOTALS			\$105.48	\$0.00	\$0.00	\$0.00	\$0.00	



CITY OF ROCKINGHAM  
PAYMENT REVERSAL REGISTER  
APRIL 2025

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	REVERSE PAYMENT	REVERSE INTEREST PMT	REVERSE LATE LIST	REVERSE ADVERTISING	REV SPECIAL ASMT PMT/FEEs	TOTAL REVERSAL
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
										0.00
TOTALS					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**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.

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**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.

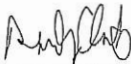
Save and except that 93.305 acre tract conveyed to Ben Moss and wife, Amber Moss in Deed Book 1902, Page 65, Richmond County Registry.

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]*

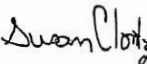
3. Pursuant to NCGS 160A-58.1(c), a map is attached showing the area proposed for annexation in relation to the primary corporate limits of the City of Rockingham.

**Randy Blair Clontz**  
8539 Brief Road  
Mint Hill, NC 28227

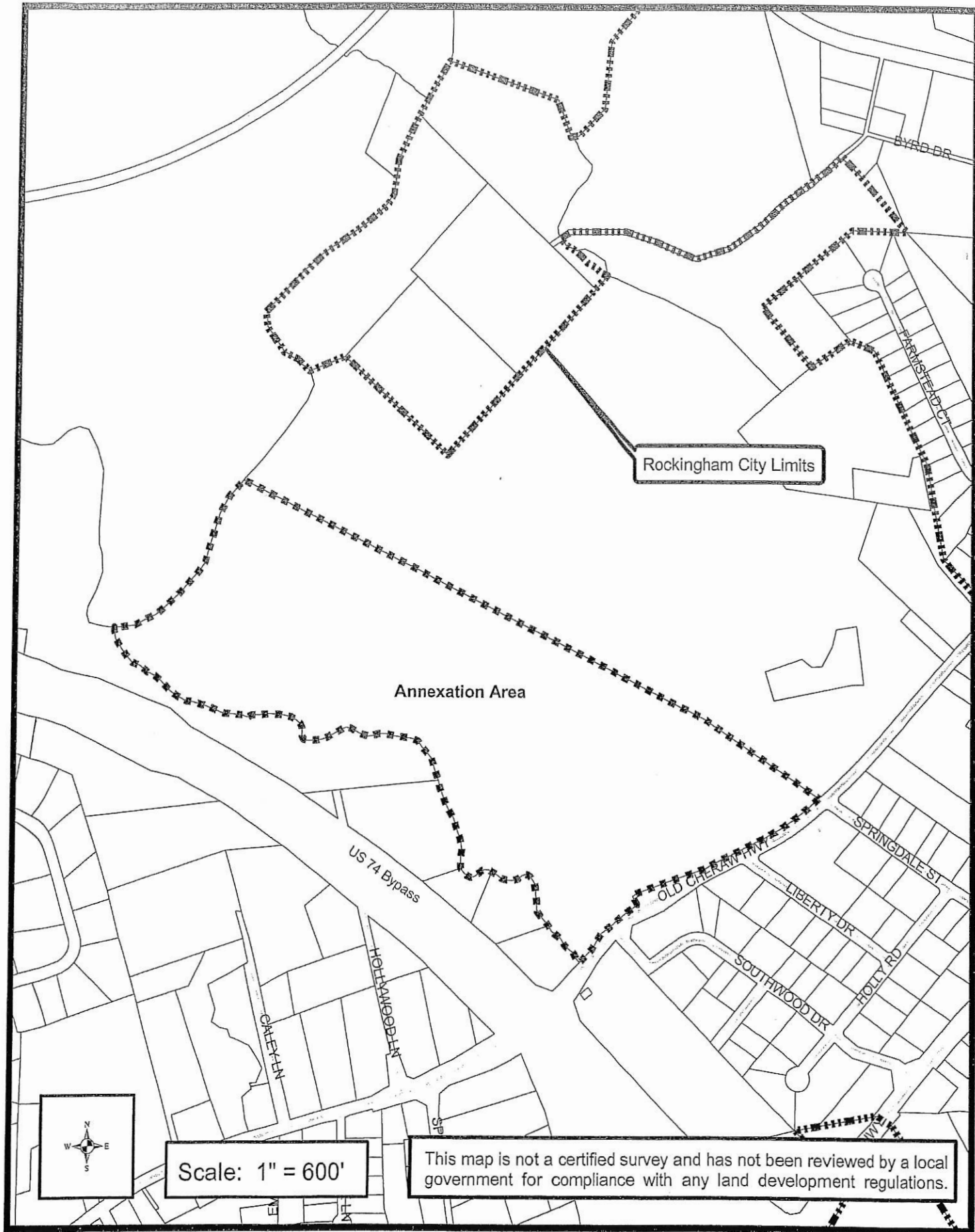
Signature: 

