

AGENDA

ROCKINGHAM COUNTY PLANNING BOARD

JANUARY 10, 2021 at 7:00PM

County Commissioners Chambers

Rockingham County Governmental Center



I. Call to Order

II. Invocation

III. Adoption of the Agenda

IV. Approval of Minutes

V. Review of Procedures for the Planning Board

VI. Matters before the Planning Board

- a. Zoning Map Amendment (Rezoning) Request #2021-25 Tuck: a request to rezone a parcel of land from Residential Protected (RP) to Residential Agricultural (RA). Tax PIN: 7966-00-21-2604, 2454 NC Highway 65 – Wentworth Township.
- b. Zoning Map Amendment (Rezoning) Request #2021-26 Mabe: a request to rezone two parcels of land from Residential Protected (RP) to Residential Agricultural (RA). Tax PINs: 7956-00-05-1222, 7956-00-05-4141, Poppy and Smothers Roads – Wentworth Township.
- c. Special Use Permit Request #2021-27 Rockingham County: a request to modify the County's existing institutional shooting range complex to allow indoor facilities and expanded outdoor facilities. Tax PIN: 7955-01-26-8957, 152 James Kallam Dr – Wentworth Township.

VII. Other Business:

- a. New Business: -Community Development Director Updates
 -Consideration of the 2022 Planning Board/Board of Adjustment regular meeting calendar with amendment of the standard start time to 6:30 pm.
- c. Old Business: None.

VIII. Adjourn

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



**BOARD OF COMMISSIONERS CHAMBERS
ROCKINGHAM COUNTY GOVERNMENTAL CENTER
WENTWORTH, NC
JULY 12, 2021 AT 7:00 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson
Julie Talbert, Vice-Chairperson
T. Matt Cardwell
James Harris
James Fink
Cyndy Hayworth
Dylan Moore (Alternate, not seated)
Cory Scott

STAFF PRESENT: John Morris, County Attorney
Lynn Cochran, Planning Consultant
Bricen Wall, Code Enforcement Officer
Ben Curry, Code Enforcement Officer

I. CALL TO ORDER

Chairperson Ksieniewicz called to order the regularly scheduled meeting of the Rockingham County Board of Adjustment at 7:03 pm.

II. INVOCATION

Mr. Harris conducted the invocation.

III. ADOPTION OF THE AGENDA

Chairperson Ksieniewicz confirmed a quorum for conducting business. Mrs. Talbert motioned to adopt the agenda as written. Mrs. Hayworth seconded. The board voted unanimously to adopt the motion (7-0).

IV. APPROVAL OF MEETING MINUTES

Chairperson Ksieniewicz noted consideration of the minutes has been moved to the Old Business section of the agenda.

V. REVIEW OF PROCEDURES

Chairperson Ksieniewicz reviewed the procedures for legislative planning board hearings.

VI. PUBLIC HEARINGS

1. Case 2021-15, Boler Rezoning: from Residential Protected (RP) to Residential Agricultural (RA).

Mr. Cochran presented the case to the Board and recommended approval. The applicant requested a rezoning from Residential Agricultural (RA) to Residential Protected (RP). The parcel is denoted by Tax

PIN: 8901-00-72-9326, located at 8210 Friendship Church Rd – Williamsburg Township. The parcel is located in the G-1, Low Density Land Class.

The board members posed no questions.

Ms. Angela Dupree Robertson of 471 Cornelius Rd addressed the board. She expressed concern about the potential for dog-breeding on the parcel with the rezoning. She asked if special considerations or permits would be necessary to allow this. Chairperson Ksieniewicz confirmed that a kennel facility would require a special permit and review. There was no additional discussion.

Chairperson Ksieniewicz opened the floor for discussion. There was none. He then opened the floor for motions. Vice-Chairperson Julie Talbert motioned to recommend approval of the request and reviewed the reasonableness and land use consistency statement. Cory Scott seconded. The motion carried unanimously (7-0).

VII. REVIEW OF PROCEDURES

Chairperson Ksieniewicz reviewed the procedures for quasi-judicial board hearings.

2. Case 2021-13: Martin Special Use Permit to operate a Travel Trailer Park & Campground.

Mr. Cochran presented the case to the Board and recommended approval. The applicant requested a special use permit to operate a Travel Trailer/RV Park. Tax PIN: 7992-01-16-7592, 1317 McCoy Rd – Simpsonville Township. This parcel is located in the 0-2 Rural Land Class.

- Mrs. Talbert asked how close the nearest residence may be to an RV parked in the proposed park area. Mr. Cochran noted that a residence is located on the same parcel and other residences adjacent to the parcel are located immediately south and immediately across McCoy Rd.
- Mr. Ksieniewicz inquired as to the ownership of the home located on the parcel. Mr. Cochran stated that the home is owned by the applicants/parcel owners and is an allowed use on a parcel permitted for a Travel Trailer Park.
- Mrs. Talbert inquired about the location of the proposed septic area on the site plan in relation to the Lake Reidsville and its riparian protection area. Mr. Cochran stated that Rockingham County Environmental Health staff will approve the proposed septic system only if it meets state guidelines for placement on a parcel in a protected WS III drinking water watershed and abutting a body of water.
- Mrs. Talbert asked about potential access to the lake directly from the parcel. Mr. Cochran clarified that the City of Reidsville does not permit dock access to the lake for private property owners whose parcels abut Lake Reidsville. Rockingham County does not have zoning jurisdiction regarding the lake.
- Mr. Scott noted that there is a lake access point across the bridge on McCoy Rod directly across the lake from the subject parcel. Mr. Cochran confirmed that is the case and that the applicants are aware of this.
- Mrs. Hayworth inquired about protections for the 50-foot riparian buffer along the parcel border with Lake Reidsville. Mr. Cochran stated that the buffer is to remain undisturbed and that staff will inspect the parcel at different points as the project proceeds to ensure conformance with the special use permit if granted and any other requirements of the development ordinance.
- Mr. Ksieniewicz asked about the driveway width as shown on the preliminary site plan. Mr. Cochran noted that there is an error in labeling. A two-way drive must be at least 20 feet wide to conform to the special use permit standards, including an emergency vehicle turnaround of at least 50 feet, either cul-de-sac type or anvil type. Mr. Cochran suggested that approval of the

special use permit include a condition that a two-way drive be at least 20 feet wide and include the necessary emergency vehicle access.

- Mr. Harris asked about a nearby parcel shown on the zoning map abutting the subject parcel. Mr. Cochran stated that he would ask the applicant or a citizen present at the hearing to verify ownership of the parcel.

Mr. Keith Martin (co-applicant) of 7290 NC Highway 65, Summerfield NC was sworn in by the board chairperson. He expressed his desire to establish an RV park and campground at 1317 McCoy Rd. He confirmed that the site plan submitted is preliminary but provides an accurate depiction of his overall plans.

- Mr. Ksieniewicz inquired if Mr. Martin could assure the board that he will construct the campground driveway access to be at least 20 feet wide and include a 50-foot emergency vehicle turnaround. Mr. Martin stated that he would
- Mr. Cardwell noted that the parcel appears to be heavily wooded at present and asked if the applicant intends to maintain the tree canopy as he develops the parcel. Mr. Martin stated that the plan is to clear a maximum of three (3) acres and plant a sight buffer along the southern end of the campground area. Otherwise, existing vegetation will be maintained.
- Mr. Cochran added that a minimum 25-foot vegetated buffer (existing or planted) must be maintained along all borders of the campground area according to the special use permit rules. He also noted that a one-way drive (loop) to access the campground would only need be 12 feet wide. If chosen, the site plan will need to be updated to show the one-way drive and width.
- Mrs. Talbert asked if the applicant could relay his imagined uses for the campground. He stated that there will be no primitive or tent camping allowed, only RV parking and recreational areas. Mrs. Talbert asked about the potential maximum occupancy. Mr. Martin stated that he plans on a maximum of 11 RV sites. He estimated a maximum occupancy between 70 and 80 people at most.
- Mrs. Talbert asked about the intended length of stay. Mr. Martin stated that he would focus on longer-term stays. Mr. Cochran clarified that the permit language requires that spaces be rented by the day, but does not stipulate a minimum or maximum length of stay. Mrs. Talbert asked if the applicant would be comfortable with reasonable length of stay limitations conditioned by the board to prevent persons from living long term in the campground. He stated that he would cooperate.
- Mrs. Talbert inquired about the nature of recreational amenities in the park. Mr. Martin pointed out the areas designated on the site plan, which include open space, picnic tables, a horseshoes game area and a walking trail
- Mr. Scott inquired about any restrictions regarding the type(s) of RVs that would be allowed in the park. The applicant stated that he plans no restrictions on size, age or nature of RVs. Mr. Scott asked if the applicant plans to allow RV occupants to dump wastewater. Mr. Martin stated no, each site will have individual access to fresh water and septic hookups.

The board members posed no additional questions.

Chairperson Ksieniewicz opened the floor for speaker testimony.

- Cynthia Langston of 1882 Pennrose Dr, Reidsville addressed the board, expressing concern that campground occupants will carry kayaks across the McCoy Road bridge to reach the municipal/public lake access point. Mrs. Talbert stated that she is an “avid kayaker” and that carrying a kayak or boat across the bridge seems unlikely given that they are heavy and generally need to be stored in a vehicle up to the waterway access point. Mrs. Langston also expressed concern that park occupants may want to fish Lake Reidsville from the parcel shore. Mr.

Ksieniewicz stated that he would encourage the applicants to speak with the City of Reidsville and perhaps post signage stating the rules of the lake.

- Michael Kilgariff of 210 Pin Tail Dr, Reidsville addressed the board. He expressed concerns regarding the speed limit of 55mph on McCoy Rd and park occupant safety. He also stated that he had a count of a minimum of six to seven campgrounds recently permitted in the county. He asked if this is a goal of the county. Mr. Ksieniewicz stated that the land use plan encourages tourism and the development of different types of campgrounds. Mr. Kilgariff then expressed concerns regarding the potential length of stay for occupants of the park. The chairperson stated that the applicant is bound by the rules of the UDO and that the board may consider limiting lengths of stay once public comment is completed. Mrs. Talbert asked Mr. Kilgariff to indicate which parcels of land he owns in the area and to point out which one is his primary residence. He did so and stated that he has resided at his current residence for approximately three years.
- Terresia Scoble of 230 Moorehead St, Reidsville (chair of the Reidsville Town Council) addressed the board, representing the Council. She expressed concerns about the location of the septic area in relation to the lake, runoff from the campground, and unapproved access to the lake from the campground area. Mr. Ksieniewicz stated that he had visited the municipal campground established by the City of Reidsville across the lake, noting 47 RV sites. He stated that enforcing any rules regarding the lake would be between the parcel owners and city officials.
- Mrs. Talbert noted that hundreds of parcels abut Lake Reidsville and asked how many had received notices of problems regarding lake rules. Mrs. Scoble replied that there have been only a few in the past and that they are addressed quickly when they arise. Mrs. Talbert asked what the city's recourse would be if the riparian buffer were to be violated. Mrs. Scoble replied that city staff would consult with state NC DEQ officials. Mrs. Talbert inquired as to the exact area of jurisdiction that the City of Reidsville enforces. Mrs. Scoble replied that the city exercises jurisdictional governance of the lake and riparian buffer. Mr. Cochran corrected the statement, noting that the waterbody that is Lake Reidsville falls under City jurisdiction but that lands and buffers located adjacent to the lake are governed by the County's UDO regarding zoning and watershed rules. If a violation of lake rules were to occur, that would be up to the City of Reidsville to enforce, not Rockingham County. Mrs. Hayworth asked as to how the lake rules are enforced, asking if the process is complaint driven. Mr. Cochran replied that rules violations are generally complaint driven in the county. Mrs. Scoble confirmed that Reidsville also follows a complaint-driven model. Mr. Fink asked if City officials have spoken with the Martins about enforcing lake rules. Mrs. Scoble replied that she and city governance intends to meet with the applicants to review lake rules.
- Donna Setliff of 251 Pintail Dr, Reidsville (Community Development Director for Reidsville) addressed the board as a resident potentially impacted by the project. She expressed opposition to the proposal, citing the four points of consideration necessary to grant a special use permit. Additionally, she expressed concerns about the site plan, potential impacts to Lake Reidsville, safety and traffic concerns, and concerns regarding negative impacts to local property values. She confirmed that Reidsville had recently opened a blueway access point near this parcel that will accommodate about three passenger vehicles. Chairperson Ksieniewicz asked that Mrs. Setliff wrap up her comments, noting that she addressed several points that have already been discussed. He also stressed that the site plan presented with the application is preliminary and can be amended. Mr. Fink asked if Mrs. Setliff or other residents have called law enforcement when speeding is noted on McCoy Rd. She stated that she has. Mr. Fink also questioned any testimony regarding property values as the speaker is not a certified property appraiser.

The chair asked that any additional testimony differ significantly from that which has already been presented.

