

AGENDA

ROCKINGHAM COUNTY PLANNING BOARD

June 13, 2022 at 6:30PM

County Commissioners Chambers

Rockingham County Governmental Center



I. Call to Order

II. Invocation

III. Adoption of the Agenda

IV. Approval of Minutes: February 14, 2022

V. Tabled Matters:

- a. Rezoning Request 2022-08: A request to rezone a parcel of land from Residential Agricultural (RA) to Residential Mixed (RM). Tax PIN: 7922-01-48-1476. located along Newnam Road and US 220 – New Bethel Township. Public Hearing conducted and completed May 9, 2022. Board procedures, discussion, and voting.

VI. Review of Procedures for Legislative Matters

VII. Matters before the Planning Board

- a. Rezoning Request 2022-10 Roberts: A request to rezone a parcel of land from Residential Protected (RP) to Residential Agricultural (RA). Tax PIN: 7902-00-43-3354, located at 4035 Ellisboro Rd – Huntsville Township.
- b. Rezoning Request 2022-11 Chavez: A request to rezone a parcel of land from Residential Agricultural (RA) to Rural Commercial (RC). Tax PIN: 7939-09-27-3445, located at 5177 US 220 Business – Mayo Township.
- c. Rezoning Request 2022-12 Transco: A request to rezone a parcel of land from Residential Agricultural (RA) to Light Industrial (LI). Tax PIN: 7954-00-83-0706, located NC Highway 65 – New Bethel Township.

VIII. Other Business:

- a. New Business:
- b. Old Business:

IX. Adjourn

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



**BOARD OF COMMISSIONERS CHAMBERS
ROCKINGHAM COUNTY GOVERNMENTAL CENTER
WENTWORTH, NC
FEBRUARY 14, 2022 AT 6:30 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson
T. Matt Cardwell
James Fink
Cyndy Hayworth
Cory Scott

STAFF PRESENT: Hiram Marziano, Community Development Director
Lynn Cochran, Senior Planner
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 6:33 pm.

II. INVOCATION

Mr. Scott conducted the invocation.

III. ADOPTION OF THE AGENDA

Chairperson Ksieniewicz confirmed a quorum for conducting business. Mr. Cochran pointed out a typographical error in the agenda, Case 2022-02 address correction from NC Highway 65 to NC Highway 87. Mr. Scott motioned to adopt the agenda with the noted correction. Mrs. Hayworth seconded. The board voted unanimously to adopt the corrected agenda (5-0).

IV. PROCEDURES FOR LEGISLATIVE HEARINGS

Mr. Ksieniewicz reviewed the procedures for legislative (zoning amendment hearings).

V. MATTERS BEFORE THE BOARD

- a. Zoning Map Amendment (Rezoning) Request #2022-01 Bradford: a request to rezone a parcel of land from Residential Agricultural (RA) to Light Industrial Conditional District (LI-CD). Tax PIN: 7959-04-73-6679, 6696 NC Highway 770 – Mayo Township.

Mr. Cochran presented the application request and packet information to the board, including the conditional nature of the request and staff recommendation to approve the request. He noted that approximately 6-7 calls and inquiries expressing concern or opposition to the request. An equal number of inquiries were received seeking additional information.

Mr. Ksieniewicz asked about the nearby parcel to the east that is currently zoned Light Industrial. Mr. Cochran confirmed that this nearby parcel is being used for automotive repair/service and is advertised as such by roadside signage.

Mr. Cochran reviewed the proposed site plan, specific list of conditions pertaining to the request in detail and the current status of the parcel, including existing structures and vegetation.

Mr. Ksieniewicz asked if the site plan and development proposal will be reviewed by the Technical Review Committee (TRC) if ultimately approved. Mr. Cochran replied that it would, given the nature of the proposed use. Mr. Ksieniewicz asked for clarification regarding the specific owners and applicants making the application. Mr. Cochran offered the clarification. Mr. Ksieniewicz confirmed with those in attendance that any decision made by the planning board would be a recommendation only and that the Board of Commissioners will make the final determination.

Mr. Scott asked about the parcel location in relation to local fire/emergency response districts. Mr. Cochran noted that fire and safety issues are addressed at the TRC review level regarding developments of this nature. He also confirmed that Dan River Water is available along NC 770, making available the possibility of a hydrant location if deemed necessary by the TRC. Mr. Scott also asked about the development area in relation to a creek located south of the parcel. Mr. Cochran replied that riparian buffers will be required to be maintained as outlined in the county UDO for all intermittent and perennial streams. Specifically regarding any regulations for potential pollution control and guidelines, the regional office of the NC DEQ will be the primary governing entity. Mr. Cochran confirmed that staff of NC DEQ are part of TRC voting membership.

Mrs. Hayworth asked about the nature of the targeted rural commercial node near this parcel. Mr. Cochran pointed out that the node is located approximately one-half mile west of the subject parcel. Mrs. Hayworth inquired about the difference between commercial and industrial uses in relations to this node. Mr. Cochran confirmed that the land use plan does not specifically address industrial uses at or near these nodes and added that although this is an industrial request, components of the application include commercial activities. Mrs. Hayworth also asked about the length of time that a wrecked/junked vehicle might be stored at the proposed site. Mr. Cochran replied that the applicant has suggested a typical time frame of 48 to 72 hours, but this has not been included as a specific condition given that time frames for this could feasibly vary significantly in some instances. Mr. Ksieniewicz noted that conditioned time limits related to points such as this are not addressed in the UDO, making compliance with such strictly voluntary.

Mr. Fink asked about the potential for impacts to local stormwater runoff and impacts to wells in the area. Mr. Cochran replied that potential groundwater contamination would be considered at the TRC review level for a project such as this, along with utilities. Otherwise, a project of this scope would not necessarily warrant TRC review. Mr. Fink reiterated a concern that there could be the potential for runoff contamination given that the number of stored vehicles at any given time may be unknown. Mr. Ksieniewicz commented that the question of the stored number of vehicles could be further clarified by the applicant. Mr. Cochran added that the number of allowed stored vehicles is within the purview of the planning board to consider and recommend if it deemed appropriate. There were no additional questions at this time.

Mr. Ksieniewicz called the applicant(s) to the stand. Neither attended the meeting, Mr. Cochran made note.

David Brooks of 110 Ridgecrest Drive, Stoneville NC addressed the board in opposition to the request. His parcel is located across the street. He expressed concerns about property values and potential expansion of the salvage yard in the future. He also expressed concerns about noise, traffic and speeding. He confirmed that the auto shop located on a nearby parcel is a muffler shop. Mr. Ksieniewicz asked if the speed limit along this stretch of NC 770 was recently lowered to 45 mph. Mr. Brooks replied that the speed limit is 55 mph until passing west of Harrington Highway then approaching Stoneville.

Dorothy Fargis of 122 Ridgecrest Drive, Stoneville NC addressed the board in opposition to the request. She stated that she is a neighbor of Mr. Brooks. Her parcel sits at elevation above the subject parcel and north of NC 770. Although the parcel is screened by existing vegetation at street level, she stated that she can see above the tree line and clearly onto the subject parcel. She expressed concerns about unsightliness related to the business, noise and general disturbance in Whispering Pines, the subdivision she lives in across the street. She asked for clarification of what the rezoning would mean for the parcel. Mr. Ksieniewicz explained that a zoning amendment is a permanent change to the status of the parcel and that the zoning status would not revert to residential if the business were to cease operation in the future.

Steve Baker of 6750 NC Highway 770, Stoneville NC addressed the board in opposition to the request. He stated that he owns the property immediately adjacent to the subject parcel and operates a 26-acre farm there. The current status of his parcel zoning is commercial but he stated that he has always planned to ask for residential rezoning status change. He expressed concerns about stacked crushed vehicles and unsightliness. He also expressed concerns about the quality and safety of his well water supply if the proposed operation were to begin next door. He also expressed concerns about property values declining. He stated that he did not feel that fencing and landscape buffering would endure long-term in screening the parcel. He continued, noting that Dan River public water is available to this area of NC 770. The tap is immediately to the front of the subject parcel, along NC 700. He went on to express support for the muffler/exhaust shop located on the eastern border of his property. Mr. Fink asked about the exact location of the speaker's parcel. He stated that it is located exactly in-between the subject parcel and the parcel where the muffler shop is located, along NC Highway 770. Mr. Ksieniewicz if Whispering Pines is served by public water. Mr. Brooks replied from the audience that it is.

Richard Lloyd of 177 Laurel Bluff Rd, Stoneville, NC addressed the board in opposition to this request. He stated that he grew up in the community around the subject parcel. He expressed concerns about negative environmental impacts from the auto business, including stormwater runoff. He expressed worries about rodents that might be attracted to the property and large trucks traveling the highway and business entrance that could damage the roadway. He added concerns about noise, odors and increased fire danger

Mr. Ksieniewicz opened the floor for discussion and board motions/voting. Mr. Scott asked if there is any evidence of a threat to property values in the area. Mr. Ksieniewicz replied that without the assessment of an appraiser, value impacts cannot be estimated or considered. Mr. Fink expressed concerns about the absence of the applicant(s). Mr. Cardwell stated that he is very familiar with this property and is concerned about contamination of the creek nearby by stormwater runoff. Mr. Ksieniewicz reviewed the role of the Technical Review Committee (TRC) in a case such as this and how it functions in reviewing commercial development site plans. Mrs. Hayworth expressed worry about the absence of the applicant also. Additionally, she expressed concerns about the fit of this business within the current community. There was no further discussion. Mr. Ksieniewicz opened the floor for motions and voting. Mr. Fink motioned to deny the application as inconsistent with land use plan, future land use plan and Mrs. Talbert motioned to recommend approval of the request as consistent with the Rockingham County Land Use Plan, future land use map and current land uses in the local area. Mrs. Hayworth seconded. The board voted unanimously to recommend denial of the rezoning request (5-0). Mr. Marziano stated that the scheduled Commissioners' hearing for this case is March 21.

- a. Zoning Map Amendment (Rezoning) Request #2022-02 Robertson: a request to rezone two parcels of land from Residential Protected (RP) to Residential Agricultural (RA). Tax PIN: 8940-00-20-5728, 265 NC Highway 65 – Williamsburg Township.

Mr. Cochran presented the application request and packet information to the board, and staff recommendation to approve the request. He noted that the housing matrix in the area includes site-built and manufactured homes at present. He also pointed out the one Neighborhood Commercial (NC) zoned property nearby. He relayed that the applicant's primary goal in making this request is to gain access to a wider variety of housing options that those allowed in Residential Protected (RP). The owner experienced a house fire late in 2021 that destroyed the previous home located on the parcel. This parcel is located in the 0-2 Land Class.

Mr. Ksieniewicz asked about the current access to these parcels. Mr. Cochran stated the drive most likely originates on Cherry Grove Rd. Mr. Ksieniewicz asked about the distance to the Caswell County line from this parcel. Mr. Cochran replied, about 1,200 feet.

Al Simpson of 265 NC Highway 87 addressed the board. He asked if modular homes or manufactured homes are allowed in the RP district. Mr. Cochran replied that they are not and encouraged the speaker to return to Community Development offices during regular business hours to discuss options for his property.

LaShay Brandon of 265 NC Highway 87, Reidsville NC addressed the board in support of the request. She stated that she is the daughter of the applicant.

