

**AGENDA**

**ROCKINGHAM COUNTY PLANNING BOARD**

**July 11, 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**

- a. April 11, 2022
- b. May 9, 2022
- c. June 13, 2022

**V. Review of Procedures for Legislative Matters**

**VI. Matters before the Planning Board**

- a. Rezoning Request 2022-15 TigerTek Industrial: A request to rezone a parcel of land from Heavy Industrial Conditional District (HI-CD) to Heavy Industrial Conditional District (HI-CD) with amended uses. Tax PIN: 7958-02-88-0887, located at 2747 NC Highway 135 – Mayo Township.
- b. Rezoning Request 2022-16 Teramore Reidsville: A request to rezone a parcel of land from Residential Protected (RP) to Neighborhood Commercial (NC). Tax PIN: 8913-00-43-0391, located at 3756 NC Highway 87 – Williamsburg Township.

**VII. Other Business:**

- a. New Business:
- b. Old Business: Information update: no zoning amendment hearings were conducted at the June 20, 2022 Commissioners meeting. Cases 2022-08 Makson & 2022-10 Mills are both scheduled to be heard at the regularly scheduled Commissioners meeting July 18, 2022.

**VII. Adjourn**

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



**BOARD OF COMMISSIONERS CHAMBERS  
ROCKINGHAM COUNTY GOVERNMENTAL CENTER  
WENTWORTH, NC  
APRIL 11, 2022 AT 6:30 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson  
Julie Talbert, Vice-Chairperson  
James Fink  
Cyndy Hayworth  
Dylan Moore  
Cory Scott

STAFF PRESENT: John Morris, County Attorney  
Hiram Marziano, Community Development Director  
Lynn Cochran, Senior Planner  
Ben Curry, Code Enforcement Officer  
Bricen Wall, Code Enforcement Officer

**I. CALL TO ORDER**

Chairperson Ksieniewicz called to order the regularly scheduled meeting of the Rockingham County Board of Adjustment at 6:30 pm.

**II. INVOCATION**

Mr. Scott 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. Mr. Scott seconded. The board voted unanimously to adopt the motion (6-0).

**IV. APPROVAL OF MINUTES**

November 8, 2021 – Mr. Ksieniewicz noted a correction needed to a name in section 6, last page, next to last paragraph. With the corrections, Mrs. Talbert motioned to adopt the minutes, Mr. Scott seconded. The board voted unanimously to adopt. (6-0)

\*Chairperson recognized staff to make an announcement. Mr. Cochran addressed attendees, announcing that Case 2022-07, which had been scheduled to be heard this evening, had been postponed until the June Planning Board meeting at the earliest.

**V. PROCEDURES FOR LEGISLATIVE HEARINGS**

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

## VI. MATTERS BEFORE THE BOARD

- a. Rezoning Request 2022-04: A request to rezone two parcels of land from Residential Agricultural (RA), Residential Protected (RP) and Light Industrial (LI) to Residential Protected Conditional District (RP-CD) for a major subdivision. Tax PINs: 7921-02-59-4942 (two portions) & 7921-02-59-4942, located at along Friddle Road, Bennett Farm Road and US 220 – Huntsville and New Bethel Townships.

Mr. Cochran presented the application request and packet information to the board, including staff recommendation to approve the request. He noted the purpose of the request, a residential subdivision, and pointed out the conditions. He noted a creek that is present on the parcel, which will require bilateral 30-foot riparian buffers. He described the aspects of the G-3 Land Class which support this request. Mr. Cochran noted the requested conditions, noting that they are in addition to all other allowed uses in the Residential Protected (RP) zoning district. He referenced the current UDO lot width and set back standards in relation to the requested conditions.

Mr. Ksieniewicz asked for clarification regarding the 40-foot lot widths. He noted that they seem small. Mr. Cochran noted that this minimum lot width is allowed according to the UDO dimensional standards table for single-family homes, thus the recommendation for the minimum side yard setback reduction to five feet. Mr. Cochran relayed that staff is currently working on a suggested complete update to the dimensional standards table to clarify conflicting points. Mr. Ksieniewicz asked how many lots are planned within the subdivision. Mr. Cochran responded that he believed it is in the 200s, but deferred to the applicant to confirm.

Mrs. Talbert asked how close this subdivision comes to being a clustered development of the type envisioned in the G-3 Land Class. Mr. Cochran pointed out that this project is not technically a clustered development or subdivision according to the UDO definition. He noted there are no standards for a cluster subdivision included in the zoning or subdivision ordinances, only in the watershed ordinance. Mrs. Talbert asked if this project will meet the goal of what a cluster development is envisioned to be. Mr. Cochran stated that it does to a certain extent, given the medium to high density nature of the subdivision relative to historical subdivision standards. Mrs. Talbert noted that this request seems to be the first of its kind according to the newly adopted land use plan and ordinance goals. Mr. Cochran agreed, noting the specificity of the conditions for lots.

Mr. Scott asked if the conditions allowed with this request are granted, would it create the first of a unique type of subdivision in Rockingham County. And, in doing so, if the planning board would be setting a precedent. Mr. Cochran confirmed that this will be the first of new class of subdivisions but noted that the concept of precedence wouldn't apply since different conditions can be requested with any given rezoning application, significantly changing the nature of individual residential developments on a case by case basis.

Mrs. Hayworth asked about the number of lots proposed in the original site plan versus the addition of another parcel to the rezoning request. Mr. Cochran and Mr. Marziano replied with a recollection of a lot number in the 190s as part of the original request. She then asked to confirm that all allowed uses in the RP district would be permitted with this rezoning and that the conditions are additional in nature. Mr. Cochran confirmed this and pointed out that the number of permitted uses in the RP district is lower and more limited than other residential districts.

Brent Nesom of 8518 Triad Drive, Colfax NC, FEI Engineering and Surveying addressed the board as applicant. He addressed the question of smaller lots and setback requirements, stating that the current plans do not include lots that small but the request was made because 40-foot lot widths are allowed

according to the dimensional standards table and having this option will allow more flexibility in how lots will be created and developed. He noted that even though the maximum density would be five (5) dwellings per acre in this subdivision, with access to public water and sewer, the topography and other issues prevent a full lot yield that high. He noted that the total proposed lot count with the addition of the Knight parcel would be around 300, creating a density of about 3.5 dwellings per acre. Mr. Nesom noted that he and the other applicants from Allied Development have worked closely with planning staff, engineering and utilities, NC DOT and the fire marshal's office.

Mrs. Hayworth asked for clarification regarding the average planned lot widths. Mr. Nesom confirmed that the current plans rely primarily on lot widths of 50 and 60 feet, not the allowed minimum of 40 feet.

Mrs. Talbert asked about the build-out time frame. Mr. Nesom replied that the TRC planning stage would likely take about six months and that no ground-breaking would likely take place before the autumn of 2022.

Mr. Ksieniewicz asked about the total build-out time for the entire project. Mr. Nesom stated that he really couldn't provide an accurate estimation of that at present, noting the project will be phased into sections, each developed in a sequential process. The current number of planned phases is four (4) to five (5).

Mrs. Talbert asked approximately how many homes would be planned in the first phase. Mr. Nesom stated that, subject to change, about 50 lots and homes would be planned for phase 1. Mr. Ksieniewicz commented that given the number of phases and lots in each phase, this would appear to be a five (5) to six (6) year build-out.

Mr. Fink asked about the possibility of including greenways and trails in the plans since they are called for in the G-3 Land Class development process. Mr. Nesome replied that these are possible and that these can be discussed at the TRC level, along with planning staff. Mr. Fink asked what type of trails might be proposed. Mr. Nesome replied that walking trails would be proposed first. Mr. Fink asked about bike trails. Mr. Nesome replied that bike trails could be included.

The board posed no additional questions.

Nancy Bennett of Bennett Farm Road, Stokesdale addressed the board with concerns about this project. She relayed a primary concern about the use of Bennett Farm Road on the north end of the project area. This road is currently a private, graveled roadway used by a limited number of local residents. She added concerns about the number of possible homes proposed with this rezoning and the increase in the number of people potentially living in the area, increased traffic and increased noise. She described the current nature of lots in her neighborhood, most of which are 1.5 acres are larger and many of which are occupied by manufactured homes and stated that the area is primarily rural. She stated that she moved to Rockingham County from Greensboro specifically seeking less densely populated, rural living environment.

Mr. Ksieniewicz replied that it is a current goal of state-level planning and development guidelines to increase housing density, especially in rural areas where farm land is often converted into large-lot residential subdivisions. He asked the applicant, Brent Nesom if any of the proposed lots with frontage on Bennett Farm Rd will pull their driveways from the road. Mr. Nesom confirmed that no lots will be accessed by driveways on Bennett Farm Rd.

Brent Nesome returned to speak in rebuttal to expressed concerns. He confirmed that the portion of Bennett Farm Rd that is a private road will be brought up to minimum NC DOT specifications for state-maintained roads as part of this development process.

Mr. Hayworth inquired about proposed lot sizes, including potential 40-foot wide lots. Brent replied that the conditional request for this minimum lot width is based in the requirements of the current dimensional standards table contained in the UDO.

Mr. Marziano addressed the board, clarifying that the requested conditional approvals for reduced setback requirements will only apply to 40-foot wide lots. Larger lots will be subject to the standard UDO dimensional standards and setbacks. Mr. Cochran concurred.

**There was no further discussion. Mr. Ksieniewicz opened the floor for board motions and voting. Mrs. Talbert motioned to recommend approval of the request as reasonable and consistent with the Rockingham County Land Use Plan, future land use map and current land uses in the local area, including the conditional approvals as described in the staff report. Mr. Scott seconded. The board voted unanimously to recommend approval of the conditional rezoning request (6-0).**

- b. Rezoning Request 2022-05: A request to rezone two parcels of land from Residential Agricultural (RA) to Light Industrial (LI). Tax PINs: 7921-01-39-5888 (two portions) and 7921-01-17-2668 (two portions), located along Sylvania Road and Boone Road – Huntsville Township.

Mr. Cochran presented the application request and packet information to the board, including staff recommendation to approve the request. He noted that the subject parcels are immediately west, across US 220 from Case 2022-04. The subject parcels are immediately north and west of those that are in development as part of the South Rockingham Corporate Park. He also noted that a portion of the parcel area is located within the protected Troublesome Creek WS III drinking water watershed. Thus, the noted area will be subject to the regulations contained in the applicable watershed ordinance as part of the UDO. He pointed out that the land use plan encourages linking parcels in this area by greenways and trails.

The board members posed no questions.

Al Leonard, Senior Vice President of Carroll Companies, also of 201 N Elm Street, Greensboro NC took the stand representing the applicant. He provided information handouts to the board members. He described the two current SRCP projects and provided photos to demonstrate the type of facilities that will be developed if this rezoning application is approved. He noted that he is in talks with the Fire Marshall's office and that the company's environmental consultant has surveyed the streams and wetlands located on a portion of the subject parcels.

Mr. Ksieniewicz asked if the Ontex Building (SRCP spec building #1) is occupied with operations in place. Mr. Leonard confirmed that Ontex has started up operations in the building.

There were no additional questions.

