

AGENDA

ROCKINGHAM COUNTY PLANNING BOARD

September 9, 2019 at 7:00 pm

County Commissioners Chambers

Rockingham County Governmental Center



I. Call to Order

II. Invocation

III. Approval of June 24th, 2019 Minutes

IV. Review of Procedures

V. Public Hearings:

Planning Board

- a. Case #2019-012: A request for a rezoning from RA/RP to RA. The parcel is denoted by Tax PIN: 8909-00-41-2812 (portion), at 795 Hampton Road.
- b. Case #2019-014: A request for a rezoning from RA to RP. The parcel is denoted by Tax PIN: 7913-00-35-7233, at 764 Gideon Grove Church Road.

VI. Other Business:

- a. Old Business: None
- b. New Business: Updates from Planning Director

VII. Adjourn

**MINUTES OF THE REGULARLY SCHEDULED MEETING OF:
THE ROCKINGHAM COUNTY PLANNING BOARD**



**BOARD OF COMMISSIONERS CHAMBERS
ROCKINGHAM COUNTY GOVERNMENTAL CENTER
371 NC HIGHWAY 65, REIDSVILLE (WENTWORTH), NC
JUNE 24TH, 2019 AT 7:00 PM**

MEMBERS PRESENT: Ann Cunningham
James Harris
Paul Ksieniewicz
Mike Lee
Julie Talbert
Timothy Wyatt

MEMBERS ABSENT: T. Matt Cardwell
James Fink
Phillip Stone

STAFF PRESENT: Carrie Spencer, Planning Director
A. Lynn Cochran, Planner
Roy Sawyers, A/V Tech
Bricen Wall, Code Enforcement Officer

I. CALL TO ORDER

CHAIRPERSON WYATT CALLED TO ORDER THE REGULARLY SCHEDULED MEETING OF THE ROCKINGHAM COUNTY PLANNING BOARD AT 7:02 PM.

II. INVOCATION

Mr. Harris conducted the invocation.

III. REVIEW OF PROCEDURES

Mrs. Cunningham reviewed procedures. Mr. Wyatt conducted the swearing in of speakers.

III. APPROVAL OF MINUTES

CHAIRPERSON WYATT OPENED THE FLOOR FOR DISCUSSION AND REVIEW OF THE MAY 13, 2019 AND JUNE 10, 2019 PLANNING BOARD MEETING MINUTES. AS THERE WAS NONE, MRS. CUNNINGHAM MOTIONED TO APPROVE THE MINUTES AS WRITTEN AND MRS. TALBERT SECONDED. THE BOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES (6-0).

IV. HEARINGS

Case # 2019-008: Rezoning of Tax PIN: 7941-00-13-7576, located at the corner of Haynes Rd and US 158 from Residential Protected to Neighborhood Commercial-Conditional District.

Mrs. Spencer presented the case, reviewing the details of the request and pointing out the conditions selected by the applicant.

- Mr. Wyatt asked for a point of clarification on the vicinity and zoning map presented. Mrs. Spencer clarified.

Mr. Jerry Bowman of 1314 Canterbury Trace, Asheboro NC took the stand as applicant and reviewed the nature of the rezoning request.

- Mrs. Talbert asked if Mr. Bowman and MPD corporation had developed the residential areas near the subject parcel.
Mr. Bowman confirmed that the company developed the residential areas nearby over some years beginning 30+ years ago.
- Mrs. Talbert asked if the applicant has any specific uses in mind for the parcel or if he has been approached by any developers.
Mr. Bowman replied that he has no specific uses in mind, nor has he been in contact with any prospective developers. He stated that his primary purpose is to gain approval for the conditional commercial rezoning of the parcel then sell it to a developer for one or more of the requested conditional uses.
- Mr. Harris inquired about any traffic studies that may have been conducted, specifically regarding Haynes Road.
Mr. Bowman replied that no studies have been conducted and offered his personal assessment that there will be minimal impact to traffic flow on Haynes Road.
- The members of the Board posed no additional questions.

Mrs. Sandra Clingman of 160 Old Mill Rd, Summerfield NC signed the speakers sheet and yielded her time to Mrs. Candice Sease.

Mrs. Candice Sease took the stand to speak against the proposed rezoning. She expressed concerns regarding spot zoning and cited sections of the Rockingham County Land Use Plan that she believed worked against the proposed request. She also expressed a desire for orderly growth and planned development in the area where the subject parcel is located.

- The members of the Board posed no questions.

Mrs. Susan Simpson of 15171 US 158, Summerfield NC took the stand to speak against the proposal. She expressed concerns regarding what she believes is poorly planned development. She also expressed concern about potential traffic congestion at the intersection and noted that several vehicle accidents have occurred in the area recently. She also expressed concerns regarding spot zoning and the potential impact on individual well water quality in the area. She

added that she is concerned about having a commercially zoned parcel next to her residential parcel.

