

AGENDA

ROCKINGHAM COUNTY PLANNING BOARD

AUGUST 12, 2024 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. July 8, 2024

V. Review of Procedures for Evidentiary Hearings

- a. Zoning Map Amendment 2024-17: a zoning map amendment has been requested for a portion of the parcel denoted by Rockingham County Tax PIN 7945-02-87-9011, located at 1658 NC Highway 704, at the corner of McCollum Rd in the Wentworth Township. The request is to rezone (+/-) 2.5 acres from Neighborhood Commercial (NC) and Residential Agricultural (RA) to Neighborhood Commercial-Conditional District (NC-CD).
- b. Zoning Map Amendment 2024-18: a zoning map amendment has been requested for the parcel denoted by Rockingham County Tax PIN 8906-03-23-8739, located at 163 Harrison Crossroad Loop in the Ruffin Township. The request is to rezone the property from Neighborhood Commercial-Conditional District (NC-CD) to Residential Agricultural (RA).
- c. Zoning Map Amendment 2024-19: a zoning map amendment has been requested for the parcel denoted by Rockingham County Tax PIN 8915-00-60-9862, located at 117 Brooks Rd in the Reidsville Township. The request is to rezone the property from Residential Agricultural (RA) to Neighborhood Commercial-Conditional District (NC-CD).

VI. Other Business

- a. New Business: None
- b. Old Business: Board Order Approval SUP 2024-16, Gen 7 Towers

VII. Adjourn

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



**BOARD OF COMMISSIONERS CHAMBERS
ROCKINGHAM COUNTY GOVERNMENTAL CENTER
WENTWORTH, NC
JULY 8, 2024 AT 6:30 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson
Julie Talbert, Vice-Chairperson
Jeff Kallam
Corey Scott
Bernie Parnell
John Roberts (Alternate)
Daniel Woods (Alternate)

MEMBERS ABSENT: Keith Duncan
Quint Haley

STAFF PRESENT: 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 Planning Board at 6:30 pm. A quorum was determined with seven (7) board members present.

II. INVOCATION

Mr. Scott conducted the invocation.

III. ADOPTION OF THE AGENDA

Mrs. Talbert motioned to adopt the agenda as written, and Mr. Kallam seconded. The board voted unanimously to adopt. (7-0)

IV. APPROVAL OF MINUTES

June 10, 2024 – Mr. Scott motioned to adopt the minutes as written, and Mrs. Talbert seconded. The board voted unanimously to adopt. (7-0)

V. REVIEW OF PROCEDURES FOR EVIDENTIARY HEARINGS

Mr. Ksieniewicz reviewed the procedures for quasi-judicial evidentiary hearings. No board member indicated any conflict of interest or site visit to disclose. Mr. Ksieniewicz administered the oath of office to those who signed the speakers sheet.

- a. Special Use Permit 2024-16: Gen 7 Towers (Sydney Poe), in cooperation with Verizon Wireless, has requested a special use permit to establish a new Wireless Telecommunications Tower on the parcel denoted by Rockingham County Tax PIN 7973-00-38-4450, located at 1350 Miller Chapel Rd, near the intersection with Sandy Cross Rd in the Simpsonville Township.

Mr. Cochran presented the application request and packet information to the board, including third-party engineering approval and staff recommendation to approve this special use request. Mr. Ksieniewicz asked about any citizen concerns, and Mr. Marziano replied that staff had received one inquiry.

Clark Davidson of 2538 Manor Walk in Decatur, GA spoke addressed the board representing the applicant for this request. Mr. Ksieniewicz asked if co-locations will be permitted, which Mr. Clark replied that they will be allowed. Mrs. Talbert inquired about the number of potential customers impacted as well as the choice of location for the tower. Mr. Clark stated that the tower would affect a significant number of people, though he could not offer an exact number of customers served. He highlighted the geographic service area map included in the packet and explained standards for how the tower site was identified and prioritized. Mrs. Talbert also wanted to know if the land will still be suitable for agriculture within the tower's fall zone. Mr. Cochran confirmed that the land around the new tower may still be used for agricultural purposes as it has in the past.

As there was no additional discussion, Mr. Scott motioned to “approve this Special Use Permit based upon the Reasonableness Determinations that are included herein, including any additional conditions that may have been discussed and agreed upon, incorporated into this motion, to be included in the minutes and the board order.” Mrs. Talbert seconded. The board voted unanimously to approve this special use request (7-0).

The Board has reviewed **Case 2024-16**, a request for a **Special Use Permit allowing a New Wireless Telecommunications Tower** and as required by NCGS § 160D makes the following findings:

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

- a. The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
- b. The use or development complies with all required regulations and standards of *Rockingham County Unified Development Ordinance* and with all other applicable regulations;
- c. The use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property or that the use or development is a public necessity; and
- d. The use or development conforms with the general plans for land use and the development goals of Rockingham County as embodied in *Comprehensive Land Use Plan*.

VII. OTHER BUSINESS

- a. New Business: N/A
- b. Old Business: Board Order Approval SUP 2024-15, 1A Towers

Mrs. Talbert motioned to approve the board order for Special Use Permit 2024-015. Mr. Kallam seconded. The board voted unanimously to approve this board order (7-0).

VIII. ADJOURN

As there was no additional business or discussion, Mrs. Talbert motioned to adjourn the meeting. Mr. Kallam seconded. The board voted unanimously to adjourn at 6:50 pm (7-0).

Minutes Read and Approved,

Respectfully Submitted,

Chairperson

Date

Planning Staff

Date

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2024-17: ZONING MAP AMENDMENT (REZONING)**



Rockingham
County NC

Request: A request for **Rezoning from Residential Agricultural (RA) & Neighborhood Commercial (NC) to Neighborhood Commercial-Conditional District (NC-CD)**

Applicant: Teramore Development LLC

Identification: Tax PIN: 7945-02-87-9011 (a portion thereof)

Location: 1658 NC Highway 704 – Wentworth Township

1. Acres and Location of Parcel:

The current parent parcel measures (+/-) 13.8 total acres according to the Rockingham County Tax Map, located at 1658/1660 NC Highway 704. The request is to rezone (+/-) 2.5 acres at the corner of NC Highway 704 and McCollum Rd. A new parcel will be subdivided, approximately 3.7 miles west of the Wentworth town limits.

2. Utilities: This property will be served private well and individual septic facilities.

3. Zoning Classification and Uses of Surrounding Parcels:

This parcel directly abuts others that are exclusively zoned Residential Agricultural (RA). Nearby zoning includes Heavy Industrial (HI), approximately one-half mile east of the subject parcel, where the county landfill is located.

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 a lack of public water or sewer services and low-density residential development, agricultural uses and open lands. (p. 46-47)
- b. *The Rockingham County Land Use Plan* suggests that areas in the 0-2 Land Class should generally be zoned Residential Agricultural (RA), but notes that "...small stores" may be suitable in this land class. (p. 47)

5. Previous Zoning History:

1988: This property or its parent parcel was zoned Neighborhood Commercial (NC) and Residential Agricultural (RA). There is an older and unused local store building located on the property.

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. Reasonableness.*** The total parcel measures (+/-) 13.8 acres, which is typical of the area. The applicant proposes to rezone (+/-) 2.5 acres of the total parcel. This exceeds the minimum necessary size of 20,000 square feet in the Neighborhood Commercial (NC) zoning district. The size of the subdivided and rezoned parcel will not be uncommon in the area.
- b. ***The compatibility of the zoning action with the comprehensive plan. Consistency.*** A zoning change to Neighborhood Commercial (NC) is not directly supported by *The Rockingham County Land Use Plan* and future land use map in the 0-2 Land Class, although small stores are specifically noted as a suitable use in this land class. However, this property has a history of existing Neighborhood Commercial zoning because of a former store that was located here when the first zoning maps were created in the county.

- c. *The benefits and detriments resulting from the zoning action for the owner of the rezoning, the neighbors, and the surrounding community. Reasonableness.* This rezoning request will allow limited uses in the Neighborhood Commercial (NC) zoning district as proposed by the applicant. This may provide an opportunity for financial gain for the applicant/owner of the (+/-) 2.5 acres to be rezoned. Residents of the area and community may gain access to one or more of the services allowed if the rezoning is approved. The potential negative impacts to adjacent residential tracts will be minimized by the limited number of uses allowed and the commercial development regulations found in the Unified Development Ordinance (UDO).
- d. *The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness & Consistency.* Current uses in this area are almost exclusively residential, with the exception of the historical use at this location for a local store. This property is also located on and has direct access to a North Carolina highway, which generally supports limited commercial development.

7. Staff Recommendation:

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. Staff finds the requested zoning amendment to be partially consistent with the intents and descriptions of the 0-2 Land Class as noted in the *Rockingham County Comprehensive Land Use Plan* and future land use map. The requested zoning is consistent with the current status of Neighborhood Commercial zoning on this property. Additionally, staff finds that the limited uses proposed by the applicant in the Neighborhood Commercial-Conditional District (NC-CD) will be reasonable within the context of historical and current zoning patterns and land uses among adjacent and nearby parcels.

Therefore, staff recommends approval of Case 2024-17, a request for Rezoning from Residential Agricultural (RA) & Neighborhood Commercial (NC) to Neighborhood Commercial-Conditional District (NC-CD).



ROCKINGHAM COUNTY

Community Development

APPLICATION FOR ZONING MAP AMENDMENT

Property Address: McCollum Rd & Hwy 704, Madison
 Parcel No / Tax Pins(s): 127940
 Current District including overlays: NC & RA-2
 Acreage requested for rezoning: _____ (attach legal description if acreage represents a portion of a parcel)

Owner: Richard L Joyce & Brenda Beck
 Mailing Address: 640 Eagle Falls Road, Madison, NC 27025 & 134 Somerset Dr, Reidsville, NC 27320
 Telephone: _____ email: bdwjoyce@hotmail.com & bassprokj@hotmail.com
336-791-6852 & 336-466-1014

Applicant: Teramore Development, LLC
 Mailing address: 214 Klumac Rd, Suite 101, Salisbury, NC 28144
 Telephone: 704-202-0091 email: Daniel@Teramore.net

Proposed District including overlays: NC

 Signature of Applicant/Owner (circle)

 Signature of Applicant/Owner (circle)

OR

Proposed Conditional District including overlays: NC

- The conditions I am proposing are attached
- The site plan I am proposing is attached

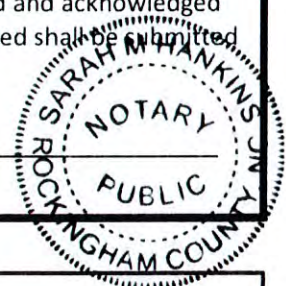
An application has been duly filed requesting that the property involved in the application be rezoned as above. It is understood and acknowledged that if the property is rezoned as requested and the Conditional District authorized, the property involved in this request will be perpetually bound to the uses and conditions as imposed unless subsequently changed or amended by the Rockingham County Board of Commissioners. It is further understood and acknowledged that any development plans to be submitted pursuant to any such Conditional District so authorized shall be submitted to the Board of Commissioners for review and approval.