Mr. Ksieniewicz opened the floor for discussion and board motions/voting. As there was no discussion, Mr. Scott motioned to approve the request as consistent with the land use plan, future land use map and use matrix in the area. Mrs. Hayworth seconded. The board voted unanimously to recommend approval of the rezoning request (5-0). Mr. Ksieniewicz reminded attendees that the final determination on this request will be at the Commissioners' meeting March 21.

- a. Zoning Map Amendment (Rezoning) Request #2202-03 Jessie: a request to rezone two parcels of land from Residential Protected (RP) to Residential Agricultural (RA). Tax PIN: 8923-00-96-9888, 649 Massey Road – Williamsburg Township.

Mr. Cochran presented the application request and packet information to the board, and staff recommendation to approve the request. He noted that the housing matrix in the area includes primarily site-built homes at present and manufactured homes to a lesser extent. He pointed out that the area and number of parcels zoned Residential Protected (RP) in the area are small and dates back to the late 1980s, when zoning was first established in the county, and that the subject parcel is essentially surrounded by Residential Agricultural (RA) zoning. This parcel is located in the 0-2 Land Class.

Mr. Scott inquired about the number and nature of any inquiries regarding the case. Mr. Cochran stated that a few had been received, most seeking additional information and one expressing general opposition to the request. Mr. Scott pointed out that two larger appearing site-built homes are evident on the map to the north of this parcel and sharing a driveway. Mr. Cochran noted that no inquiries expressed direct opposition to manufactured housing on the lot.

Mr. Ksieniewicz opened the floor for discussion and board motions/voting. As there was no discussion, Mrs. Hayworth motioned to approve the request as consistent with the land use plan, future land use map and use matrix in the area. Mr. Cardwell seconded. The board voted unanimously to recommend approval of the rezoning request (5-0). Mr. Ksieniewicz reminded the room that the final determination on this request will be at the Commissioners' meeting March 21.

- d. Text Amendment #2022-001 Manufactured Homes in Residential Mixed: an amendment to the County's UDO Table of Permitted Uses to allow for Class AA and Class A Manufactured Homes on single lots in the Residential Mixed (RM) zone.

Mr. Ksieniewicz noted that the zoning text amendment about to be reviewed was evaluated in detail by the UDO advisory subcommittee. Mr. Marziano repeated this information and the difficulties with the current interpretation of the Residential Mixed (RM) district. He stated his belief that the changes to the RM district do not seem to have been completely considered when adopting the new UDO. He reviewed the options discussed among the UDO advisory committee for addressing the issue, including consideration of allowing manufactured homes in the Residential Protected (RP) zoning district, which was decided against. The final recommendation of the committee was to recommend amending the zoning ordinance and land use plan to allow manufactured housing and revise the intent of the Residential Mixed (RM) zoning district in the land use plan to include this use. Mr. Marziano stressed that the committee members all pointed out that there was never an intent to decrease housing options available to citizens.

Mr. Ksieniewicz pointed out the potential impacts if this amendment is not passed – many more possible rezoning requests to change parcel status from RM to RA, which Mr. Marziano echoed.

Mr. Scott asked about the consideration of the Residential Protected (RP) zoning district. Mr. Marziano pointed out that the previous UDO did allow doublewide manufactured homes in RP with a special use permit. That option was removed from the current ordinance. Mr. Ksieniewicz pointed out that RP does currently only allow for site-built or modular homes. Mr. Marziano pointed out that the advisory committee did not recommend any amendments to the current definition of the RP zoning district.

Mr. Ksieniewicz opened the floor for discussion and board motions/voting. As there was no discussion, he motioned to approve the request as consistent with the amending the zoning ordinance and land use plan. Mrs. Hayworth seconded. The board voted unanimously to recommend denial of the rezoning request (5-0). Mr. Ksieniewicz reminded the room that the final determination on this request will be at the Commissioners' meeting March 21.

VI. OTHER BUSINESS

Mr. Ksieniewicz recalled the discussion of updating the bylaws from the previous meeting's new business. He highlighted specific changes and technical corrections, including the change of quorum for majority vote cases from five (5) to four (4). He also noted the current need for alternate board members.

Mr. Ksieniewicz opened the floor for discussion and board motions/voting. As there was no discussion, he motioned to approve the request as consistent with the amending the zoning ordinance and land use plan. Mr. Scott seconded. The board voted unanimously to recommend approval of the amended bylaws (5-0). Mr. Ksieniewicz noted that the amended bylaws will go on the Commissioners' consent agenda March 9, 2022.

VII. ADJOURN

Mr. Cardwell motioned to adjourn and Mr. Fink seconded. The board voted unanimously (5-0) to adjourn at 8:20 pm.

Respectfully Submitted,

Secretary to the Board

Date

Minutes Read and Approved,

Chairperson

Date

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2022-08: ZONING MAP AMENDMENT (REZONING)**



Request: A request for a **Rezoning from Residential Agricultural (RA) to Residential Mixed (RM)**
Applicant: Makson Inc. (Bill Arndt)
Identification: Tax PIN: 7922-01-48-1476
Location: Newnam Road & US 220 –New Bethel Township

1. Acreeage and Location of Parcel:

(+/-) 75 acres immediately north and northeast of the transition of the intersection of US 220/I-73 and Highway 68, a bit less than three (3) miles north of the Guildford County boundary.

2. Utilities: These parcels are intended to be served by public water and sewer, allowing for a maximum average density of 6 dwelling units per acre according to the Rockingham County Unified Development Ordinance (UDO) in the Residential Mixed (RM) zoning district.

3. Zoning Classification of Uses of Surrounding Parcels:

Parcels that directly abut the subject parcels are zoned Residential Agricultural (RA), Highway Commercial (HC) (across US 220), Residential Protected (RP) and Light Industrial (LI) across Newnam Road. Nearby zoning districts also include Residential Mixed (RM). Accordingly, land uses in the area vary. Primary uses include mixed residential, commercial, light industrial and agricultural activities.

4. Topographical & Environmental Characteristics:

A small stream leads to a large pond in the central region of the property. This stream and pond will be subject to bilateral 30-foot protected riparian buffers. No area of these parcels is located within a designated floodplain.

5. Land Use Plan:

- a. This parcel is located in the G-3 land class of the *Rockingham County Land Use Plan*.
- b. The G-3 “Mixed-Use Centers and Corridors” land class includes in its recommendations mixed residential development where water and sewer are available, among commercial and mixed-use districts along the US Highway 220 growth corridor. pp. 54-55
- c. Greenway trail systems are recommended in this land class to provide links between neighborhoods and mixed use areas. p. 55
- d. Infrastructure Goal 2 prioritizes “Expansion of water and sewer infrastructure along the Highway 220 Corridor and other targeted growth areas to promote new development in accordance with the Future Land Use Map.” p. 94

6. Previous Zoning History:

1988: The property was zoned Residential Agricultural (RA).

7. Staff Notes and Analysis:

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

- a. ***The size of the tract in question:*** The size of this parcel, (+/-) 75 acres makes it well-suited for low to medium residential development in the Residential Mixed (RM) zoning district.
- b. ***The compatibility of the zoning action with the comprehensive plan.*** The proposed rezoning is broadly supported by *The Rockingham County Land Use Plan* and future land use map for the G-3 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 permitted uses in the Residential Mixed (RM) zoning district, primarily medium density single-family detached housing. Given current residential uses in the area, there will be no anticipated negative impacts to surrounding properties. Special consideration

should be given to travel connectivity and infrastructure, as addressed in the *Rockingham County Unified Development Ordinance* (UDO).

- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts.*** The uses allowed in the proposed Residential Mixed (RM) zoning district will not conflict with current uses in the area, which include residential, commercial, industrial and limited agricultural uses.

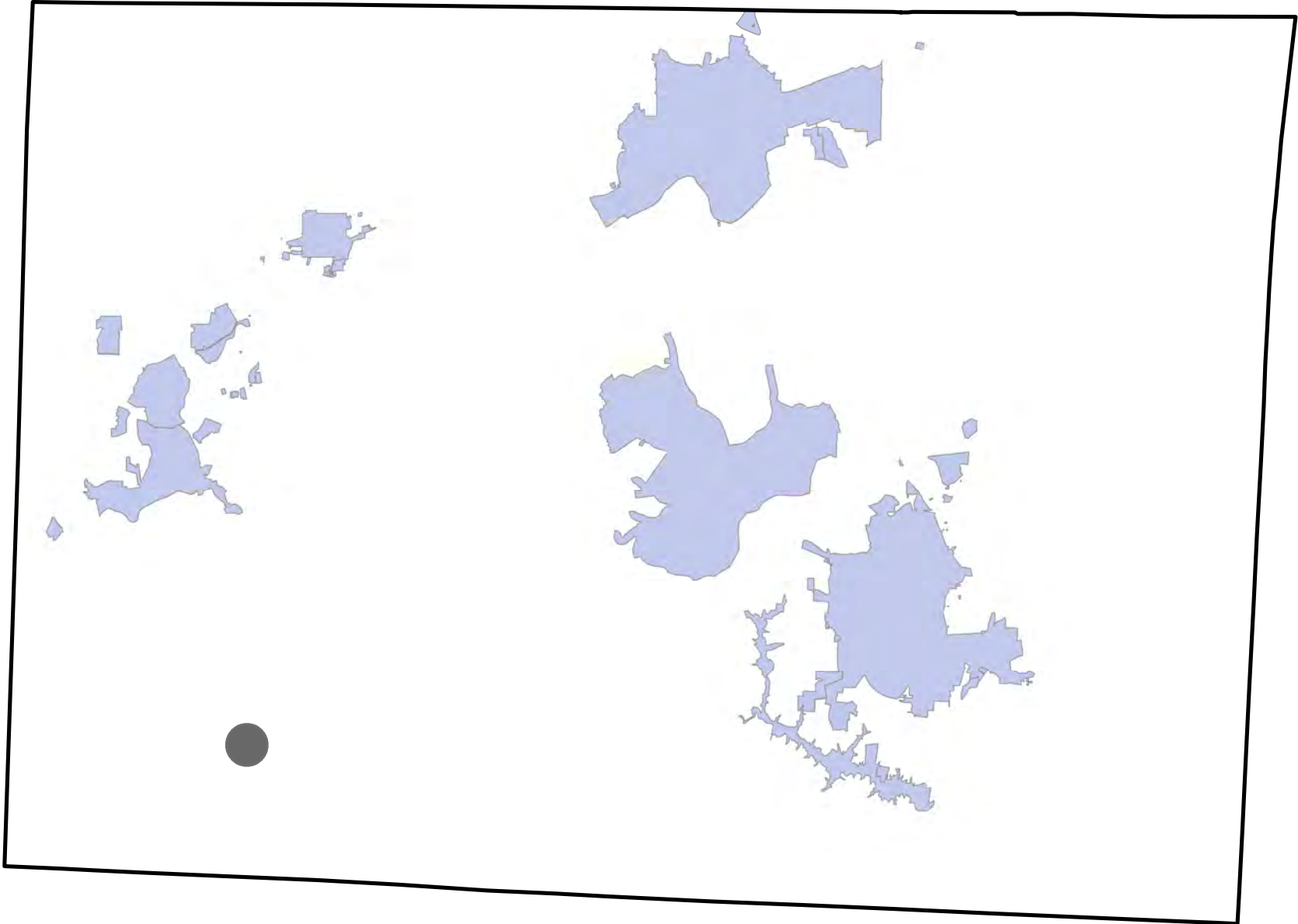
8. Staff Recommendations:

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-3 land class of the *Comprehensive Rockingham County Land Use Plan* and future land use map.