- Mrs. Talbert asked Mrs. Simpson to point out which parcel she owned on the presented site map. She did so, noting that her parcel sits adjacent to the subject parcel.
- Mr. Wyatt added that only the rezoning was being considered at this meeting and that development standards will apply to any commercial uses of the property.
- Mr. Harris asked Mrs. Simpson to restate her traffic impact concerns. Mrs. Simpson clarified.

Linda Albert of 15195 US 158, Summerfield NC took the stand to speak against the proposal. She expressed concerns about potential impacts to the church she attends near this parcel, Liberty Church.

- Mr. Wyatt asked Mrs. Albert where this church is located. Mrs. Albert stated that the church is located approximately a third of a mile from the subject parcel.
- The members of the Board posed no additional questions.

Mr. Gary Albert of 8403 Newberry St, Stokesdale NC took the stand. He stated that he owns a parcel nearby and has concerns about the residential development in the area of the subject parcel.

- Mr. Harris asked Mr. Albert is he was specifically opposed to the rezoning. Mr. Albert stated that he was not necessarily against the proposal.
- The Board members posed no further questions.

Mr. Bowman returned to the stand and presented rebuttal, citing the conditional uses chosen which he believes minimize and potential harmful impacts to nearby properties.

- Mrs. Cunningham asked Mr. Bowman to clarify exactly who is in ownership of the parcel. He explained that MDP is a private development corporation, of which he is the head requesting the rezoning on behalf of the corporation. He also offered a brief history of the corporation's operational time period.
- The Board Members posed no additional questions.

MR. WYATT OPENED THE FLOOR FOR DISCUSSION

Mrs. Cunningham asked Mrs. Spencer if this request constitutes spot zoning.

- Mrs. Spencer replied that the nature of the request does not fit the legal description of spot zoning, adding that there is not a set legal definition for spot zoning and that each case request must be considered individually in the context of the UDO and land use plan. She also described the nature of conditional use rezoning requests
- Mrs. Talbert asked if the applicant would be willing to rule out Convenience Food Stores as a potential use. He replied that he would not.

Mrs. Cunningham expressed concerns regarding electronic gaming establishments.

- Mr. Cochran and Mrs. Spencer confirmed that electronic gaming establishments are not allowed in the Neighborhood Commercial district.

AS THERE WAS NO FURTHER DISCUSSION, MR. WYATT CALLED FOR MOTIONS. MRS. TALBERT RECOMMENDED APPROVAL OF THE CONDITIONAL REZONING REQUEST AS SUBMITTED. MR. WYATT SECONDED. THE BOARD VOTED (4-2) TO RECOMMEND APPROVAL OF THE REQUEST, WITH MR. LEE AND MR. KSIENIEWICZ DISSENTING.

V. OTHER BUSINESS

- a. Old Business: NONE
- b. New Business: NONE

VI. ADJOURN

AS THERE WAS NO FURTHER BUSINESS, MR. WYATT OPENED THE FLOOR FOR MOTIONS TO ADJOURN. MRS. TALBERT MOTIONED TO ADJOURN AND MRS. CUNNINGHAM SECONDED. THE BOARD VOTED UNANIMOUSLY TO ADJOURN (6-0) at 7:55 PM.

Minutes Read and Approved,

Respectfully submitted,

Chairperson, Planning Board Date

Planning Staff Date

**ROCKINGHAM COUNTY PLANNING
STAFF REPORT
Case #2019-0012**



Request:	Residential Agricultural (RA)/ Residential Protected (RP) to Residential Agriculture (RA)
Applicant:	<u>Bruce Lloyd</u>
Identification:	The property is denoted by Tax PIN: 8909-00-41-2812
Location:	<u>795 Hampton Road</u>

1. Acreage and Location of Proposal:

(+/-) 37 acres with frontage on Hampton Road between Viking Dr and Geneva Dr. in Ruffin Township.

2. Zoning Classification of Adjacent and Surrounding Parcels:

The subject parcel is currently zoned Residential Agricultural (RA), and Residential Protected (RP) along the front of the property. Adjacent properties are zoned Residential Protected (RP) and Residential Agricultural (RA). Nearby properties are zoned Light Industrial (LI), Residential Mixed (RM) and Residential Protected (RP).

3. Character and Land Uses of Neighborhood and Surrounding Community:

The neighborhood is predominantly characterized by residential and agricultural uses.

4. Topographical and Environmental Characteristics:

Watershed – This parcel does not lie in a protected watershed as designated by the Environmental Management Commission or as appears on the Watershed Protection Map of Rockingham County.