Richard L. Joyce

Signature of Owner

 Signature of Owner

Signature of Owner



NOTARIZE SIGNATURES BELOW IF NOT WITNESSED BY STAFF

Rockingham County, North Carolina

I certify that Richard L. Joyce personally appeared before me this the 10th day of June, 2024 and acknowledged the due execution of the foregoing instrument.

Sarah M. Hankins
 Notary Signature

Sarah M. Hankins
 Notary Printed Name

My Commission Expires: 4/16/29

(Office Use Only)

- legal description of area
- all owner signatures
- fees
- conditions
- site plan

Case Number: _____
 Date of Planning Board Hearing _____
 Date of Board of Commissioners Hearing _____
 Planning Board Recommendation: Approve () Deny () Vote: _____
 Board of Commissioners Decision: Approve () Deny () Vote: _____



ROCKINGHAM COUNTY

Community Development

APPLICATION FOR ZONING MAP AMENDMENT

Property Address: McCollum Rd & Hwy 704, Madison
 Parcel No / Tax Pins(s): 127940
 Current District including overlays: NC & RA-2
 Acreage requested for rezoning: _____ (attach legal description if acreage represents a portion of a parcel)

Owner: Richard L Joyce & Brenda Beck
 Mailing Address: 640 Eagle Falls Road, Madison, NC 27025 & 134 Somerset Dr, Reidsville, NC 27320
 Telephone: _____ email: bdwjoyce@hotmail.com & bassprokj@hotmail.com
336-791-6852 & 336-466-1014

Applicant: Teramore Development, LLC
 Mailing address: 214 Klumac Rd, Suite 101, Salisbury, NC 28144
 Telephone: 704-202-0091 email: Daniel@Teramore.net

Proposed District including overlays: NC

 Signature of Applicant/Owner (circle)

 Signature of Applicant/Owner (circle)

OR

Proposed Conditional District including overlays: NC

The conditions I am proposing are attached

The site plan I am proposing is attached

An application has been duly filed requesting that the property involved in the application be rezoned as above. It is understood and acknowledged that if the property is rezoned as requested and the Conditional District authorized, the property involved in this request will be perpetually bound to the uses and conditions as imposed unless subsequently changed or amended by the Rockingham County Board of Commissioners. It is further understood and acknowledged that any development plans to be submitted pursuant to any such Conditional District so authorized shall be submitted to the Board of Commissioners for review and approval.



M. W. Joyce as POA for Brenda Beck
 Signature of Owner

NOTARIZE SIGNATURES BELOW IF NOT WITNESSED BY STAFF

Rockingham County, North Carolina

I certify that Kyle W. Joyce personally appeared before me this the 10th day of June, 2024 and acknowledged the due execution of the foregoing instrument.

Sarah M. Hankins
 Notary Signature

Sarah M. Hankins
 Notary Printed Name

My Commission Expires: 4/16/29

(Office Use Only)

- legal description of area
- all owner signatures
- fees
- conditions
- site plan

Case Number: _____
 Date of Planning Board Hearing _____
 Date of Board of Commissioners Hearing _____
 Planning Board Recommendation: Approve () Deny () Vote: _____
 Board of Commissioners Decision: Approve () Deny () Vote: _____



ROCKINGHAM COUNTY

Community Development

APPLICATION FOR CONDITIONAL ZONING MAP AMENDMENT

Conditions to be made part of the application

Case Number: _____

Proposed Conditional District conditions – list here or attach

Limited to Retail Sales

Attached is the proposed Facade

Proposed Conditional District site plan – insert image or attach

Site Plan Attached.

I acknowledge that I have requested the above listed conditions and/or site plan with this rezoning.

Signature of Owner

Signature of Owner



ROCKINGHAM COUNTY

Community Development

APPLICATION FOR CONDITIONAL ZONING MAP AMENDMENT

Alternate Owner Signature

(complete one for each alternate owner)

I, Richard L Joyce, owner of the property denoted by Rockingham County

Tax PIN(s) # 127940, # _____, # _____

do hereby request that the property(ies) be granted a Rezoning to NC

with the conditions made part of the application.

I understand that the requested conditions are binding on the property. I also understand that if the Board of Commissioners approve the request for rezoning, they may add conditions that will be binding on the property. I feel this will serve my best interests.

[Signature]

6-10-24

Signature

Date

640 Eagle Falls Rd

Mailing Address

Madison, NC 27025

City, State, Zip

336-791-6852

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:

Richard L. Joyce

Name(s) of principal(s).

Date: June 10, 2024

[Signature]
Official Signature of Notary

Sarah M. Hankins, Notary Public
Notary's printed or typed name

My commission expires: 4/16/29





ROCKINGHAM COUNTY

Community Development

APPLICATION FOR CONDITIONAL ZONING MAP AMENDMENT

Alternate Owner Signature

(complete one for each alternate owner)

I, Brenda J Beck c/o Kyle W. Joyce, as POA, owner of the property denoted by Rockingham County

Tax PIN(s) # 127940, # _____, # _____

do hereby request that the property(ies) be granted a Rezoning to NC

with the conditions made part of the application.

I understand that the requested conditions are binding on the property. I also understand that if the Board of Commissioners approve the request for rezoning, they may add conditions that will be binding on the property. I feel this will serve my best interests.

Kyle W. Joyce as POA for Brenda Beck
Signature

6-10-24
Date

134 Somerset Drive

Mailing Address

Redisville, NC 27320

City, State, Zip

336-466-1014

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:

Kyle W. Joyce

Name(s) of principal(s).

Date: June 10, 2024

Sarah M. Hankins
Official Signature of Notary

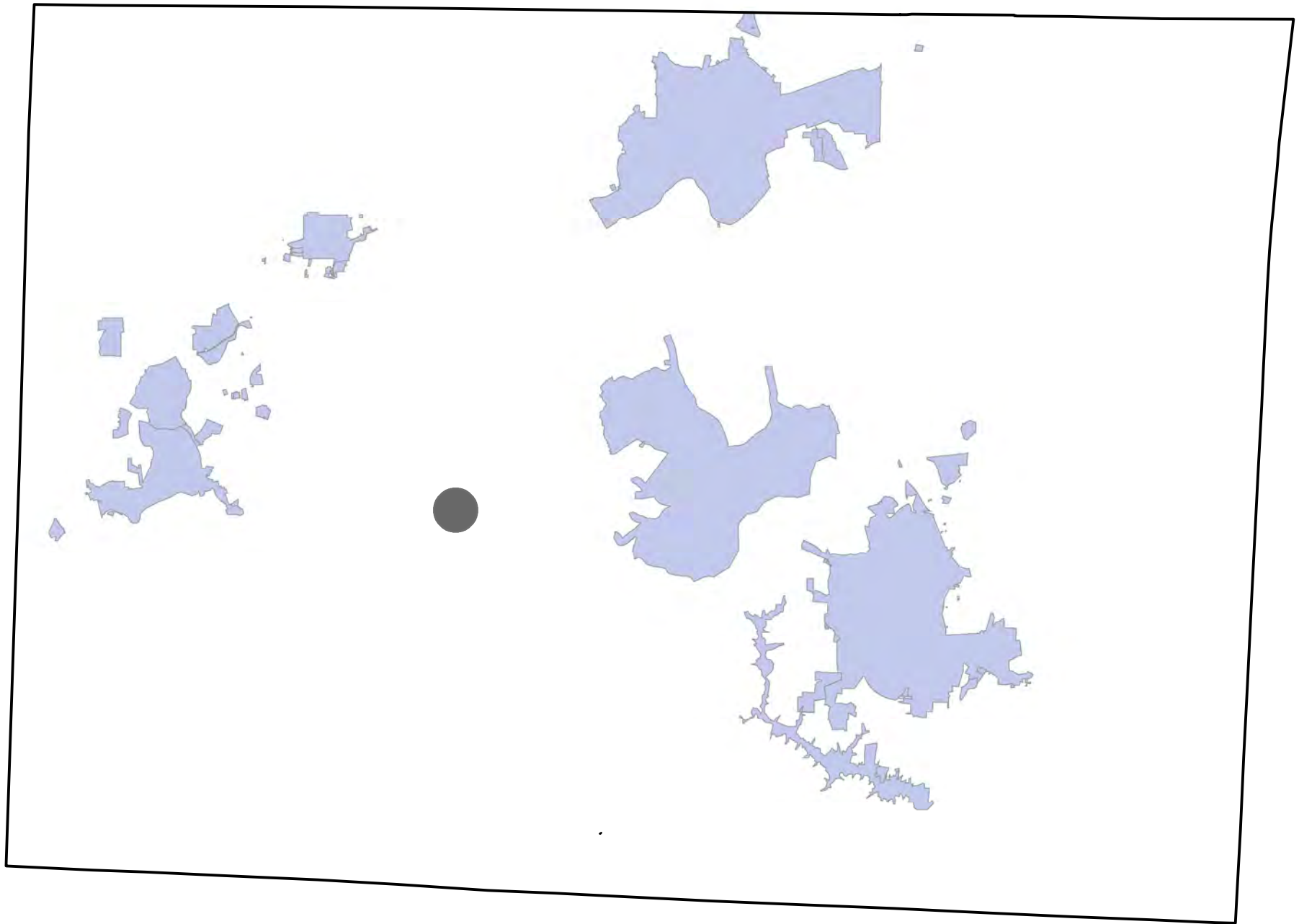
Sarah M. Hankins, Notary Public
Notary's printed or typed name