- Mr. Bruce McCall of 132 Mallard Ct, Reidsville addressed the board. He asked how large the subject parcel is. Mr. Cochran stated that it measures just under 16 acres. Mr. McCall testified that approving this permit will open “a slippery slope.” He stated a belief that allowing the campground would pose negative impacts to the property on which he resides because of crowds and noise. Mr. Harris asked the speaker if there are currently any recreational activities occurring in the area. Mr. McCall stated no. Mrs. Talbert asked the speaker to point out on the displayed map which parcel is his. He did so. Mrs. Talbert asked if the speaker was opposed to the municipal access installed across McCoy Rd from his parcel. He stated that he did not know about construction of the access until it had already happened.
- Mr. Sandy Brady of 972 Church St. Ext, Reidsville addressed the board, expressing support for the special use permit request. He stated that he grew up in the area. He proposed that the campground will likely be a quiet facility. He asked of Mr. Cochran if anything on the site plan indicated any problems with establishing an RV park here. Mr. Cochran stated that staff is recommended approval of the special use permit. Mr. Brady asked if the requested permit follows rules established by the state. Mr. Cochran stated that the County Land Use Plan and Ordinance is enabled and guided by the State and that permit requirements include both state and local rules. Mr. Brady asked if inspections will be a part of the permit process. Mr. Cochran confirmed that inspections will occur and that an approved erosion control plan will be necessary from NC DEQ if land disturbance will exceed one acre.
- Mr. Larry Patterson of 151 Wood Duck Ct, Reidsville addressed the board. He opposed the request. He stated that he has lived in the Duck Woods subdivision area for about three years. He expressed concerns about potential future uses on the parcel that might be associated with the campground. Mr. Ksieniewicz stated that the testimony was essentially speculation. Mr. Patterson also expressed concern about potential impacts to the local water table if a well is installed for the campground.

Mr. Martin returned to the stand for rebuttal. He stated that he has no intention of allowing anyone to live long-term at the campground. He also stated that his grandfather dug the original well for the parcel and that he feels the water supply in the area is ample. Mrs. Talbert asked if this site plan will require review from the Technical Review Committee. Mr. Cochran replied that it would not, given the overall small scale of the plan. Mrs. Talbert asked if the applicant were willing to work the Reidsville city officials on enforcing lake rules. He replied yes and that he plans to give all future occupants of the park a stay agreement to be signed, which details the rules for the campground and surrounding area.

- Mrs. Talbert noted that the Planning Board has considered several campgrounds in recent years, including one located on US 158 that was permitted for longer-term stays targeting construction crews and traveling workers. An audience member provided staff with the location for this campground so that claims of persons permanently residing there could be investigated by code enforcement staff.
- Mr. Scott noted that he had researched the impacts of RV parks on nearby parcels. He stated that his research leads him to believe that property values are not negatively impacted by such facilities.
- Mrs. Talbert asked what conditions could be considered in approving the special use permit
- Mrs. Ksieniewicz commented on state law requirements for water quality. Mr. Cochran confirmed that this is already a condition of the permit.
- Mrs. Hayworth pointed out the potential concerns of “not in my back yard” (NIMBY). She noted that as land use conditions change; ordinance and future use plans change; new uses must be considered. She also pointed out the functionality of conditions that are tied to special use permits and their usefulness in supporting conformance of uses in the contexts on neighborhoods. Additionally, she requested that NCDOT conduct an evaluation of road access and safety. Mr.

Cochran replied that requesting a transportation evaluation would be within the scope of the board's conditioning authority for a special use permit.

- Mr. Fink inquired about the status of the septic system permitting – proposed or final. Mr. Martin replied that the septic plans have been reviewed and preliminarily approved by County Environmental Health staff.

There was no additional discussion.

Chairperson Ksieniewicz opened the floor for a motion to approve or deny the request. Mrs. Talbert moved to grant the request, reviewed the consistency statement and requested conditions: that an access safety evaluation be conducted by NCDOT, that the number of spaces be limited to eleven (11) as shown on the proposed site plan, that the length of stay be limited to 90 days, and that the access drive be a minimum of 20 feet wide with a 50-foot emergency vehicle access turnaround. Mr. Scott seconded. Motions were paused for comment from Mrs. Hayworth, who requested a modification to condition an allowance of less than 90 days. Chairperson Ksieniewicz stated that 90 days has been a board standard and recommended adhering to precedent. The board voted unanimously to approve the special use permit with additional conditions (7-0).

Mr. Cochran suggested a brief recess. Chairperson Ksieniewicz called for 10-minute recess. Board procedures then resumed.

3. Case 2021-14: Whitt Special Use Permit to place a Doublewide Manufactured Home in the Residential Protected (RP) district.

Mr. Cochran presented the case to the Board and recommended approval. Tax PIN: 8901-00-94-2616, 8570 Friendship Church Rd – Williamsburg Township. This parcel is located in the G-1 Low Density Land Class.

- Mr. Ksieniewicz inquired about the nature of residential structures in the area. Mr. Cochran confirmed that there is a mix of site-built and manufactured homes located on adjacent and nearby lots. He also pointed out the effects of legacy zoning and existing land use conditions.

Mr. Whitt, the applicant, took the stand and was sworn in. He stated his current address – 650 Reidsville St. Chairperson Ksieniewicz asked if there was any pertinent information that the applicant would like to relay to the board. He stated that the property is a family parcel and that he knows the area and its residents well. He confirmed there is currently no residence located on the property. The manufactured home will be a new residence.

There was no additional discussion.

Chairperson Ksieniewicz opened the floor for a motion to approve or deny the request. Mr. Scott moved to grant the request and reviewed the reasonableness and land use consistency statement. Mrs. Hayworth seconded. The board voted unanimously to approve the special use permit with additional conditions (7-0).

4. Case 2021-17: Ferguson & Fiorillo Special Use Permit to operate a Travel Trailer Park and Campground

Mr. Cochran presented the case to the Board, recommending approval. Tax PIN: 7902-00-78-2255, 450 Stanley Rd – Huntsville Township. The parcel is located in the G-1 Low Density Land Class. He noted that this parcel borders a parcel that has been donated to the county from Duke Energy for development of park land.

- Mrs. Talbert asked for clarification of the park parcel location and its proximity to roads and the subject parcel. Mr. Cochran confirmed.

Mr. Louis Ferguson, applicant, took the stand and was sworn in by the chairperson. He presented information and the interests in his request. He would like to include spaces for RVs and travel trailers.

- Mrs. Talbert asked if the applicant would seek official affiliation with a campground association. Mr. Ferguson stated that he plans to follow the guidelines of
- Cory Scott asked about the planned duration of stay allowed in the campground. Mr. Ferguson reviewed several possibilities. Mr. Ksieniewicz asked if the applicant would be okay with a 90-day stay condition. The applicant agreed.
- Matt Cardwell inquired regarding the maximum number of proposed campsites. The applicant reviewed the site plan. He plans for approximately 20 spaces. He also reviewed plans for ingress, egress and emergency access.
- Mrs. Hayworth proposed a possible condition allowing up to 25 spaces.
- Matt asked about the proposed length of the loop driveway within the campground and number signage for each RV space. Mr. Ferguson agreed to include emergency turn access and number each space with large reflective number signage.

Cathy Brown, Ellisboro Rd expressed concerns about increased traffic, boat-towing and traffic backup with the increased demands for recreation along Stanley and Ellisboro roads. Mr. Ksieniewicz responded.

- Mrs. Talbert inquired how long Mrs. Brown has lived in the Belews Landing area. She replied about a year and a half.

Ken Layfield, chair of the Belews Landing homeowners association expressed concerns about traffic, suggesting a turn lane. He inquired about any association the campground might have with the county park adjacent.

- Mrs. Talbert clarified that the county does not have an official parks and recreation department.
- Mr. Ksieniewicz confirmed there would be only a geographic association.
- Mr. Layfield inquired about the means by which any maximum length of stay would be monitored and enforced. Mr. Cochran replied, stating that enforcement of any letter of the special use permit and conditions placed upon it relies on the complaint-based model that applies across ordinances. Mr. Ksieniewicz confirmed the 90-day standard stay permitted for campgrounds. Mrs. Talbert affirmed the role of code enforcement in helping ensure permit compliance.
- Mr. Layfield expressed concerns about impacts to neighboring property values.

There was no additional discussion of opposition to the requested permit.

Mrs. Nancy Bowling, 460 Stanley Rd was sworn in. She expressed support for the requested permit. She stated that she lives next door to the proposed campground area. Others in the audience expressed consensus agreement when polled by Chairperson Ksieniewicz.

Mr. Patrick Craven, 346 Stanley Rd was sworn in. He stated that he engages in firearm recreational activities on his property, which is a large parcel near the proposed campground parcel. Mr. Craven confirmed that he and Mr. Ferguson, the applicant, have discussed safety and this point of concern. Mr. Craven added that he also teaches DOJ concealed carry classes.

- Mr. Harris requested clarification from Mr. Craven, who confirmed that firearms activities on his parcel are for both recreational and instruction purposes.

There was no additional discussion.

Chairperson Ksieniewicz opened the floor for a motion to approve or deny the request. Mrs. Talbert moved to grant the request and reviewed the consistency statement. She recommended conditions: that the maximum length of stay be limited to 90 days, that the maximum number of RV spaces be limited to a maximum of 25, and that location signage with a 50-foot emergency vehicle access turnaround be required. Mrs. Hayworth seconded. The board voted unanimously to approve the special use permit with the additional conditions (7-0).

VI. OTHER BUSINESS

- i. **Old Business:** May and June minutes will be prepared for the next board meeting. Mr. Cochran confirmed that the revised county UDO will be reviewed for approval by the County Commissioners at the regular August 16, 2021 meeting.
- ii. **New Business:** None

VII. ADJOURN

As there was no further business, Chairperson Ksieniewicz opened the floor for a motion to adjourn. Mrs. Talbert motioned so. James Fink seconded. THE BOARD VOTED UNANIMOUSLY TO ADJOURN AT 9:59 PM, (7-0).

Minutes Read and Approved,

Respectfully submitted,

Chairperson

Date

Planning Staff

Date

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2021-25: ZONING MAP AMENDMENT (REZONING)**



Request: A request for a **Rezoning from Residential Protected (RP) to Residential Agricultural (RA)**.
Applicant: Angela & Grandy Tuck
Identification: The property is denoted by Tax PIN: 7966-00-21-2604
Location: 2454 NC Highway 65 – Wentworth Township

1. Acreege and Location of Parcel:

(+/-) 1.0 acre located at the nexus of NC highways 65 and 704, just north of Seedling Rd.

2. Utilities: This parcel will be served by individual well and septic system.

3. Zoning Classification of Uses of Surrounding Parcels:

This parcel directly abuts others that are zoned Residential Protected (RP). The large majority of parcels in the vicinity are zoned Residential Agricultural. Nearby parcels are also zoned Office Institutional (OI) and industrial (HI and LI) at the former Smith Carolina site.

4. Land Use Plan:

- a. This parcel is located in the G-1 Rural Land Class according to the *Rockingham County Comprehensive Land Use Plan*, featuring a targeted neighborhood crossroads center at the nexus of NC Highways 65 and 704. Otherwise, this land class is characterized by low density residential development.
- b. “Policy G-1(1) encourages “...residential development to be located in areas surrounding existing rural crossroads as identified on the Future Land Use Map.
- c. *The Rockingham County Land Use Plan* suggests that these areas should generally be zoned Residential Agricultural (RA), p48. Housing variety is targeted as a major goal of the land use plan, p88.

5. Previous Zoning History:

1988: This property was zoned Residential Protected (RP).