Flood Plain/Wetlands –The area that has been proposed for this rezoning is not in a flood plain according to the *Federal Emergency Management Agency* flood plain map 3810890800J. The Rock Creek runs along the rear boundary of the property.

5. Utilities / Services:

This parcel will be served by individual water supply and private septic.

6. Previous Zoning History:

1988: Zoned Residential Agricultural (RA).

7. Adopted Regulation and Plans:

The property exceeds the minimum dimensional requirements for the RA zoning district. This property is located in the *Rural Land Class* of the Rockingham County Land Use Plan. The Rural class is to provide for agriculture, forestry, mineral extraction and other allied uses traditionally associated with an agrarian region. Very low density dispersed residential uses on large lots with on-site water and sewer are consistent with the intent of the rural class. Development in this class should be as compatible with resource production as possible.

8. Staff Findings and Recommendation:

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 Board of Commissioners.

Please remember that this request is for a straight rezoning and:

The Board must consider all uses allowed in the Residential Protected District;

NC statute prohibits architectural standards for one and two family dwellings not offered by the applicant; and

Home price cannot be considered in decisions for rezoning requests.

No testimony referencing any of these factors should be discussed; nor may any testimony of this nature be considered in making the decision to grant or deny the rezoning.

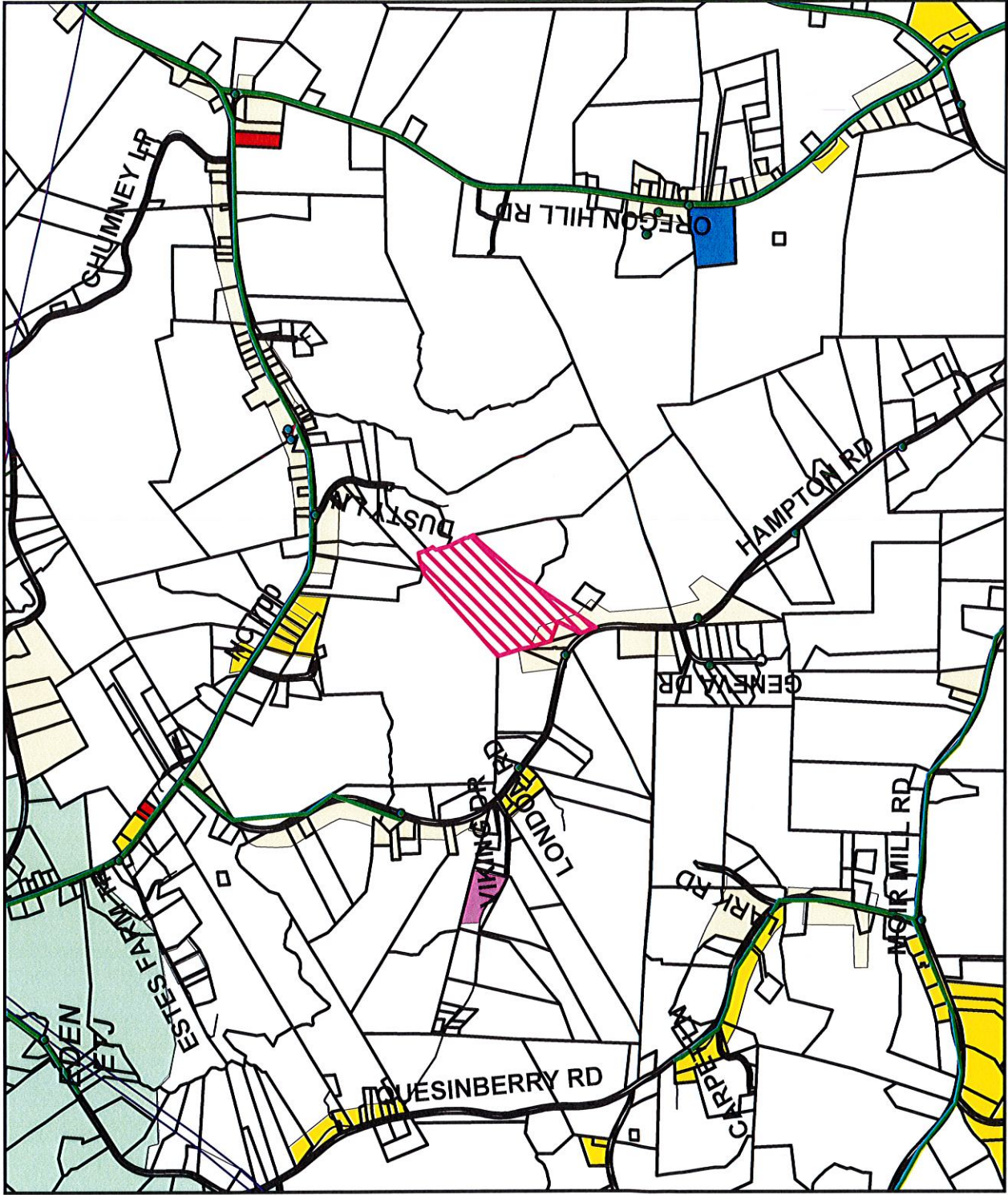
It is Staff's recommendation that the request to remove RP portion of this property's zoning meets the intent of the Land Use Plan and will fit within the context of current uses in the local community.