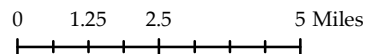
Based on analysis, staff considers this request reasonable and consistent with the Comprehensive Land Use Plan and Unified Development Ordinance. Thus, staff recommends approval of Case #2022-08, a request for a Rezoning from Residential Agricultural (RA) to Residential Mixed (RM).



CASE 2022-08 MAKSON REZONING RA to RM VICINITY MAP
PLANNING BOARD MAY 9, 2022 - BOARD OF COMMISSIONERS JUNE 20, 2022

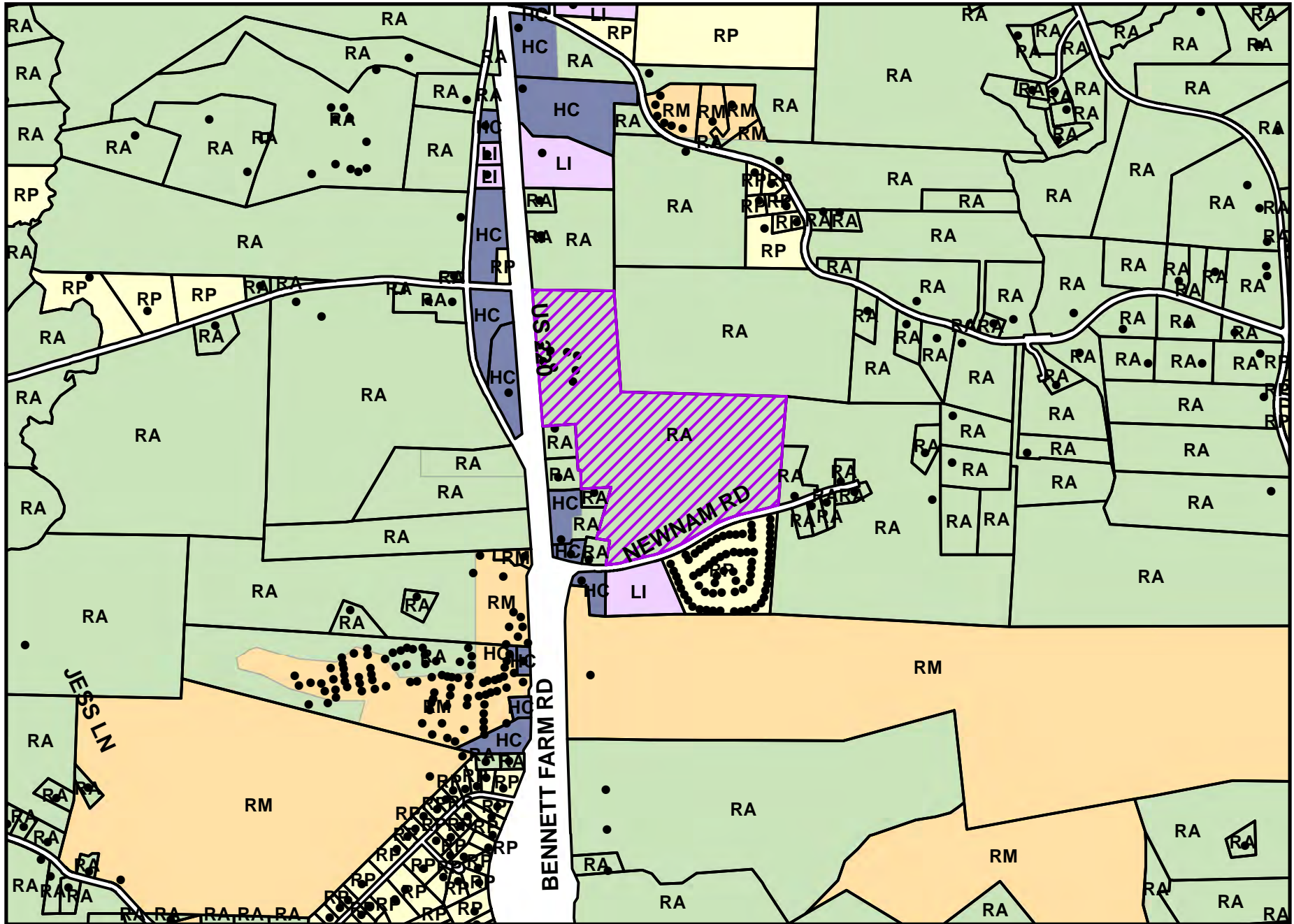


ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY

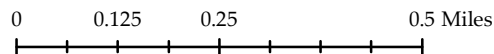




CASE 2022-08 MAKSON REZONING RA to RM ZONING MAP
PLANNING BOARD MAY 9, 2022 - BOARD OF COMMISSIONERS JUNE 20, 2022



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY

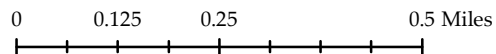




CASE 2022-08 MAKSON REZONING RA to RM ENVIRONMENTAL MAP
PLANNING BOARD MAY 9, 2022 - BOARD OF COMMISSIONERS JUNE 20, 2022

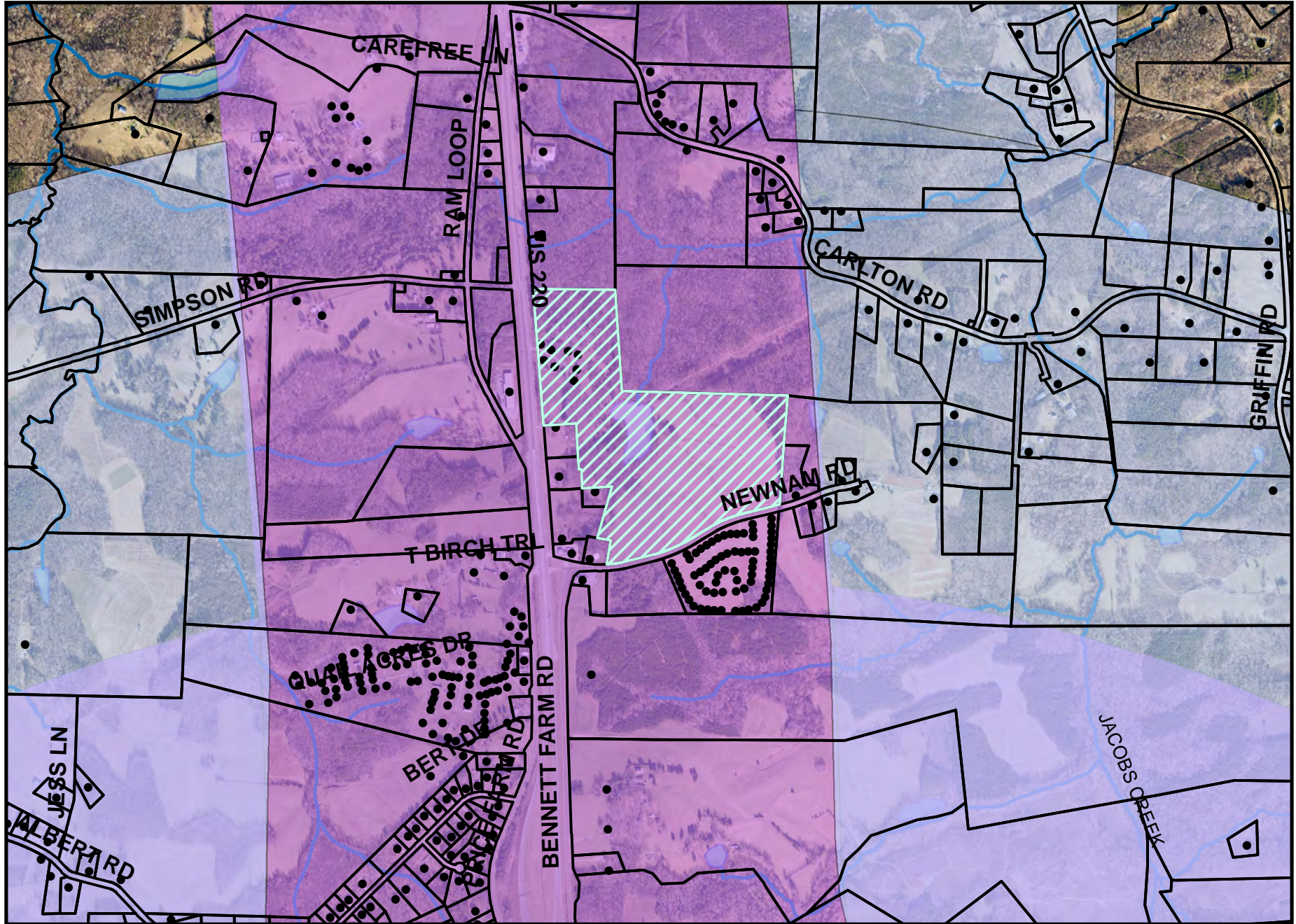


ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY

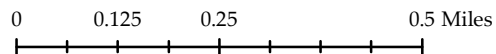




CASE 2022-08 MAKSON REZONING RA to RM FUTURE LAND USE MAP (G-3)
PLANNING BOARD MAY 9, 2022 - BOARD OF COMMISSIONERS JUNE 20, 2022



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY





**ROCKINGHAM COUNTY
PLANNING BOARD
CONSISTENCY AND REASONABLENESS DETERMINATION**

The Rockingham County Planning Board has reviewed **Case 2022-08**, rezoning to **Residential Mixed (RM)** and as required by NCGS § 160D makes the following findings:

1. The proposed 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-3 Land Class**.
 - A. The permitted uses in the **Residential Mixed (RM)** 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 polices of the *Rockingham County Comprehensive Land Use Plan G-3 Land Class* and future land use map.

2. The proposed action is found to be reasonable because:
 - A. The size of the parcel is appropriate for the **Residential Mixed (RM)** 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 subject property abuts others that are currently zoned **Residential Agricultural (RA), Highway Commercial (HC) and Light Industrial (LI)**. Nearby parcels are zoned for a mix of residential, agricultural, commercial and industrial uses. The **Residential Mixed (RM)** rezoning is not discordant with the zoning characteristics of the area.



**ROCKINGHAM COUNTY
PLANNING BOARD
DRAFT MOTION TO APPROVE/DENY**

APPROVE

“I make the motion to **RECOMMEND APPROVAL** of this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

DENY

“I make the motion to **RECOMMEND DENIAL** of this rezoning request to rezone the specified parcel(s) on the rezoning application to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the Planning Board agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2022-11: ZONING MAP AMENDMENT (REZONING)**



Request: A request for a **Rezoning from Residential Protected (RP) to Residential Agricultural (RA)**.
Applicant: Ricky Roberts
Identification: The property is denoted by Tax PIN: 7902-00-43-3354
Location: 4035 Ellisboro Rd – Huntsville Township

1. Acres and Location of Parcel:

(+/-) 1.11 acres (according to Tax Department records) located on Ellisboro Rd and Cazzie Dr (private road), near the intersection with Hilton Rd, just under two (2) miles east of the Stokes County border.

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) and Residential Agricultural (RA). Nearby zoning districts also include Residential Mixed (RM) and Highway Commercial (HC). The large majority of parcels in the vicinity are zoned Residential Agricultural. The area is characterized by mixed residential and agricultural uses.

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 Land Class “provides primarily for low density single family residential” uses, p 46.
- 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, p 88.

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*** (+/-) 1.11 acres. As an existing lot of record, it may be developed with any permitted uses in the approved zoning district, including low-density housing and accessory uses.
- 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 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. Surrounding parcels feature mixed residential and agricultural uses.