Daryl Aheron of 231 Boone Rd, Stokesdale NC addressed the board with concerns regarding well contamination and waste. Mr. Ksieniewicz replied, confirming that all developments within SRCP are and will be served by public water and sewer. Mr. Aheron stated that he has understood the watershed protections in the area to be "critical." He also expressed concerns about noise. Mr. Ksieniewicz acknowledged Mr. Aheron's concerns and added that there are considered in detail when site plans for projects such as this are submitted for Technical Review Committee (TRC) review. He also described the professional membership of the TRC. Mr. Aheron asked about measures that might be put in place for

noise mitigation and landscaping. Mr. Marziano replied, describing the development requirements for non-residential projects contained in the UDO, which address landscaping, noise and sight barriers, and other site concerns. He also added that information regarding TRC meetings is made available on the County website for Planning & Zoning.

Ryan Angleses of 127 Sylvania Rd, Stokesdale NC addressed the board expressing concerns regarding buffers and screening, drainage and grading and how a local pond might be impacted by site development. He also described diverse wildlife in the area.

Richard Monday, member of the Davidson County Bar of 206 W 2<sup>nd</sup> Street, Lexington, NC, addressed the board as counsel for the Angleses. He expressed concerns about clear-cutting during development which might reduce the current forested areas near the Angleses parcel and reduced natural landscape barriers.

Wayne Thompson of 227 Boone Rd, Stokesdale NC addressed the board. He expressed concerns about contamination of his well water, the traffic supporting capabilities of Boone Rd, and the consistency of the rezoning request within the context of current residential development in the area. Mrs. Talbert replied, describing how the land use plan, nearby uses, statutes, the UDO and other factors are taken into consideration when recommending a decision on a rezoning request. She also described how each case request is often unique with differing sets of consideration. Mr. Thompson stated the he feels the concerns of the homeowners in the area are not being fully considered. Mr. Ksieniewicz replied with an explanation of the rezoning process and its considerations. Mrs. Hayworth replied also, describing the requirements for riparian buffers, watershed protections and other development standards that will apply to all industrial projects if the rezoning is approved. Mr. Moore expressed concerns about the limits of approved developments such as these. Mrs. Talbert replied, describing long-range US 220 corridor plans and the county land use plan which identify this area as targeted for commercial and industrial growth, along with other mixed uses. Mr. Moore repeated his concerns. Mr. Ksieniewicz replied that there are no arbitrary standards which would determine the limits of growth such as this. He also emphasized the efforts of professional planning staff in researching and preparing staff reports and recommendations. Mr. Fink asked if the Carroll Companies would be willing to work with neighbors on buffers, screening and other matters. Mr. Leonard stated that the companies would be willing to work with neighbors on reasonable matters in efforts to also be “good neighbors.”

**There was no further discussion. Mr. Ksieniewicz opened the floor for board motions and voting. Mrs. Hayworth motioned to recommend approval of the request as reasonable and consistent with the Rockingham County Land Use Plan, future land use map and current land uses in the local area. Mrs. Talbert seconded. The board voted unanimously to recommend approval of the rezoning request (6-0).**

- c. Rezoning Request 2022-06: A request to rezone a parcel of land from Residential Protected (RP) to Residential Agricultural (RA). Tax PIN: 7987-00-61-4622, located at 144 Dee Dees Drive – Wentworth Township.

Mr. Cochran presented the case for this rezoning application request. The majority of the subject parcel acreage is located in the County jurisdiction and 400 feet of parcel frontage is located in the Town of Wentworth. There is a dual rezoning process in place for concurrent hearings between the County and Wentworth, both for a change of district from RP to RA. Staff recommends approval of the request as reasonable and consistent with the county land use plan, UDO and other adopted plans. The primary interest of the landowner is access to a broader range of housing options.

The board posed no questions for staff or the applicant, who was present.



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



**BOARD OF COMMISSIONERS CHAMBERS  
ROCKINGHAM COUNTY GOVERNMENTAL CENTER  
WENTWORTH, NC  
May 9, 2022 AT 6:30 PM**

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

STAFF PRESENT: John Morris, County Attorney  
Hiram Marziano, Community Development Director  
Lynn Cochran, Senior Planner  
Ben Curry, Code Enforcement Officer  
Bricen Wall, Code Enforcement Officer

**I. CALL TO ORDER**

Chairperson Ksieniewicz called to order the regularly scheduled meeting of the Rockingham County Board of Adjustment at 6:30 pm.

**II. INVOCATION**

Mr. Scott conducted the invocation.

**III. ADOPTION OF THE AGENDA**

Chairperson Ksieniewicz confirmed a quorum for conducting business. Chairperson Ksieniewicz announced that Case 2022-09, which had been scheduled to be heard, had been voluntarily withdrawn. Mr. Fink motioned to adopt the amended agenda. Mrs. Hayworth seconded. The board voted unanimously to adopt the motion (5-0).

**IV. APPROVAL OF MINUTES**

January 10, 2022 – Mrs. Hayworth motioned to adopt the minutes, Mr. Fink seconded. The board voted unanimously to adopt. (5-0)

**V. PROCEDURES FOR LEGISLATIVE HEARINGS**

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

**VI. MATTERS BEFORE THE BOARD**

- a. Rezoning Request 2022-08: A request to rezone a parcel of land from Residential Agricultural (RA) to Residential Mixed (RM) for a major subdivision. Tax PIN: 7922-01-48-1476 is located along Newnam Road and US 220 – New Bethel Township.

Chairperson Ksieniewicz recognized staff to present the report. Mr. Cochran presented the application request and packet information to the board, including staff recommendation to approve the request. He



noted that the applicant has requested a non-conditional rezoning. He described the aspects of the G-3 Land Class which support this request. The board posed no questions.

Mr. Ksieniewicz affirmed that the present hearing is to consider the non-conditional rezoning request only. This does not include consideration or approval of a potential subdivision. He asked attendees to coordinate with each other to designate appointed speakers, prioritizing those speakers who live within the mailed notice radius of the parcel. To do this, Mr. Ksieniewicz then called a 10-minute recess at 6:42 pm.

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Mr. Ksieniewicz announced resumption of planning board procedures at 6:52 pm.

Matthew Johnson of 1760 Simpson Rd, Stokesdale addressed the board. He noted that he is both a citizen of the county who lives near the subject parcel and an experienced urban planner with more than 20 years of local government experience. He stated that he was primarily concerned about smart growth. He believes "... developers are only interested in Rockingham County because they can get in and get out quick, make quick money." He stated that he believes Rockingham County does not have the planning mechanisms in place to "ask for good growth measures its neighbors in Guilford County." (where the speaker works). He then reviewed his belief that that the county does not have adequate infrastructure to accommodate growth and "good urban design." He expressed his belief that this rezoning would allow "generic, substandard tract housing." He suggested that staff should request that the applicant resubmit the request as a conditional rezoning.

Mr. Eddie Allison of 4115 Kernersville Rd, Winston-Salem NC addressed the board. He stated that he is the owner of a 65-acre tract of land that abuts the subject property. He stated a belief that there is not sufficient infrastructure or county services to support the application request. He believes the housing that may result will be "low-quality" and that this will encourage an increase in crime.

Mr. Ksieniewicz asked that staff identify the speakers parcel in relation to the subject parcel. Mr. Cochran presented the zoning map showing the parcel located immediately north and west of the subject parcel.

Carolyn Rierson of 3749 Vance Street Ext, Reidsville NC addressed the board. She stated that she owns property near the subject parcel. She requested that the board consider the points the previous speakers made and expressed concerns about traffic/road needs. Mr. Ksieniewicz replied that the subject parcel abuts US Highway 220, which is planned to be upgraded to Interstate 73 according to NC DOT. He noted that the county's land use plan identifies this area as the G-3 Land Class, targeted for more rapid and denser mixed development.

Harvey Sharpe of 242 Griffin Rd, Stokesdale NC addressed the board. He stated that the parcel associated with this address is a farm parcel, located just north of the Collybrooke subdivision. He stated that he has had problems with stormwater runoff and sedimentation of his pond because of the subdivision development. He believes there are not "enough rules and regulations in place to handle" the problems he described. He expressed dislike for a lack of buffers between his property and the Collybrooke subdivision.

Carla Sharpe also of 242 Griffin Rd, Stokesdale NC signed the speakers roster. She yielded her speaking time to the following speaker, BJ Rierson of 568 Carlton Rd, Stokesdale NC, who then addressed the board. She stated that she farms the parcel owned by Mr. Sharpe, the previous speaker and that she opposes the rezoning request, expressing concerns that no one who lives in Stokesdale is represented on

the Planning Board. She also expressed concern for what she believes is a lack of emergency services support for this potential development.

Larry Rierson, also of 586 Carlton Rd, Stokesdale NC addressed the board in opposition to the rezoning and stated agreement with points made by previous speakers.

Tammy Reid of 719 Carlton Rd, Stokesdale NC addressed the board, stating opposition to the request.

Chis Rodenbough of 171 Carefree Ln, Stokesdale NC addressed the board in opposition to the request. He stated that he operates Camp Carefree, located to the west of US 220 and the subject parcel. He asked for clarification of the township the property is located in. Mr. Cochran pointed out that there way a typographical error in the slide presentation - this parcel is not located in the Huntsville Township, but the New Bethel Township.

Rhonda Rodenbough of 171 Carefree Ln, Stokesdale NC addressed the board in opposition to the rezoning. She expressed concerns about traffic and safety.

Cindy Young of 405 Newnam Rd, Stokesdale NC addressed the board in opposition to the request. She stated that she grew up living on Newnam Road, located on the same street as the subject parcel. She expressed concerns about increased traffic and safety. She understands that NC DOT has said it will be 8 to 10 years until upgrades are made to US Highway 220. Mr. Ksieniewicz replied, pointing out that larger scale residential subdivision development also generally requires multiple years to build out.

Sherry Webster of 402 Newnam Rd, Stokesdale NC addressed the board in opposition to the request. She also expressed concerns about increased traffic and safety. She also stated that she opposes the unconditional nature of the zoning request.

Johnny Brown also of 402 Newnam Rd, Stokesdale NC addressed the board in opposition to the request. He expressed agreement with previously expressed concerns.

Anne Tuttle of 609 W Academy, Madison NC addressed the board in opposition to the request, expressing concerns about safety services and infrastructure.

Bill Arndt of Henson Forest Drive, Stokesdale NC addressed the board as the applicant. He expressed appreciation for the comments offered by the audience members and offered that he had taken note of each, which he intends to address. Mr. Ksieniewicz replied, reviewing the steps of rezoning considerations and approvals, Technical Review Committee membership and its review process for major subdivisions and asked that staff explain the difference between non-conditional and conditional zoning application requests.

Mr. Cochran responded, address audience members and reviewed NCGS § 160D guidelines and rules for “straight” vs. conditional zoning amendments and the processed followed by staff, planning boards and governing boards. There was additional discussion between the board chair and attendees. Mr. Marziano interjected, stating that the public comment period is closed and that banter amongst the attendees is not allowed as proper procedure during an open meeting.