Based on Staff's analysis, Staff recommends approval of Case #2019-012, a request for Rezoning from Residential Agricultural (RA) and Residential Protected (RP) to Residential Agricultural (RA).

Rockingham County Planning Board, 09/09/2019

Vicinity Map with Zoning

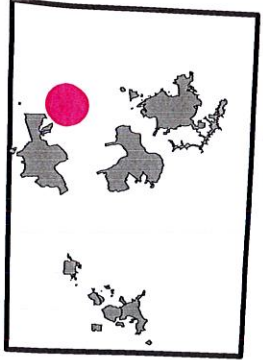
Case #2019-012, Lloyd REZ: RA/RP to RA



Tax PIN: 890900412812

County Zoning

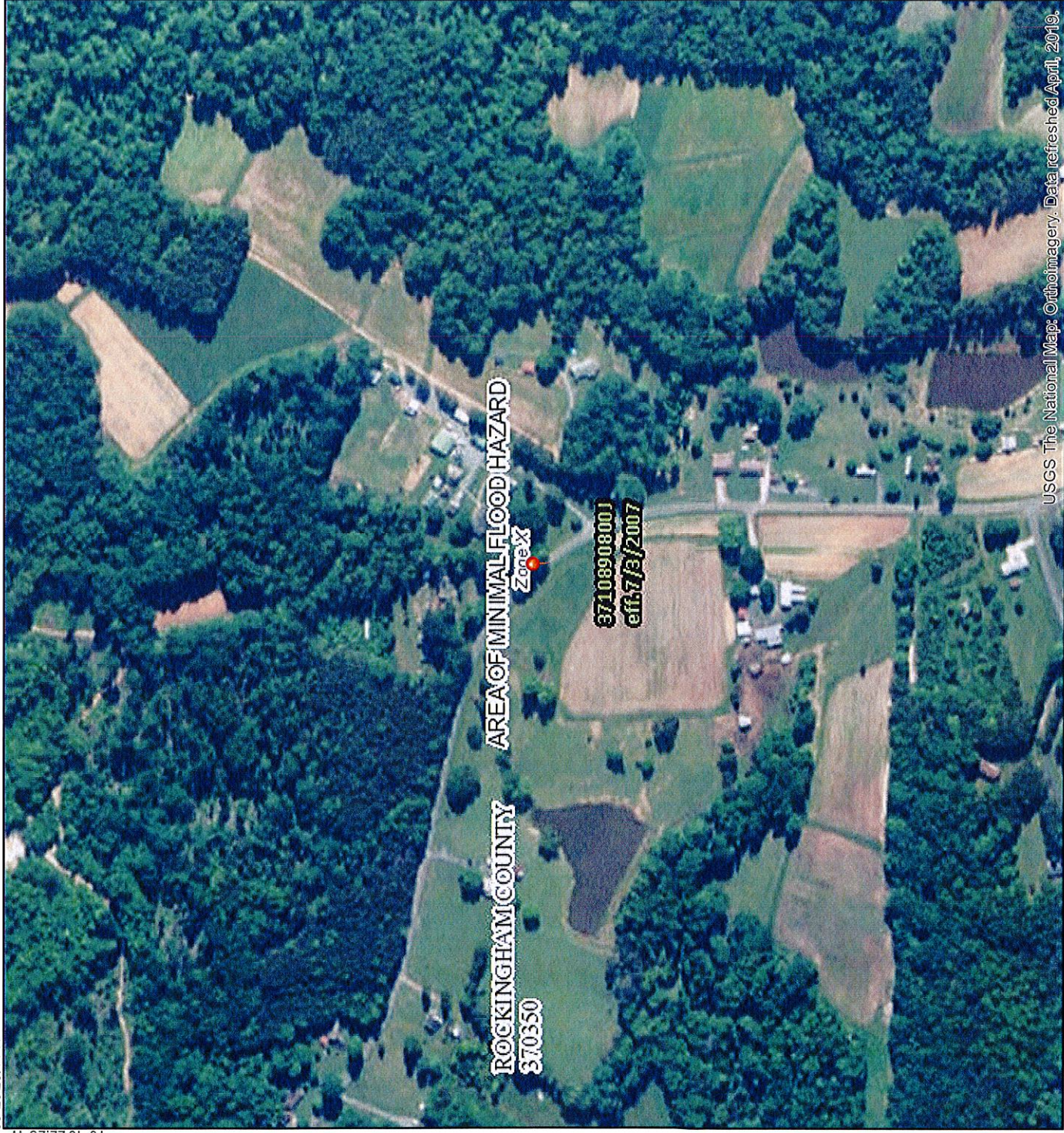
	HC	NC	RC	HI	LI	OI	RM	RP	RA	Parcels	Roads