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 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 #2022-11, a request for a Rezoning from Residential Protected (RP) to Residential Agricultural (RA).



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Department of Community Development

Case 2022 - 011
PR: ~~June 13~~
BOC: ~~June 20~~
→ June 13
→ July 11

APPLICATION FOR ZONING MAP AMENDMENT

Date of Application/Fee: 4/11/2022
 Property Address: 4035 Ellisboro Rd
 Parcel No / Tax Pins(s): 7902 00 43 3354
 Current District including overlays: DP
Proposed District (including overlays): RA
 Acreage requested for rezoning: 1.11 Ac

Owner(s): Rodney L. Roberts
 Mailing Address: 4031 Ellisboro Rd, Stokesdale 27357
 Telephone: (336) 601-7291 email: _____

Applicant(s): _____
 Mailing Address: _____
 Telephone: _____ email: _____

Rodney L. Roberts _____
 Applicant/Owner Signature Applicant/Owner Signature
[Signature] _____
 Staff Signature

Notarial Certification N/A

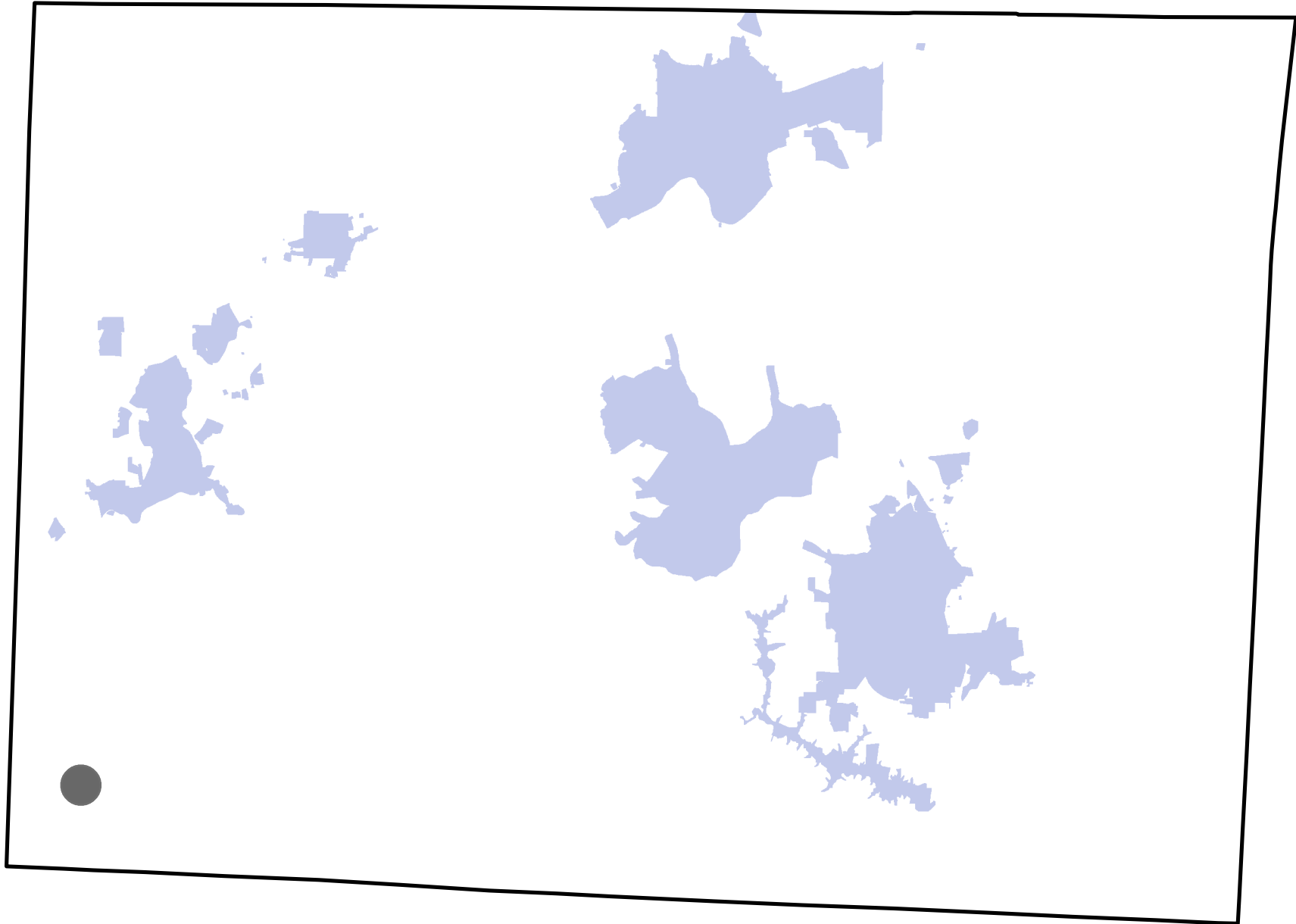
_____ County, North Carolina

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: _____ (Seal)



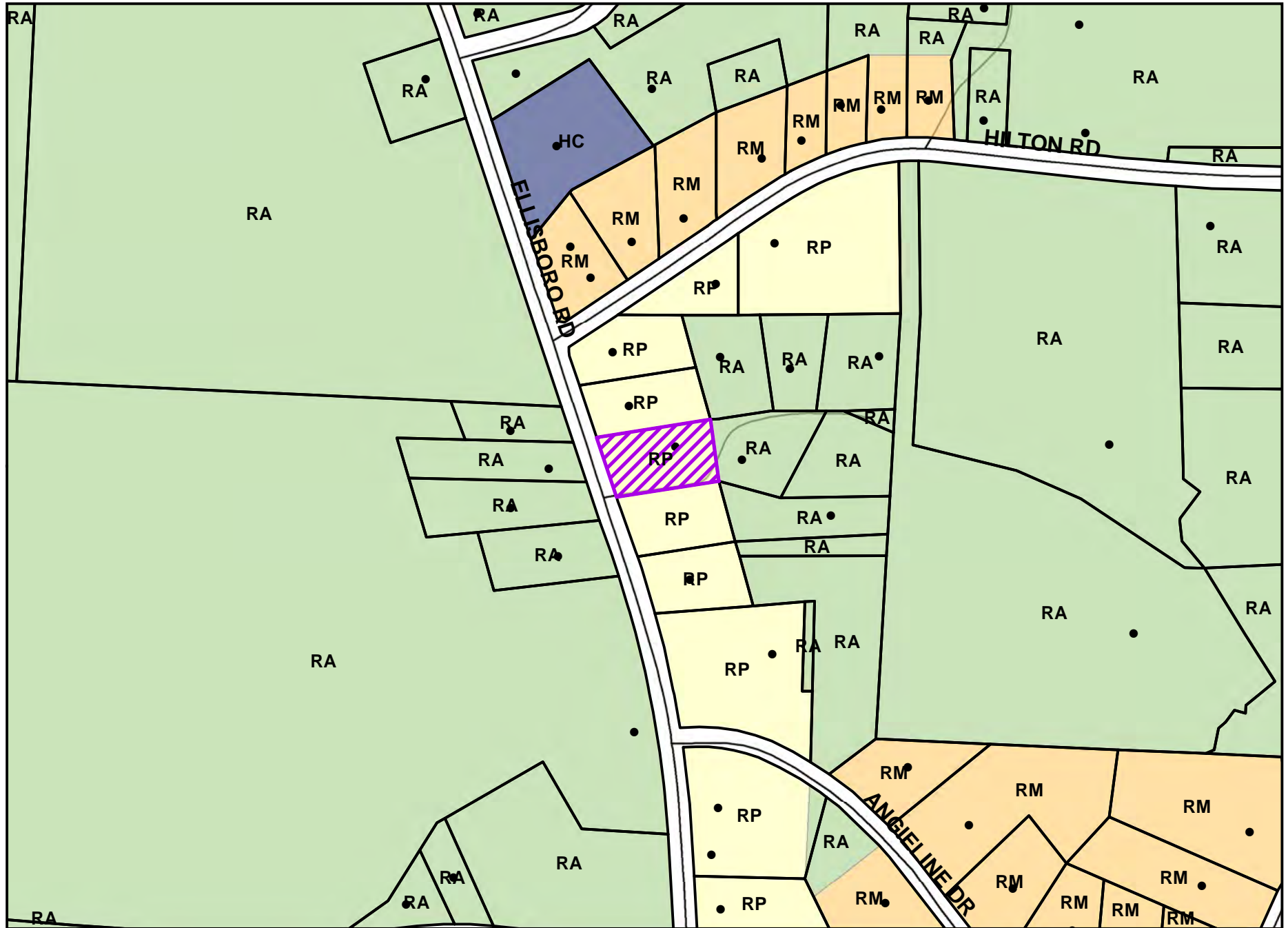
CASE 2022-11 ROBERTS REZ (RP to RA) VICINITY MAP
PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022



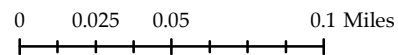


CASE 2022-11 ROBERTS REZONING (RP TO RA)

PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022

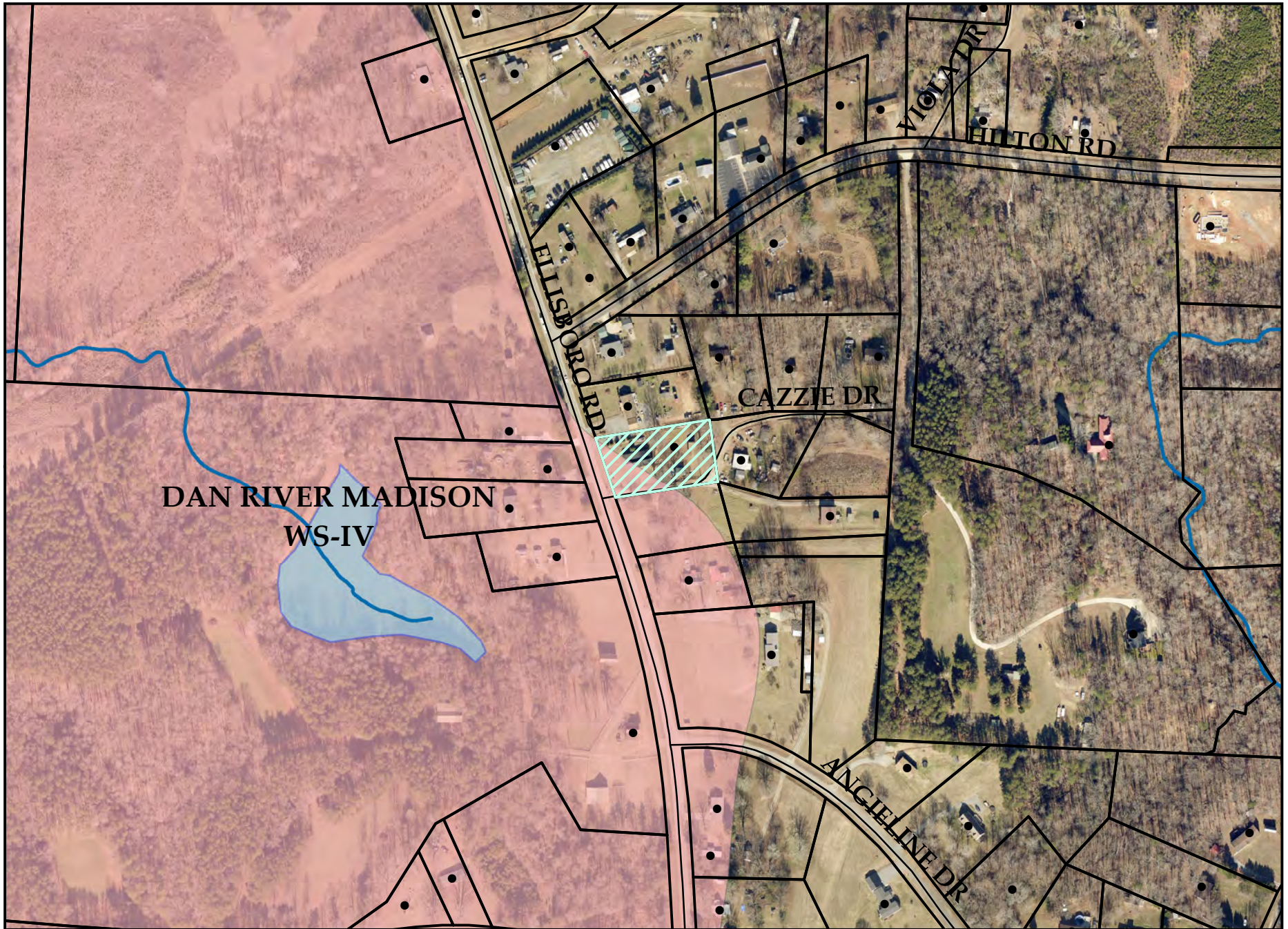


ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY

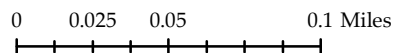




CASE 2022-11 ROBERTS REZONING (RP TO RA) ENVIRONMENTAL MAP
PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022



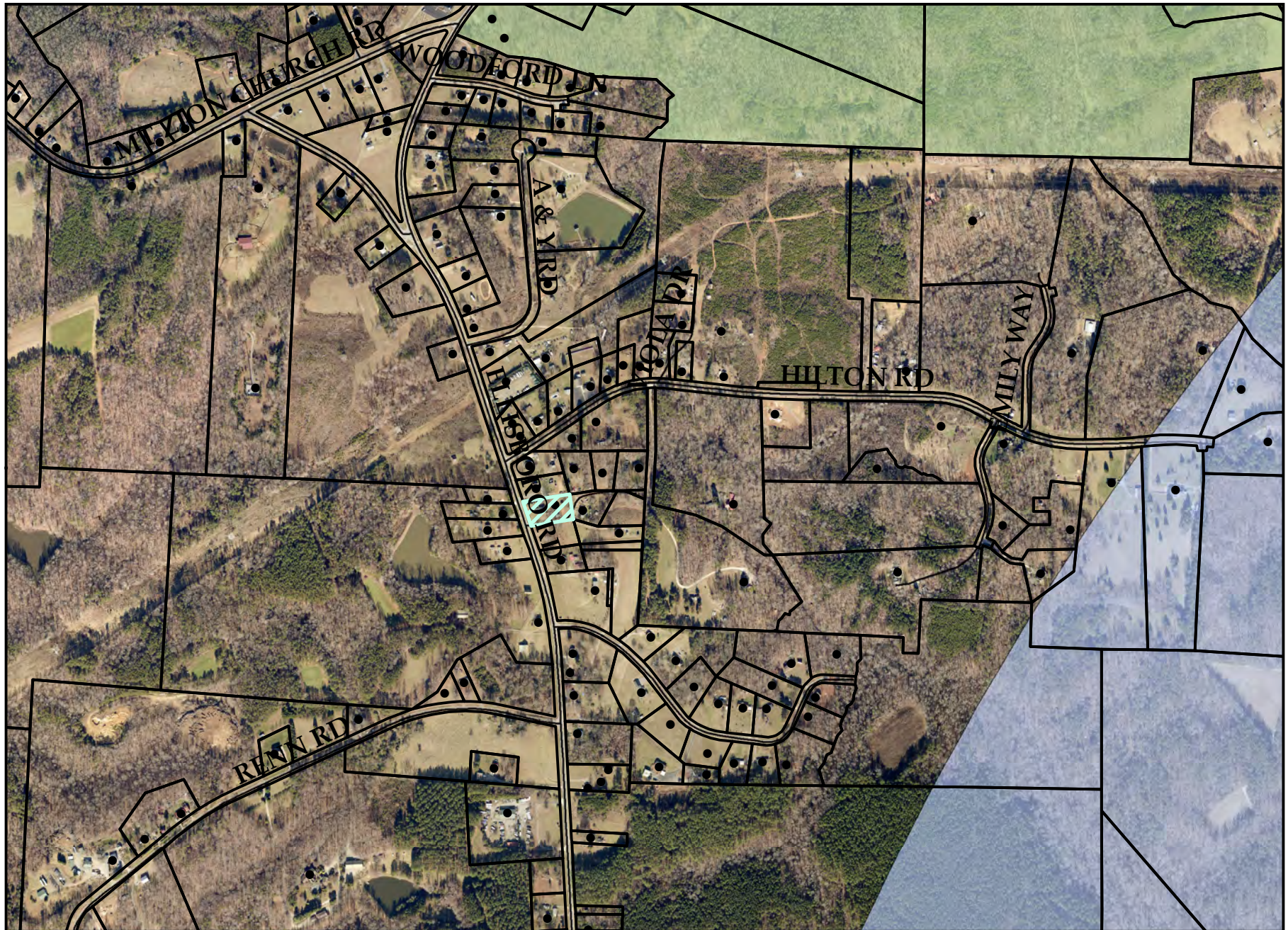
ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY



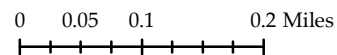
CASE 2022-11 ROBERTS REZ (RP to RA) FUTURE LAND USE MAP (0-2, NEAR G-1, G-2)



PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY





**ROCKINGHAM COUNTY
COMMUNITY DEVELOPMENT
CONSISTENCY AND REASONABLENESS DETERMINATION**

The Rockingham County Planning Board has reviewed **Case 2022-11**, rezoning to **Residential Agricultural (RA)** and as required by NCGS § 160D makes the following findings:

1. The proposed 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 Land Class**.
 - A. The permitted uses in the **Residential Agricultural (RA)** 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 polices of the *Rockingham County Comprehensive Land Use Plan O-2 Land Class* and future land use map.
 - C. *The Rockingham County Land Use Plan* suggests that these areas should generally be zoned Residential Agricultural (RA) and housing variety is targeted as a major goal of the land use plan.

2. The proposed action is found 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 and agricultural uses.



**ROCKINGHAM COUNTY
PLANNING BOARD
DRAFT MOTION TO APPROVE/DENY**

APPROVE

“I make the motion to **RECOMMEND APPROVAL** of this rezoning request to rezone the specified parcel on the rezoning application to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

DENY

“I make the motion to **RECOMMEND DENIAL** of this rezoning request to rezone the specified parcel on the rezoning application to the requested zoning district counter to the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2022-12: ZONING MAP AMENDMENT (REZONING)**



Request: A request for a **Rezoning from Residential Agricultural (RA) to Rural Commercial (RC)**
Applicant: Guadalupe Chavez-Cruz
Identification: The property is denoted by 7939-09-27-3445
Location: 5177 US 220 Business – Mayo Township

1. Acreage and Location of Parcel:

(+/-) 0.84 acres (by GIS measurement) located on US 220 Business near the intersection of Price Grange Rd, approximately 900 feet north-northwest of the Stoneville ETJ. Of note, there are four (4) existing manufactured homes occupying this parcel, in addition to the proposed commercial structure. These are allowed nonconformances until such time as the homes may reach the end of their usable periods and must be removed from the property.

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

3. Zoning Classification of Uses of Surrounding Parcels:

This parcel abuts others that are currently zoned Residential Agricultural (RA) and Light Industrial (LI). Nearby zoning districts also include Residential Protected (RP), Highway Commercial (HC) and Highway Business (HB) located in the Stoneville ETJ. The majority of parcels in the vicinity are zoned Residential Agricultural (RA). Uses in the area include low-intensity industrial, residential, limited commercial, and agricultural activities.

4. Land Use Plan:

- a. This parcel is located in the 0-2 Rural Land Class according to the *Rockingham County Comprehensive Land Use Plan*, characterized by low-density residential development, open lands and limited commercial uses focused on redevelopment of commercial spaces. (p.47)
- b. This parcel is located approximately 0.3 miles due east of the eastern border of the US Highway 220 targeted growth corridor.
- c. Land Use Policy 0-2.4 encourages reuse of existing commercial structures that have been underused or vacant.

5. Unified Development Ordinance:

- a. The Rural Commercial (RC) district provides areas for small offices, services and retail uses, all designed [to] scale with surrounding residential and agricultural uses. The district regulations are designed to protect and encourage the transitional character of the district by permitting uses and building forms that are compatible with [more] rural areas of the county. *Article IV, Sec. 41.01(d), p. 85*

5. Previous Zoning History:

1988: This parcel was zoned Residential Agricultural (RA).

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*** (+/-) 0.84 acres is appropriate for the uses envisioned in the Rural Commercial district. As an existing lot of record, it may be developed with any permitted uses in the Rural Commercial (RC) zoning district if approved.
- b. ***The compatibility of the zoning action with the comprehensive plan.*** This zoning request is supported by *The Rockingham County Land Use Plan*, specifically the reuse/readaptation of an existing commercial structure.
- 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 Rural Commercial district. By its nature, this zoning district limits commercial uses to those of limited impact and those that are designed to harmonize with the character of rural areas.

- d. *The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts.* Current uses are predominantly rural and residential in nature, but include low-impact industrial activities and commercial activities within a one-half mile radius. The uses allowed in the Rural Commercial district will pose limited to no impacts to adjacent and surrounding parcels.

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 0-2 Rural Land Class of the *Rockingham County Comprehensive Land Use Plan* and future land use map.

Based on analysis, Staff recommends approval of Case #2022-12, a request for a Rezoning from Residential Agricultural (RA) to Rural Commercial (RC).