Mr. Ksieniewicz opened the floor for board discussion. Mr. Cardwell expressed understanding of the concerns expressed and support for development coordination amongst citizens and county departments. Mrs. Hayworth suggested that the developer may organize a community meeting to speak with citizens. She also expressed concern regarding the non-conditional nature of the rezoning request. Mr. Fink also expressed understanding of the attendees’ concerns. Mr. Ksieniewicz expressed concerns about the

intersection of Newnam Rd and US Highway 220 regarding traffic patterns in the area. Mr. Fink asked Mr. Arndt if there is a second means of ingress/egress to the norther portion of the subject parcel, separate from Newnam Rd. Mr. Arndt confirmed that there is direct access to US 200 via a second turning area that accesses the northern portion of the parcel. Mr. Fink asked if Mr. Arndt would be willing to meet with citizens in a community forum to hear concerns. Mr. Arndt agreed that he could conduct a community meeting in the following 30 days.

**There was no further discussion. Mr. Ksieniewicz opened the floor for board motions and voting. Mr. Fink motioned to table consideration of the rezoning request for 30 days, until the next regularly scheduled Planning Board meeting. Mrs. Hayworth seconded. The board voted unanimously to recommend tabling the request for 30 days, until the June 11, 2022 Planning Board meeting (5-0).**

- b. Rezoning Request 2022-10: A request to rezone three (3) parcels of land from Residential Mixed (RM) and Residential Agricultural (RA) to Residential Protected Conditional District (RP-CD) for a cluster subdivision. Tax PINs: 7941-00-37-4086; 7941-00-37-8675; 7641-00-37-8129, located at and near 251 Bavarian Lane – New Bethel Township.

Mr. Ksieniewicz called upon staff to present report on Case 2022-10. Mr. Cochran presented the application request and packet information to the board, including the requested conditional approvals and staff recommendation to approve the request as reasonable and consistent with adopted plans. The cluster subdivision conditional approval requested comes from the county watershed ordinance. This area is located in the protected Troublesome Creek WS III. Mr. Ksieniewicz asked how many total lots are proposed in the cluster subdivision. Mr. Cochran confirmed forty-five (45), with a density of less than one dwelling unit per acre overall.

The board posed no additional questions.

Bill Greco, surveyor with Land Solutions of 200 S. Regional Rd, Greensboro NC addressed the board as applicant. He confirmed that the proposed sketch plan shows a density estimate of less than one unit per acre. Bavarian Lane will be paved and brought to NC minimum standard. Internal subdivision roads will be stubbed to maintain connectivity.

Mr. Marziano added that the subdivision will connect with a currently private road, Wolfsburg Trail, that may require a stub or to be brought up to NC DOT minimum standard. Mr. Cochran and Mr. Greco confirmed that a temporary emergency turnaround is required and is depicted on the plans until final roads are installed.

Christine Patterson of 840 Hudson Rd, Summerfield NC addressed the board in opposition to the request. She expressed concerns regarding stream impacts and potential runoff that may impact the parcel that her family owns just north of the subject parcel. She also expressed concerns about the number of homes planned in the subdivision. She also expressed concerns about traffic, EMS, safety and wildlife. She also stated that there was an error in one of the Tax PINs printed on the mailed notice. Staff confirmed there was one transposed digit, constituting a typographical error. Mr. Marziano offered apology and explained that NCGS § 160D addresses this and does not consider minor typographical errors as failure of proper notice.

Clint Patterson, also of 840 Hudson Rd, Summerfield NC addressed the board in opposition to the request. He expressed concerns about the necessary septic systems for the properties when developed and the location of a nearby stream.

John Knight of 335 Knight Rd, Summerfield NC addressed the board in opposition to the request. He expressed concerns about traffic impacts to Knight Road, which is located near the subject parcel.

Barry Byrd of 201 Knight Rd, Summerfield NC addressed the board. He stated that he was not necessarily directly opposed to this proposal but stated that he has concerns about traffic impacts and congestion.

Mr. Greco returned to the stand to address concerns presented. He noted that all streams on the parcel have been identified and buffered as required. Regarding septic systems, the applicant has engaged the services of a NC licensed soil scientist to complete an evaluation of the entire parcel for wastewater capabilities and approval. He also reviewed his experiences with NC DOT standards for state-maintained roads and requirements for land development that might apply.

Mrs. Patterson returned to the stand to express concerns about traffic, roads, drainage and creeks. Mr. Fink noted that the site plan indicates all roads will be paved and built to NC minimum standard. Mr. Marziano confirmed that all roads must be installed to NC standard and completed prior to approval of a final plat. Mr. Cardwell noted that, according to the site plan, the homes have been situated on uplands and in the best possible location on the parcel. Mr. Marziano confirmed that the proposed density is well less than the maximum density that would otherwise be allowed by the UDO, excepting watershed rules. Mr. Scott added that he has driven this property. He stated that Wolfsburg Trail sits at lower elevation than the adjacent subject property to the south, which suggests drainage issues will need to be taken into consideration during the development process.

There was no further discussion.

Mr. Marziano pointed out to the board revised, draft reasonableness and consistency statements with included draft motions for making decision recommendations regarding zoning amendments. These are shorter and more simplified than previous templates but still meet NCGS § 160D statutory requirements.

**Mr. Ksieniewicz opened the floor for board motions and voting. Mr. Scott motioned to recommend approval of the request as reasonable and consistent with the Rockingham County Land Use Plan, future land use map and current land uses in the local area, including the conditional requirements as described in the staff report and drawn from the Rockingham County UDO Watershed Ordinance. Mr. Fink seconded. The board voted 4-1 to recommend approval of the conditional rezoning request to the Board of Commissioners, with Mr. Ksieniewicz dissenting.**

## VII. OTHER BUSINESS

- a. New Business: Community Development Director Updates. Mr. Marziano introduced Victoria Pedigo who has been hired as a new Planner in the Community Development Director. He also noted that revised, draft updated flood maps should be made available by autumn. Changes are being made to Flood Insurance programs also. Lastly, mid to late summer, draft text amendments including changes to the dimensional standards table and likely, the new cell tower special use permits.
- b. Old Business: None

Mrs. Hayworth asked staff if it would be appropriate to suggest to zoning amendment applicants and developers that they hold community meetings with neighbors. Mr. Marziano replied that staff does often recommend such meetings, especially for larger scale rezonings and developments. He also noted that the county UDO does not *prescribe* such community meetings. Staff had suggested to Mr. Arndt that he consider holding such a meeting. Mr. Fink commented that he thought this to be a good idea. He asked if

this sort of information could be included in the staff report presented to the Planning Board. Mr. Marziano confirmed that it could and that staff will make efforts to do so. Mr. Cochran added that Mr. Arndt had met with some of the occupants of the manufactured home park currently located on the subject parcel. There was brief additional discussion among board members and staff on this topic.

Mr. Marziano relayed to the board that staff is also researching the possibility of a small area plan for the southwest quadrant of the county to better address some of the issues brought up during this evening's hearings.

**As there was no additional business, Mr. Fink motioned to adjourn the meeting. Mrs. Hayworth seconded. The board voted unanimously to adjourn at 8:45 pm (5-0).**

Minutes Read and Approved,

Respectfully Submitted,

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

\_\_\_\_\_  
Planning Staff

\_\_\_\_\_  
Date

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



**BOARD OF COMMISSIONERS CHAMBERS  
ROCKINGHAM COUNTY GOVERNMENTAL CENTER  
WENTWORTH, NC  
JUNE 13, 2022 AT 6:30 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson  
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STAFF PRESENT: John Morris, County Attorney  
Hiram Marziano, Community Development Director  
Lynn Cochran, Senior Planner  
Victoria Pedigo, 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 6:31 pm.

**II. INVOCATION**

Mr. Scott 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 (6-0).

**IV. APPROVAL OF MINUTES**

February 14, 2022 – Mr. Fink noted that a sentence within the minutes should be omitted and this correction was noted by Chairperson Ksieniewicz. Mr. Cochran agreed to correct the official minutes. Mr. Fink motioned to adopt the minutes with this correction, Mrs. Hayworth seconded. The board voted unanimously to adopt. (6-0)

**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.

Mr. Ksieniewicz stated that the public hearing for this rezoning request had already been heard. This case had been tabled to allow Mr. Bill Arndt, the developer, to meet with members of the affected community before offering his rebuttal.

The applicant, Mr. Arndt was in attendance and represented by Mr. Andrew Darcy, an attorney at Craige, Jenkins, Liipfert & Walker LLP, located at 110 Oakwood Drive Suite 300 in Winston-Salem, NC. Mr. Darcy and Mr. Arndt expressed intentions to uphold community identity as well as policy within the Unified Development Ordinance (UDO). Mr. Arndt stated that he has reduced the number of projected townhomes from one hundred and twelve to eighty-five, and he is working to address concerns regarding transportation and emergency services. Mrs. Talbert inquired about this projects expected contribution to the existing Rockingham County Land Use Plan (LUP). Mr. Arndt communicated hopes of providing affordable housing that aligns with the rural layout of the surrounding community.

**Mr. Ksieniewicz opened the floor for further board discussion. He reiterated that the requested zoning map changes must be consistent with NCGS § 160D, the UDO, and the LUP. In addition, Mr. Ksieniewicz explained the rezoning process and stated that a public hearing will be held at the Board of Commissioners meeting on July 18, 2022. There was no further discussion. Mr. Ksieniewicz opened the floor for board motions and voting. Mr. Fink motioned to recommend approval of this rezoning request as consistent with the Rockingham County Land Use Plan, future land use map and current land uses in the local area. Mrs. Talbert seconded. The board voted unanimously to recommend approval of the rezoning request (6-0).**

#### VI. PROCEDURES FOR LEGISLATIVE HEARINGS

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

#### VII. MATTERS BEFORE THE BOARD

- b. Rezoning Request 2022-11 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.

Mr. Cochran presented the application request and packet information to the board, including staff recommendation to approve the request. Mr. Ksieniewicz asked if the planning department had received any comments, and Mr. Cochran stated that none had been received. Mr. Scott inquired about manufactured housing on the lot, and Mr. Cochran explained the recent land use history of the parcel and the owner's good faith effort to comply with the UDO rules for manufactured housing.

**Mr. Ksieniewicz opened the floor for board motions and voting. 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. Mr. Scott seconded. The board voted unanimously to recommend approval of the rezoning request (6-0).**

- c. Rezoning Request 2022-12 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.

Mr. Cochran presented the application request and packet information to the board, including staff recommendation to approve the request. Mr. Scott inquired about the intended use of the property, and Mr. Cochran explained the umbrella uses of the proposed zoning district that a rural family occupation would fall under. Mr. Scott and Mr. Hayworth commented on the livability and condition of the manufactured homes currently existing on the parcel. Mr. Marziano explained that potential code enforcement violations are being discussed and addressed, and he explained that the multiple mailing addresses for each home on the property are currently allowed nonconformances. He also added that due to the nonconformities, the homes would have to be removed as they structurally age. Mr. Cochran

elaborated on the live/work ambiguity of the case. Mr. Moore asked about the possibility of future land uses, and Mr. Cochran addressed these possibilities.

**Mr. Ksieniewicz opened the floor for discussions, board motions, and voting. Mrs. Talbert stated her concerns about living conditions, and Mr. Scott echoed these concerns about code compliance. Mr. Marziano addressed these concerns and weighed the outcomes of recommending approval compared to denial. Officer Curry stated that he and Officer Wall had received many complaints for years about this property. Mrs. Hayworth and Mr. Cochran further discussed bringing the structures up to code. Mr. Scott inquired about the use of selling of car parts within the proposed rezoning. Mr. Moore motioned to recommend approval of the request as consistent with the Rockingham County Land Use Plan, other adopted plans and current land uses in the local area. Mr. Scott seconded. The board voted to recommend approval of the rezoning request (5-1) with Mrs. Hayworth dissenting.**

- d. 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.