My commission expires: 4/16/29

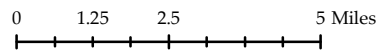




2024-17 TERAMORE REZ VICINITY MAP

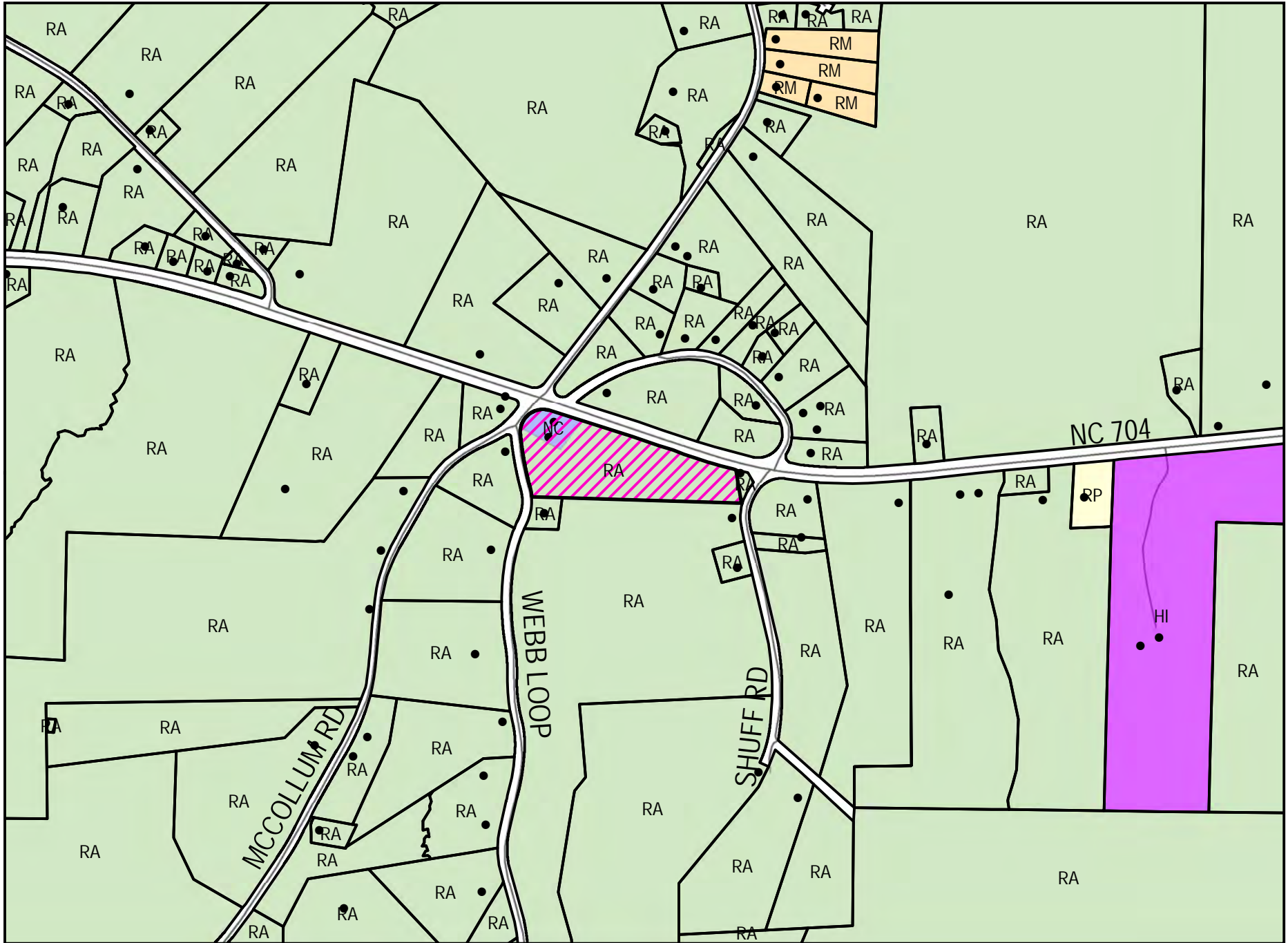


ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

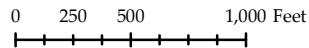




2024-17 TERAMORE REZ ZONING MAP

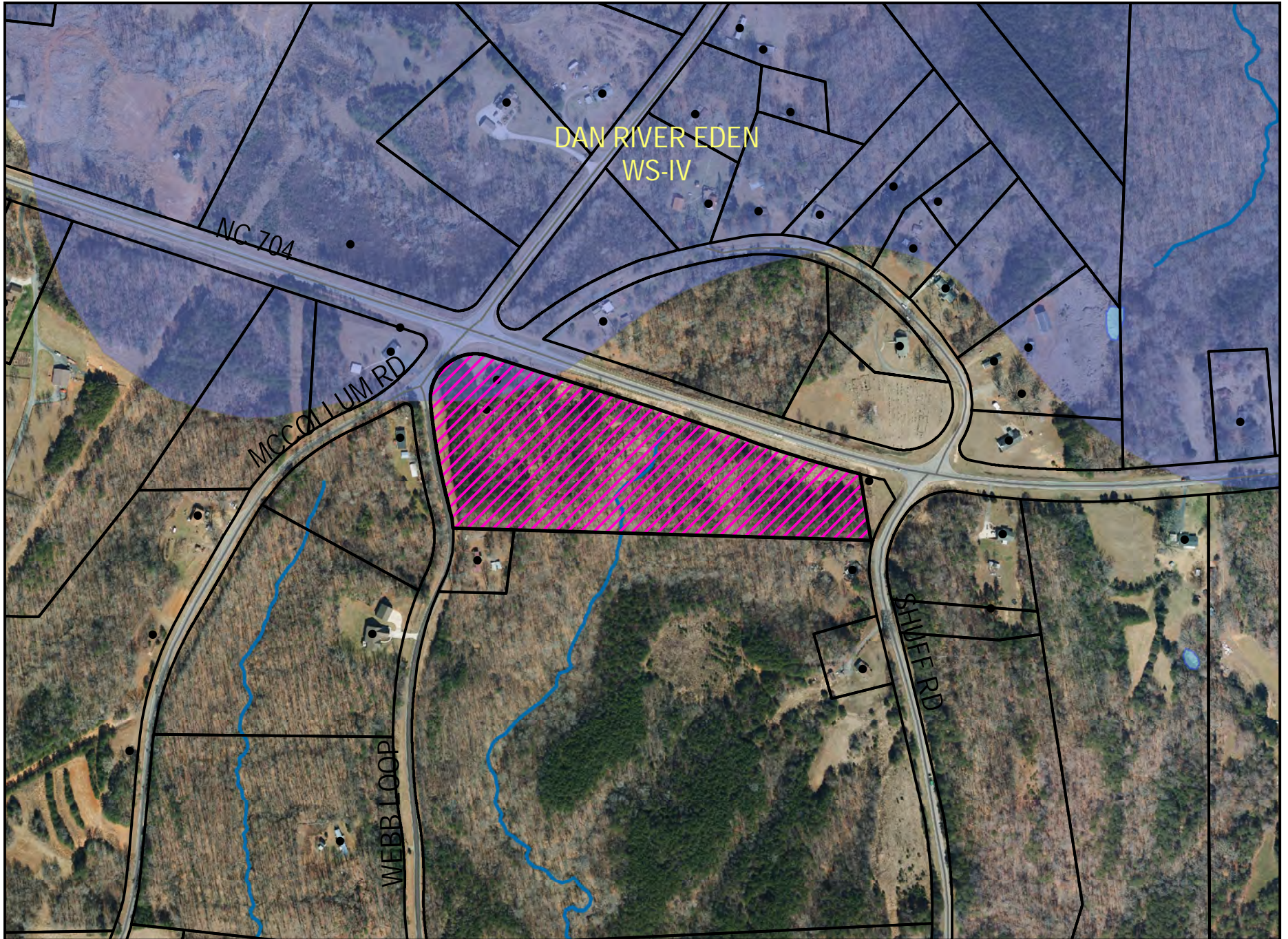


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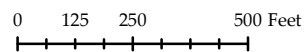




2024-17 TERAMORE REZ ENVIRONMENTAL MAP

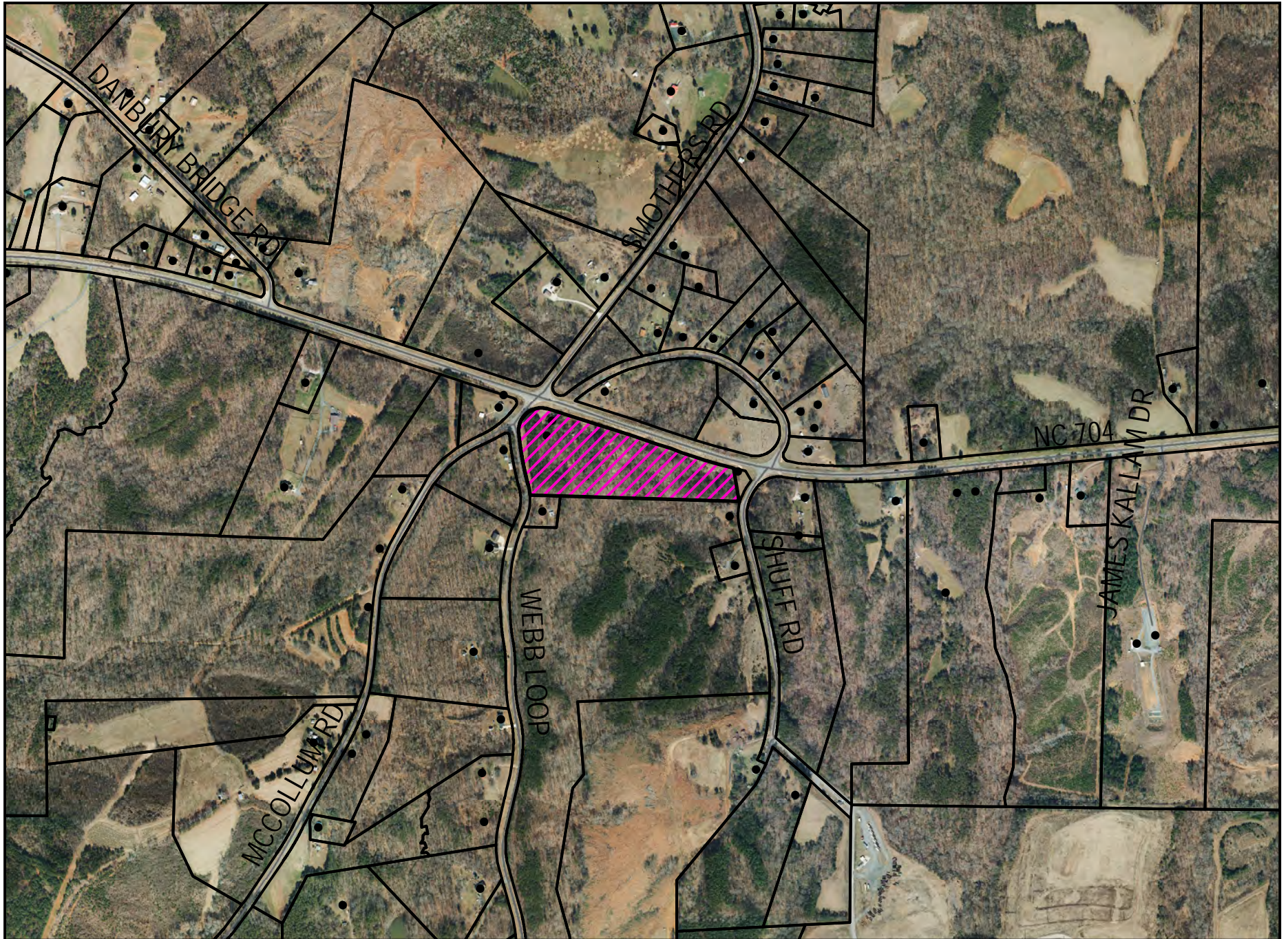


ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

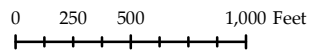




2024-17 TERAMORE REZ LAND USE MAP, 0-2



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

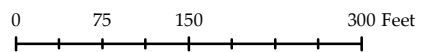




2024-17 TERAMORE REZ PARCEL MAP



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY





ROCKINGHAM COUNTY

GOVERNMENTAL CENTER

Community Development Department

July 11, 2024

To: Daniel Almazan, Justin Church
From: Lynn Cochran, Senior Planner
Re: Dollar General Preliminary Site Plan, 1658 NC Hwy 704, Tax PIN 892200334005

Hi Daniel, Justin

The Rockingham County Technical Review Committee met July 11, 2024 to review the preliminary site plan for the subject project. The preliminary site plan was approved with the following comments and conditions. Any applicable comments and conditions must be addressed before the final site plan can be approved.