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Department of Community Development

Case # RE2 2022-12
 Planning Board
 June 13, 2022
 July 11, 2022

APPLICATION FOR ZONING MAP AMENDMENT

Date of Application/Fee: 4/19/2022
 Property Address: 5177 US 220 Bus, Stoneville
 Parcel No / Tax Pins(s): 7939 09 27 3445
 Current District including overlays: (RA) Residential Agricultural
Proposed District (including overlays): (RC) Rural Commercial
 Acreage requested for rezoning: (+/-) 0.8 Ac

Owner(s): Guadalupe Chavez Cruz
 Mailing Address: 111 Granat Rd, Stoneville
 Telephone: 336 419 7535 → Anay email: _____
336 260 5619 → Dora

Applicant(s): Same
 Mailing Address: _____
 Telephone: _____ email: _____

Guadalupe Chavez _____
 Applicant/Owner Signature Applicant/Owner Signature
Angela Cochran _____
 Staff Signature

Notarial Certification N/A

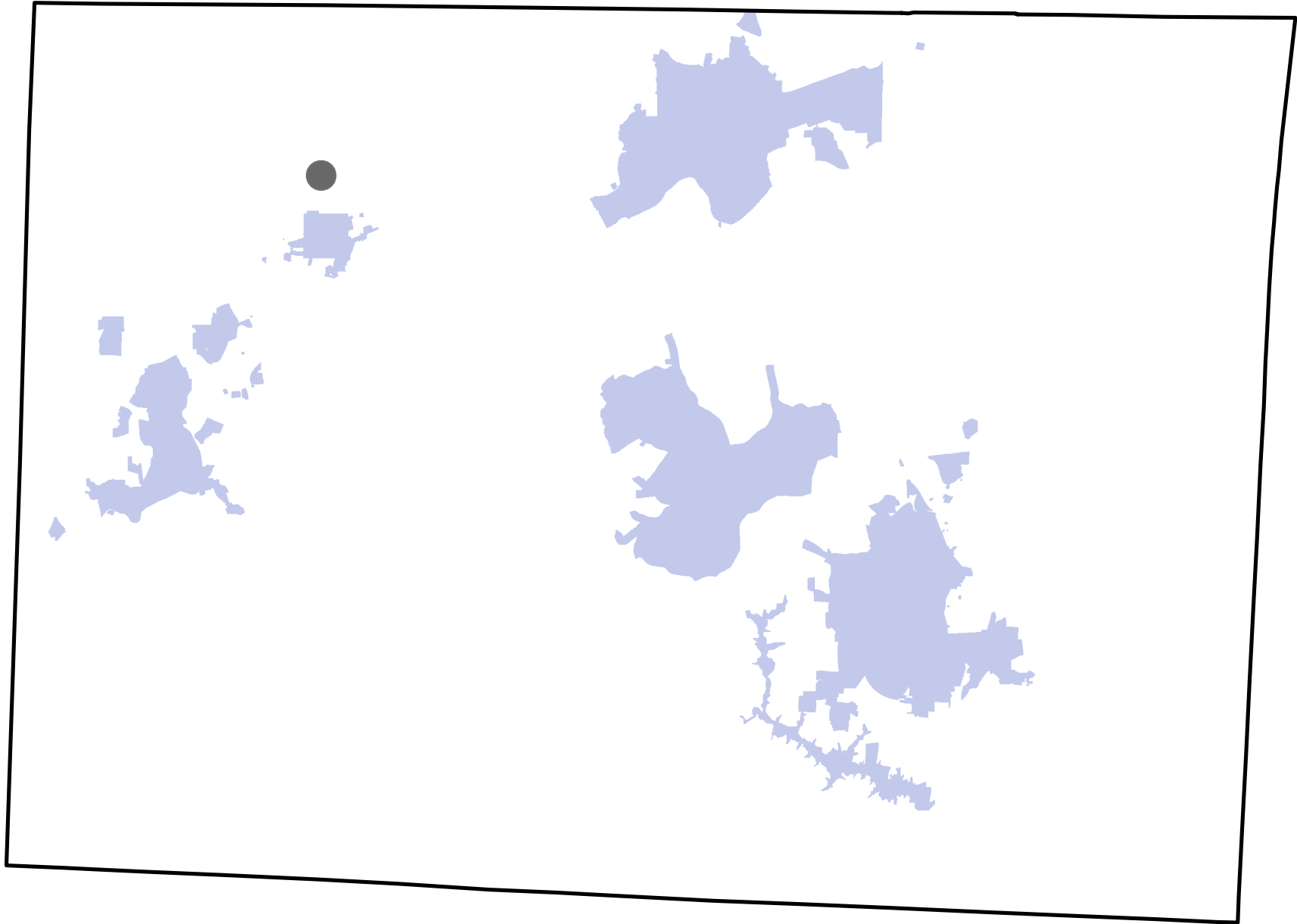
_____ County, North Carolina

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: _____ (Seal)

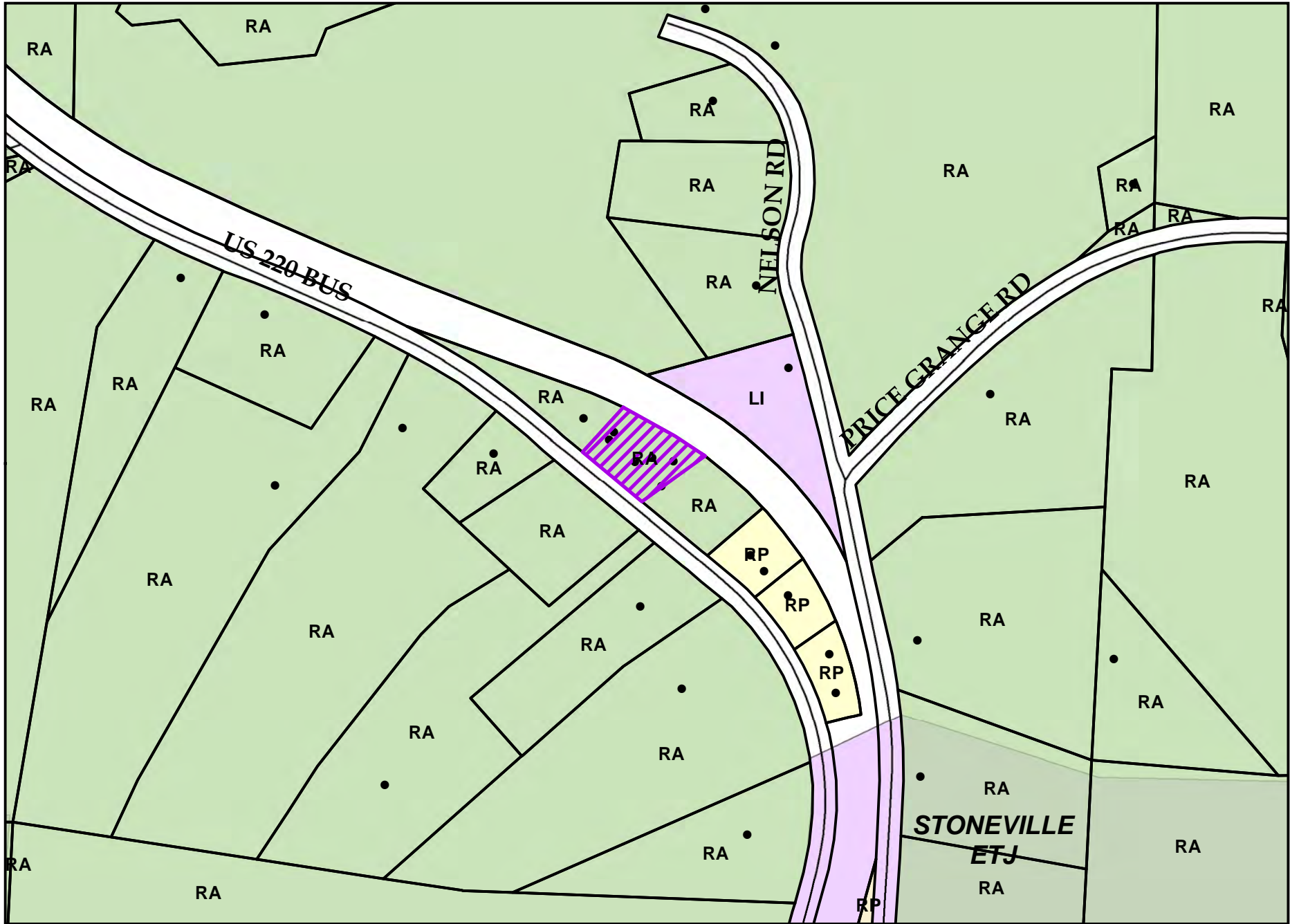


CASE 2022-12 CHAVES REZ (RA to RC) VICINITY MAP
PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022

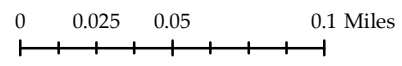




CASE 2022-12 CHAVES REZ (RA to RC) ZONING MAP
PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022

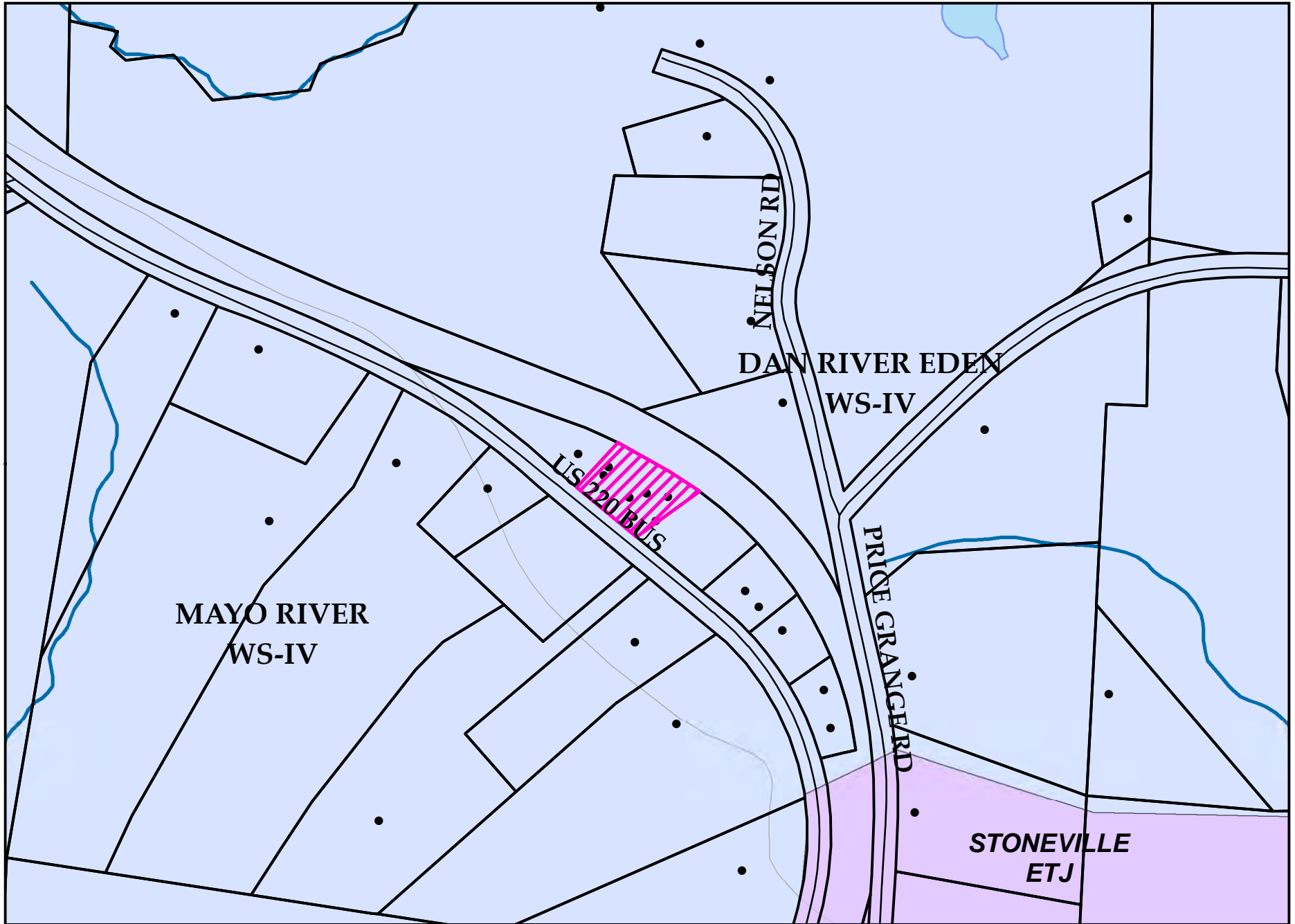


ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY

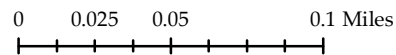




CASE 2022-12 CHAVES REZ (RA to RC) ENVIRONMENTAL MAP
PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY



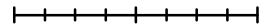


CASE 2022-12 CHAVES REZ (RA to RC) FUTURE LAND USE MAP (0-2, NEAR G-3)
PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY

0 0.025 0.05 0.1 Miles





**ROCKINGHAM COUNTY
COMMUNITY DEVELOPMENT
CONSISTENCY AND REASONABLENESS DETERMINATION**

The Rockingham County Planning Board has reviewed **Case 2022-12**, rezoning to **Rural Commercial (RC)** and as required by NCGS § 160D makes the following findings:

1. The proposed 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 Land Class**.
 - A. This parcel is located in the 0-2 Rural Land Class according to the *Rockingham County Comprehensive Land Use Plan*, characterized by low-density residential development, open lands and limited commercial uses focused on redevelopment of commercial spaces.
 - B. This parcel is located approximately 0.3 miles due east of the eastern border of the US Highway 220 targeted growth corridor.
 - C. Land Use Policy 0-2.4 encourages reuse of existing commercial structures that have been underused or vacant.