Mr. Cochran presented the application request and packet information to the board, including staff recommendation to approve the request. Members of the board posed no questions.

**Mr. Ksieniewicz opened the floor for discussion, board motions and voting. There was no discussion. Mr. Scott motioned to approve of the request with the conditions noted. Mr. Fink seconded. The board voted unanimously to recommend approval of the rezoning request (6-0).**

#### VIII. OTHER BUSINESS

- a. New Business: There was no new business.
- b. Old Business: There was no old business.

#### IX. ADJOURN

**As there was no additional business, Mrs. Talbert moved to adjourn the meeting. Mr. Fink seconded. The board voted unanimously to adjourn the meeting at 7:32 pm (6-0).**

Minutes Read and Approved,

Respectfully Submitted,

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Chairperson

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Date

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Planning Staff



**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT  
STAFF REPORT: PLANNING BOARD  
CASE 2022-15: ZONING MAP AMENDMENT (REZONING)**



**Request:** A request for a **Rezoning from Heavy Industrial-Conditional District [No Approved Uses] HI-CD to Heavy Industrial-Conditional District (HI-CD)**.  
**Applicant:** TigerTek Real Properties LLC (Banks Kluttz)  
**Identification:** The property is denoted by Tax PIN: 7958-02-88-0887  
**Location:** 2741 NC Highway 135, Stoneville – Mayo Township

**1. Acreage and Location of Parcel:**

(+/-) 10.67 acres located at the subject address. This parcel is located at the intersection of NC 135 and Saunders Roads, approximately 3,000 feet northwest of the Dan River and a bit over one mile southwest of the Eden ETJ Boundary.

**2. Utilities:** This parcel is served by public water (Dan River) and individual septic system wastewater disposal.

**3. Zoning Classification of Uses of Surrounding Parcels:**

This parcel directly abuts others that are zoned Light Industrial (LI), Neighborhood Commercial (NC) and Residential Agricultural (RA). In the neighborhood, other parcels are zoned Residential Protected (RP), Residential Mixed (RM), Neighborhood Commercial (NC), and Light Industrial (LI).

**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 rural residential development and agricultural uses. (p. 46)
- b. The O-2 Rural Land Class does provide that commercial uses might be appropriate where former commercial, but vacant, buildings exist (O-2 Policy 4, p. 47). Appropriate allowance of conditional commercial and industrial uses in the O-2 Land Class would also be supported where prior zoning history supports these uses.
- 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, pg. 71).

**5. Previous Zoning History:**

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

2008: This parcel was rezoned to Heavy Industrial-Conditional District (HI-CD, Case 2007-029).

However, at the time of this rezoning only one use was conditionally allowed – Industrial Equipment Service. The owner/applicant was instructed at the time to return at a later date to gain zoning/planning board permission for any other proposed use(s). This request will allow all uses in the Heavy Industrial district except for those excluded on the conditional use worksheet included in the board packet.

**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*** (+/-) 10.67 acres. As an existing lot of record, it may be developed with any permitted uses in the approved zoning district, including light industrial and commercial uses. The size of this parcel exceeds the minimum necessary in the Heavy Industrial District. One primary structure and a parking area currently exist on the parcel.
- b. ***The compatibility of the zoning action with the comprehensive plan.*** Located in the O-2 Land Class, this zoning request is not directly supported by *The Rockingham County Land Use Plan* and future land use map. The parcel lies immediately outside of a nearby G-1 Land Class area, which also does not directly 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 a broad but limited set of uses in the Heavy Industrial-Conditional District (HI-CD) district, which would have similar impacts as the property's current and historical zoning history and activities.
- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts.*** Adjacent tracts include industrial, residential and agricultural uses. Other surrounding parcels feature a mixture commercial, industrial, residential and agricultural uses. Given that this parcel has been zoned for industrial use for at least 15 years, the potentially discordant relationship that might otherwise result from this rezoning will be minimized.

**7. Staff Recommendations:**

After reviewing the application, Staff considers the application complete and sufficient information has been provided for the Planning Board and Board of Commissioners to consider the request. On balance, this zoning amendment is not broad keeping with the 0-2 and G-1 Land Classes of the *Rockingham County Comprehensive Land Use Plan* and future land use map. Yet, the historical zoning patterns and uses in the area lend support to this request.

**Based on analysis, Staff recommends approval of Case #2022-15, a request for a Rezoning from the Heavy Industrial-Conditional District with single use to Heavy Industrial-Conditional-District with a set of conditionally approved uses that are otherwise allowed in the district.**



**ROCKINGHAM COUNTY**  
**GOVERNMENTAL CENTER**  
**Department of Community Development**

Case: 2022-15  
 PB Hearing: 7/11/22  
 BOC Hearing: 8/15/22

APPLICATION FOR ZONING MAP AMENDMENT

Date of Application/Fee: \_\_\_\_\_  
 Property Address: 2741 NC Highway 135, Stoneville  
 Parcel No / Tax Pins(s): 7958-02-88-0887  
 Current District including overlays: Heavy Industrial Conditional District (HI-CD No Uses)  
 Proposed District (including overlays): Heavy Industrial Conditional District (HI-CD)  
 Acreage requested for rezoning: (+/-) 10.67

**Owner(s):** TigerTek Real Properties LLC

Mailing Address: 2741 NC Highway 135, Stoneville NC 27048-7570

Telephone: (704) 431-9478 Email: banksklu@gmail.com

**Applicant(s):** Banks Kluttz, Director of Operations TigerTek

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ email: \_\_\_\_\_

[Signature] 5/13/2022  
 Applicant/Owner Signature

[Signature]  
 Applicant/Owner Signature

Staff Signature \_\_\_\_\_

**Notarial Certification**

Rowan County, North Carolina

I certify that Hadi H. Sayess personally appeared before me this the 3rd day of May, 2022 and acknowledged the due execution of the foregoing instrument.

Notary Signature: [Signature]  
 Notary Printed Name Alison W. Wilsey  
 My Commission Expires: 05/06/2025

ALISON W WILSEY  
 Notary Public, North Carolina  
 Rowan County  
 My Commission Expires  
 May 06, 2025  
 (Seal)



**ROCKINGHAM COUNTY**  
**GOVERNMENTAL CENTER**  
**Department of Community Development**

**APPLICATION FOR ZONING MAP AMENDMENT**

**Owner Signature**

*(complete one for each owner)*

I, Hadi H Sayess, owner (trustee, executor, etc.) of the property denoted by Rockingham County Tax PIN 7958-02-88-0887, request that the property be granted a rezoning from Conditional Heavy Industrial to Heavy Industrial-Conditional District (with Permitted Uses/Conditional Attached). I understand these conditions will be binding on the property. I feel this will serve my best interests.

*Hadi H Sayess*  
 Signature

5/3/2022  
 Date

\_\_\_\_\_  
 Mailing Address

\_\_\_\_\_  
 City, State, Zip

\_\_\_\_\_  
 Phone Number

*Bel...*  
 Staff Signature

**Notarial Certification**

Rowan County, North Carolina

I certify that Hadi H. Sayess personally appeared before me this the 3<sup>rd</sup> day of May, 2022 and acknowledged the due execution of the foregoing instrument.

Notary Signature: *Alison W. Wilsey*

Notary Printed Name Alison W. Wilsey

My Commission Expires: 05/06/2022

ALISON W WILSEY  
 Notary Public, North Carolina  
 Rowan County  
 My Commission Expires  
 May 06, 2025

(Seal)



**ROCKINGHAM COUNTY**  
**GOVERNMENTAL CENTER**  
**Department of Community Development**

**APPLICATION FOR ZONING MAP AMENDMENT**

Requested Conditional Approvals. (Please detail the conditional approvals sought and indicate if these are in addition to all other allowed uses and regulations in the proposed zoning district. They owner must sign, agreeing to the specific conditions requested, along with any applicant(s).

- 1. -
- 2. -
- 3. -
- 4. -
- 5. -

*Handwritten signature and date: Hadi H. Sayess, 5/13/2022*

Applicant/Owner

5/13/2022  
Date

**Notarial Certification**

Rowan County, North Carolina

I certify that Hadi H. Sayess personally appeared before me this the 3<sup>rd</sup> day of May, 2022 and acknowledged the due execution of the foregoing instrument.

Notary Signature: Alison W. Wilsey  
 Notary Printed Name Alison W. Wilsey  
 My Commission Expires: 05/06/2025

ALISON W WILSEY  
 Notary Public, North Carolina  
 Rowan County  
 My Commission Expires  
 May 06, 2025

(Seal)



## TigerTek Industrial Conditional Uses Rezoning Worksheet

### HI Heavy Industrial District

This district provides for intensive manufacturing, processing and assembly uses whose normal operations may include dust, noise, odor, or other emissions. This district promotes the county's policies to promote economic development opportunities. The uses permitted in this district may be very intensive, with their impacts controlled by performance or design standards.

#### Sec. 41.04. - Table of Permitted Uses

- The permitted use and structures within each zoning district are shown in Table 41.04 -1, Use Matrix.
- Uses allowed in the Planned Unit Development (PUD) District are regulated by Section 43.03
- Uses or structures that are not expressly listed in the use matrix or throughout this chapter are permitted in districts where similar uses are permitted. The Community Development Director may determine that a use is materially similar if:
  - The use is listed within the same structure or function classification as the use specifically listed in the use matrix, as determined by the land-based classification standards (LBCS) of the American Planning Association; or
  - If the use cannot be located within one of the LBCS classifications pursuant to subsection (1) above, the Community Development Director shall refer to the most recent version of the North American Industry Classification System (NAICS), published by the Executive Office of the President, Office of Management and Budget.
- The letter symbols in Table 41.04 -1 have the following meanings.

The letter...	Has the following meaning ...
P	<i>Permitted uses.</i> The letter "P" indicates that the listed use is permitted by-right within the zoning district.
D	<i>Development Standards.</i> The letter "D" indicates that the listed use is permitted by-right within the zoning district, but requires that referenced development standards are met.
S	<i>Special uses.</i> The letter "S" indicates that the listed use is permitted within the respective zoning district only after review and approval of a special use permit.
A	<i>Accessory uses.</i> An "A" indicates that the listed use is permitted only where it is accessory to another use that is permitted in the district on the same lot.
T	<i>Temporary Uses.</i> A "T" indicates a use that is permitted as a temporary use.
	<i>Prohibited uses.</i> A blank cell indicates that the use is not permitted in the district or a zoning procedure is required for approval as listed in the reference column.

- All uses are subject to Development Standards found in Article V. Some uses may also be subject to Supplemental Regulations found in Article VI. The reference column in table 41.04-1 indicates the article, division or section of this chapter where supplemental regulations are required for the specific use.
- Permitted Uses (P) may be subject to supplemental regulations found in Article VI Division 2.
- Uses requiring a Special Use Permit (S) are subject to supplemental regulations found in Article VI Division 3 and those requirements that may reasonably be imposed by the permitting authority.
- All uses are subject to all other applicable standards of this UDO in addition to those referenced in this table.