NC DOT

- A commercial driveway permit will be needed for the site entrance on Webb Loop.
- A site layout will be needed.

Fire Marshal

- If a Knox Box will be installed, the Jacob's Creek Fire Department will need the access code.

Planning

- Garbage carts, dumpsters and any outdoor storage areas will need to be screened by opaque fencing, as described in the Unified Development Ordinance (UDO).
- A detailed site plan will be required prior to the Board of Commissioners hearing on the associated rezoning request, prepared according to UDO requirements.
- Clarify exact elevations and renderings prior to the Board of Commissioners hearing for the sake of accuracy.
- Lighting plans must conform to the development standards detailed in the UDO.

Once they have been prepared, you can email the final preliminary site plan, elevations and renderings. The Commissioners are currently scheduled to consider the rezoning request Monday, Sep 16 2024. Planning will need these documents no later than Friday, Aug 29 2024 to prepare for the hearing.

Feel free to contact us with any questions.

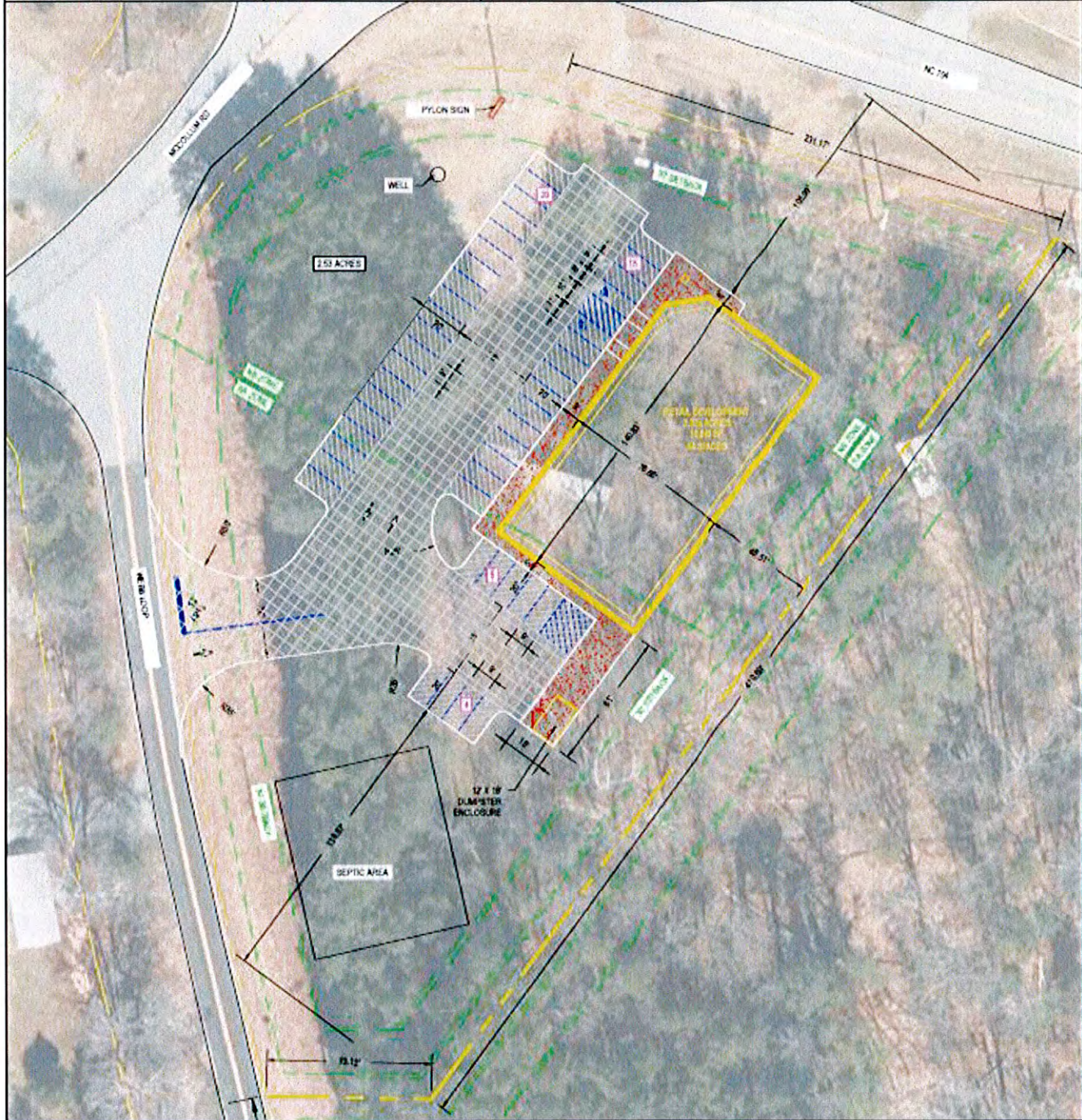
Best Wishes,

A handwritten signature in blue ink, appearing to read "Lynn Cochran".

A. Lynn Cochran
Secretary to the Technical Review Committee

Exhibit 1

PRELIMINARY SITE PLAN		CITY, STATE - STREET: PLEASANTVILLE, NC - HWY 704				
PROTOTYPE:	F10640	DEVELOPER	DESIGNER		DATE:	
SALES SF/LEASE SF:	8,513/10,640	COMPANY:	TERAMORE DEVELOPMENT, LLC		COMPANY:	BREC, PA
ACREAGE	2.53	NAME:	JOSH HUFSTETLER		NAME:	JUSTIN CHURCH
PARKING SPACES:	44	PHONE #:	(229) 977-3931	PHONE #:	(336) 844-4088	



GENERAL NOTES:

1. PRELIMINARY BOUNDARY IS BASED ON INFORMATION FROM PROPERTY APPRAISER AND SHALL BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN SHALL NOT BE INTENDED TO CERTIFY THE ACCURACY OF EXISTING SURFACE OR SUBSURFACE CONDITIONS. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY ACTUAL SURVEY.
2. PROPOSED ACCESS LOCATIONS SHALL BE APPROVED BY REGULATORY AGENCIES HAVING JURISDICTION.
3. LIMITS OF R.O.W. DEDICATION ARE APPROXIMATE BASED ON PARCEL DATA FROM COUNTY GIS.

LEGEND

	EXISTING ASPHALT		PROPOSED HD ASPHALT
	PROPOSED CONCRETE		PROPOSED LD ASPHALT





Staff mentioned in pre-app replicating Summerfield build in 2021 for rezoning approval, but it's a wood build.

Hardie Board all the wall to eave, 3 sides, rear left prototypical

DOLLAR GENERAL Gable Entry Feature DOLLAR GENERAL

Shutter (3 sides)

Brick Wainscott

USES IN THE RESIDENTIAL AGRICULTURAL ZONING DISTRICT (RA)

Uses permitted by-right within zoning district (zoning permit may be required):

- Agricultural uses (unregulated)
- Agriculture related research and development
- Athletic fields, parks, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain)
- Auction sales, temporary, one-time use
- Club and lodges, private, non-profit
- Community centers, public or private non-profit, for assembly and recreation
- Dwelling, single-family detached
- Dwelling, two-family (duplex)
- Farm supplies sales (feed, seed, fertilizer etc.)
- Golf Courses with or without ranges
- Library, Public
- Lumber yard
- Nursery and plant cultivation
- Places of worship and their customary uses, including childcare on premises
- Poultry Breeding Facility (dry litter)
- Pottery Crafting and Sales
- Produce/Roadside Stand
- Riding academy, commercial stables
- Short-term Rentals
- Sign, on premises
- Use of Open Land (see definitions)

Uses permitted by-right that require development standards:

- Agritourism Activities (regulated, not applicable to exempt farms)
- Animal Facility - Kennel (8 or less domesticated animals)
- Animal Facility – public stable
- Brewery, Winery, Distillery
- Campground / Recreational Vehicle Park
- Care Facility -- Hospice house/palliative
- Cemetery, human (public)
- Cemetery, pet (public)
- Cottage Business
- Dwelling, accessory unit
- Dwelling, Class AA manufactured home
- Dwelling, Class A manufactured home
- Dwelling, manufactured home (Class AA, A or B), temporary use – for Custodial Care
- Dwelling, manufactured housing on lot during construction of new dwelling
- Family care home
- Greenhouse, commercial
- Guest House
- Home Occupations
- Landfill, beneficial fill
- Manufactured home, temporary custodial care

- Manufactured home, temporary during residential construction
- Museum
- Outdoor Storage Area (Residential)
- Public utility, minor
- Recreational Vehicle, temporary stay during new home construction
- Rural Guest Establishment
- Rural Tourism Activities
- Sales Office/Model dwelling unit
- Shipping/Storage Container for Non-Residential Outdoor Storage
- Special Event Permit
- Stand-Alone Storage Unit
- Turkey shoots (associated with non-profit organizations)
- Wireless Telecommunications Facilities, colocation

Uses permitted only as an accessory to another permitted use on same lot:

- Accessory structure
- Greenhouse, private

Temporary use:

- Sawmills, portable
- Temporary buildings, incidental to development
- Temporary Storage Unit

Uses requiring a special use permit:

- Airport/airstrip/runway/taxiway
- Animal Facility - Kennel (more than 8 domesticated animals)
- Bed & Breakfast Home
- Commercial Feeder Operation
- Conference/retreat/event/reception/banquet center
- Group Homes (more than 6 living as a family with manager on-site)
- Landfill, land-clearing and inert debris (LCID)
- Landfill, sanitary/ solid waste
- Mining of earth products (sand, soil, clay)
- Nursery/landscaping business, commercial
- Nursing and rest homes
- Paintball/Airsoft Facility (Outdoor)
- Public utility, major (including public water/sewer plants)
- Schools, academic/ business/trade
- Shooting Range/Shooting Range Complex (Indoor/Outdoor)
- Skeet, Trap, and Sporting Clay Ranges
- Solar energy facility
- Turkey shoots (for profit, year- round)
- Wireless Telecommunications Facilities, new

2027-17 TERAMORE 704 REZ CONDITIONAL USED IN
THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (NC)

Uses permitted by-right within zoning district (zoning permit may be required):