2. The proposed action is found to be reasonable because:
 - A. The size of the parcel is appropriate for the **Rural Commercial (RC)** District;
 - B. The proposed uses allowed in the district are appropriate for the land, considering its effect upon the landowners, neighbors and community as it will only continue a previous use;
 - C. This zoning request is supported by *The Rockingham County Land Use Plan*, specifically the reuse/readaptation of an existing commercial structure; and
 - D. By its nature, this zoning district limits commercial uses to those of limited impact and those that are designed to harmonize with the character of rural areas.



**ROCKINGHAM COUNTY
PLANNING BOARD
DRAFT MOTION TO APPROVE/DENY**

APPROVE

“I make the motion to **RECOMMEND APPROVAL** of this rezoning request to rezone the specified parcel on the rezoning application to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

DENY

“I make the motion to **RECOMMEND DENIAL** of this rezoning request to rezone the specified parcel on the rezoning application to the requested zoning district counter to the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2022-13: ZONING MAP AMENDMENT (REZONING)**



Request: A request for a **Rezoning from Residential Agricultural (RA) to Light Industrial (LI).**

Applicant: Joseph D. Page for Transcontinental Gas Pipeline Corporation, c/o Williams Gas Pipeline

Identification: The property denoted by Tax PIN 7954-00-83-0706

Location: 4300 NC 65 – New Bethel Township

1. Acreage and Location of Parcel:

(+/-) 0.376 acres along NC 65 and surrounded by a much larger parcel owned by the applicant. This area is located on the eastern side of NC Highway 65 between Purcell Road and Sharmill Drive, a little over two linear miles from the southwestern town border of Wentworth.

2. Utilities: This area is served through private wells and septic systems.

3. Zoning Classification of Uses of Surrounding Parcels:

This parcel is bordered on three sides by the Light Industrial (LI) zoned parcel owned by the applicant. Otherwise, zoning in this area is overwhelmingly Residential Agricultural (RA) except for one Residential Protected (RP) zoned parcel located about 600 feet north of the intersection of NC 65 and Purcell. The area is characterized by industrial, residential and agricultural uses.

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 rural residential and agricultural development and primarily reserved for low density single family residential uses. (p. 46)
- b. The O-2 Rural Land Class does provide that commercial land uses might be appropriate where former commercial, but vacant, buildings exist (O-2 Policy 4, p. 47). Appropriate expansion of existing commercial and industrial uses in the O-2 Land Class would also be supported.
- c. Economic Development goals within the Land Use Plan focus on expanding industrial opportunities as well as continuing to promote and develop existing industrial sites. (Sec 4.2).

5. Previous Zoning History:

1988: These properties were zoned Residential Agricultural (RA).

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*** (+/-) 0.376 acres. As an existing lot of record in and of itself, it may not be suitable for light industrial uses. However, in combination with the surrounding property in same ownership of +/- 44.25 acres, it is suitable to continue the existing use of land. The size of these parcels together is comparable to other industrially zoned properties across the county.
- b. ***The compatibility of the zoning action with the comprehensive plan.*** This zoning request is not directly supported by *The Rockingham County Land Use Plan* and future land use map in the O-2 Rural Land Class. The surrounding parcel is adjacent to land classified as G-1 Low Density Growth. Neither of these land classes support industrial uses. However, the economic development goals under Section 4.2 support promoting and developing industrial sites, including existing sites, especially the long-standing use of this parcel for industrial purposes.
- 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 Light Industrial (LI) district, which would have similar impacts matching those of the established use of the existing surrounding parcel.
- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts.*** All uses in the Light Industrial (LI) district are currently

permitted on the surrounding larger parcel. While the area is generally characterized by low-density residential and agricultural uses, the previously established and current uses of the primary parcel are established the impact to the area. There should be no increase in impacts from this rezoning.

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 not broadly supported by the character and goals of the O-2 Land Use Class. However, the rezoning is supported by the long-term industrial zoning and land uses on the adjacent parcel and the economic development goals described in Section 4.2 of the Land Use Plan.

Based on analysis, Staff recommends approval of Case #2022-13, a request for a Rezoning from Residential Agricultural (RA) to Light Industrial (LI).



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Community Development Department

Case 2022-13
 PB 6/13/22 6:30
 BOC 7/12/22 6:30

APPLICATION FOR ZONING MAP AMENDMENT

Date of Application/Fee: 4/28/2022
 Property Address: 4300 NC Highway 65
 Parcel No / Tax Pins(s): 7954-00-83-0706
 Current District including overlays: Residential Agricultural (RA)
Proposed District (including overlays): Light Industrial (LI)
 Acreage requested for rezoning: (+/-) 0.376

Owners: Transcontinental Gas Pipeline Corporation, c/o Williams Gas Pipeline

Mailing Address: 345 Greenbriar Drive, Charlottesville VA 22901-1618

Telephone: 434-964-2124 email: Jim.Hutchins@williams.com

Applicant: Joseph D Page

Mailing Address: 4300 NC 65 Reidsville, NC 27320

Telephone: 336-361-3003 email: joseph.page@williams.com

Joseph D Page
 Signature of Applicant

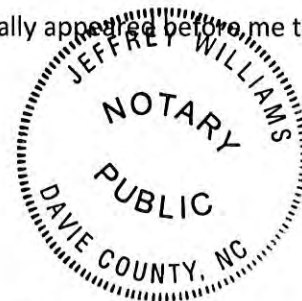
[Signature]
 Staff Signature

Notarial Certification

Rockingham County, North Carolina

I certify that Joseph D Page personally appeared before me this the 28 day of April, 2022 and acknowledged the due execution of the foregoing instrument.

Notary Signature: [Signature]
 Notary Printed Name Jeffrey Williams
 My Commission Expires: 5-28-2023



(Seal)



ROCKINGHAM COUNTY

GOVERNMENTAL CENTER

Community Development Department

APPLICATION FOR ZONING MAP AMENDMENT

Owner Signature

(complete one for each owner)

I, Joseph D Page, owner (trustee, executor, etc.) of the property denoted by Rockingham County Tax PIN #7954-00-84-6376, request that the property be granted rezoning from Residential Agricultural (RA) to Light Industrial (LI). I feel this will serve my best interests.

Joseph D Page
Signature

4-28-22
Date

4300 NC 65

Mailing Address
Reidsville, NC 27320

City, State, Zip
336-361-3003

Phone Number

[Signature]
Staff Signature

Notarial Certification

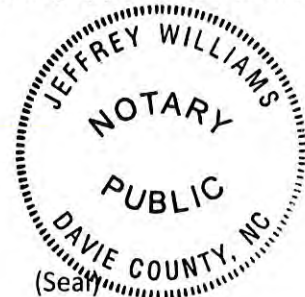
Rockingham County, North Carolina

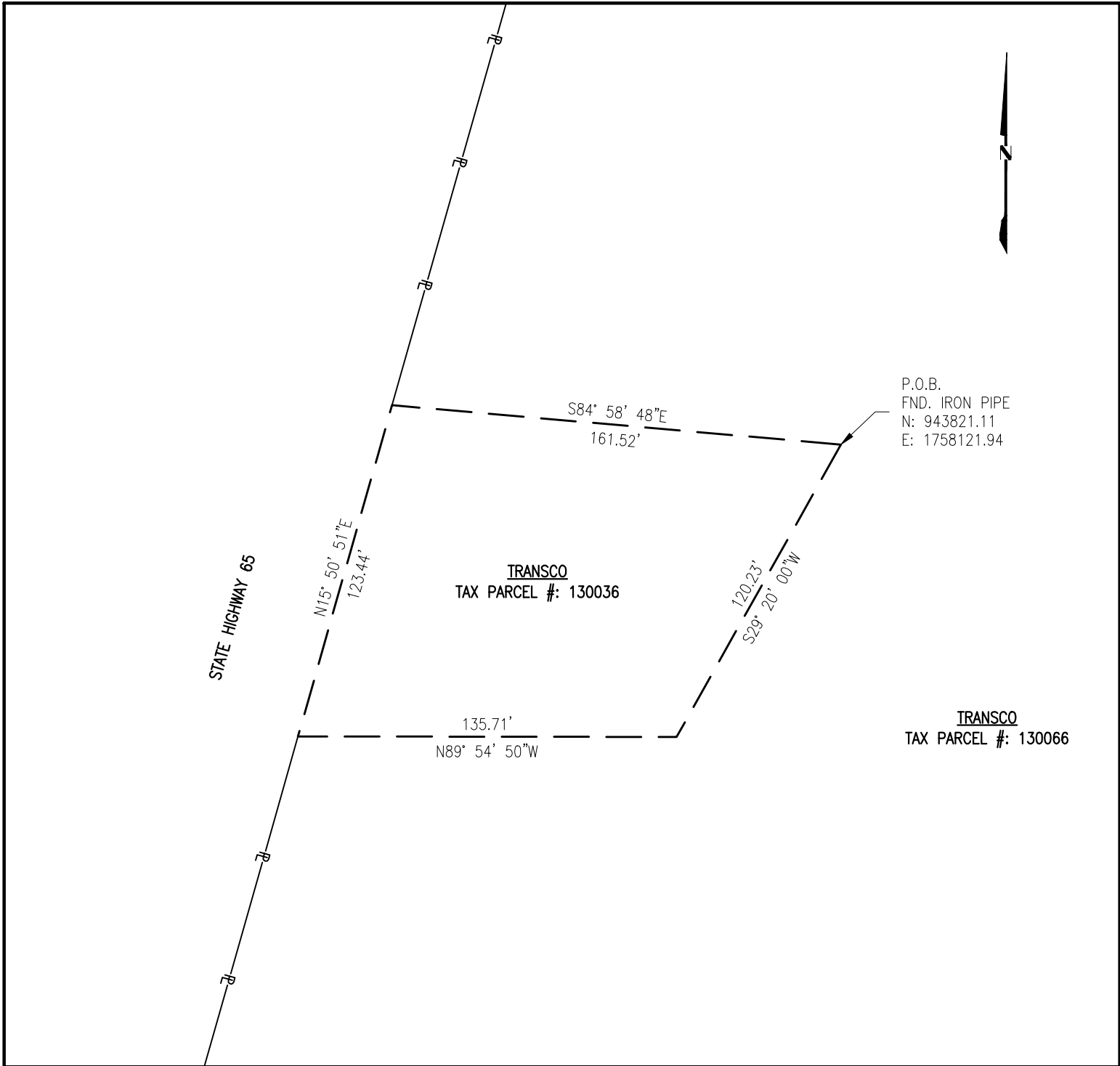
I certify that Joseph D Page personally appeared before me this the 28 day of April, 2022 and acknowledged the due execution of the foregoing instrument.