**TigerTek Industrial Conditional Uses Rezoning Worksheet**

<b>USE TYPES</b>		<b>REF</b>
Accessory structure	A	62.02
Adult uses	S	62.03
Agricultural machinery and farm implement sales and repair	P	
Agricultural uses (unregulated)	P	
Agriculture related research and development	P	
Airport/airstrip/runway/taxiway	S	-63
Amusements, indoor commercial (e.g. bowling alleys, skating rinks)	P	
Amusements, out-of-doors commercial (e.g. roller coasters, fairgrounds)	P	
Animal Facility – Kennel (8 or less domesticated animals)	D	62.05
Animal Facility – Kennel (more than 8 domesticated animals)	P	62.05
Animal hospital/ veterinary clinic	D	62.07
Asphalt Plant	S	63
Assembly/theater facility—Outdoor or drive-in	D	62.08
Athletic fields, parks, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain)	P	62.09
Auction sales, yards, permanent	P	
Auction sales, temporary, one-time use	P	
Automobile car-wash, drive through, requiring vehicle queueing	P	
Automobile parts sales	P	
Automobile sales, rentals	P	
Automobile service/repair stations	P	
Automobile storage (excluding wrecked & junked vehicles)	P	
Automated bank teller/ ATM, portable concession stands, ice machines	A	62.13
Banks & Savings and Loans	P	
Barber and Beauty Service	P	
Bed & Breakfast Home	P	62.14
Beer, wine and liquor store	P	
Boats, Recreational Vehicles Sales and Service	P	
Bottling Plants	P	
Brewery, Winery, Distillery	P	62.15
Brick and Tile Manufacturing	S	63
Bulk Inflammables Storage Facility (propane, gasoline, fuel oil and natural gas)	S	63
Bus Station	P	
Car Wash	P	
Car Wash, drive-through	P	
Cement Manufacturing	S	63
Chemical Manufacturing and Storage Facility	S	63
Cement Manufacturing	S	63
Club and lodges, private, non-profit	P	
Clinics, medical, dental	P	
Coin-operated laundry	P	
Commercial Feeder Operation	D	62.24
Commercial Incinerators	S	63
Commercial Livestock Sales and/or Auction	S	63
Concrete suppliers (ready-mix)	S	63
Construction Trailer (Class AA, A or B), temporary use	T	62.26



**TigerTek Industrial Conditional Uses Rezoning Worksheet**

<b>USE TYPES</b>		<b>REF</b>
Convenience food stores with or without gas pumps	P	
Dairy products, wholesale and processing	P	
Drag strip / race track	S	62.28, 63
Dry Cleaning or laundry (not coin-operated)	P	
Drive-through window services (banks, laundries, fast-food, etc.) where use is permitted in district	P	
Equipment Rentals	P	
Explosives Manufacturing, Storage and Wholesale	S	63
Exterminating services	P	
Farm machinery sales and rentals with repair	P	
Farm supplies sales (feed, seed, fertilizer etc.)	P	
Farmers markets (may include sale of locally made craft items)	P	
Fire, sheriff and emergency services	P	62.33
Flea markets – indoor	P	
Flea markets – outdoor	P	62.36
Florists	P	
Food freezer operations	P	
Foundries, metal	P	
Funeral home, crematorium	P	
Furniture manufacturing	P	
Garbage Disposal Services	P	
Golf ranges	P	
Government Offices	P	
Greenhouse, commercial	D	62.37
Greenhouse, private	P	
Grain and Grist Mills	P	
Grocery stores	P	
Hardware, Paint & Garden Supplies	P	
Hazardous Waste Facilities	S	63
Health club, gym	P	
Home Furnishings & Appliance Sales	P	
Home health & home care agencies	P	
Home Improvement Stores	P	
Hospital/medical facility	P	62.45
Industrial Equipment Sales & Service	P	
Industrial and manufacturing uses not otherwise specified	S	63
Jewelry Store	P	
Junk yards, scrap metal salvage yards, Junk yards (600 sq. ft. or more in size)	S	62.46, 63
Laboratory, Medical & Dental	P	
Laboratory, Research	P	
Landfill, beneficial fill	D	62.47
Landfill, land-clearing and inert debris (LCID)	S	62.48
Landfill, sanitary/ solid waste	S	63
Library, Public	P	
Locksmith, Gunsmith (not as home occupation)	P	
Lumber yard	P	
Machine shop, welding shop	P	



**TigerTek Industrial Conditional Uses Rezoning Worksheet**

<b>USE TYPES</b>		<b>REF</b>
Manufacturing, apparel, soft goods, textiles	P	
Manufacturing and wholesale trade processing agricultural products	P	
Manufacturing, machine tools, fertilizer, wood products	S	63
Meatpacking plants	P	63
Mining of earth products (rock & stone)	S	63
Mining of earth products (sand, soil, clay)	S	62.57
Mini-warehouse	D	62.56
Mobile Food Vendor, Temporary	D	62.58
Monument and Cut Stone Manufacture and Sales	P	
Motor Sports	S	63
Movie theater, indoor	P	
Nursery and plant cultivation	P	
Nursery/landscaping business, commercial	P	62.63
Offices, professional private and public	P	
Office Supplies Sales	P	
Outdoor Display Area (Non-residential)	D	62.65
Outdoor Storage Area (Non-residential)	D	62.66
Paintball/Airsoft Facility (Outdoor)	S	62.68
Pawnshop	P	
Pet Shop	P	
Pharmacy and drug store	P	
Places of worship and their customary uses, including childcare on premises	P	
Poultry Breeding Facility (dry litter)	P	62.69
Post Office	P	
Pottery Crafting and Sales	P	
Printing and Reproduction	P	
Public utility, major (including public water/sewer plants)	S	62.73
Public utility, minor	D	62.73
Pulp and Paper Mills	S	63
Retail shops not exceeding 3,000 square feet of gross floor area and whose primary sales are agriculture related items, antiques, artisan gallery or studio, locally made crafts, items related to rural tourism, outdoor recreation and sporting goods equipment	P	
Retail sales not listed elsewhere	P	
Repair, rental and service of products sold at retail in same district where use is permitted	P	
Restaurant	P	
Restaurant, excluding drive-in and fast food	P	
Sawmills, planing mills - permanent	S	63
Sawmills, portable	T	
Service establishments including but not limited to barber and beauty shops, small item repair and rental	P	
Service stations	P	
Sheet metal fabrication	P	
Shooting Range/Shooting Range Complex (Indoor/Outdoor)	S	62.82, 63
Sign, outdoor advertising (off - premises)	P	
Sign, on premises	P	
Slaughtering and Processing Plants	S	63

**TigerTek Industrial Conditional Uses Rezoning Worksheet**

USE TYPES		REF
Social Services Centers	P	
Studios for artists, designers, musicians, photographers, sculptors (not as a home occupation)	P	
Tailor, sewing shop	P	
Taxi stand, including ride sharing	P	
Temporary buildings, incidental to development	T	
Temporary carnivals, rides, amusements	T	
Temporary Storage Unit	T	
Tire recapping	P	
Tobacco Related warehousing and wholesales	P	
Upholstering and furniture refinishing	P	
Warehouses, sales or service	P	
Wholesale sales, not otherwise listed	P	
Wireless Telecommunications Facilities, colocation	D	62.88
Wireless Telecommunications Facilities, co-location	S	62.88



# ROCKINGHAM COUNTY DEPARTMENT OF PLANNING AND BUILDING INSPECTIONS

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## ROCKINGHAM COUNTY REZONING GRANTED REZ #2007-029

<b>REZONING GRANTED BY:</b>	Rockingham County Board of Commissioners
<b>DATE OF PUBLIC HEARING:</b>	February 4, 2008
<b>APPLICANT:</b>	Peter Mitchell for MAMP, LLC
<b>PROPERTY LOCATION:</b>	2741 NC 135
<b>TAX PIN:</b>	7958-02-88-0887
<b>PRESENT ZONING DISTRICT:</b>	Heavy Industrial-Conditional Use
<b>PROPOSED USE OF PROPERTY:</b>	Heavy Industrial-Conditional District for Industrial Equipment Service

Having heard all the evidence and arguments presented at the hearing, the Board finds that the application is complete, that the application complies with all of the applicable requirements of ordinance for the development proposed, and therefore the application to make use of the above described property for the purpose indicated is hereby approved subject to all applicable provisions of the Ordinance and the conditions outlined below:

1. All development shall proceed in accordance with the site plan, and any changes will require a Site Plan Amendment.
2. All required permits shall be applied for, obtained, and complied with by the applicant.
3. The applicant must apply for and receive an erosion control plan permit from NCDENR BEFORE any grading or construction over 1 acre begins.
4. The Applicant shall use Best Management Practices for grading and erosion control for all graded areas as shown in either the *USDA-Natural Resources Conservation Service Field Office Technical Guide* or the *NC Erosion and Sediment Control Planning and Design Manual*.
5. All storage, service, and repairs must take place inside the service building.
6. The required Parking shall be calculated at one (1) space for every two (2) employees on the shift of average greatest employment, plus one (1) space for each vehicle used directly in conduct of such use (includes one handicapped space for every 25 required spaces) per the UDO.
7. If the parking calculation for this use is 11 or more spaces and the business is open more than four (4) days per week, then the parking lot must be paved, per the UDO.
8. Any increase in the number of parking spaces, over the ten (10) that are shown on the site plan, will require a site plan amendment.
9. Any outdoor lighting fixtures shall be aimed and shielded in a manner that shall not direct illumination on adjacent properties.
10. Any waste products must be disposed of in accordance with all applicable federal and state regulations.
11. Any new entrance to the property will require a new commercial driveway permit from DOT and a revised site plan to be approved by Staff.
12. The Applicant must get Environmental Health approval for the new use before any permits are issued.

A written copy of this decision was filed with the Clerk to the Board of Commissioners on February 8, 2008 and mailed first class to the applicant on February 8, 2008. This is the 8th day of February, 2008.