- ~~○ Agricultural uses (unregulated)~~
- ~~○ Amusements, indoor commercial (e.g. bowling alleys, skating rinks)~~
- ~~○ Apparel and accessory sales~~
- ~~○ Athletic fields, parks, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain)~~
- ~~○ Auction sales, yards, permanent~~
- ~~○ Auction sales, temporary, one time use~~
- ~~○ Automobile car wash, drive through, requiring vehicle queuing~~
- ~~○ Automobile parts sales~~
- ~~○ Automobile sales, rentals~~
- ~~○ Automobile service/repair stations~~
- ~~○ Automobile, truck and trailer (hauling) rental~~
- ~~○ Banks & Savings and Loans~~
- ~~○ Barber and Beauty Service~~
- ~~○ Bed & Breakfast Home~~
- ~~○ Boats, Recreation Vehicles, Outdoor Storage (primary use, short term)~~
- ~~○ Bottling Plants~~
- ~~○ Brewery, Winery, Distillery~~
- ~~○ Bus Station~~
- ~~○ Car Wash~~
- ~~○ Club and lodges, private, non profit~~
- ~~○ Clubs and places of entertainment (commercial)~~
- ~~○ Clinics, medical, dental~~
- ~~○ Coin operated laundry~~
- ~~○ Community centers, public or private non profit, for assembly and recreation~~
- ~~○ Conference/retreat/event/reception/banquet center~~
- Convenience food stores with or without gas pumps
- ~~○ Dry Cleaning or laundry (not coin operated)~~
- ~~○ Drive through window services (banks, laundries, fast food, etc.) where use is permitted in district~~
- ~~○ Exterminating services~~
- ~~○ Farmers markets (may include sale of locally made craft items)~~
- ~~○ Fire, sheriff and emergency services~~
- ~~○ Flea markets — indoor~~
- ~~○ Florists~~
- ~~○ Funeral home, crematorium~~
- ~~○ Gift Shops~~
- ~~○ Golf, Miniature~~
- ~~○ Government Offices~~
- ~~○ Greenhouse, private~~
- ~~○ Grain and Grist Mills~~
- ~~○ Grocery stores~~
- ~~○ Hardware, Paint & Garden Supplies~~
- ~~○ Health club, gym~~
- ~~○ Home Furnishings & Appliance Sales~~
- ~~○ Home health & home care agencies~~
- ~~○ Hospital/medical facility~~
- ~~○ Hotels & Motels~~
- ~~○ Jewelry Store~~
- ~~○ Laboratory, Medical & Dental~~
- ~~○ Library, Public~~
- ~~○ Locksmith, Gunsmith (not as home occupation)~~
- ~~○ Movie theater, indoor~~
- ~~○ Museum~~
- ~~○ Nursery and plant cultivation~~
- ~~○ Offices, professional private and public~~
- ~~○ Office Supplies Sales~~
- ~~○ Pet Shop~~
- ~~○ Pharmacy and drug store~~
- ~~○ Places of worship and their customary uses, including childcare on premises~~
- ~~○ Post Office~~
- ~~○ Pottery Crafting and Sales~~
- ~~○ Printing and Reproduction~~
- ~~○ Radio, media, television studio~~
- 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
- Retail sales not listed elsewhere
- ~~○ Repair, rental and service of products sold at retail in same district where use is permitted~~
- ~~○ Restaurant~~
- ~~○ Restaurant, excluding drive in and fast food~~
- ~~○ Rural family occupation of nonagricultural nature~~
- ~~○ Service establishments including but not limited to barber and beauty shops, small item repair and rental~~
- ~~○ Service stations~~
- Sign, on premises
- ~~○ Social Services Centers~~
- ~~○ Studios for artists, designers, musicians, photographers, sculptors (not as a home occupation)~~
- ~~○ Tailor, sewing shop~~
- ~~○ Taxi stand, including ride sharing~~
- ~~○ Townhomes/condominiums, commercial~~
- ~~○ Upholstering and furniture refinishing~~

**2027-17 TERAMORE 704 REZ CONDITIONAL USED IN
THE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (NC)**

Uses permitted by-right that require development standards:

- ~~○ Agritourism Activities (regulated, not applicable to exempt farms)~~
- ~~○ Animal Facility – Kennel (8 or less domesticated animals)~~
- ~~○ Animal Facility – Kennel (more than 8 domesticated animals)~~
- ~~○ Brewery, Winery, Distillery~~
- ~~○ Cemetery, human (public)~~
- ~~○ Cemetery, pet (public)~~
- ~~○ Animal hospital/ veterinary clinic~~
- ~~○ Assembly/theater facility – Outdoor or drive in~~
- ~~○ Care Facility, Day – child, adult~~
- ~~○ Greenhouse, commercial~~
- ~~○ Home Occupations~~
- ~~○ Landfill, beneficial fill~~
- ~~○ Mobile Food Vendor, Temporary~~
- ~~○ Nursery/landscaping business, commercial~~
- ~~○ Nursing and rest homes~~
- ~~○ Outdoor Display Area (Non residential)~~
- ~~○ Outdoor Storage Area (Non residential)~~
- ~~○ Public utility, minor~~
- ~~○ Sales Office/Model dwelling unit~~
- ~~○ Schools, academic/ business/trade~~
- ~~○ Shipping/Storage Container for Non-Residential Outdoor Storage~~
- ~~○ Special Event Permit~~

* Allow the use and operation of businesses licensed by the State, as defined and authorized by the State of North Carolina through license issued by a state agency, or other agency or commission designated by the State.

Uses requiring a special use permit:

- ~~○ Group Homes (more than 6 living as a family with manager on site)~~
- ~~○ Public utility, major (including public water/sewer plants)~~
- ~~○ State Licensed Uses*~~

Uses permitted only as an accessory to another permitted use on same lot:

- ~~○ Accessory structure~~
- ~~○ Automated bank teller/ ATM, portable concession stands, ice machines~~
- ~~○ Live/work unit~~

Temporary use:

- ~~○ Construction Trailer (Class AA, A or B), temporary use~~
- Temporary buildings, incidental to development
- ~~○ Temporary Storage Unit~~



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

The Board has reviewed **Case 2024-17**, rezoning to **Neighborhood Commercial-Conditional District (NC-CD)**. As required by NCGS § 160D, the Board makes the following findings:

1. The proposed action is found to be consistent with the adopted *Rockingham County Comprehensive Land Use Plan* because:
 - A. This parcel is located in the 0-2 Rural Land Class according to the *Rockingham County Comprehensive Land Use Plan*, characterized by a lack of public water or sewer services and low-density residential development, agricultural uses and open lands, but where small stores may be suitable. (p. 46-47)
 - B. *The compatibility of the zoning action with the comprehensive plan. Consistency.* A zoning change to Neighborhood Commercial (NC) is not directly supported by The Rockingham County Land Use Plan and future land use map in the 0-2 Land Class, although small stores are specifically noted as a suitable use in this land class.

2. The proposed action is found to be reasonable because:
 - A. *The size of the tract in question. Reasonableness.* The total parcel measures (+/-) 13.8 acres, which is typical of the area. The applicant proposes to rezone (+/-) 2.5 acres of the total parcel. This exceeds the minimum necessary size of 20,000 square feet in the Neighborhood Commercial (NC) zoning district. The size of the subdivided and rezoned parcel will not be uncommon in the area.
 - B. *The benefits and detriments resulting from the zoning action for the owner of the rezoning, the neighbors, and the surrounding community. Reasonableness.* This rezoning request will allow limited uses in the Neighborhood Commercial (NC) zoning district as proposed by the applicant. This may provide an opportunity for financial gain for the applicant/owner of the (+/-) 2.5 acres to be rezoned. Residents of the area and community may gain access to one or more of the services allowed if the rezoning is approved. The potential negative impacts to adjacent residential tracts will be minimized by the limited number of uses allowed and the commercial development regulations found in the Unified Development Ordinance (UDO).
 - C. *The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness & Consistency.* Current uses in this area are almost exclusively residential, with the exception of the historical use at this location for a local store. This property is also located on and has direct access to a North Carolina highway, which generally supports limited commercial development.



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

APPROVE

“I motion to recommend **APPROVAL** of this request to rezone the specified parcel 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 motion to recommend **DENIAL** of this request to rezone the specified parcels to the requested zoning district contrary to 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.”

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2024-18: ZONING MAP AMENDMENT (REZONING)**



Rockingham
County NC

Request: A request for rezoning from **Neighborhood Conditional-Conditional District (NC-CD) to Residential Agricultural (RA)**

Applicant: Donna Hopkins

Identification: Tax PIN: 8906-03-23-8739

Location: 163 Harrison Crossroad Loop – Ruffin Township

1. Acreage and Location of Parcel:

This parcel measures (+/-) 0.62 acres according to the Rockingham County Tax Map, although a GIS measurement of the parcel estimates the size at (+/-) 0.76 acres, exclusive of any portion of the property that might be located within the right-of-way of Harrison Crossroad Loop. It lies just east of NC Highway 14, a little less than on-half of a mile north of the Reidsville ETJ boundary.

2. Utilities: This property is served by public water and individual septic system facilities.

3. Zoning Classification and Uses of Surrounding Parcels:

This parcel directly abuts others that are exclusively zoned Residential Agricultural (RA). Other zoning in the area includes Residential Protected (RP) and Highway Commercial (HC) along NC Highway 14.

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 a lack of public water or sewer services and low-density residential development, agricultural uses and open lands. (p. 46-47)
- b. *The Rockingham County Land Use Plan* suggests that areas in the 0-2 Land Class should generally be zoned Residential Agricultural (RA). (p. 47)

5. Previous Zoning History:

1988: This property or its parent parcel was zoned Residential Agricultural (RA).
2019: This property was rezoned to Neighborhood Commercial-Conditional District (NC-CD) for uses including an antique shop and live/work unit.

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. Reasonableness.*** The parcel to be rezoned measures (+/-) 0.62 acres, according to the Rockingham County Tax Map. This is inconsistent with the size of the parcel according to the GIS estimate of (+/-) 0.76 acres and with the dimensions as shown in the original subdivision plat dated 11/13/1992, recorded at Plat Book 28, Page 596. The size of the property is not uncommon in the area. It is surrounded on all sides by parcel containing a small golf course that was subdivided according to the same plat record.
- b. ***The compatibility of the zoning action with the comprehensive plan. Consistency.*** A zoning change to Residential Agricultural (RA) is supported by *The Rockingham County Land Use Plan* and future land use map in the 0-2 Land Class. The Land Use Plan suggests that Residential Agricultural (RA) should be the most common zoning district in the 0-2 Land Class.
- c. ***The benefits and detriments resulting from the zoning action for the owner of the rezoning, the neighbors, and the surrounding community. Reasonableness.*** This rezoning request will allow all uses in the Residential Agricultural (RA) Zoning

District, including single-family residences. A large portion of properties in this area are zoned for the same uses. Impacts among adjacent parcels would be negligible.

- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness & Consistency.*** The uses allowed in the Residential Agricultural (RA) Zoning District will be compatible with those that currently exist in the area.

7. Staff Recommendation:

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. Staff finds the requested zoning amendment to be consistent with the intents and descriptions of the 0-2 Land Class as noted in the *Rockingham County Comprehensive Land Use Plan* and future land use map. Additionally, staff finds that the uses allowed in the Residential Agricultural (RA) Zoning District would be reasonable within the context of current zoning patterns and land uses among adjacent and nearby parcels.

Therefore, staff recommends approval of Case 2024-18, a request for Rezoning from Neighborhood Commercial-Conditional District (NC-CD) to Residential Agricultural (RA).