National Flood Hazard Layer FIRMette



36°28'26.44"N



USGS The National Map: Orthoimagery. Data refreshed April, 2019.

1:6,000

Feet

2,000

1,500

1,000

500

0

79°39'44.77" W

36°27'57.51"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS



Without Base Flood Elevation (BFE)
Zone A, V, A99
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone I)
Future Conditions 1% Annual Chance Flood Hazard (Zone X)
Area with Reduced Flood Risk due to Levee. See Notes. (Zone X)
Area with Flood Risk due to Levee (Zone D)



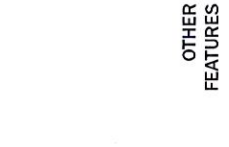
OTHER AREAS OF FLOOD HAZARD

Area of Minimal Flood Hazard (Zone X)
Effective LOMPRs
Area of Undetermined Flood Hazard (Zone X)
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall



OTHER AREAS

Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature



OTHER FEATURES

Digital Data Available
No Digital Data Available
Unmapped



MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/28/2019 at 8:30:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service



National Wetlands Inventory

2019-012 Lloyd Rez



August 29, 2019

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

USES IN RESIDENTIAL AGRICULTURAL ZONING DISTRICT

Uses Permitted by right. Zoning Permit may be required.

1. Accessory uses
2. Agricultural use (not regulated)
3. Athletic fields, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain) – may be lighted
4. Auction Sales, temporary, one time use
5. Beneficial Fill
6. Cemetery
7. Churches and their customary uses including child care on premises
8. Clubs and lodges, private, non-profit
9. Community centers, public or private non-profit for assembly and recreation
10. Day care – 5 persons or less
11. Farm supplies sales (feed, seed, fertilizer, etc.)
12. Fire, sheriff and emergency services
13. Golf courses
14. Home occupations
15. Nursery and plant cultivation and sales
16. Pottery crafting and sales
17. Rooming house
18. Residence, duplex
19. Residence, single family detached
20. Riding academy, commercial stables
21. Sawmills, planing mills-temporary
22. Sign, on premises
23. Studios for artists, designers, musician, photographers, sculptors (not as home occupation)
24. Temporary buildings, incidental to development

Uses Permitted with Design Standards or other standards. Zoning Permit may be required.

1. Agritourism Activities
2. Bed & Breakfast Home
3. Family care homes (must be at least ½ mile from any other family care home)
4. Guest House
5. Kennel (8 or less domesticated animals)
5. LCID Landfill, Minor (off-site)
6. Lumber yard – outdoor storage yard screening requirements
7. Manufactured housing on individual lot - Class AA or A (foundation and screening requirements for towing apparatus)
8. Manufactured housing on individual lot - Class B (permitted in certain instances, foundation and screening requirements for towing apparatus)
9. Manufactured housing on lot during construction of new dwelling
10. Outdoor Storage Area (residential)
11. Poultry Breeding Facility
12. Special Events
13. Turkey Shoots – Non-Profit
14. Temporary Manufactured Home for Custodial Care
15. Temporary Storage Unit

Uses requiring a Special Use Permit

1. Commercial feeder operation
2. Day care – 6 or more persons
3. Group homes
4. Kennel (more than 8 domesticated animals)
5. LCID Landfill, Major (off-site)
6. Nursing and rest homes
7. Paintball Facility (outdoor)
8. Planned unit development
9. Public utility substations (including public water/sewer plants)
10. Reception/Banquet Facility
11. Rural family occupation of commercial/industrial nature
12. Rural Guest Establishment
13. Rural Tourism Activity
14. Schools, academic
15. Schools, business/trade
16. Skeet, trap, and sporting clay ranges
17. Solar Energy System, Large Scale
18. Travel trailer parks
19. Turkey Shoots, For Profit – year around
20. Wireless Telecommunications Facilities – new tower