6. Staff Notes and Analysis:

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

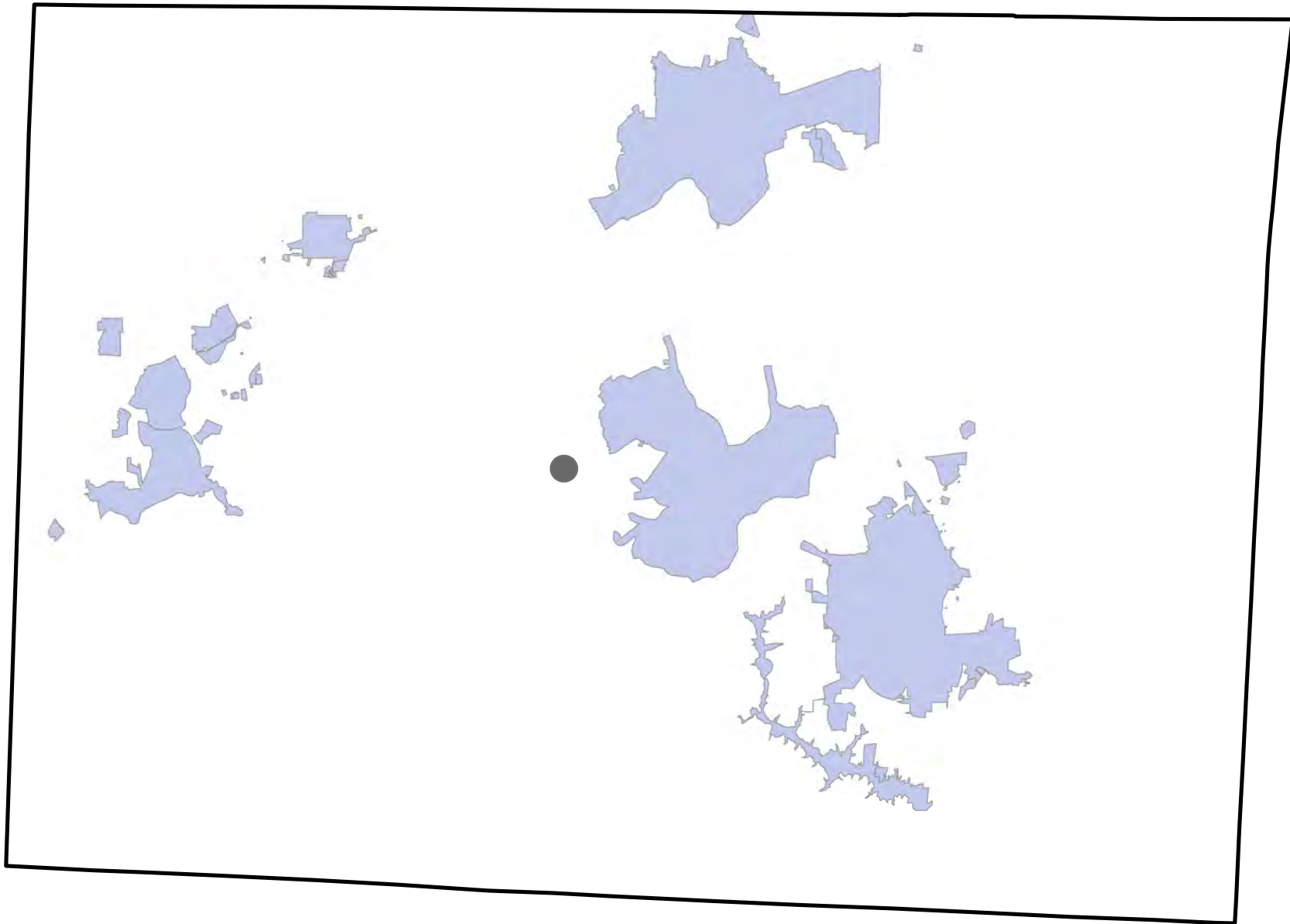
- a. ***The size of the tract in question*** (+/-) 1.0 acres. The size of this parcel is suited for uses allowed in the Residential Agricultural (RA) district, including low-density housing.
- b. ***The compatibility of the zoning action with the comprehensive plan.*** This zoning request is supported by *The Rockingham County Land Use Plan* and future land use map in the G-1 land class.
- c. ***The benefits and detriments resulting from the zoning action for the owner of the Rezoning, the neighbors, and the surrounding community.*** This rezoning request will allow all uses in the Residential Agricultural (RA) district, which would have or allow impacts matching those of other parcels in the area.
- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts.*** The uses allowed in the Residential Agricultural (RA-CD) district are harmonious with uses currently in place in the area. This area, though zoned Residential Protected (RP) to a limited extent, features a mix of housing types, including site-built, modular and manufactured homes. The legacy zoning of the area has resulted in this mix of housing among parcels that are zoned both Residential Protected (RP) and Residential Agricultural (RA).

7. Staff Recommendations:

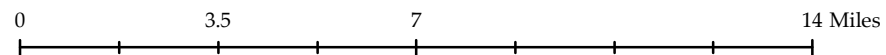
After reviewing the application, Staff concludes that sufficient information has been provided for the Planning Board and Board of Commissioners to consider the request. As a whole, this zoning amendment is in keeping with the intent and descriptions of the G-1 Low Density Land Class of the *Rockingham County Comprehensive Land Use Plan* and future land use map.

Based on analysis, Staff recommends approval of Case #2021-25, a request for a Rezoning from Residential Protected (RP) to Residential Agricultural (RA).

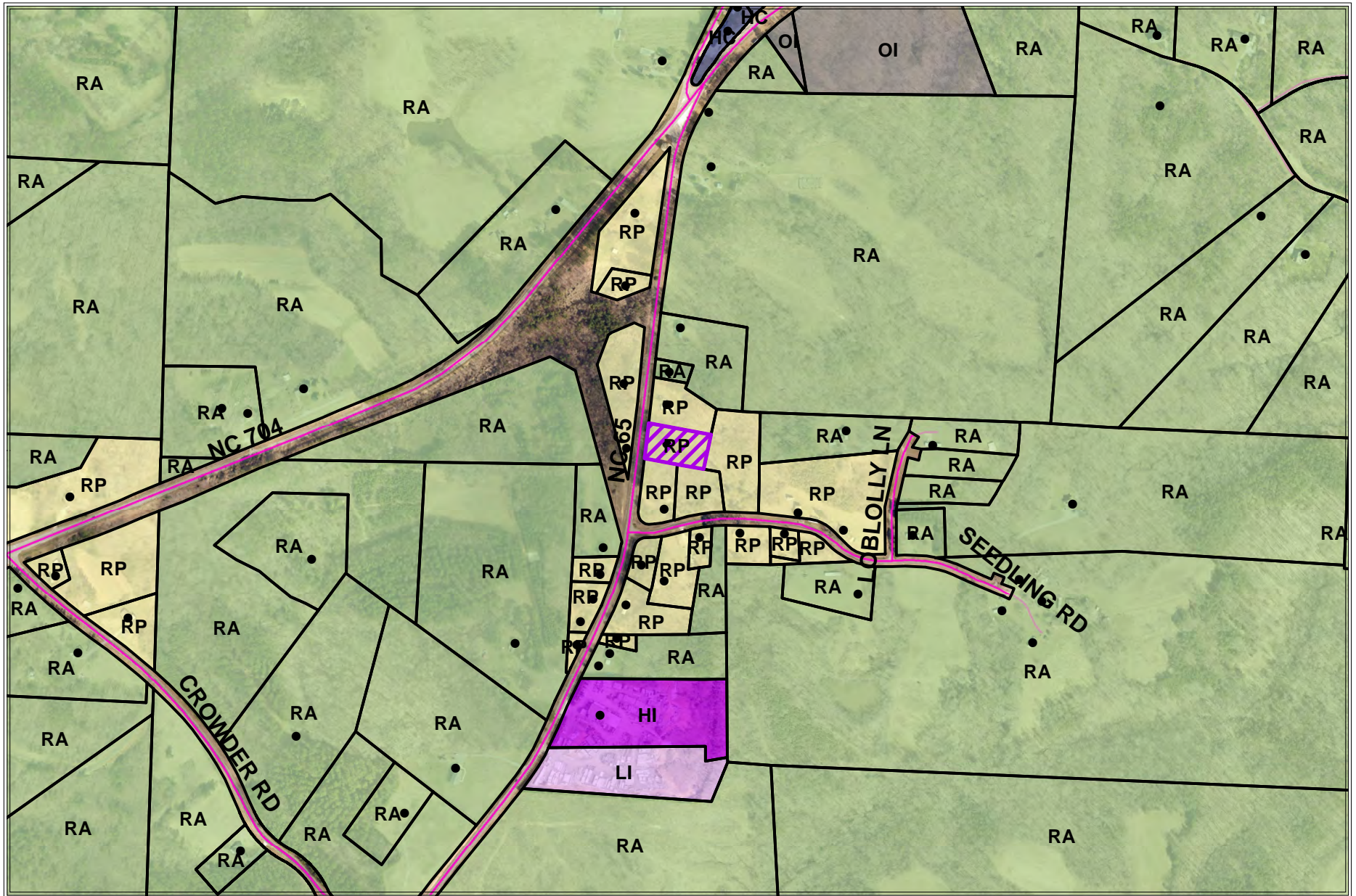
ROCKINGHAM COUNTY PLANNING BOARD DECEMBER 13, 2021
CASE 2021-25, TUCK REZONING (RP TO RA)
VICINITY MAP



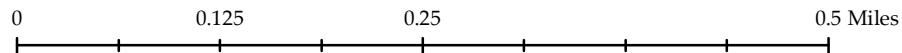
ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY



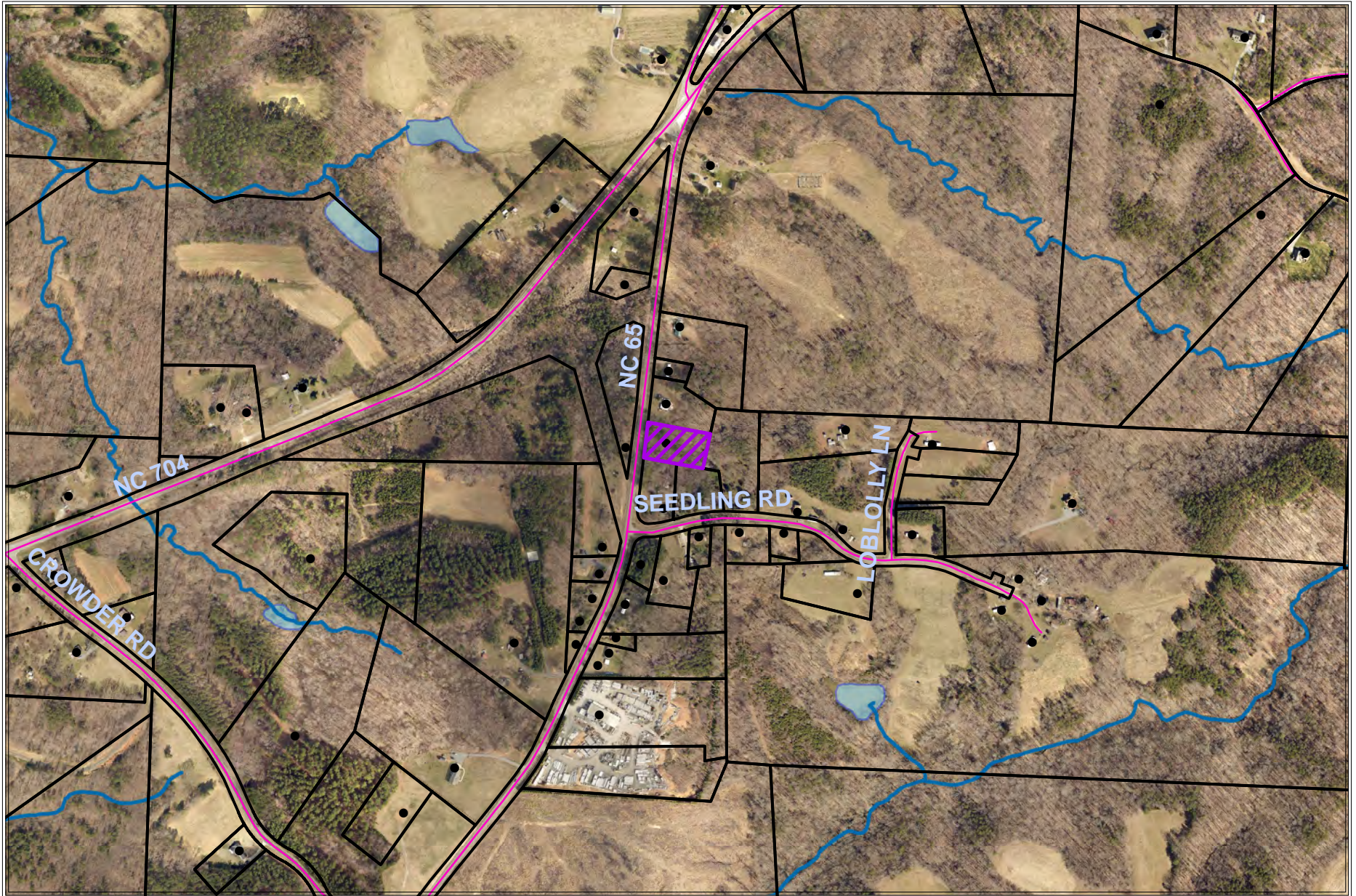
ROCKINGHAM COUNTY PLANNING BOARD DECEMBER 13, 2021
CASE 2021-25, TUCK REZONING (RP TO RA)
ZONING MAP



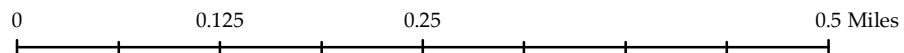
ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY



ROCKINGHAM COUNTY PLANNING BOARD DECEMBER 13, 2021
CASE 2021-25, TUCK REZONING (RP TO RA)
AERIAL & WATER FEATURES MAP



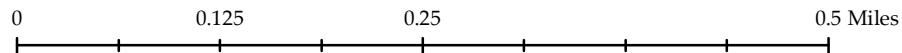
ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY



ROCKINGHAM COUNTY PLANNING BOARD DECEMBER 13, 2021
CASE 2021-25, TUCK REZONING (RP TO RA)
FUTURE LAND USE MAP



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY



**ROCKINGHAM COUNTY PLANNING BOARD
CASE 2021-25: TUCK REZONING
RESIDENTIAL PROTECTED TO RESIDENTIAL AGRICULTURAL**

APPROVAL, CONSISTENT WITH LAND USE PLAN

The Planning Board has reviewed Case 2021-25, rezoning to **Residential Agricultural** and adopts the following statements as required by NCGS § 160D:

1. After considering Rockingham County adopted comprehensive plans the Rockingham County Planning Board recommends **approval** of **Case #2021-25**. This action is consistent with the adopted *Rockingham County Comprehensive Land Use Plan*. This zoning amendment is supported by the intent and descriptions of the **G-1 Land Class**.
 - A. The permitted uses in the **Residential Agricultural** district are compatible with the character of existing developments on adjacent parcels and in the neighborhood; and
 - B. The proposed rezoning conforms to the guidelines, goals and requirements of the *Rockingham County Comprehensive Land Use Plan G-1 Land Class* and future land use map.
2. The Board considers its action in adopting the proposed zoning amendment to be reasonable because:
 - A. The size of the parcel is appropriate for the **Residential Agricultural** District;
 - B. The proposed uses allowed in the district are appropriate for the land, considering its effect upon the landowners, neighbors and community;
 - C. The property for the request abuts properties that are currently zoned **Residential Agricultural and Residential Protected**. Nearby parcels are zoned for a mix of residential, agricultural, commercial, institutional and industrial uses. The Residential Agricultural rezoning is not discordant with the zoning characteristics of the area.
3. On balance the following factors: (1) the size of the tract in question, (2) the compatibility of the zoning action with the comprehensive plan, (3) the benefits and detriments resulting from the zoning action for the owner of the newly permitted property, the neighbors, and the surrounding community, and (4) the relationship between the envisioned permitted uses and the uses currently present in adjacent tracts weigh in favor of approving the proposed zoning amendment.
4. Additional comments: _____

Applicable Statutory Language:

Plan Consistency. - When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action 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 § 160D-604(d)

**ROCKINGHAM COUNTY PLANNING BOARD
CASE 2021-25: TUCK REZONING
RESIDENTIAL PROTECTED TO RESIDENTIAL AGRICULTURAL**

APPROVAL, INCONSISTENT WITH LAND USE PLAN

The Planning Board has reviewed Case 2021-25, rezoning to **Residential Agricultural** map amendment and adopts the following statements as required by NCGS § 160D:

1. After considering Rockingham County adopted comprehensive plans the Rockingham County Planning Board recommends **approval** of **Case #2021-25**. This action is not consistent with the adopted *Rockingham County Comprehensive Land Use Plan*. This zoning amendment is not supported by the intent and descriptions of the **G-1 Land Class**.
 - A. The permitted uses in the **Residential Agricultural** district are compatible with the character of existing developments on adjacent parcels and in the neighborhood; and
 - B. The proposed rezoning conforms to the guidelines, goals and requirements of the *Rockingham County Comprehensive Land Use Plan G-1 Land Class* and future land use map.
2. The Board considers its action in adopting the proposed zoning amendment to be reasonable because:
 - A. The size of the parcel is appropriate for the **Residential Agricultural** District;
 - B. The proposed uses allowed in the district are appropriate for the land, considering its effect upon the landowners, neighbors and community;
 - C. The property for the request abuts properties that are currently zoned **Residential Agricultural and Residential Protected**. Nearby parcels are zoned for a mix of residential, agricultural, commercial, institutional and industrial uses. The Residential Agricultural rezoning is not discordant with the zoning characteristics of the area.
3. On balance the following factors: (1) the size of the tract in question, (2) the compatibility of the zoning action with the comprehensive plan, (3) the benefits and detriments resulting from the zoning action for the owner of the newly permitted property, the neighbors, and the surrounding community, and (4) the relationship between the envisioned permitted uses and the uses currently present in adjacent tracts weigh in favor of approving the proposed zoning amendment.
4. Additional comments: _____

Applicable Statutory Language:

Plan Consistency. - When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action 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 § 160D-604(d)

**ROCKINGHAM COUNTY PLANNING BOARD
CASE 2021-25: TUCK REZONING
RESIDENTIAL PROTECTED TO RESIDENTIAL AGRICULTURAL**

DENIAL, INCONSISTENT WITH LAND USE PLAN

The Rockingham County Planning Board has reviewed Case 2021-25, rezoning to **Residential Agricultural** map amendment and adopts the following statements as required by NCGS § 160D:

1. After considering Rockingham County adopted comprehensive plans the Rockingham County Planning Board recommends **denial** of **Case #2021-25**. This rezoning is not consistent with the adopted *Rockingham County Comprehensive Land Use Plan*. This zoning amendment is not supported by the intent and descriptions of the **G-1 Land Class**.
 - A. The permitted uses in the **Residential Agricultural** district are not compatible with the character of existing developments on adjacent parcels and in the neighborhood; and
 - B. The proposed rezoning does not conform to the guidelines, goals and requirements of the *Rockingham County Comprehensive Land Use Plan G-1 Land Class* and future land use map.
2. The Board considers its action in denying the proposed zoning amendment to be reasonable because:
 - A. The size of the parcel is not appropriate for the **Residential Agricultural** District;
 - B. The proposed uses allowed in the district are not appropriate for the land, considering its effect upon the landowners, neighbors and community;
 - C. The property for the request abuts properties that are currently zoned **Residential Agricultural and Residential Protected**. Nearby parcels are zoned for a mix of residential, agricultural, commercial, institutional and industrial uses. The Residential Agricultural rezoning is discordant with the zoning characteristics of the area.
3. On balance the following factors: (1) the size of the tract in question, (2) the compatibility of the zoning action with the comprehensive plan, (3) the benefits and detriments resulting from the zoning action for the owner of the newly permitted property, the neighbors, and the surrounding community, and (4) the relationship between the envisioned permitted uses and the uses currently present in adjacent tracts weigh against approving the proposed zoning amendment.

1. Additional comments: _____

Applicable Statutory Language:

Plan Consistency. - When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action 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 § 160D-604(d)

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2021-26: ZONING MAP AMENDMENT (REZONING)**



Request: A request for a **Rezoning Two Parcels from Residential Protected (RP) to Residential Agricultural (RA)**.

Applicant: Cathy C. Mabe

Identification: The properties are denoted by Tax PINs: 7956-00-05-1222 and 7956-00-05-4141

Location: North of the intersection of Poppy Road and Smothers Road (adjoining and adjacent to both) – Wentworth Township

1. Acreeage and Location of Parcel:

The two properties are (+/-) 5.0 acres and 2.0 acres respectively. They adjoin each other. The first is located off of Poppy Road and the second is located off Smothers Road. They are in the general vicinity of the intersection of these two roads.

2. Utilities: These parcels will be served by individual well and septic systems.

3. Zoning Classification of Uses of Surrounding Parcels:

These parcels directly abut others that are zoned Residential Protected (RP) and Residential Agricultural (RA). The large majority of parcels in the vicinity are zoned Residential Agricultural.

4. Land Use Plan:

- a. This parcel is located in the O-2 Rural Land Class according to the *Rockingham County Comprehensive Land Use Plan*, characterized by low density residential development.
- b. The O-2 Rural Lands transect “provides primarily for low density single family residential” uses.
- c. *The Rockingham County Land Use Plan* suggests that these areas should generally be zoned Residential Agricultural (RA), p47. Housing variety is targeted as a major goal of the land use plan, p88.

5. Previous Zoning History:

1988: These parcels were zoned Residential Protected (RP).

6. Staff Notes and Analysis:

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

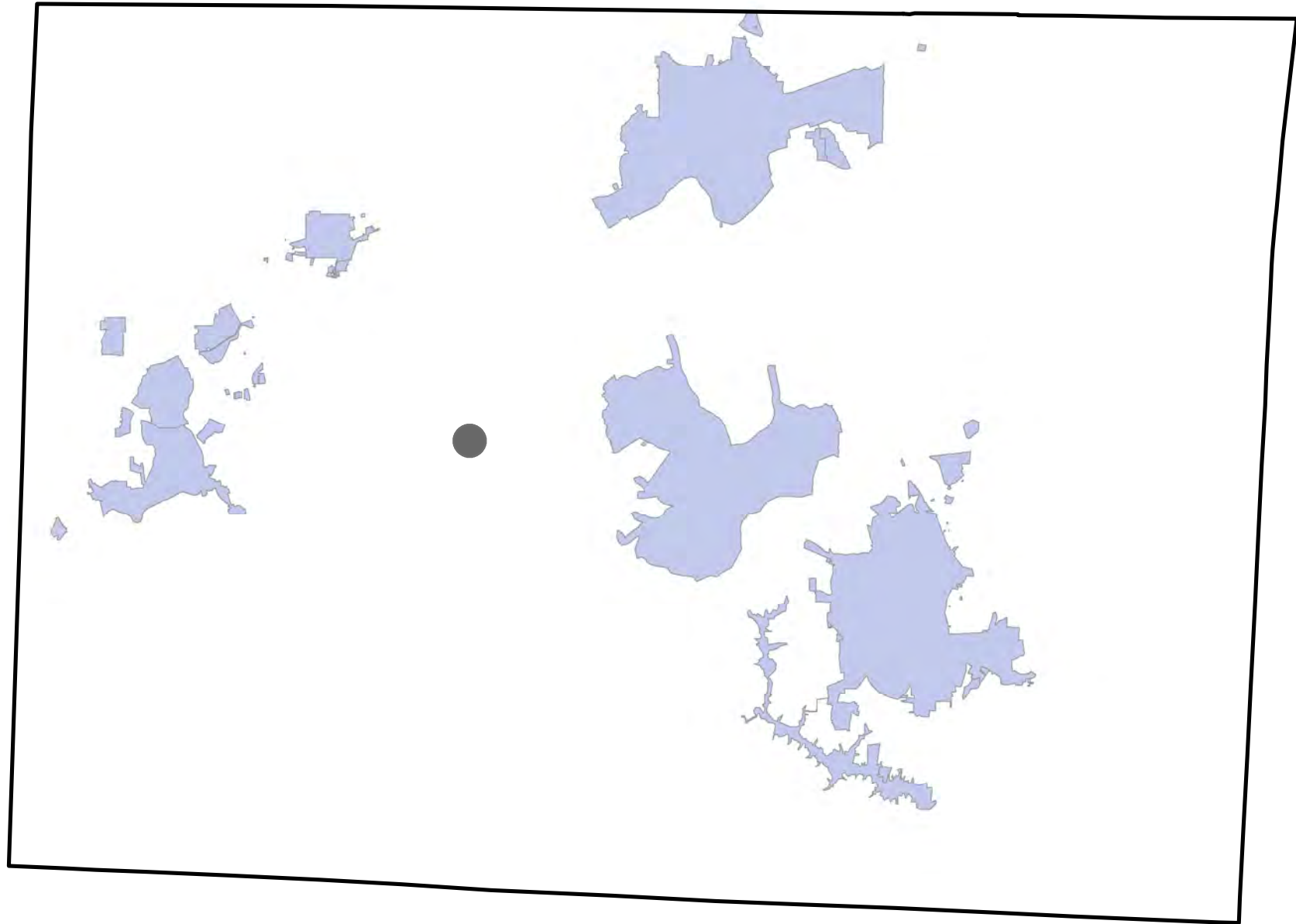
- a. ***The size of the tracts in question*** (+/-) 5.0 and 2.0 acres respectively. The size of these parcels is suited for uses allowed in the Residential Agricultural (RA) district, including low-density housing.
- b. ***The compatibility of the zoning action with the comprehensive plan.*** This zoning request is supported by *The Rockingham County Land Use Plan* and future land use map in the O-2 rural land class.
- c. ***The benefits and detriments resulting from the zoning action for the owner of the Rezoning, the neighbors, and the surrounding community.*** This rezoning request will allow all uses in the Residential Agricultural (RA) district, which would have or allow impacts matching those of other parcels in the area.
- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts.*** The uses allowed in the Residential Agricultural (RA) district are harmonious with uses currently in place in the area. This area, though zoned Residential Protected (RP) to a limited extent, features a mix of housing types, including site-built, modular and manufactured homes. The legacy zoning of the area has resulted in this mix of housing among parcels that are zoned both Residential Protected (RP) and Residential Agricultural (RA).

7. Staff Recommendations:

After reviewing the application, Staff concludes that sufficient information has been provided for the Planning Board and Board of Commissioners to consider the request. As a whole, this zoning amendment is in keeping with the intent and descriptions of the O-2 Rural Land Class of the *Rockingham County Comprehensive Land Use Plan* and future land use map.