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Department of Community Development

APPLICATION FOR ZONING MAP AMENDMENT

Date of Application/Fee: July 9, 2024

Property Address: 163 Hamson Crossroad Lp

Parcel No / Tax Pins(s): 8906-03.23. 8739

Current Zoning District: NC-CP

Proposed Zoning District: Residential Agricultural (RA)

Acreage requested for rezoning: 0.62

Township: Puffin

Owner(s): Hopkins Real Estate LLC (Donnah Hopkins)

Mailing Address: 106 Corn Tassel Trail Stoneville NC

Telephone: 3365899001 email: zoey777@aol.com

Applicant(s): _____

Mailing Address: _____

Telephone: _____ email: _____

Donnah Hopkins
 Applicant/Owner Signature

[Signature]
 Applicant/Owner Signature

[Signature]
 Staff Signature

PB Hearing Date: 8/2/24

BOC Hearing Date: 9/16/24



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Department of Community Development

APPLICATION FOR ZONING MAP AMENDMENT

Owner Signature

(complete one for each owner)

I, Donna L Hopkins, owner (trustee, executor, etc.) of the property denoted by Rockingham County Tax PIN 8906 · 03-23 · 8739, request that the property be granted a rezoning from NC-4 to PA. I understand that the rezoning is permanent and will run with the land. I feel this will serve my best interests.

Donna L Hopkins
 Signature

7/9/24
 Date

106 Corn Tassel Trail
 Mailing Address
Stoneville NC 27048

336 589 9001
 City, State, Zip

Phone Number

[Signature]
 Staff Signature

N/A Notarial Certification

_____ County, North Carolina

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

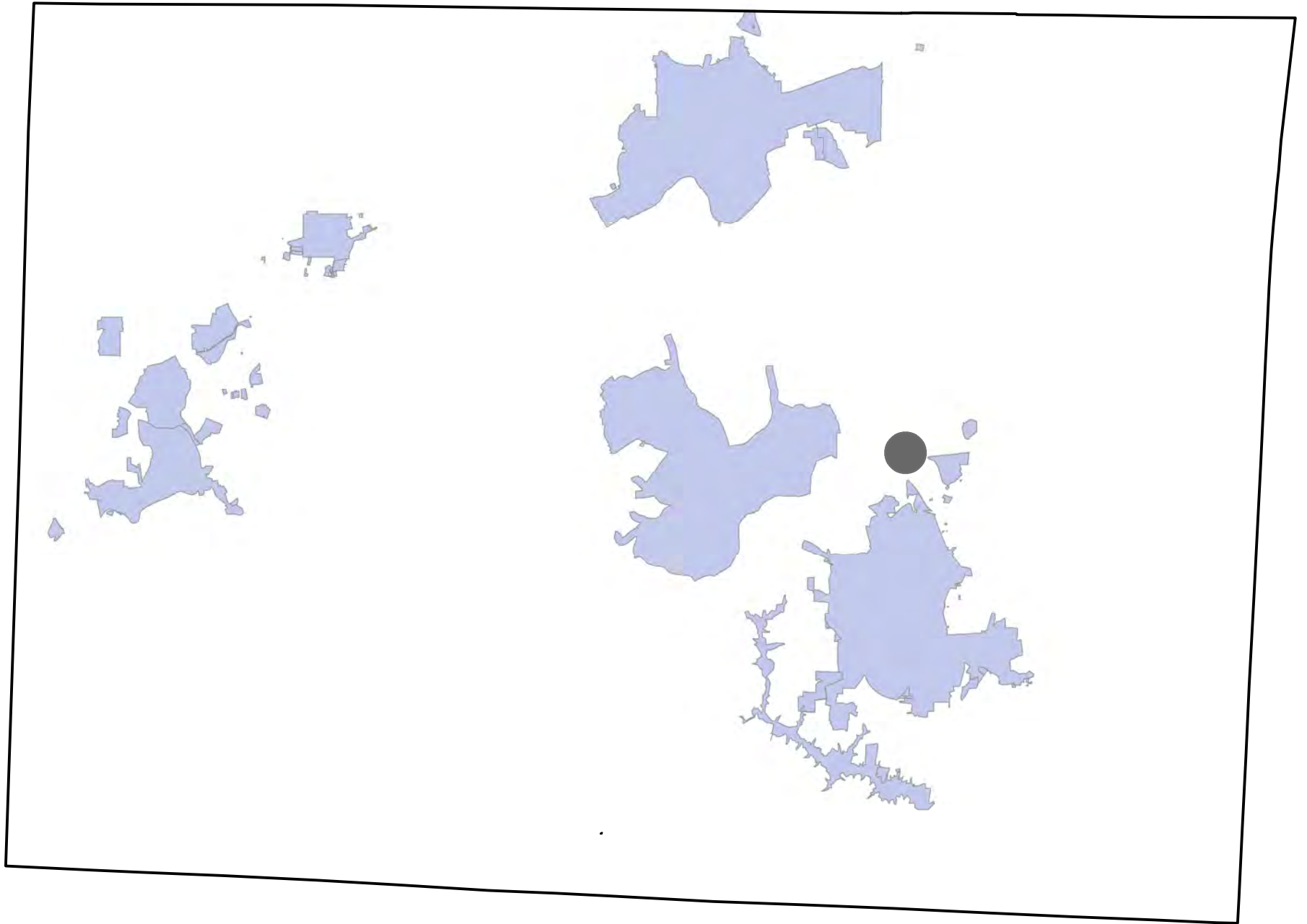
Notary Signature: _____

Notary Printed Name _____

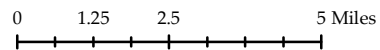
My Commission Expires: _____ (Seal)



2024-18 HOPKINS REZ VICINITY MAP

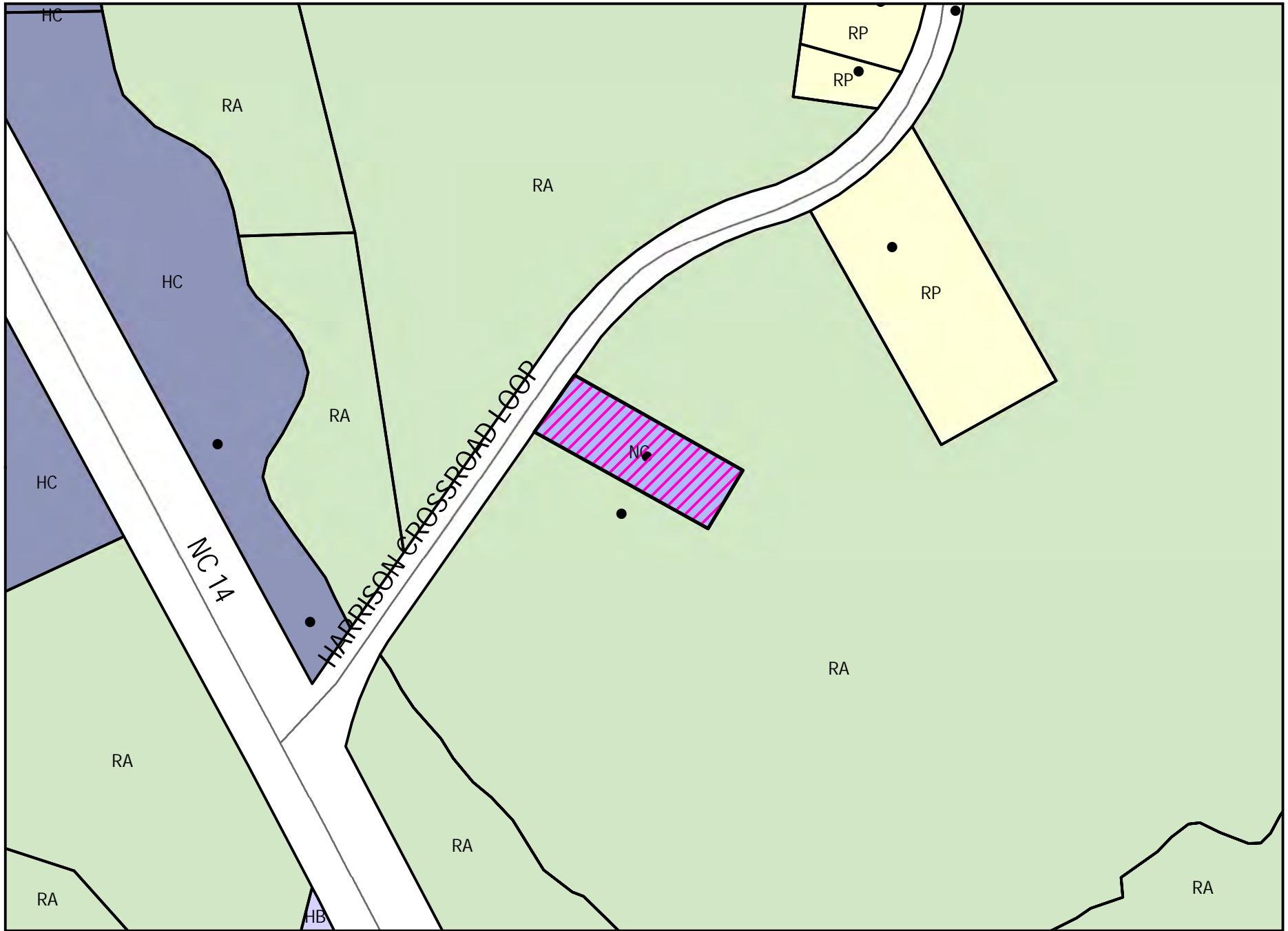


ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

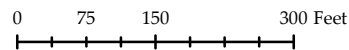




2024-18 HOPKINS REZ ZONING MAP



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

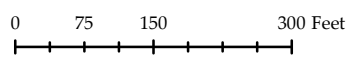




2024-18 HOPKINS REZ LAND USE MAP, 0-2



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

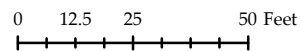




2024-18 HOPKINS REZ PARCEL MAP



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY



2019-061
applicant selected
MBS

USES IN NEIGHBORHOOD COMMERCIAL ZONING DISTRICT

Uses Permitted by right. Zoning Permit may be required.