High Impact Use – Conditional Zoning

1. Air Strips

Types of Subdivisions

1. Minor subdivisions (1-5 lots with access to public road or where nor more than 3 lots are served by a private road)

**SAMPLE STATEMENTS DESCRIBING THE CONSISTENCY OF THE
PROPOSED AMENDMENT WITH THE ROCKINGHAM COUNTY
COMPREHENSIVE PLAN**

“The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.” NCGS § 153A-341

APPROVAL:

The Planning Board hereby adopts the following statements as required by NCGS § 153A-341:

1. After considering the recommendation of the Planning Board and adopted comprehensive plans, the Board recommends approval of (**Case #2019-012**). This action is **consistent / inconsistent** with the adopted Rockingham County Land Use Plan.
This zoning amendment supports the intent and descriptions of the **Rural Land Class**.
2. The board determines that this request is reasonable and in the public interest because (refer to factors listed below):

DENIAL:

The Planning Board hereby adopts the following statements as required by NCGS § 153A-341:

2. After considering the recommendation of the Planning Board and adopted comprehensive plans, the Board recommends approval of (**Case #2019-012**). This action is **inconsistent** with the adopted Rockingham County Land Use Plan.
This zoning amendment does not support the intent and descriptions of the **Rural Land Class**.
2. The board determines that this request is reasonable and in the public interest because (refer to factors listed below):

The statement of reasonableness may consider, among other factors:

1. the size, physical conditions, and other attributes of the area proposed to be rezoned
2. the benefits and detriments to the landowners, the neighbors, and the surrounding community,
3. the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;
4. why the action taken is in the public interest; and
5. any changed conditions warranting the amendment.



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Departments of Planning, Inspections and Central
Permitting

CERTIFICATION OF PUBLIC HEARING NOTICE For 9/9/19 PB

CASE: # 2019-012 _____ CASE NAME: Bruce Lloyd/ 795 Hampton
Road _____

TAX PIN: 8909-00-41-2812 DATE OF MAILING: 8/29/19

I certify that the parcel owner(s), applicant(s), owners of all abutting parcels of land, and all others requiring due notice of the public hearing noted above were mailed postcards of notification via U.S. Postal Service First Class Mail on the date listed. Owners of abutting parcels and their addresses were acquired from the most recent Rockingham County Tax Map.

Today is:

Attest: 
Secretary to the Planning Board/Board of Adjustment,
Planning Director or designated Planning Staff

Date: 8/29/19

Additional Tax PINs (if applicable)

**ROCKINGHAM COUNTY PLANNING
STAFF REPORT
Case #2019-0014**



Request:	Rezoning from Residential Agricultural (RA) to Residential Protected (RP).
Applicant:	B & S Development, Inc
Identification:	The property is denoted by Tax PIN: 7913-00-35-7233
Location:	764 Gideon Grove Church Rd, just south of GP Road

1. Acreeage and Location of Proposal:

(+/-) 20 acre portion of a (+/-) 87.9 acre tract of land. Its parcel has frontage on Gideon Grove Church Rd, between GP Road and Gentry Road in Huntsville Township.

2. Zoning Classification of Adjacent and Surrounding Parcels:

Adjacent properties are zoned Residential Mixed (RM) and Residential Agricultural (RA). Nearby properties are zoned Residential Mixed (RM) and Residential Protected (RP).

3. Character and Land Uses of Neighborhood and Surrounding Community:

The neighborhood is predominantly characterized by residential and agricultural uses.

4. Topographical and Environmental Characteristics:

Watershed – This parcel does not lie in a protected watershed as designated by the Environmental Management Commission or as appears on the Watershed Protection Map of Rockingham County.

Flood Plain/Wetlands –The area that has been proposed for this rezoning is not in a flood plain according to the *Federal Emergency Management Agency* flood plain map 3710790200J. and does not include wetlands.

5. Utilities / Services:

This parcel will be served by individual water supply and private septic.

6. Previous Zoning History:

1988: Zoned Residential Agricultural (RA)

7. Adopted Regulation and Plans:

The property exceeds the minimum dimensional requirements for the RP zoning district. This request meets the primary goal of residential development according to the Rockingham County Land Use Plan 5.2.7(4): to “support the continued viability of single-family homes as a major housing source...”

This property is located in the *Rural Transition Land Class* of the Rockingham County Land Use Plan. Defined characteristics of the Rural Transition Land Class include “Lands where residential development is grouped in existing neighborhoods and cross-road community settlements and where it will occur in similar neighborhoods and settlements during the following 20 year period...”

8. Staff Findings and Recommendation:

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 Board of Commissioners.

Please remember that this request is for a straight rezoning and:

The Board must consider all uses allowed in the Residential Protected District;

NC statute prohibits architectural standards for one and two family dwellings not offered by the applicant; and

Home price cannot be considered in decisions for rezoning requests.