Date: 03 / 17 / 2025

**Susan Moore Clontz**  
8539 Brief Road  
Mint Hill, NC 28227

Signature: 

Date: 03 / 17 / 2025



**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.

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**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





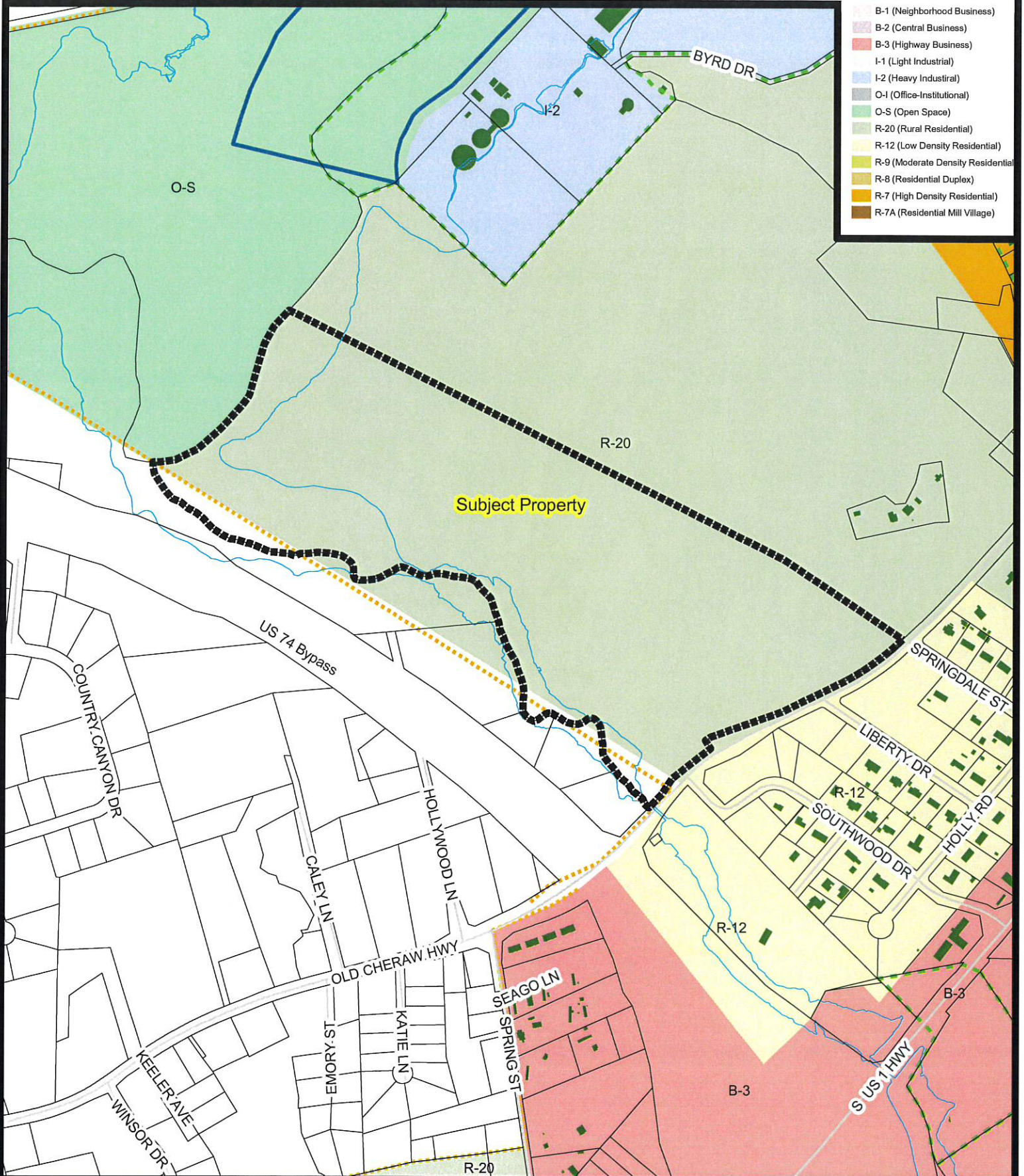
# Rezoning Request Randy and Susan Clontz

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)





**MEACHAM**  
**Forestry**  
**Resources**  
NC RF # 1396      PLLC

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910.995.4581 • Post Office Box 2615 Rockingham, North Carolina 28380 • meachamforestry@yahoo.com

April 24, 2025

Thank you for your bid on the City of Rockingham Old Aberdeen Road Tract Timber Sale.