1. Accessory uses
- ~~2. Agricultural use (not regulated)~~
- ~~3. Amusements, indoor commercial (e.g. bowling alleys, skating rinks)~~
- ~~4. Amusements, out-of-doors commercial (e.g. roller coaster, fairgrounds)~~
5. Apparel and accessory sales
6. Auction sales, temporary, one-time use
- ~~7. Automobile car-wash, drive through, requiring vehicle stacking~~
- ~~8. Automobile parts sales~~
- ~~9. Automobile sales~~
- ~~10. Automobile service stations~~
- ~~11. Automobile, truck and trailer (hauling) rental~~
- ~~12. Banks & Savings and Loans~~
- ~~13. Barber & Beauty service~~
14. Beneficial Fill
15. Cabinet making
- ~~16. Car wash~~
- ~~17. Churches and their customary uses including child care~~
- ~~18. Clinics, medical, dental~~
- ~~19. Clubs and lodges, private, non-profit~~
- ~~20. Clubs and places of entertainment (commercial)~~
- ~~21. Community centers, public or private non-profit for assembly and recreation~~
- ~~22. Condominiums – commercial~~
- ~~23. Convenience food stores~~
- ~~24. Day care 6 or more persons~~
- ~~25. Drive-in window services (banks, laundries, fast-food, etc.) where use is permitted in district~~
- ~~26. Dry cleaning and laundry~~
- ~~27. Exterminating services~~
- ~~28. Fire, sheriff and emergency services~~
- ~~29. Flea markets (indoors)~~
30. Flea markets (out-of-doors)
- ~~31. Florists~~
- ~~32. Funeral homes~~
33. Gift shops
- ~~34. Golf, miniature~~
- ~~35. Governmental offices~~
- ~~36. Grocery stores~~
- ~~37. Hardware, paint and garden supplies~~
- ~~38. Hotels and motels~~
39. Home furnishings and appliance sales
- ~~40. Home Occupations~~
- ~~41. Health and social services centers~~
- ~~42. Laboratory, medical and dental~~
- ~~43. Laundry or dry cleaning, self-service~~
- ~~44. Library, public~~
- ~~45. Locksmith, gunsmith~~
46. Mixed commercial and residential use where commercial use is primary and both occupy same structure or lot
- ~~47. Mobile home, temporary use for construction projects (Class AA, A or B)~~
- ~~48. Nursery, plant cultivation and sales~~
- ~~49. Office supplies sales~~
- ~~50. Pharmacy and drug store~~
- ~~51. Post office~~
- ~~52. Printing and reproduction~~
- ~~53. Professional and business offices~~
- ~~54. Radio or television studio~~
- ~~55. Reception/Banquet Facility~~
56. Retail sales, not listed elsewhere

- 57. Repair, rental and service of products sold at retail in same district
- ~~58.~~ Restaurant
- 59. Retail stores and shops (excluding vehicle sales) not otherwise listed herein
- ~~60.~~ Service stations
- ~~61.~~ Service establishments including but not limited to barber and beauty shops, small item repair and rental

- 62. Sign, on premises
- ~~63.~~ Studios for artists, designers, musicians, photographers, sculptors (not as home occupation)
- ~~64.~~ Tailor shop
- ~~65.~~ Taxi stand
- ~~66.~~ Temporary buildings, incidental to development
- ~~67.~~ Townhouses – Commercial
- ~~68.~~ Upholstering and furniture refinishing

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

- ~~1.~~ Agritourism Activities
- ~~2.~~ Outdoor Display Area (non-residential)
- ~~3.~~ Outdoor Storage Area (non-residential)
- 4. Special Events

Uses with Special Use Permit

- ~~1.~~ Planned business development – no outdoor storage
- ~~2.~~ Public utility substations (including public water/sewer plants)
- ~~3.~~ Schools, academic
- ~~4.~~ Schools, business/trade

USES IN THE RESIDENTIAL AGRICULTURAL ZONING DISTRICT (RA)

Uses permitted by-right within zoning district (zoning permit may be required):

- Agricultural uses (unregulated)
- Agriculture related research and development
- Athletic fields, parks, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain)
- Auction sales, temporary, one-time use
- Club and lodges, private, non-profit
- Community centers, public or private non-profit, for assembly and recreation
- Dwelling, single-family detached
- Dwelling, two-family (duplex)
- Farm supplies sales (feed, seed, fertilizer etc.)
- Golf Courses with or without ranges
- Library, Public
- Lumber yard
- Nursery and plant cultivation
- Places of worship and their customary uses, including childcare on premises
- Poultry Breeding Facility (dry litter)
- Pottery Crafting and Sales
- Produce/Roadside Stand
- Riding academy, commercial stables
- Short-term Rentals
- Sign, on premises
- Use of Open Land (see definitions)

Uses permitted by-right that require development standards:

- Agritourism Activities (regulated, not applicable to exempt farms)
- Animal Facility - Kennel (8 or less domesticated animals)
- Animal Facility – public stable
- Brewery, Winery, Distillery
- Campground / Recreational Vehicle Park
- Care Facility -- Hospice house/palliative
- Cemetery, human (public)
- Cemetery, pet (public)
- Cottage Business
- Dwelling, accessory unit
- Dwelling, Class AA manufactured home
- Dwelling, Class A manufactured home
- Dwelling, manufactured home (Class AA, A or B), temporary use – for Custodial Care
- Dwelling, manufactured housing on lot during construction of new dwelling
- Family care home
- Greenhouse, commercial
- Guest House
- Home Occupations
- Landfill, beneficial fill
- Manufactured home, temporary custodial care

- Manufactured home, temporary during residential construction
- Museum
- Outdoor Storage Area (Residential)
- Public utility, minor
- Recreational Vehicle, temporary stay during new home construction
- Rural Guest Establishment
- Rural Tourism Activities
- Sales Office/Model dwelling unit
- Shipping/Storage Container for Non-Residential Outdoor Storage
- Special Event Permit
- Stand-Alone Storage Unit
- Turkey shoots (associated with non-profit organizations)
- Wireless Telecommunications Facilities, colocation

Uses permitted only as an accessory to another permitted use on same lot:

- Accessory structure
- Greenhouse, private

Temporary use:

- Sawmills, portable
- Temporary buildings, incidental to development
- Temporary Storage Unit

Uses requiring a special use permit:

- Airport/airstrip/runway/taxiway
- Animal Facility - Kennel (more than 8 domesticated animals)
- Bed & Breakfast Home
- Commercial Feeder Operation
- Conference/retreat/event/reception/banquet center
- Group Homes (more than 6 living as a family with manager on-site)
- Landfill, land-clearing and inert debris (LCID)
- Landfill, sanitary/ solid waste
- Mining of earth products (sand, soil, clay)
- Nursery/landscaping business, commercial
- Nursing and rest homes
- Paintball/Airsoft Facility (Outdoor)
- Public utility, major (including public water/sewer plants)
- Schools, academic/ business/trade
- Shooting Range/Shooting Range Complex (Indoor/Outdoor)
- Skeet, Trap, and Sporting Clay Ranges
- Solar energy facility
- Turkey shoots (for profit, year- round)
- Wireless Telecommunications Facilities, new



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT CONSISTENCY AND REASONABLENESS DETERMINATION

The Board has reviewed **Case 2024-18**, rezoning to **Residential Agricultural (RA)**. As required by NCGS § 160D, the Board makes the following findings:

1. The proposed action is found to be consistent with the adopted *Rockingham County Comprehensive Land Use Plan* because:
 - A. This parcel is located in the 0-2 Rural Land Class according to the *Rockingham County Comprehensive Land Use Plan*, characterized by a lack of public water or sewer services and low-density residential development, agricultural uses and open lands. (p. 46-47)
 - B. *The Rockingham County Land Use Plan* suggests that areas in the 0-2 Land Class should generally be zoned Residential Agricultural (RA). (p. 47)
 - C. *The compatibility of the zoning action with the comprehensive plan. Consistency.* A zoning change to Residential Agricultural (RA) is supported by The Rockingham County Land Use Plan and future land use map in the 0-2 Land Class. The Land Use Plan specifically indicates Residential Agricultural (RA) zoning as the most commonly indicated in 0-2 Land Class areas.

2. The proposed action is found to be reasonable because:
 - A. *The size of the tract in question. Reasonableness.* The parcel to be rezoned measures (+/-) 0.62 acres, according to the Rockingham County Tax Map. This is inconsistent with the size of the parcel according to the GIS estimate of (+/-) 0.76 acres and with the dimensions as shown in the original subdivision plat dated 11/13/1992, recorded at Plat Book 28, Page 596. The size of the property is no uncommon in the area. It is surrounded on all sides by parcel containing a small golf course that was subdivided according to the same plat record.
 - B. *The benefits and detriments resulting from the zoning action for the owner of the rezoning, the neighbors, and the surrounding community. Reasonableness.* This rezoning request will allow all uses in the Residential Agricultural (RA) Zoning District, including single-family residences. A large portion of properties in this area are zoned for the same uses. Impacts among adjacent parcels would be negligible.
 - C. *The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness & Consistency.* The uses allowed in the Residential Agricultural (RA) Zoning District will be compatible with those that currently exist in the area.



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

APPROVE

“I motion to recommend **APPROVAL** of this request to rezone the specified parcel 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 motion to recommend **DENIAL** of this request to rezone the specified parcels to the requested zoning district contrary to 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.”

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2024-19: ZONING MAP AMENDMENT (REZONING)**



Request: A request for rezoning from **Residential Protected (RP) to Neighborhood Commercial-Conditional District (NC-CD)**
Applicant: Mi Chung
Identification: Tax PIN: 8915-00-60-9862
Location: 117 Brooks Rd – Reidsville Township

1. Acreage and Location of Parcel:

The subject parcel measures (+/-) 0.52 acres according to GIS measurement using the Rockingham County Tax Map, located about 0.3 miles east of US Highway 29 and the Reidsville ETJ boundary.

2. Utilities: This property is served by individual private well and septic system facilities.

3. Zoning Classification and Uses of Surrounding Parcels:

This parcel abuts others that are zoned Residential Protected (RP) and Residential Agricultural (RA). The parcel lies about 75 feet west of a group of parcels located on US Highway 158 that are zoned Highway Commercial (HC). The remaining adjacent properties Residential Agricultural (RA). Other zoning in the area includes Neighborhood Commercial (NC) and Office Institutional (OI), both just east on US Highway 158.

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 a lack of public water or sewer services and low-density residential development, agricultural uses and open lands.
- b. Residential Agricultural (RA) is the primary zoning district recommended in the 0-2 land class. (p. 46-47)
- c. *The Rockingham County Land Use Plan* suggests that small stores are may be appropriate in the 0-2 Land Class. (p. 47)

5. Previous Zoning History:

1988: This property or its parent parcel was zoned Residential Protected (RP). It is located among a row of smaller lots along Brooks Rd, parallel to US Highway 158 that appear to have been zoned RP when zoning was first instituted in Rockingham County

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. Reasonableness.*** The parcel measures (+/-) 0.52 acres, according to GIS measurements using the Rockingham County Tax Map. This exceeds the minimum lot size of 20,000 square feet in the Neighborhood Commercial zoning district. The size of the property is common in the area. Using the same measuring tool, the lot appears to have 90 to 100 feet of frontage on Brooks Rd, adjacent & parallel to US Highway 158, which exceeds the necessary minimum of 60 feet in the Neighborhood Commercial zoning district. The lot does not have direct access to US Highway 158.
- b. ***The compatibility of the zoning action with the comprehensive plan. Consistency.*** A zoning change to Neighborhood Commercial-Conditional District (NC-CD) is not directly supported by *The Rockingham County Land Use Plan* and future land use map in the 0-2 Land Class. However, “small stores” are indicated as potentially appropriate within the 0-2 Land Class

- c. ***The benefits and detriments resulting from the zoning action for the owner of the rezoning, the neighbors, and the surrounding community. Reasonableness.*** This rezoning request will allow limited uses in the Neighborhood Commercial-Conditional District (NC-CD), as selected by the applicant. The uses described by the applicant would ostensibly be of financial benefit to the owner of the property. These uses may also provide goods and services to members of a traditionally underserved community that are unique in this area of the county. The applicant's site plan indicates an understanding of the potential negative impacts to adjacent residentially zoned tracts.
- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness & Consistency.*** This area of the county has been historically rural. A large portion of land in this area is used for residential purposes, agriculture, open lands and forests. There exist a significant number of commercial and institutional uses along US Highway 158 just east of this parcel. Although, none of the uses are currently in place on a parcel directly adjacent to the subject parcel.