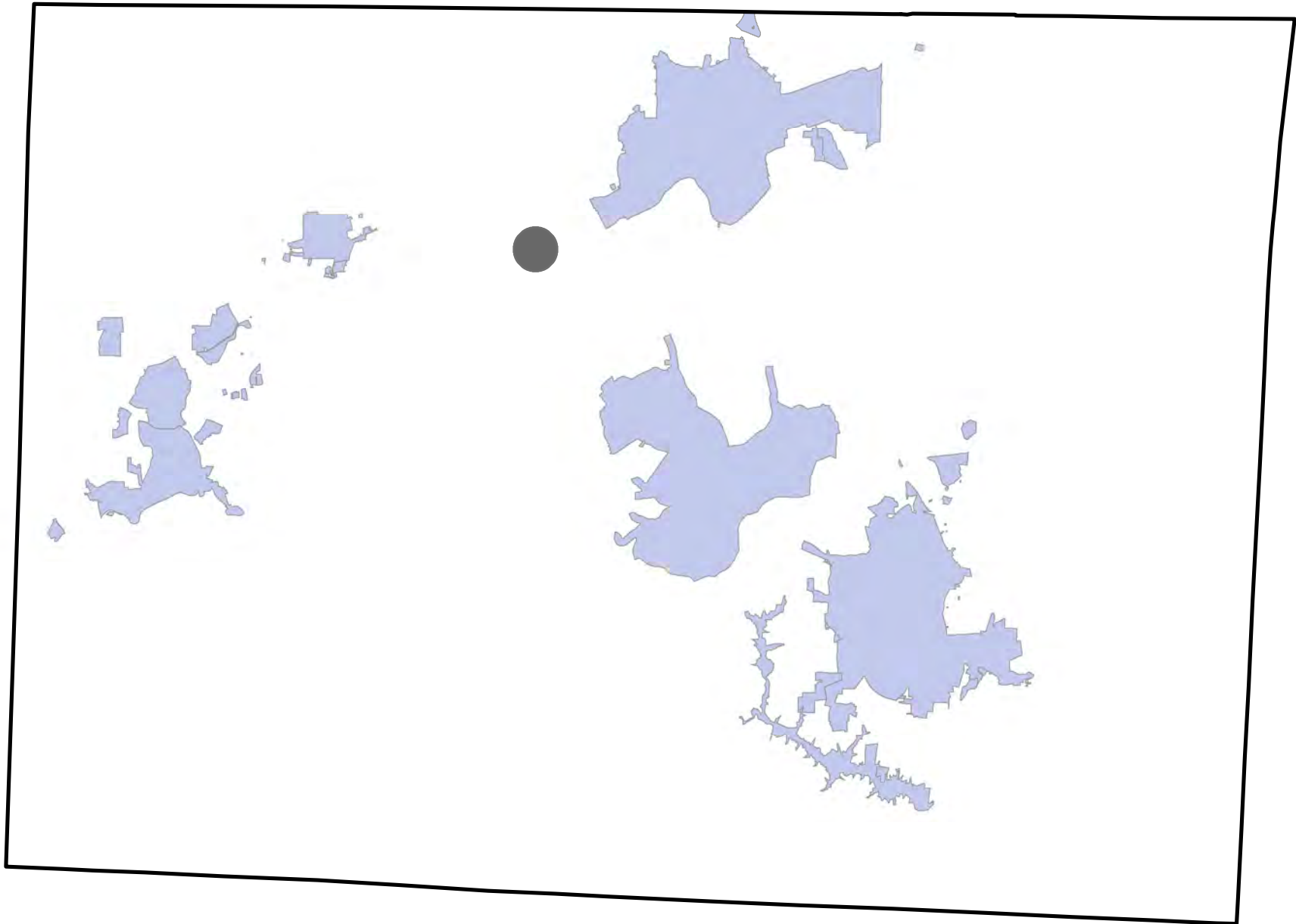
A handwritten signature in black ink, appearing to read "Lisa L. Cat".

Department of Planning and Building Inspections

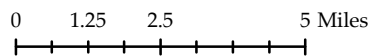
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# CASE 2022-15 TIGERTEK REZ HI-CD(a) to HI-CD VICINITY MAP



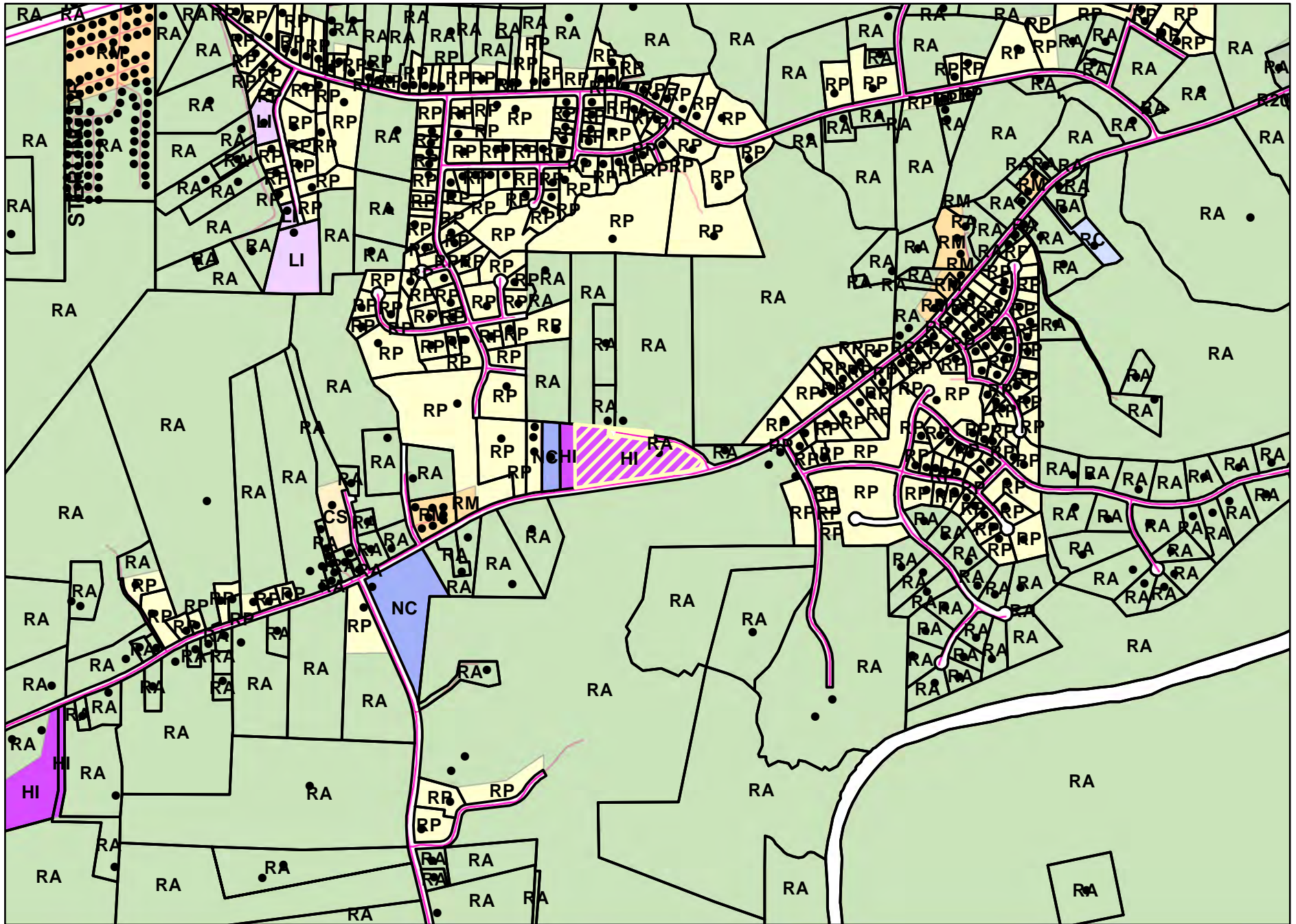
ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY



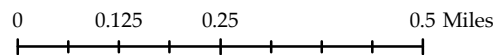




# CASE 2022-15 TIGERTEK REZ HI-CD(a) TO HI-CD ZONING MAP



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PUROSES ONLY



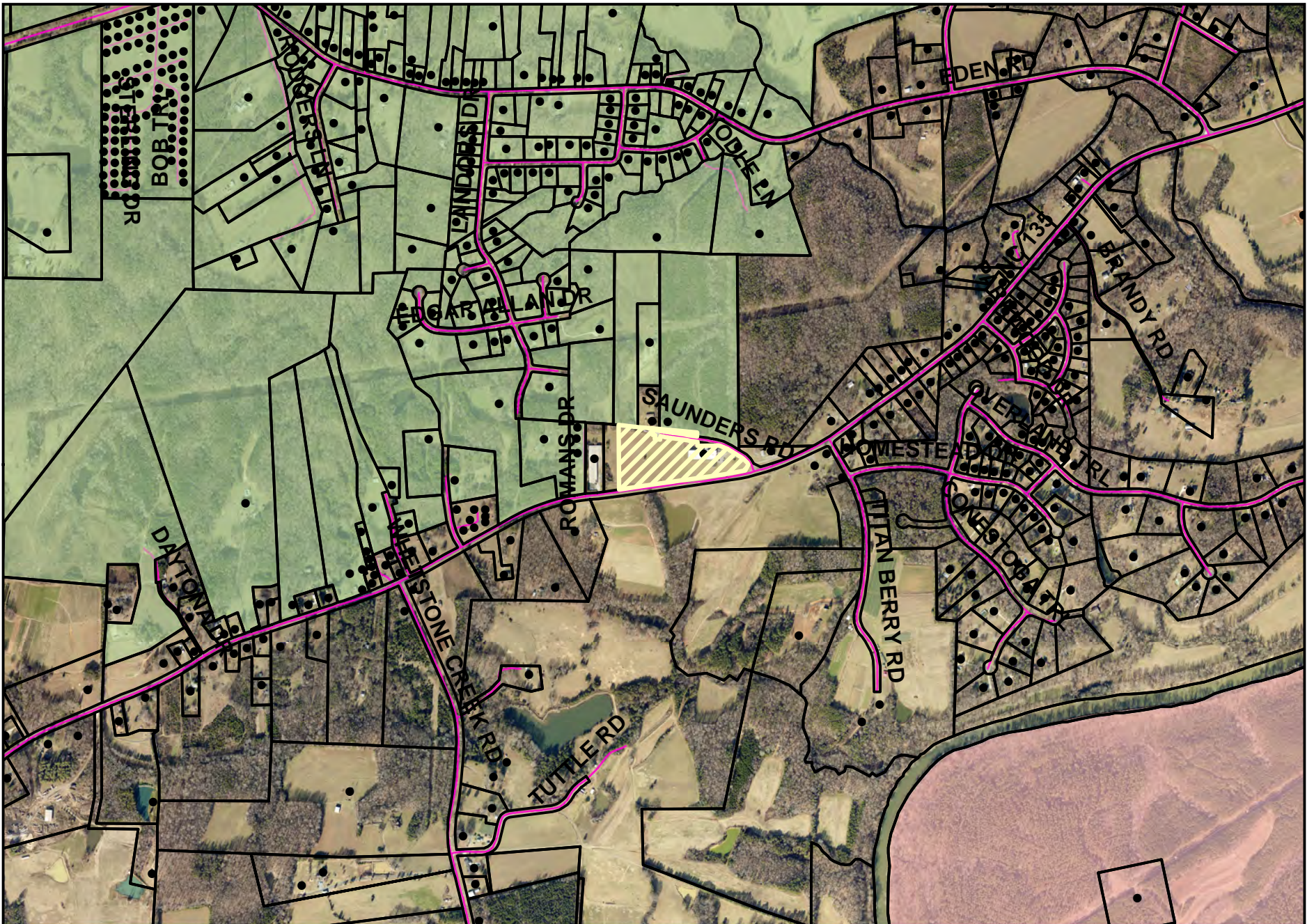




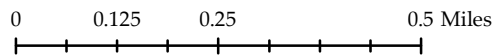




CASE 2022-15 TIGERTEK REZ HI-CD(a) to HI-CD  
FUTURE LAND USE MAP 0-2, G-1



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY<sub>31</sub>







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

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The Board has reviewed **Case 2022-15**, rezoning to **Heavy Industrial-Conditional District (HI-CD)** 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 **Heavy Industrial-Conditional District (HI-CD)** as it exists as a parcel of record and exceeds the minimum lot size required in the 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 already zoned for industrial uses and has been for more than 15 years;
  - C. The conditional approvals sought by the applicant minimize those that may pose the greatest impact.
  - D. The existing parcel abuts others that are zoned Heavy Industrial (HI), Neighborhood Commercial (NC) and Residential Agricultural (RA). Also, the parcel is served by NC Highway 87. The **Heavy Industrial-Conditional District (HI-CD)** rezoning is not discordant with the zoning characteristics of the area.