No testimony referencing any of these factors should be discussed; nor may any testimony of this nature be considered in making the decision to grant or deny the rezoning.

It is Staff's recommendation that the rezoning request meets the intent of the Land Use Plan and will fit within the context of current uses in the local community.

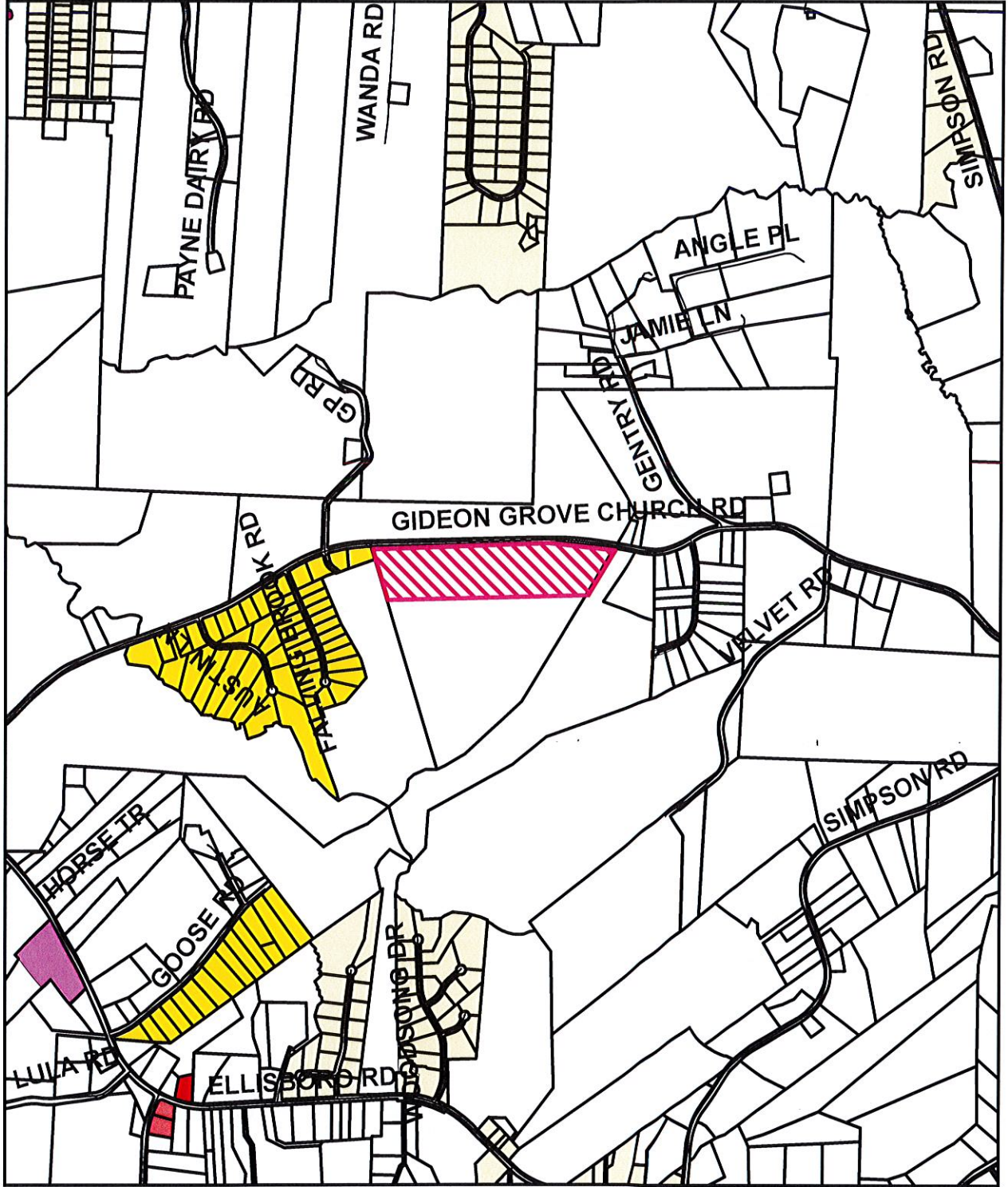
Based on Staff's analysis, Staff recommends approval of Case #2019-014, a request for Rezoning from Residential Agricultural (RA) to Residential Protected (RP).