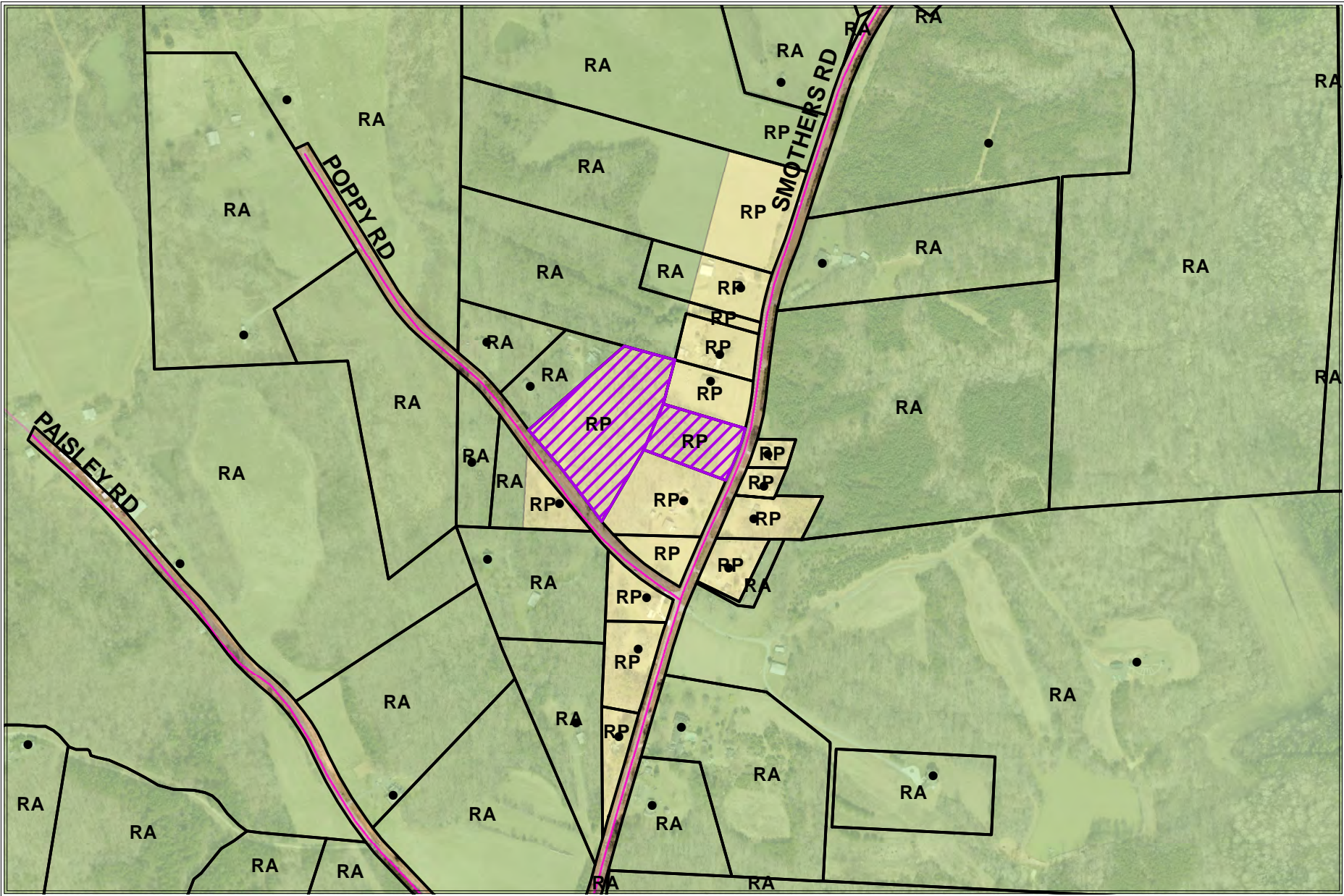
Based on analysis, Staff recommends approval of Case #2021-26, a request for a Rezoning from Residential Protected (RP) to Residential Agricultural (RA).

ROCKINGHAM COUNTY PLANNING BOARD JANUARY 10, 2022
CASE 2021-26 MABE REZONING (RP TO RA) FUTURE LAND USE MAP (0-2 RURAL LAND CLASS)

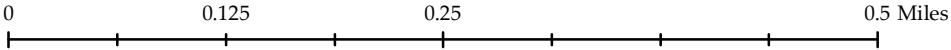


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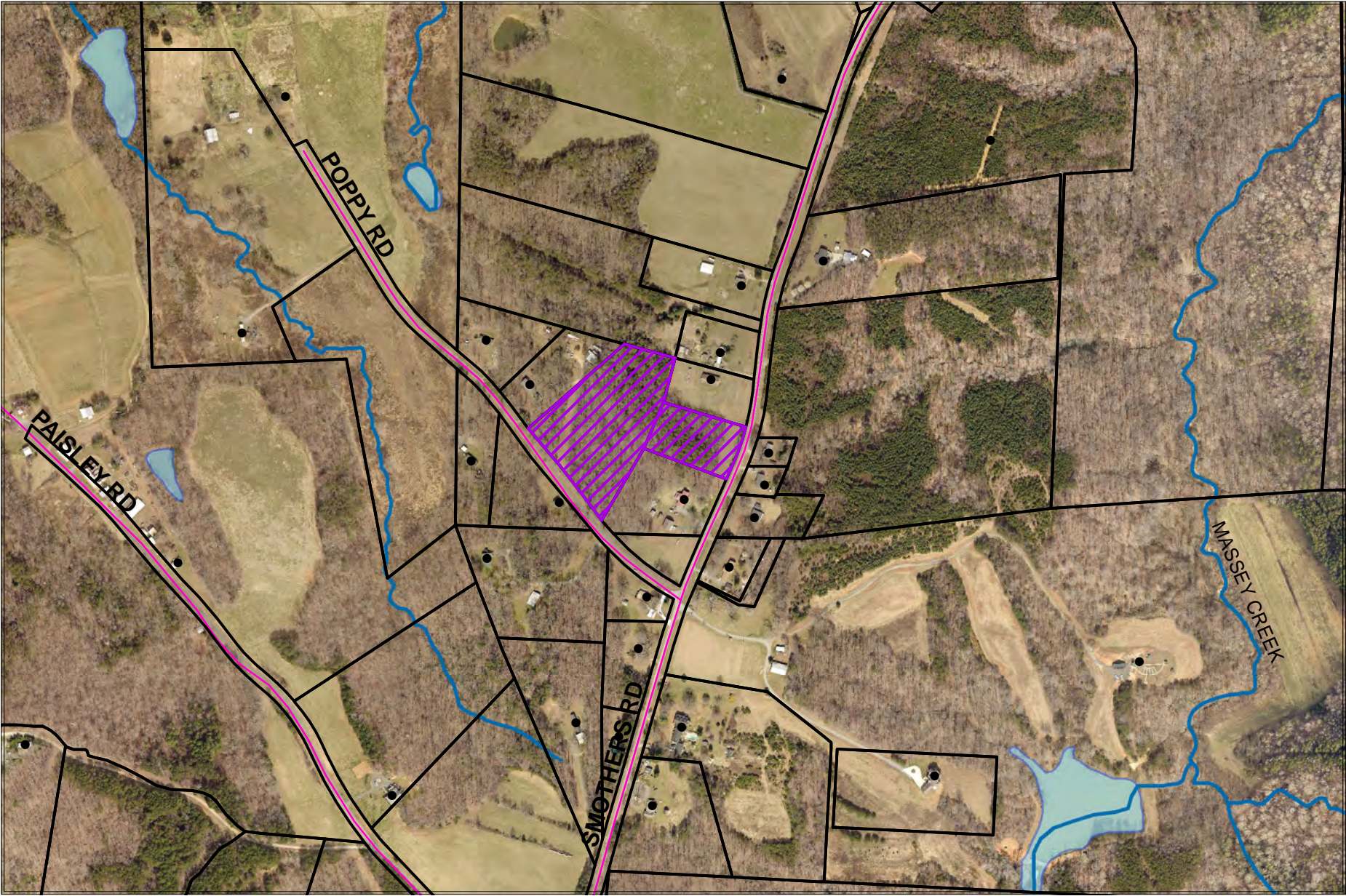
ROCKINGHAM COUNTY PLANNING BOARD JANUARY 10, 2022
CASE 2021-26 MABE REZONING (RP TO RA) ZONING MAP



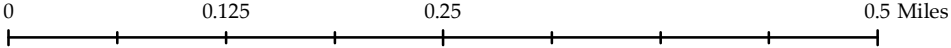
ROCKINGHAM COUNTY PLANNING DEPARTMENT: FOR ILLUSTRATION PURPOSES ONLY



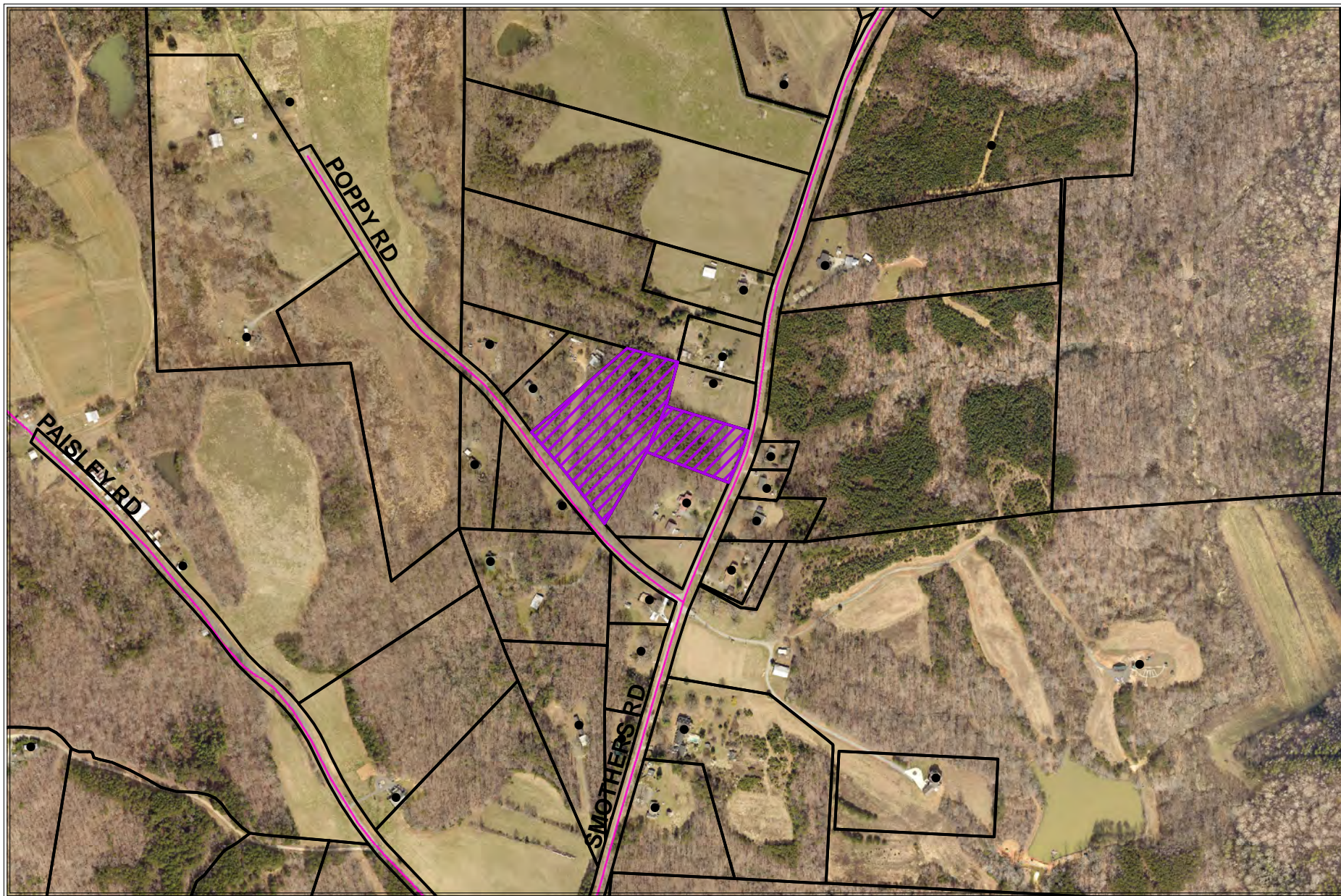
ROCKINGHAM COUNTY PLANNING BOARD JANUARY 10, 2022
CASE 2021-26 MABE REZONING (RP TO RA) AERIAL AND WATER FEATURES



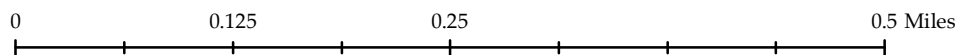
ROCKINGHAM COUNTY PLANNING DEPARTMENT: FOR ILLUSTRATION PURPOSES ONLY



ROCKINGHAM COUNTY PLANNING BOARD JANUARY 10, 2022
CASE 2021-26 MABE REZONING (RP TO RA) FUTURE LAND USE MAP (0-2 RURAL LAND CLASS)



ROCKINGHAM COUNTY PLANNING DEPARTMENT: FOR ILLUSTRATION PURPOSES ONLY



**ROCKINGHAM COUNTY PLANNING BOARD
CASE 2021-26: MABE REZONING
RESIDENTIAL PROTECTED TO RESIDENTIAL AGRICULTURAL**

APPROVAL, CONSISTENT WITH LAND USE PLAN

The Planning Board has reviewed Case 2021-26, rezoning to **Residential Agricultural** and adopts the following statements as required by NCGS § 160D:

1. After considering Rockingham County adopted comprehensive plans the Rockingham County Planning Board recommends **approval** of **Case #2021-26**. This action is consistent with the adopted *Rockingham County Comprehensive Land Use Plan*. This zoning amendment is supported by the intent and descriptions of the **O-2 Rural Land Class**.
 - A. The permitted uses in the **Residential Agricultural** district are compatible with the character of existing developments on adjacent parcels and in the neighborhood; and
 - B. The proposed rezoning conforms to the guidelines, goals and requirements of the *Rockingham County Comprehensive Land Use Plan O-2 Rural Land Class* and future land use map.
2. The Board considers its action in adopting the proposed zoning amendment to be reasonable because:
 - A. The size of the parcel is appropriate for the **Residential Agricultural** District;
 - B. The proposed uses allowed in the district are appropriate for the land, considering its effect upon the landowners, neighbors and community;
 - C. The property for the request abuts properties that are currently zoned **Residential Agricultural and Residential Protected**. Nearby parcels are zoned for a mix of residential, agricultural, commercial, institutional and industrial uses. The Residential Agricultural rezoning is not discordant with the zoning characteristics of the area.
3. On balance the following factors: (1) the size of the tract in question, (2) the compatibility of the zoning action with the comprehensive plan, (3) the benefits and detriments resulting from the zoning action for the owner of the newly permitted property, the neighbors, and the surrounding community, and (4) the relationship between the envisioned permitted uses and the uses currently present in adjacent tracts weigh in favor of approving the proposed zoning amendment.
4. Additional comments: _____

Applicable Statutory Language:

Plan Consistency. - When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action 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 § 160D-604(d)

ROCKINGHAM COUNTY PLANNING BOARD
CASE 2021-26: MABE REZONING
RESIDENTIAL PROTECTED TO RESIDENTIAL AGRICULTURAL

APPROVAL, INCONSISTENT WITH LAND USE PLAN

The Planning Board has reviewed Case 2021-26, rezoning to **Residential Agricultural** map amendment and adopts the following statements as required by NCGS § 160D:

1. After considering Rockingham County adopted comprehensive plans the Rockingham County Planning Board recommends **approval** of **Case #2021-26**. This action is not consistent with the adopted *Rockingham County Comprehensive Land Use Plan*. This zoning amendment is not supported by the intent and descriptions of the **O-2 Rural Land Class**.
 - A. The permitted uses in the **Residential Agricultural** district are compatible with the character of existing developments on adjacent parcels and in the neighborhood; and
 - B. The proposed rezoning conforms to the guidelines, goals and requirements of the *Rockingham County Comprehensive Land Use Plan O-2 Rural Land Class* and future land use map.
2. The Board considers its action in adopting the proposed zoning amendment to be reasonable because:
 - A. The size of the parcel is appropriate for the **Residential Agricultural** District;
 - B. The proposed uses allowed in the district are appropriate for the land, considering its effect upon the landowners, neighbors and community;
 - C. The property for the request abuts properties that are currently zoned **Residential Agricultural and Residential Protected**. Nearby parcels are zoned for a mix of residential, agricultural, commercial, institutional and industrial uses. The Residential Agricultural rezoning is not discordant with the zoning characteristics of the area.
3. On balance the following factors: (1) the size of the tract in question, (2) the compatibility of the zoning action with the comprehensive plan, (3) the benefits and detriments resulting from the zoning action for the owner of the newly permitted property, the neighbors, and the surrounding community, and (4) the relationship between the envisioned permitted uses and the uses currently present in adjacent tracts weigh in favor of approving the proposed zoning amendment.
4. Additional comments: _____

Applicable Statutory Language:

Plan Consistency. - When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action 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 § 160D-604(d)

**ROCKINGHAM COUNTY PLANNING BOARD
CASE 2021-26: MABE REZONING
RESIDENTIAL PROTECTED TO RESIDENTIAL AGRICULTURAL**

DENIAL, INCONSISTENT WITH LAND USE PLAN

The Rockingham County Planning Board has reviewed Case 2021-26, rezoning to **Residential Agricultural** map amendment and adopts the following statements as required by NCGS § 160D:

1. After considering Rockingham County adopted comprehensive plans the Rockingham County Planning Board recommends **denial** of **Case #2021-26**. This rezoning is not consistent with the adopted *Rockingham County Comprehensive Land Use Plan*. This zoning amendment is not supported by the intent and descriptions of the **O-2 Rural Land Class**.
 - A. The permitted uses in the **Residential Agricultural** district are not compatible with the character of existing developments on adjacent parcels and in the neighborhood; and
 - B. The proposed rezoning does not conform to the guidelines, goals and requirements of the *Rockingham County Comprehensive Land Use Plan O-2 Rural Land Class* and future land use map.
2. The Board considers its action in denying the proposed zoning amendment to be reasonable because:
 - A. The size of the parcel is not appropriate for the **Residential Agricultural** District;
 - B. The proposed uses allowed in the district are not appropriate for the land, considering its effect upon the landowners, neighbors and community;
 - C. The property for the request abuts properties that are currently zoned **Residential Agricultural and Residential Protected**. Nearby parcels are zoned for a mix of residential, agricultural, commercial, institutional and industrial uses. The Residential Agricultural rezoning is discordant with the zoning characteristics of the area.
3. On balance the following factors: (1) the size of the tract in question, (2) the compatibility of the zoning action with the comprehensive plan, (3) the benefits and detriments resulting from the zoning action for the owner of the newly permitted property, the neighbors, and the surrounding community, and (4) the relationship between the envisioned permitted uses and the uses currently present in adjacent tracts weigh against approving the proposed zoning amendment.

1. Additional comments: _____

Applicable Statutory Language:

Plan Consistency. - When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action 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 § 160D-604(d)

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2021-27: SPECIAL USE PERMIT**



Request: Special Use Permit to Modify Existing Shooting Range Complex
Applicant: Ronald Tate on behalf of Rockingham County
Identification: The property is denoted by Tax PIN: 7955-01-26-8957
Location: 152 James Kallum Dr. – Wentworth Township

1. Acreeage / Square Footage of Proposal:

(+/-) 39 Acres, just off Hwy 704 located adjacent to the County landfill.

2. Zoning Classification and Uses of Surrounding Parcels:

This parcel is zoned Heavy Industrial Conditional District (HI/CD). Nearby parcels are zoned Residential Agricultural (RA), and Residential Protected (RP). The area is characterized primarily by residential uses and the County landfill.

3. Brief Description of Use:

Rockingham County is seeking to modify the existing use of the shooting range to expand the outdoor facilities and add indoor facilities. Sketch site plans are included with an official site plan pending final determination of use and conditions. Property was originally rezoned to HI/CD for the allowance of the existing shooting range facility.

4. Unified Development Ordinance:

Article VI, Section 62.82 pp. 227-228

5. Staff Findings and Recommendation:

After reviewing the application, Staff concludes that sufficient information has been provided for the application to be complete and considered by the Planning Board.

Staff Findings:

- a. A Shooting Range/Shooting Range Complex (Indoor/Outdoor) is allowed in the Heavy Industrial District with a Special Use Permit.
- b. More specifically, the property was conditionally rezoned in 2013 for the specific allowance of the existing shooting range facility owned by the County.

Staff Recommendation: based on Staff's analysis and the requirements of the Shooting Range Complex (indoor/outdoor) Special Use Permit of the Unified Development Ordinance (UDO), Staff recommends approval of Case #2021-27, with the following conditions in addition to those included in the UDO references:

6. Approval/Denial:

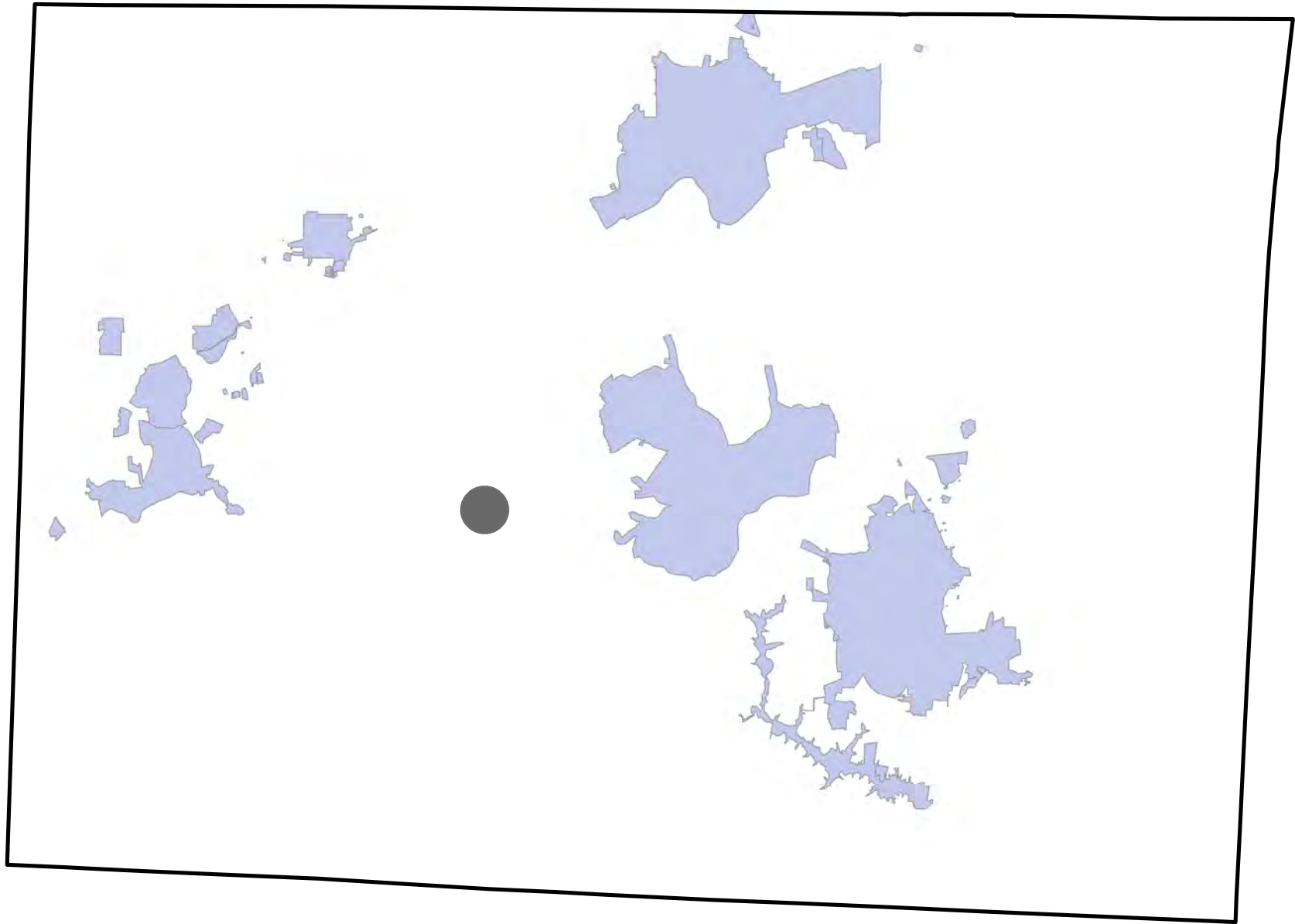
No Special Use Permit shall be granted by the Planning Board unless each of the following findings is made concerning the proposed special use:

- a. The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
- b. The use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations;
- c. The use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property or that the use or development is a public necessity; and

- d. The use or development conforms with the general plans for the land use and development of Rockingham County as embodied in this chapter and in the Rockingham County Development Guide.