**ROCKINGHAM COUNTY  
COMMUNITY DEVELOPMENT  
DRAFT MOTION TO APPROVE/DENY**

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**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 packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes, as well as any and all agreed-upon conditions, also incorporated into the motion.”

**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 packet, 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 2022-16: ZONING MAP AMENDMENT (REZONING)**



**Request:** A request for **Rezoning from Residential Protected (RP) to Neighborhood Commercial (NC)**.  
**Applicant:** Teramore Development  
**Identification:** The property is denoted by Tax PIN: 8913-00-43-0391  
**Location:** 3756 NC Highway 87 – Williamsburg Township

**1. Acreage and Location of Parcel:**

Approximately 3.7 acres of land, located at the corner of NC Highway 87 and Freeway Dr, across the intersection from Smith Carolina Corp., and about 3,700 feet southeast of the eastern border of the Reidsville ETJ.

**2. Utilities:** This parcel will be served by public water and individual septic system wastewater disposal.

**3. Zoning Classification of Uses of Surrounding Parcels:**

This parcel directly abuts others that are zoned Residential Protected (RP). Nearby parcels are zoned for Heavy Industrial (HI), Office Institutional (OI), and Residential Agricultural (RA) uses. Zoning districts located in nearby Reidsville are primarily zoned for Industrial uses. The nearest commercial zoning district is located about half a mile to the northwest along NC Highway 87 in Rockingham County.

**4. Land Use Plan:**

- a. This parcel is located in the G-1 Land Class according to the *Rockingham County Comprehensive Land Use Plan*. This land class is characterized by low density residential development, and commercial uses located at targeted crossroads. This parcel sits directly adjacent to an identified commercial node at the intersection of NC Highway 87 and Freeway Dr.
- b. “Areas located within the G-1 transect are [generally] rural, but are located near strategic intersections where neighborhood commercial could be appropriate.” p. 48
- c. Economic Goal 2.2 ”Encourage new and expanding businesses including small business...” p. 92

**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*** Approximately 3.72 acres. The size of this parcel exceeds the minimum lot size of 20,000 square feet in the Neighborhood Commercial (NC) District and is of appropriate size for the requested uses.
- b. ***The compatibility of the zoning action with the comprehensive plan.*** This zoning request is supported by the *The Rockingham County Land Use Plan*, which encourages neighborhood commercial development at targeted crossroads, such as the one located at NC Highway 87 and Freeway Dr.
- 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 Neighborhood Commercial (NC) zoning district. Ostensibly, the owner of the parcel and the applicant will benefit financially from this rezoning. The nearby community may receive benefits from the commercial services allowed in the district. The road network at this intersection supports commercial uses.

- d. *The relationship between the uses envisioned with the rezoning and the uses currently present in adjacent tracts.* Uses among adjacent parcels are primarily residential with industrial and institutional (place of worship) uses very close by. The commercial uses allowed in the NC district will differ from the residential uses currently found among directly adjacent properties. Visual and noise impacts will be mitigated by maintaining the existing vegetation to the maximum extent possible and by the landscaping and fencing requirements for non-residential development found in the county's Unified Development Ordinance (UDO).

**7. Staff Recommendations:**

After reviewing the application, Staff concludes that the application is complete and that sufficient information has been provided for the Planning Board and Board of Commissioners to consider the request. As a whole, the *Rockingham County Comprehensive Land Use Plan* and future land use map support this request. This is a non-conditional "straight" rezoning request. Therefore, no specific uses or conditions may be considered or required when making the decision to approve or deny this request.

**Based on analysis, Staff recommends approval of Case #2022-16, a request for a Rezoning from Residential Protected (RP) to Neighborhood-Commercial (NC).**







# ROCKINGHAM COUNTY

Community Development

## APPLICATION FOR NON-CONDITIONAL ZONING MAP AMENDMENT

### Alternate Owner Signature

(complete one for each alternate owner)

I, Kevin and Lori Harris, owner of the property(ies) denoted by Rockingham County

Tax PIN(s) # 157484, # \_\_\_\_\_, # \_\_\_\_\_

do hereby request that the property(ies) be granted a Rezoning to \_\_\_\_\_.

I feel this request will serve my best interests.

Lori Harris, Kevin Harris  
Signature

5/18/22  
Date

3756 NC Hwy 87  
Mailing Address

Reidsville, NC 27320  
City, State, Zip

(336) 932-9904  
Phone Number

(336) 932-9904  
Phone Number

(336) 932-9904  
Phone Number

(336) 932-9904  
Phone Number

### Notarial Certificate

Rockingham County, North Carolina I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Kevin & Lori Harris

Name(s) of principal(s).

Date: 18<sup>th</sup> May, 2022

Nancy C Moore  
Official Signature of Notary

Nancy C. Moore, Notary Public  
Notary's printed or typed name

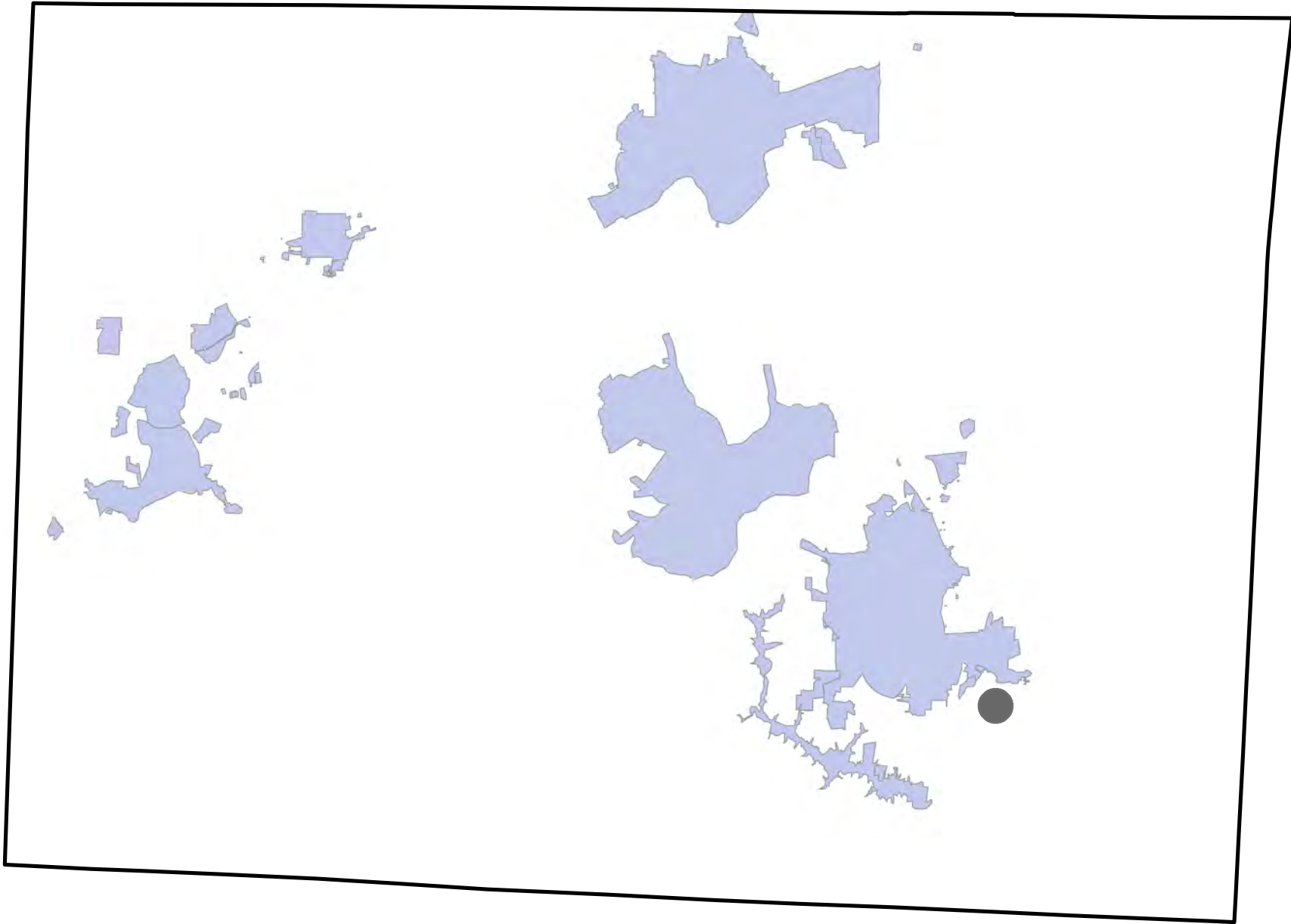
\*\*\*\*\*  
NANCY C. MOORE  
NOTARY PUBLIC  
Rockingham County, North Carolina  
Commission Expires 7-31-2023  
\*\*\*\*\*

(Official Seal)

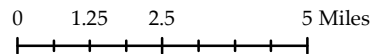
My commission expires: July 31<sup>st</sup>, 2023