Please see the bid results below:

- Canal Wood, LLC, Patrick Bryant: \$88,518.00
- H.W. Culp Lumber Co., Inc., Chris Charest: \$110,389.00

Again, thank you for your bid today!

Jeff Meacham

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

FIRE CHIEF  
HAROLD ISLER  
ADMIN. ASST.  
KRISTY PLAYER



### April

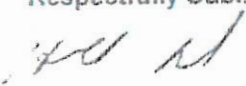
We are pleased to submit the monthly fire report on the activities undertaken by the Rockingham Fire Department during the month of April 2025.

Total Alarms:	<u>55</u>	In Town:	<u>54</u>	Out of Town:	<u>1</u>
Turn In Alarms:	<u>1</u>	Silent Alarms:	<u>54</u>	Structure fire:	<u>3</u>
Wrecks:	<u>18</u>	Alarm Malf:	<u>13</u>	Good Intent:	<u>4</u>
Service Call:	<u>2</u>	Assist Police:	<u>0</u>	Trash/outside fire:	<u>6</u>
Power line down:	<u>0</u>	Assist Ems:	<u>2</u>	Unauthorized burn:	<u>0</u>
Smoke scare:	<u>2</u>	Cooking fire:	<u>0</u>	Vehicle fire:	<u>0</u>
Electrical:	<u>4</u>	Haz-Mat:	<u>0</u>	Spill/Leak:	<u>1</u>

Total Property Exposed to Fire:	<u>\$530,000.00</u>
Total Property Damaged by Fire:	<u>\$12,000.00</u>
Total Property Saved:	<u>\$518,000.00</u>

During the month of April the full time members averaged 35 training hours per person; part-paid members averaged 10 hours per person for the month.

Respectfully Submitted,

  
Harold Isler  
Fire Chief

To: Monty Crump, City Manager

From: Dave Davis, Recreation Director

Date: May 6, 2025

Subject: Activity Report

The following is an up-date on various activities involving our Recreation Department:

Youth Baseball/Softball – We have 350 children participating in these two programs for this coming season. The age range is 4-14 and we have eight total leagues for boys and girls. Note: Registration is in line with last year.

Summer Program – Registration for our summer programs of Day Camp and Swimming Lessons began Thursday, May 1st. Day Camp will be in session Monday, June 16<sup>th</sup> through Friday, August 8<sup>th</sup>. Swimming Lessons are divided into three sessions each lasting two weeks. The first session begins Monday, June 9<sup>th</sup>.

Lifeguard Training – Red Cross Lifeguard, First Aid, and CPR will be conducted at Browder Park May 5<sup>th</sup> – May 15<sup>th</sup>.

Browder Park Pool – Depending on the weather and availability of lifeguards we plan to open Monday, June 9<sup>th</sup>. Also, this will be the forty-seventh year of operation for our swimming pool.

Sr. Games – These Sr. athletes will be with us May 7,8, and 9<sup>th</sup> participating in croquet, volleyball, pickle ball, and basketball.



To: Monty Crump

From: G.C. Gillenwater  
Chief of Police

Date: May 5, 2025  
Ref: April 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.

<b>Total Calls for the Month:</b>	<b><u>1318</u></b>
<b>Public Service Calls</b>	<b><u>381</u></b>

<b>Charges Generating Arrest:</b>	
<b>Felonies:</b>	<b><u>78</u></b>
<b>Misdemeanors:</b>	<b><u>59</u></b>
<b>Drug Violations:</b>	<b><u>13</u></b>
<b>Juvenile:</b>	<b><u>12</u></b>
<b>Citations:</b>	<b><u>93</u></b>

**Accidents Reported/Investigated:**

<b>Property Damage only:</b>	<b><u>47</u></b>
<b>Personal Injury:</b>	<b><u>01</u></b>

<b>Officer Hours Spent in Court:</b>	<b><u>09</u></b>
<b>Officer Training Hours Logged</b>	<b><u>130</u></b>