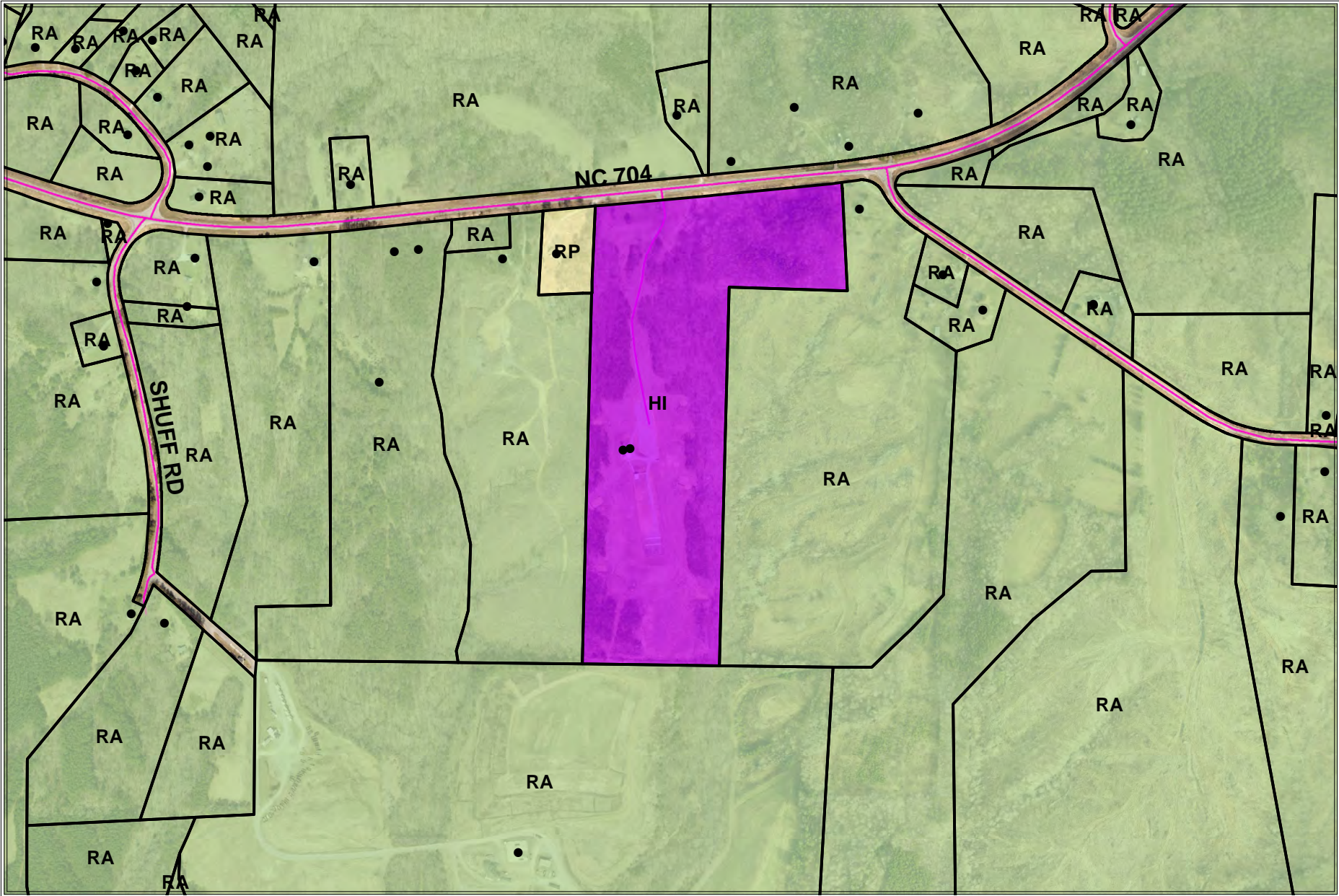
There shall be competent, material and substantial evidence in the record to support these conclusions and the Planning Board must find that all of the above exist to approve the permit.

ROCKINGHAM COUNTY PLANNING BOARD JANUARY 10, 2022
CASE 2021-27 ROCKINGHAM COUNTY SUP VICINITY MAP

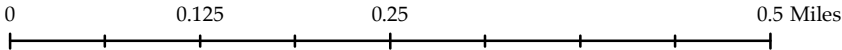


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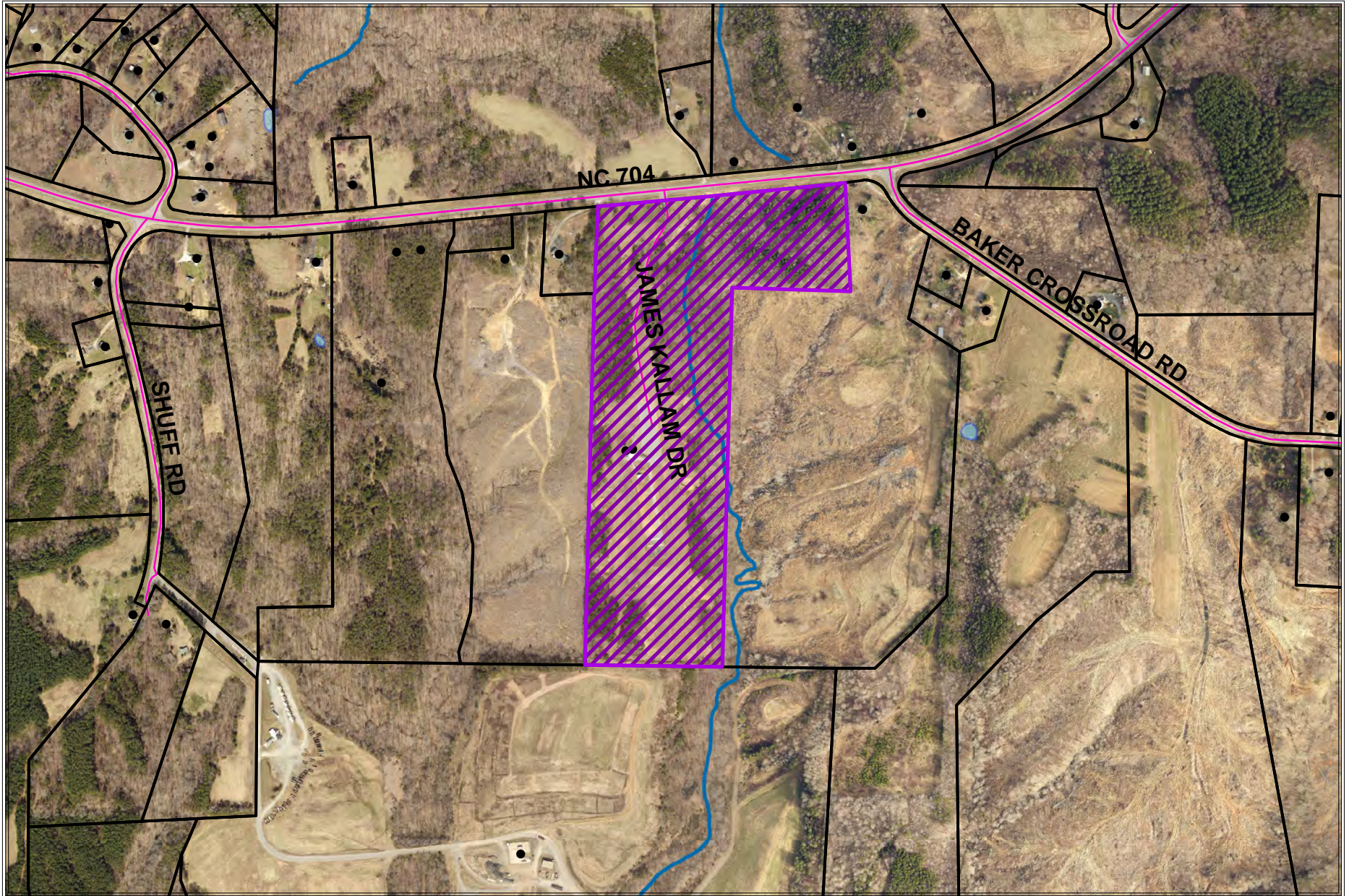
ROCKINGHAM COUNTY PLANNING BOARD JANUARY 10, 2022
CASE 2021-27 ROCKINGHAM COUNTY SUP ZONING MAP



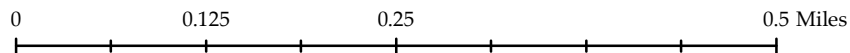
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ROCKINGHAM COUNTY PLANNING BOARD JANUARY 10, 2022
CASE 2021-27 ROCKINGHAM COUNTY SUP AERIAL & WATER FEATURES MAP



ROCKINGHAM COUNTY PLANNING DEPARTMENT: FOR ILLUSTRATION PURPOSES ONLY



ROCKINGHAM COUNTY PLANNING BOARD JANUARY 10, 2022
CASE 2021-27 MODIFICATION TO EXISTING COUNTY SHOOTING RANGE COMPLEX
SPECIAL USE PERMIT: UNIFIED DEVELOPMENT ORDINANCE REFERENCES

Sec. 62.82. – Shooting Range/Shooting Range Complex

1. Design and Construction:
 - a. Plans, specifications and construction of a range shall consist of the professional evaluation, guidance and services of professional engineers and architects experienced in range planning and design. The most recent edition of the National Rifle Association Range Source Book: A Guide to Planning & Construction (the source book) may provide technical guidance. The source book may not be used to establish design standards or criteria for a range in lieu of an evaluation by engineers and/or architects.
 - b. Ranges used by North Carolina Department of Correction (DOC) personnel shall be approved, operated and inspected according to DOC Safety, Occupational and Environmental Health Policy and Procedure Manual, Section B-2, Firing Range Policy.
 - c. Parking areas and access roads shall be located outside of the range area.
2. Buffers (screening): Buffer areas shall consist primarily of evergreens between the shooting area and all adjacent property. Buffer may be existing or planted and must be maintained in a healthy manner including replacement of dead and/or diseased vegetation.
3. Setbacks:
 - a. Ranges are categorized by the type of construction, shooting activity, target, firearms and ammunition to be used on the range. These categories introduce factors which will influence the design, dimensions and/or layout of the facility. A minimum setback is established for high impact uses in *Division VI, Section 63 Setbacks Table*. This setback may be increased according to the type of firearm and ammunition to limit bullet containment to the confines of the range property boundary and recommendation of the engineer or architect designing the range.
4. Shooting Range Complex (Accessory buildings and uses): Provided that the shooting range complex is designed and constructed under the guidance of a professional engineer and/or architect as listed in Condition #1, additional buildings and accessory uses may be approved for the areas adjacent to the shooting range as long as these uses are compatible with a shooting range and/or training facility and are developed in a manner consistent with maintaining a safe perimeter around the shooting range. Accessory uses may include sale of ammunition, equipment, classrooms for safety courses and training in firearm techniques.
5. Safety and Security Measures:
 - a. The shooting range shall meet all applicable Federal, State and local guidelines governing perimeter security for outdoor shooting ranges.
 - b. Security fencing is required to prevent an individual from crossing the property downrange. The perimeter of the firing range shall be posted with signs in highly visible colors at 100-foot intervals that indicate live fire. For example: "No Trespassing – Danger - Shooting Range."
 - c. Safety rules and regulations shall be adopted for each facility by the club, organization or agency responsible for the range
 - d. Access roads to the range shall be controlled to prevent unregulated entrance to the shooting area and shall be kept locked except when range is in use.
 - e. At least one qualified individual certified for shooting range supervision shall be on the premises when the range is in use.
 - f. Weapons and associated ammunition stored at the shooting range shall be stored in a manner that meets Federal, State and local laws.
6. Maintenance:
 - a. The operator of a shooting range shall use *Best Management Practices for Lead at Outdoor Shooting Ranges*, EPA-902-B-01-001, as amended, to implement an Environmental Stewardship Plan for management of lead shot/bullets.
 - b. Spent cartridge/shell casings shall be picked up before leaving the range.

ROCKINGHAM COUNTY PLANNING BOARD JANUARY 10, 2022
CASE 2021-27 MODIFICATION TO EXISTING COUNTY SHOOTING RANGE COMPLEX
SPECIAL USE PERMIT: UNIFIED DEVELOPMENT ORDINANCE REFERENCES

DIVISION 3. – HIGH IMPACT USES

Sec. 63.01. - Intent.

- (a) The intent of high impact standards is to mitigate the impact of uses which by their nature produce objectionable levels of noise, odors, vibrations, fumes, light, smoke, traffic and/or other impacts upon the lands adjacent to them.
- (b) Established. The following uses are considered high impact uses. Each use is grouped into categories based on the projected impact to the surrounding area.

CLASS	USE
Class I	<ul style="list-style-type: none"> 1. Airstrips 2. Concrete suppliers (ready-mix)
Class II	<ul style="list-style-type: none"> 1. Chemical manufacturing and storage 2. Cement Manufacturers 3. Sawmills 4. Bulk Storage Facility of Flammables- Propane, Gasoline, Fuel Oil and Natural Gas 5. Scrap Metal Salvage Yards, Junkyards 6. Commercial Livestock Auction
Class III	<ul style="list-style-type: none"> 1. Commercial Incinerators 2. Local Solid Waste Management Facilities/Landfills 3. Chip Mills 4. Airports 5. Shooting Range (Outdoor)/Shooting Range Complex
Class IV	<ul style="list-style-type: none"> 1. Asphalt Plants 2. Hazardous Waste Facilities 3. Slaughtering and Processing Plants 4. Pulp and Paper Mills 5. Motor Sports Activities (i.e. racetracks and dragstrips)
Class V	<ul style="list-style-type: none"> 1. Explosives Manufacturing, Storage and Wholesale 2. Regional Solid Waste Management Facilities/Landfills-Privately Owned 3. Mining, Extraction Operations and Quarries (including sand, gravel and clay pits)

- (c) Exempt Uses. The following uses are exempt from High Impact regulations:
 - a. Agricultural Chemical Storage Facilities and/or Buildings regulated by the NC Department of Agriculture pursuant to the NC Best Management Practices (BMP) and Integrated Pest Management (IPM) programs.
 - b. Rockingham County (Shiloh) Airport operations, including air space and landing flight patterns, as regulated by the Airport Hazard Ordinance.
 - c. Portable sawmills as defined herein.
 - d. The storage of less than 25,000 gallons of flammable or combustible liquids or gases at filling stations or convenience stores solely for retail distribution to individual customers.