Rockingham County Planning Board, 09/09/2019

Case #2019-014, B & S Development, Inc. REZ: RA to RP

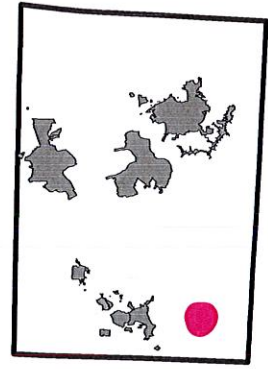
Vicinity Map with Zoning



Tax PIN: 7913-00-35-7233

County Zoning

	HC
	NC
	RC
	HI
	LI
	OI
	RM
	RP
	RA
	Parcels
	Roads





U.S. Fish and Wildlife Service

National Wetlands Inventory

2019-014 B & S Development Inc REZ



August 29, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Flood Hazard Layer FIRMette



36°19'13.62"N



USGS The National Map: Orthoimagery, Data refreshed April, 2019.



79°57'48.36"W

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone C)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN
- Area of Minimal Flood Hazard (Zone X)
- Effective LOMRs
- Area of Undetermined Flood Hazard (Zone X)

OTHER AREAS

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/28/2019 at 8:31:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

USES IN RESIDENTIAL PROTECTED ZONING DISTRICT

Uses Permitted by right. Zoning Permit may be required.

1. Accessory uses
2. Agricultural uses (not regulated)
3. Auction Sales, temporary one-time use
4. Beneficial Fill
5. Churches and their customary uses including child care on premises
6. Clubs and lodges, private, non-profit
7. Community center, public or private, non-profit for assembly and recreation
8. Day care—5 or fewer persons
9. Golf courses
10. Home occupations
11. Residence, single family detached
12. Sign, on premises
13. Temporary building, incidental to development
14. Major Subdivision

Uses Permitted with Design Standards or other standards. Zoning Permit may be required.

1. Agritourism Activities - Design Guidelines
2. Athletic Fields, recreation buildings, playgrounds, swim and racquet clubs (for no commercial gain) – not lighted
3. Bed & Breakfast Home – Design Guidelines
4. Family care homes (must be at least ½ mile from any other family care home)
5. Outdoor Storage Area (residential)
6. Temporary Manufactured home for Custodial Care – Design Guidelines
7. Temporary Storage Unit

Uses requiring Special Use Permit

1. Fire, sheriff, and emergency services
2. Manufactured housing, Class AA
3. Planned unit development
4. Public utility substations and public works (water/sewer) facilities
5. Schools, academic

Types of Subdivisions

1. Major subdivisions—6 or more lots with new public or private street
2. Minor subdivisions—1-5 lots with access to public road or where not more than 3 lots are served by a private road

**SAMPLE STATEMENTS DESCRIBING THE CONSISTENCY OF THE
PROPOSED AMENDMENT WITH THE ROCKINGHAM COUNTY
COMPREHENSIVE PLAN**

“The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.” NCGS § 153A-341

APPROVAL:

The Planning Board hereby adopts the following statements as required by NCGS § 153A-341:

1. After considering the recommendation of the Planning Board and adopted comprehensive plans, the Board recommends approval of (**Case #2019-014**). This action is **consistent / inconsistent** with the adopted Rockingham County Land Use Plan.
This zoning amendment supports the intent and descriptions of the **Rural Transition Land Class**.
2. The board determines that this request is reasonable and in the public interest because (refer to factors listed below):

DENIAL:

The Planning Board hereby adopts the following statements as required by NCGS § 153A-341:

2. After considering the recommendation of the Planning Board and adopted comprehensive plans, the Board recommends approval of (**Case #2019-014**). This action is **inconsistent** with the adopted Rockingham County Land Use Plan.
This zoning amendment does not support the intent and descriptions of the **Rural Transition Land Class**.
2. The board determines that this request is reasonable and in the public interest because (refer to factors listed below):

The statement of reasonableness may consider, among other factors:

1. the size, physical conditions, and other attributes of the area proposed to be rezoned
2. the benefits and detriments to the landowners, the neighbors, and the surrounding community,
3. the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;
4. why the action taken is in the public interest; and
5. any changed conditions warranting the amendment.



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Departments of Planning, Inspections and Central
Permitting

CERTIFICATION OF PUBLIC HEARING NOTICE


CASE: # 2019-014 CASE NAME: B & S Development, Inc./Gideon Grove Church Road

part of TAX PIN: 7913-00-35-7233 DATE OF MAILING: 8/29/19

*For
a/a/19
PB*

I certify that the parcel owner(s), applicant(s), owners of all abutting parcels of land, and all others requiring due notice of the public hearing noted above were mailed postcards of notification via U.S. Postal Service First Class Mail on the date listed. Owners of abutting parcels and their addresses were acquired from the most recent Rockingham County Tax Map.

Today is:

Attest: 
Secretary to the Planning Board/Board of Adjustment,
Planning Director or designated Planning Staff

Date: 8/29/19

Additional Tax PINs (if applicable)