Notary Signature: [Signature]

Notary Printed Name JEFFREY WILLIAMS

My Commission Expires: 5-28-2023






P.O.B.
 FND. IRON PIPE
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 E: 1758121.94

TRANSCO
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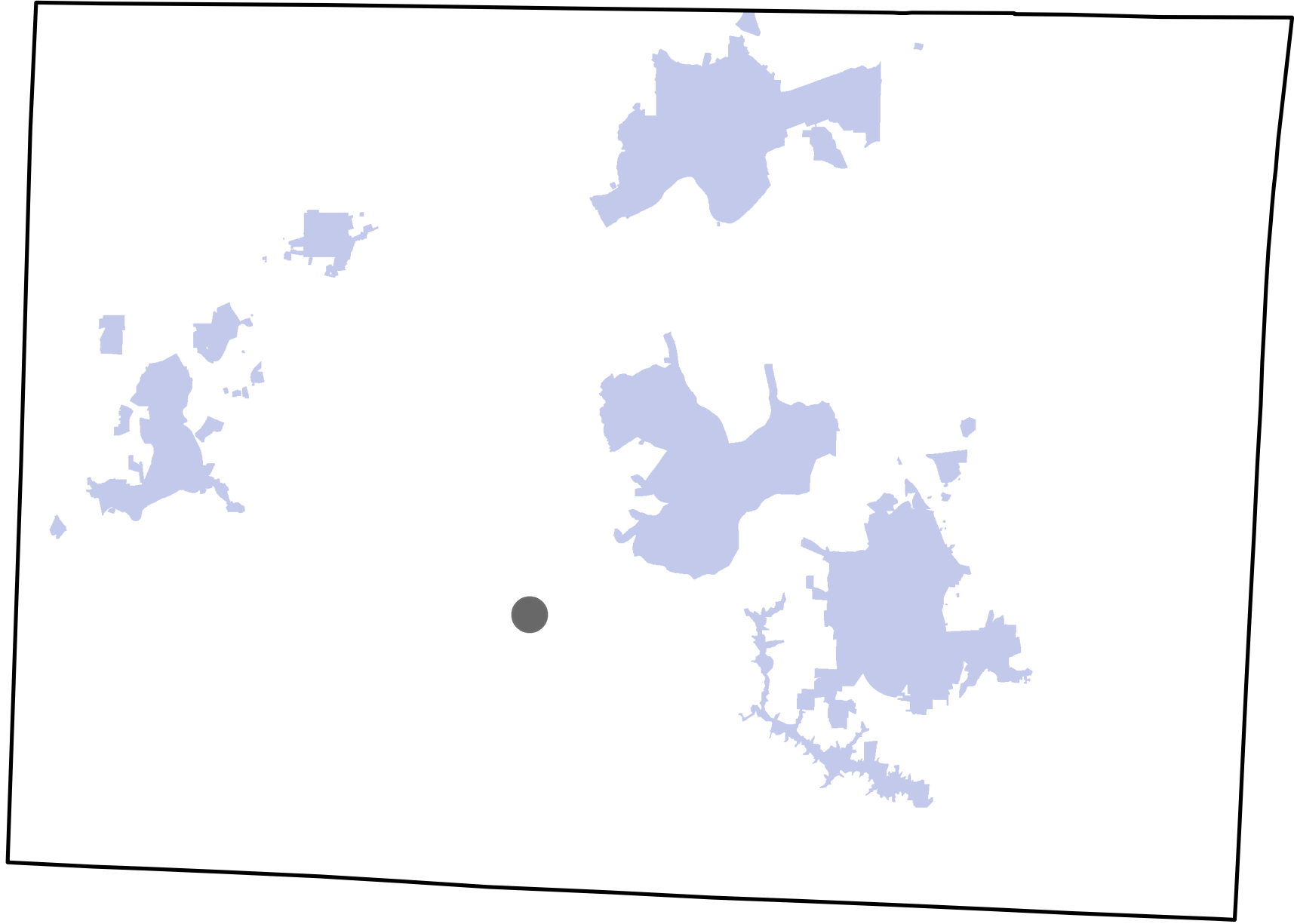
TRANSCO
 TAX PARCEL #: 130066

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- LENGTH OF BOUNDARY LINE 540.90'
 AREA OF BOUNDARY LINE 0.39 ACRES
- TAX NO. 130036

DRAWING NO.		REFERENCE TITLE			TRANSCONTINENTAL GAS PIPE LINE COMPANY, LLC. NORTH CAROLINA MAINLINE A BOUNDARY REZONE PLAT 2022 NC MAIN-A 1369 MISC STA160 REZONE MP. 1369.00 ROCKINGHAM, NORTH CAROLINA						
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY:	CM	DATE: 04/04/2022	ISSUED FOR BID:	SCALE: 1" = 50'
A	04/04/2022	CM	ISSUED FOR REVIEW	1245658	RDH	SM	CHECKED BY:	RDH	DATE: 04/04/2022	ISSUED FOR CONSTRUCTION:	REVISION: A
							APPROVED BY:	SM	DATE: 04/04/2022	DRAWING NUMBER: 2022 NC MAIN-A 1369 MISC STA160 REZONE	SHEET 01
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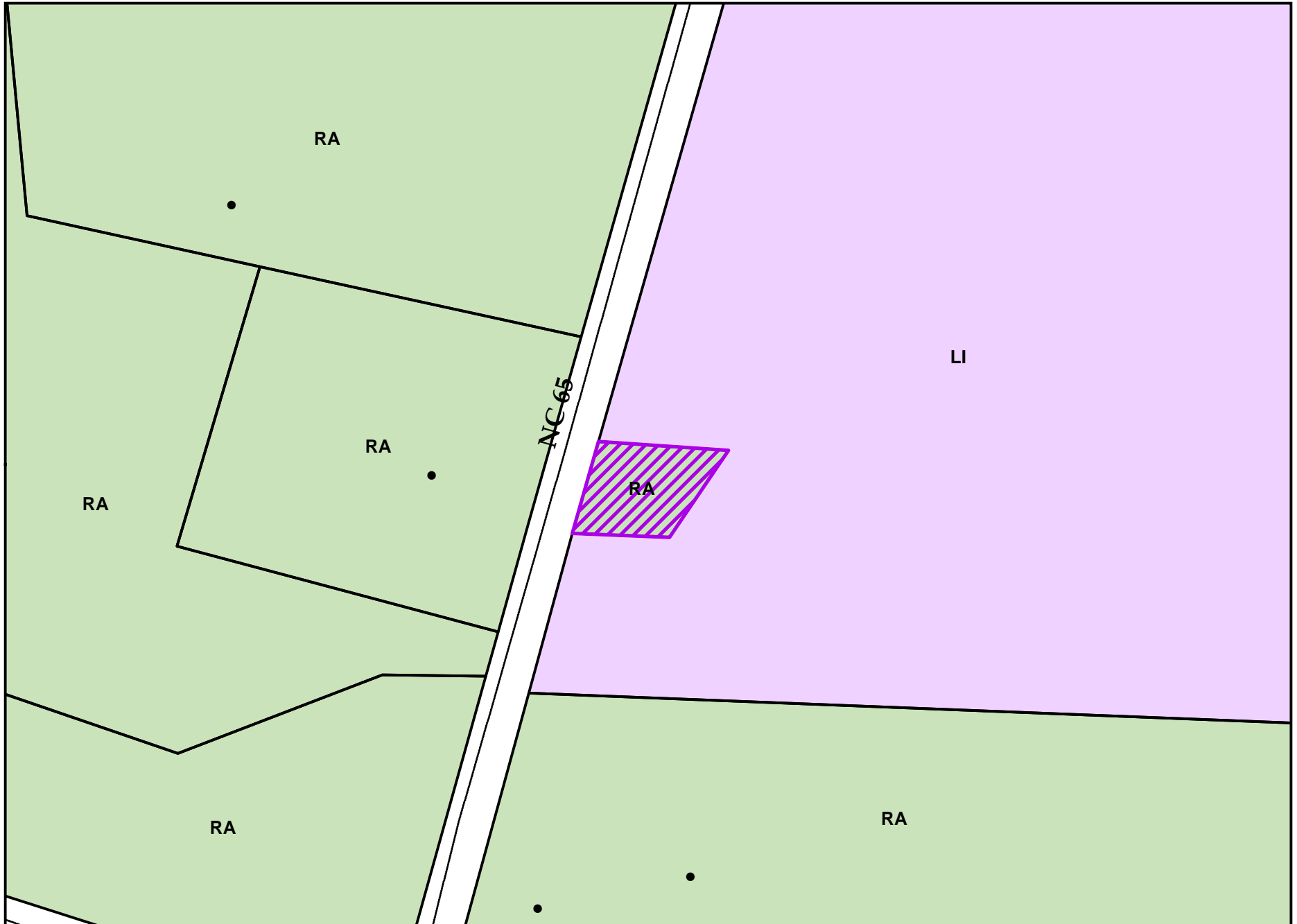


CASE 2022-13 TRANSCO REZ (RA to LI) VICINITY MAP
PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022

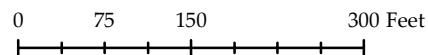




CASE 2022-13 TRANSCO REZ (RA to LI) ZONING MAP
PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY

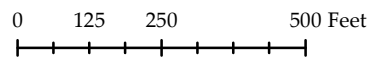




CASE 2022-13 TRANSCO REZ (RA to LI) FUTURE LAND USE MAP (0-2, G-1)
PLANNING BOARD JUNE 13, 2022 - COUNTY COMMISSIONERS JULY 18, 2022



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY





**ROCKINGHAM COUNTY
COMMUNITY DEVELOPMENT
CONSISTENCY AND REASONABLENESS DETERMINATION**

The Rockingham County Planning Board has reviewed **Case 2022-13**, rezoning to **Light Industrial (LI)** and as required by NCGS § 160D makes the following findings:

1. The proposed action is consistent with the adopted *Rockingham County Comprehensive Land Use Plan*. This zoning amendment is supported by the intent and descriptions of Section 4.2 Economic Development.
 - A. Goal 1 of Section 4.2 states a desire to maintain, development and promote existing industrial sites.
 - B. Goal 2 of Section 4.2 includes supporting the retention and expansion of existing businesses.
2. The proposed action is found to be reasonable because:
 - A. The size of the parcel is appropriate for the **Light Industrial (LI)** District as it will be used in conjunction with the larger existing LI property surrounding this location;
 - B. The proposed uses allowed in the district are appropriate for the land, considering its effect upon the landowners, neighbors and community as it will only continue the existing use;
 - C. The subject property abuts on three sides property under same ownership currently zoned Light Industrial (LI).



**ROCKINGHAM COUNTY
PLANNING BOARD
DRAFT MOTION TO APPROVE/DENY**

APPROVE

“I make the motion to **RECOMMEND APPROVAL** of this rezoning request to rezone the specified parcel on the rezoning application to the requested zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”

DENY

“I make the motion to **RECOMMEND DENIAL** of this rezoning request to rezone the specified parcel on the rezoning application to the requested zoning district counter to the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements that are included in the agenda, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”