ROCKINGHAM COUNTY PLANNING BOARD JANUARY 10, 2022
CASE 2021-27 MODIFICATION TO EXISTING COUNTY SHOOTING RANGE COMPLEX
SPECIAL USE PERMIT: UNIFIED DEVELOPMENT ORDINANCE REFERENCES

Sec. 63.02. – Standards for High Impact Uses

(a) Stream Protection

All High Impact Uses must be separated from perennial streams by a minimum distance of 100’.

(b) Lighting

All lighting shall be pointed downward with the primary cone of illumination being entirely contained on the subject property. Exterior lighting fixtures shall be overhead full cut-off fixtures.

(c) Noise Mitigation

The Planning Staff, Planning Board or Commissioners may request that a Noise Mitigation Plan (NMP) be submitted as part of the application process. The NMP shall be designed and sealed by a N.C. Design Professional. The NMP shall also address traffic noise within the site in regard to: vehicular speed; vehicular compliance with N.C. Muffler Laws and Vehicle Manufacturer’s Specifications; Jake brake usage; and regular vehicle use within the site. The Plan does not need to address emergency warning devices and lawn care equipment used during daylight hours.

(d) Separation from Protected Facilities

The operational extent of High Impact Uses must be separated from the property line and or road right of way of properties with protected facilities according to the Setbacks Table below.

For purposes of high impact uses, the following shall be considered “protected facilities:”

- (1) An educational facility
- (2) A North Carolina licensed child care facility
- (3) A North Carolina licensed assisted living facility
- (4) A North Carolina licensed nursing home
- (5) A public or privately owned hospital
- (6) A medical center
- (7) A church or place of worship
- (8) A dwelling unit (single family or multi-family)

Also included in the setback requirement are permanent accessory structures and areas that are part of the protected facility (i.e. outdoor play yards, classrooms, gymnasiums).

Setbacks Table

Class [See Section 63-	Operations Area Setback from Property Line and/or Road Right-of-Way	Operations Area Setback from Protected Facility
Class I	75’	250’
Class II	100’	500’
Class III	200’	1000’
Class IV	300’	1500’
Class V	500’	3000’



ROCKINGHAM COUNTY

Community Development

APPLICATION FOR SPECIAL USE PERMIT

Property Address: 1280 NC 704, MADISON NC
Parcel No / Tax Pins(s): 177577 / 795501268957
Zoning District including overlays: H I / CD
Acreage requested for Special Use Permit: 39.63

Date: 14 DEC 2021

(attach legal description if acreage represents a portion of a parcel)

Owner: ROCKINGHAM COUNTY
Mailing Address: 371 NC HWY 65 REIDSVILLE NC 27320
Telephone: 336-342-8104 email: rtate@co.rockingham.nc.us

Applicant: ROCKINGHAM COUNTY
Mailing address: 371 NC HWY 65, REIDSVILLE NC 27320
Telephone: 336-342-8104 email: rtate@co.rockingham.nc.us

Proposed Use: SHOOTING RANGE COMPLEX INDOOR/OUTDOOR FACILITIES

Description and plans for the use (attach additional sheets if needed):

The use will be developed according to the attached site plan.
CONSTRUCTION OF A +/- 8000 sq ft INDOOR FIRING RANGE ON
PARCEL. IMPROVEMENTS TO EXISTING OUTDOOR RANGE. BOTH RANGES
WILL BE OPEN TO THE PUBLIC.
PROPOSED 25 YARD PISTOL RANGE

James J. Metzger
Signature of Applicant/Owner (circle)

Signature of Applicant/Owner (circle)

NOTARIZE SIGNATURES BELOW IF NOT WITNESSED BY STAFF

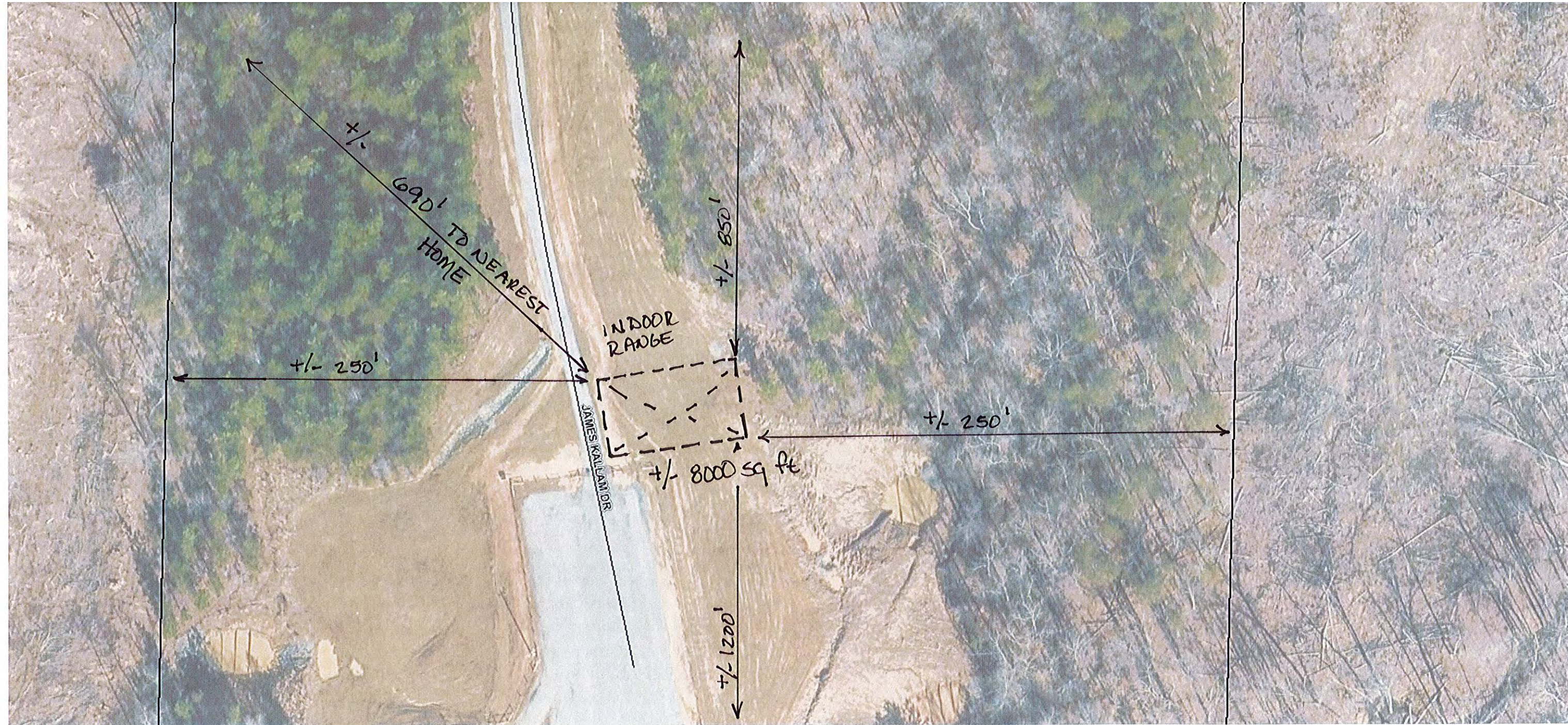
____ County, North Carolina

I certify that _____ personally appeared before me this the ____ day of _____, _____, and acknowledged the due execution of the foregoing instrument.

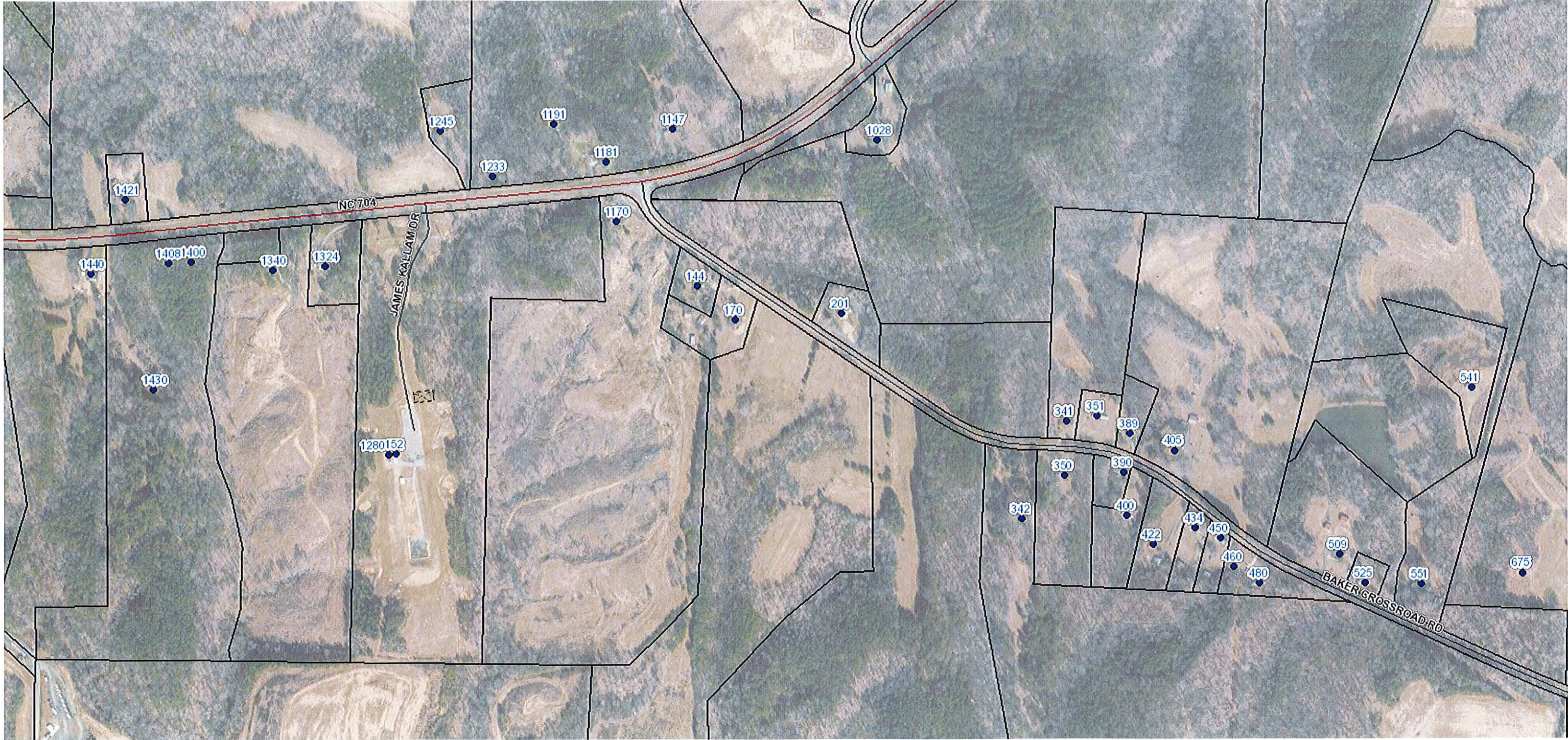
Notary Signature _____ Notary Printed Name _____ My Commission Expires: _____

(Office Use Only)

<input type="checkbox"/> legal description of area <input type="checkbox"/> all owner signatures <input type="checkbox"/> fees <input type="checkbox"/> conditions <input type="checkbox"/> site plan	Case Number: _____
	Date of Planning Board Hearing _____
	Date of Board of Commissioners Hearing _____
	Planning Board Decision: Approve () Deny () Vote: _____ Board of Commissioners Decision: Approve () Deny () Vote: _____



PROPOSED INDOOR
FIRING RANGE
LOCATION



PROPOSED INDOOR
RANGE LOCATION

PROPOSED
25' 40 PISTOL RANGE





ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT

ROCKINGHAM COUNTY PLANNING BOARD & BOARD OF ADJUSTMENT 2022 MEETING SCHEDULE

Governmental Center
Commissioners' Chambers, Second Floor
371 NC Hwy 65, Wentworth, North Carolina 27375

Planning Board Meetings start at **6:30 PM**
Board of County Commissioners Meetings start at 6:30 PM

Meeting Date (2 nd Mon *)	Application Deadline	Corresponding BOC Meeting (3 rd Mon)
January 10	December 10, 2021	February 21
February 14	January 14	March 21
February 28*	January 28	April 18
March 14	February 11	April 18
April 11	March 11	May 16
April 25*	March 25	June 20
May 9	April 8	June 20
June 13	May 13	July 18
June 27*	May 27	August 15
July 11	June 10	August 15
August 8	July 8	September 19
August 22*	July 22	September 19
September 12	August 12	October 17
October 10	September 9	November 21
October 24*	September 23	November 21
November 14	October 14	January TBD, 2023
December 12	November 10	January TBD, 2023
January TBD, 2023	December 9, 2022	February TBD, 2023

* Optional meeting as needed on a case by case basis at the discretion of the Community Development Director

Rockingham County Community Development
371 NC 65, Reidsville, NC 27320 | PO Box 105, Wentworth, NC 27375
336-342-8130 (option 3), planners@co.rockingham.nc.us