# CASE 2022-16 TERAMORE REIDSVILLE REZ VICINITY MAP

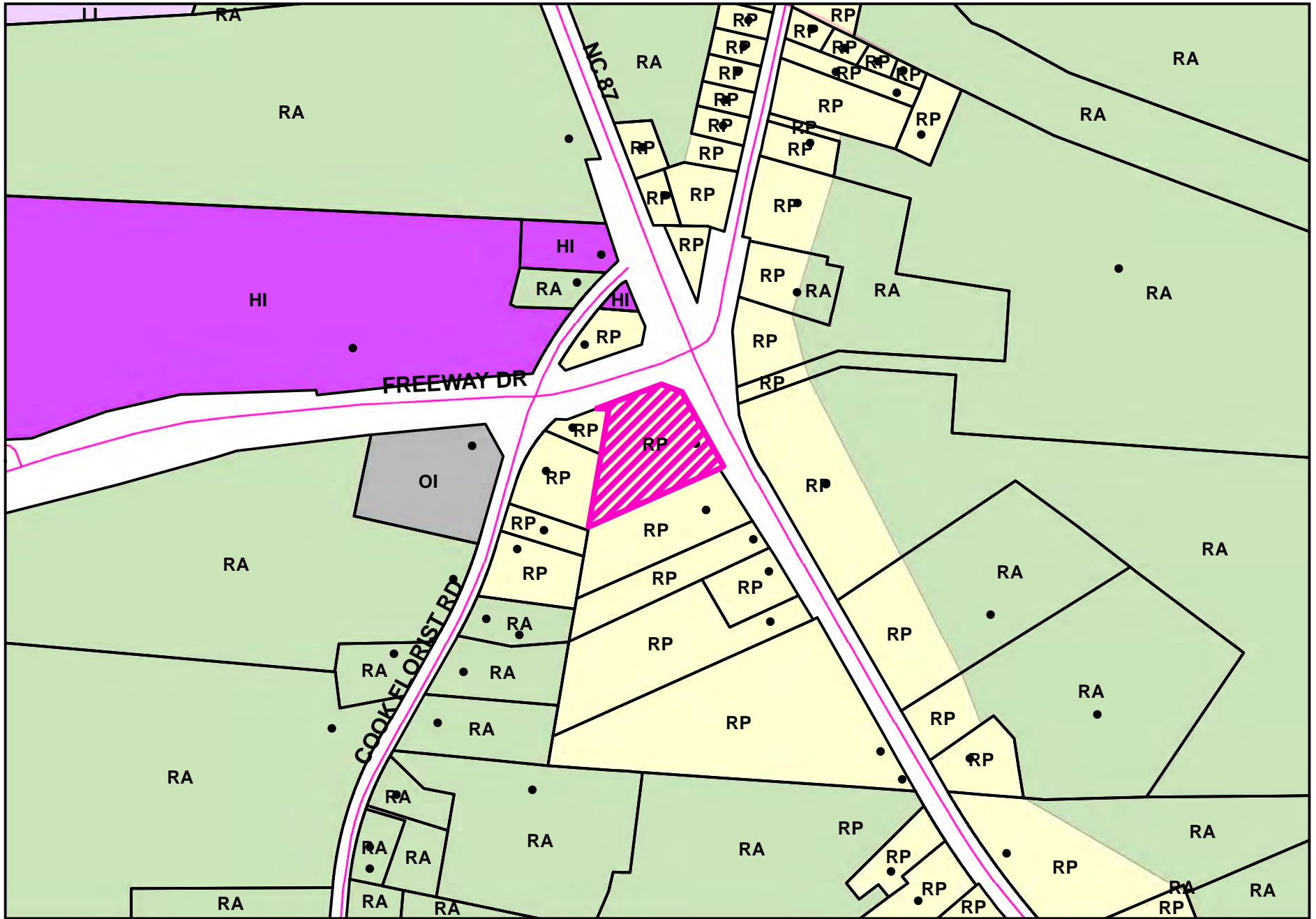


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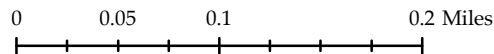




# CASE 2022-16 TERAMORE REIDSVILLE REZ ZONING MAP I



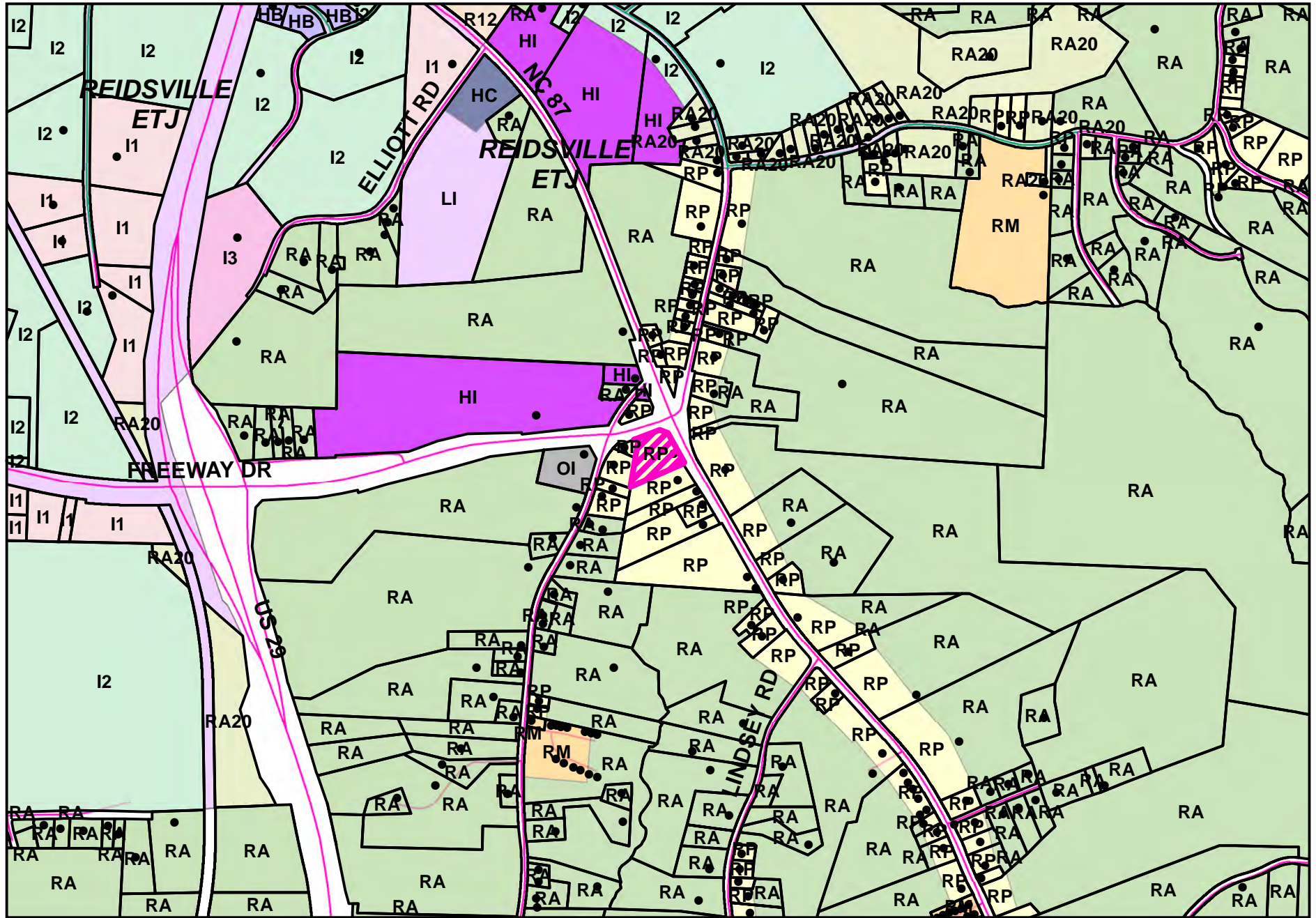
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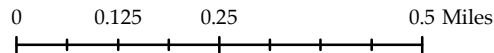




# CASE 2022-16 TERAMORE REIDSVILLE REZ ZONING MAP II



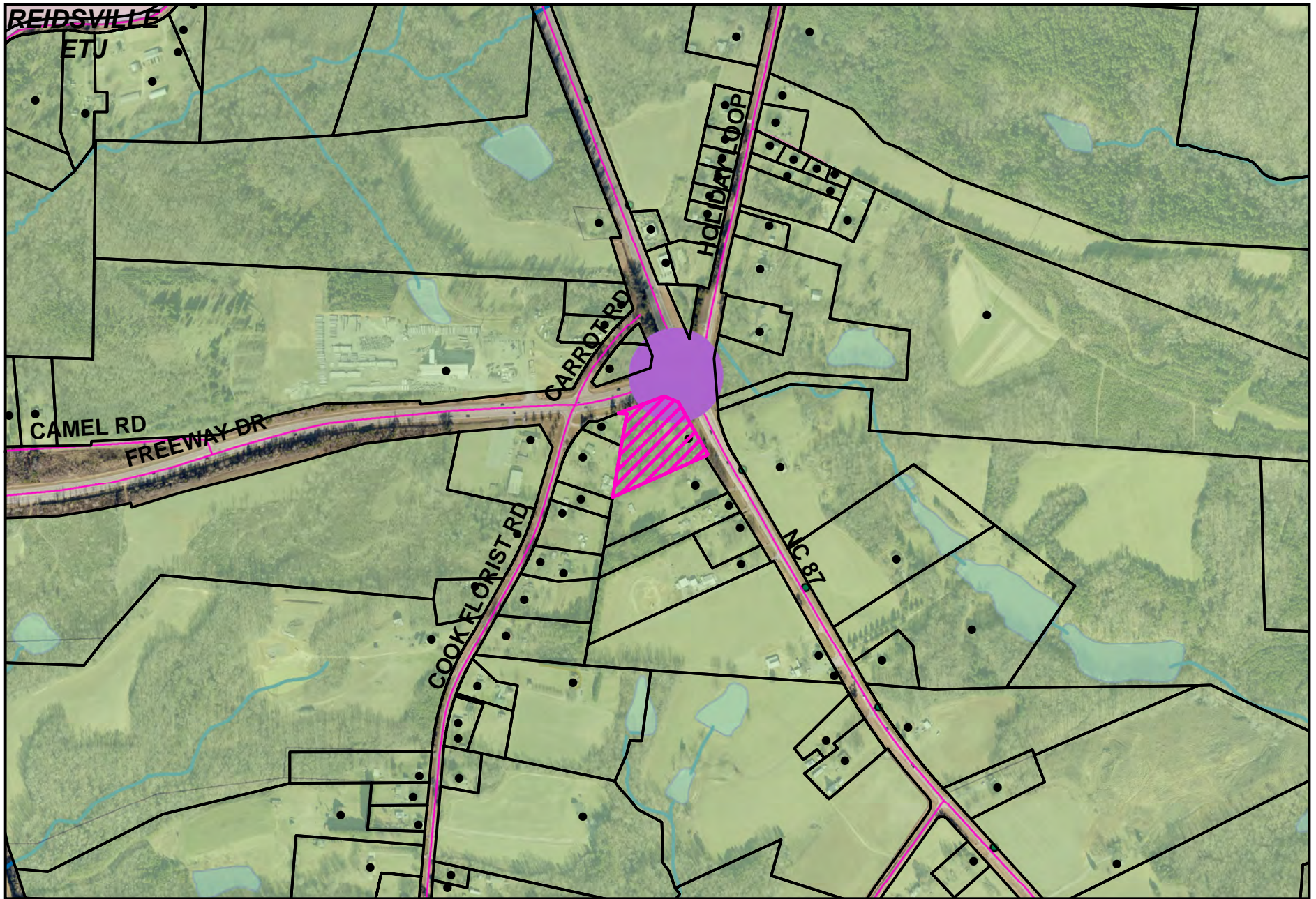
ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY



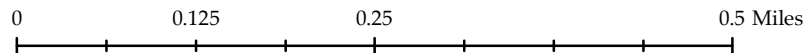




# CASE 2022-16 TERAMORE REIDSVILLE REZ FUTURE LAND USE MAP (G-1, COMMERCIAL NODE)



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR ILLUSTRATION PURPOSES ONLY





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

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The Board has reviewed **Case 2022-16**, rezoning to **Neighborhood Commercial (NC)** 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-1 Land Class**.
  - A. The permitted uses in the **Neighborhood Commercial (NC)** 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-1 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 as it exceeds the minimum lot size necessary in the district and is suitable for neighborhood commercial uses;
  - B. The proposed uses allowed in the district are appropriate for the land, considering its effect upon the landowners, neighbors and community. The **Neighborhood Commercial (NC)** zoning district is designed for parcels such as this, given its strategic location at the intersection of a major thoroughfare and state highway. Development criteria for non-residential uses will mitigate impacts to abutting parcels;
  - C. The subject property abuts others that are currently zoned **Residential Protected (RP)**. Nearby parcels are zoned for a mix of residential, agricultural, commercial and industrial uses. The **Neighborhood Commercial (NC)** is suited to the zoning characteristics of the area.



**ROCKINGHAM COUNTY  
COMMUNITY DEVELOPMENT  
DRAFT MOTION TO APPROVE/DENY**

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**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 Board agenda packet, 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 Board agenda packet, submitted during the rezoning presentation and as may be amended, incorporated into the motion, to be included in the minutes.”