7. Staff Recommendation:

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. Staff finds the requested zoning map amendment to be partially consistent with the intents and descriptions of the 0-2 Land Class as noted in the *Rockingham County Comprehensive Land Use Plan* and future land use map. Additionally, staff finds that the limited uses allowed in the Neighborhood Commercial-Conditional District (NC-CD), may be considered partially reasonable within the context of current zoning patterns and land uses among nearby parcels. However, staff has concerns about the lack of direct access to a US or NC highway, in addition to the lack of adjacency to another commercially zoned property.

Therefore, staff recommends denial of Case 2024-19, a request for Rezoning from Residential Protected (RP) to Neighborhood Commercial-Conditional District (NC-CD).



Life is Hard. We get the job done anyway.

Mi Kyung Chung
US Industrial Group, LLC
2290 Grooms Rd.
Reidsville, NC 27320
contact@usindustrialgroup.com

10 July 2024

RE: APPLICATION FOR ZONING MAP AMENDMENT FOR PARCEL 8915-00-60-9862
Zoning Adjustment from Rural Protected to Conditional Neighborhood Commercial
Property Address: 117 Brooks Rd. Reidsville, NC, herein referred to as "The Property."

TO: Rockingham County Community Development Staff
Rockingham County Planning Board
Rockingham County Board of Adjustment
Rockingham County Board of County Commissioners

ATTN: Hiram Marziano, Lynn Cochran, Victoria Pedigo, Ben Curry, Paul Ksieniewicz, James Fink,
Cyndy Hayworth, Jeff Kallam, Dylan Moore, John Roberts, Cory Scott, Daniel Woods,
Julie Talbert, Quint Haley, Keith Duncan, Bernie Parnell, Charlie G. Hall, III, Don Powell,
Houston Barrow, Kevin Berger, Mark Richardson.

US Industrial Group, LLC is a construction company that my husband and I founded in 2020, during the COVID-19 Pandemic, after I left my 14-year corporate career at GlaxoSmithKline. We launched the family-owned construction company from our home in Durham, NC and we proudly served as Adopt-a-Highway volunteers, cleaning up highways in both Roxboro and Durham, North Carolina for NCDOT. In 2023, we moved our family to Reidsville upon suffering from financial and health-related difficulties. It became too expensive to live in a big city like Durham and feed our four children, while building the family business and managing my chronic illness, multiple sclerosis. We asked God to guide us, like a lamp unto our feet, and we arrived in Rockingham county. Since moving to Reidsville, we have been welcomed by a community of hard-working, diverse people and we have experienced an enduring, simple happiness. In our efforts to give back to our new community, in 2024, we were granted our third Adopted Highway by the NCDOT, in the heart of town on Scales Street. We now live here, we raise our children here and we clean up the streets here.

We now ask for your support to help us develop our community in a manner that is consistent and reasonably aligned with the Rockingham Vision 2040 Land Use Master Plan, as follows:



Life is Hard. We get the job done anyway.

1. We request that The Property be rezoned from Rural Protected to a Conditional Neighborhood Commercial Zoning, to serve as a Retail Store catering to the demographic of Latino highway construction workers, as well as a potential Banquet Hall for the Latino community to hold family gatherings, Quinceneras, weddings and business conferences for construction industry professionals. We've agreed to Conditions beforehand, because we live here, we raise our kids here, and we clean up the streets here. We want to develop our community in a coordinated manner that is respectful of the values that our town holds dear.
2. The Rockingham Vision 2040 Master Plan states that county leaders should advocate for the NCDOT implementation of the State Transportation Improvement Program (STIP), involving such projects like the I-785 corridor that may provide a more direct route from Reidsville to the new Boom Supersonic Aerospace Factory in Greensboro or to the Caesar's Casino in Danville, VA. The BOOM Supersonic Factory will be a major technology employment hub for young people, so it is our hope that Rockingham County can keep its young people living in our hometown, even as they grow their careers by commuting to Greensboro through an improved transportation network. In past decades, many of Reidsville's young people may not have wanted to leave their hometowns, but have moved elsewhere to pursue career opportunities due to the lack of an improved transportation infrastructure by which they could commute back and forth to their jobs.
3. A large percentage of highway construction workers are Spanish-speaking Latinos. Currently, there are a small number of retail businesses located in Reidsville that cater to this customer demographic. The Property is located parallel to Highway 158, with easy access for a Latino highway worker who may need to purchase snacks, convenience foods, tax preparation for their construction business, money transfers back to their grandmothers in Mexico, or something as simple as a haircut, all provided in Spanish and English. The Property is located in a prime location for such services and goods to be provided for this particular customer segment that will be building North Carolina's highways. By supporting the Highway Builders, Rockingham county can help NCDOT meet its STIP goals and help build the future of Reidsville's children.

As one of the few Minority Woman General Contractors qualified in Commercial Building and Highway construction in North Carolina, I, Mi Kyung Chung, request that each Community Leader named in this letter pray to God for guidance whilst making decisions for Rockingham County's future. We have already lived most of our lives, but it is still up to us to shape the world in which our young people will live out theirs. Thank you for your precious time and consideration. May God bless you and your families.

Mi Kyung Chung

A handwritten signature in black ink, appearing to read "Mi Kyung Chung", written in a cursive style.



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Department of Community Development

APPLICATION FOR ZONING MAP AMENDMENT

Date of Application/Fee: 9 July 2024
 Property Address: 117 Brooks Rd, Reidsville
 Parcel No / Tax Pins(s): 8915-00-60-9862
 Current District: Residential Protected (RP)
Proposed: Neighborhood Commercial-Conditional District (NC-CD)
 Acreage requested for rezoning: (+/-) 0.52
 Township: Reidsville

Owner(s): Mi Kyung Chung (Wife) and Gonzalo Ramirez Rangel (Husband)

Mailing Address: 2290 Grooms Rd, Reidsville, NC 27320

Telephone: (919) 641 9058 email: contact@usindustrialgroup.com

Applicant(s if different): Not Applicable

Mailing Address: Not Applicable

Telephone: Not Applicable email: Not Applicable

Mi Kyung Chung July 9, 2024 Gonzalo Ramirez Rangel 7/9/2024
 Owner Signature (Mi Kyung Chung) Owner Signature (Gonzalo Ramirez Rangel)

 Staff Signature

Notarial Certification

Guilford County, North Carolina

I certify that **Mi Kyung Chung** and **Gonzalo Ramirez Rangel** personally appeared before me this the 9 day of July, 2024 and acknowledged the due execution of the foregoing instrument.

Notary Signature: [Signature]
 Notary Printed Name: Krista Morehead
 My Commission Expires: 02/23/2028


 (Seal)



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Department of Community Development

APPLICATION FOR ZONING MAP AMENDMENT

Owner Signature

(complete one for each owner)

I, Gonzalo Ramirez Rangel owner of the property denoted by Rockingham County Tax PIN 8915-00-60-9862, request that the property be granted a rezoning from Residential Protected (RP) to Neighborhood Commercial-Conditional District (NC-CD). I understand that the governing board may require additional conditions and that all zoning and conditional changes run with the land. I feel this will serve my best interests.

X Gonzalo Ramirez Rangel

7/9/2024

Owner Signature

Date

2290 Grooms Rd.

Mailing Address

Reidsville, NC 27320

City, State, Zip

(919) 638 7975

Phone Number

Staff Signature

Notarial Certification

Guilford County, North Carolina

I certify that Gonzalo Ramirez Rangel personally appeared before me this the 9 day of July, 2024 and acknowledged the due execution of the foregoing instrument.

Notary Signature: [Signature]

Notary Printed Name Krista Morehead

My Commission Expires: 02/23/2028

(Seal)



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Department of Community Development

APPLICATION FOR ZONING MAP AMENDMENT

Owner Signature

(complete one for each owner)

I, Mi Kyung Chung owner of the property denoted by Rockingham County Tax PIN 8915-00-60-9862, request that the property be granted a rezoning from Residential Protected (RP) to Neighborhood Commercial-Conditional District (NC-CD). I understand that the governing board may require additional conditions and that all zoning and conditional changes run with the land. I feel this will serve my best interests.

Mi Kyung Chung
 Owner Signature

July 9, 2024
 Date

2296 Grooms Rd.
 Mailing Address
Reidsville NC 27320

City, State, Zip
(919) 641 9058
 Phone Number

 Staff Signature

Notarial Certification

Guilford County, North Carolina

I certify that Mi Kyung Chung personally appeared before me this the 9 day of July, 2024 and acknowledged the due execution of the foregoing instrument.

Notary Signature: [Signature]
 Notary Printed Name Krista Morehead
 My Commission Expires: 07/23/2028





Proximity to
HWY 29 & HWY 14



HWY 158
(FUTURE I-785)



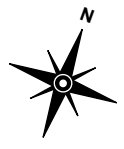
117 BROOKS RD. REIDSVILLE, NC 27320
On Two (2) Lane State Road (SR 2579)



usindustrialgroup.com

SITE PLAN

Application for
Zoning Map Amendment
Rockingham County
117 Brooks Rd.
Reidsville, NC 27320
Parcel/PIN
8915-00-60-9862
Conditional Rezoning from
Residential Protected (RP) to
Neighborhood
Commercial (NC-CD)



Request for Rezoning
Based on **Reasonableness**
Considering North Carolina
Department of Transportation's
(NCDOT) State Transportation
Improvement Program (STIP) including
Highway 158 and Future Interstate 785
with direct vehicular access to the
Boom Supersonic Factory and the
Piedmont Triad International
Airport (PTI).

This request is **Consistent** with the
Rockingham County **Vision 2040
Land Use Master Plan's
Transportation Goal 3** for Hwy 29
Upgrade to I-785 into Virginia as
part of STIP (Page 95).

This request is also **Consistent** to the
2040 **Land Use Master Plan's Economic
Development Goal 2.2** to encourage
new small businesses to diversify the
local economy by training and utilizing
a skilled labor force (Page 92).

Property of
NINA ELIZABETH
OXENDINE
(Vacant Residential)

Property of
MI KYUNG CHUNG
GONZALO RAMIREZ RANGEL
(Remodeled
Rental Residential)
Last Renters Vacated
June 8, 2024

PROPOSED
Driveway to
Exceed 20'
Minimum Width
Neighborhood
Commercial

Property of
JOHN HESTER
(Vacant
Residential)

HIGHWAY U.S. 158 over US29 BUS
Structure Number:
00000001570065
Average Daily Traffic (ADT) 2019
With 12% Truck Traffic: **8,600 Vehicles Per Day (VPD)**
Future (ADT) 2040: **17,200 Vehicles Per Day (VPD)**

STOP AND GO
Citgo Gas Station
Convenience Store
(Commercial)

BROOKS Rd. (SR 2579)
County: Rockingham
Route Length: 3.25 Miles
RouteID: 40002579079
Annual Average Daily Traffic (AADT) 2023:
950 Vehicles Per Day (VPD)

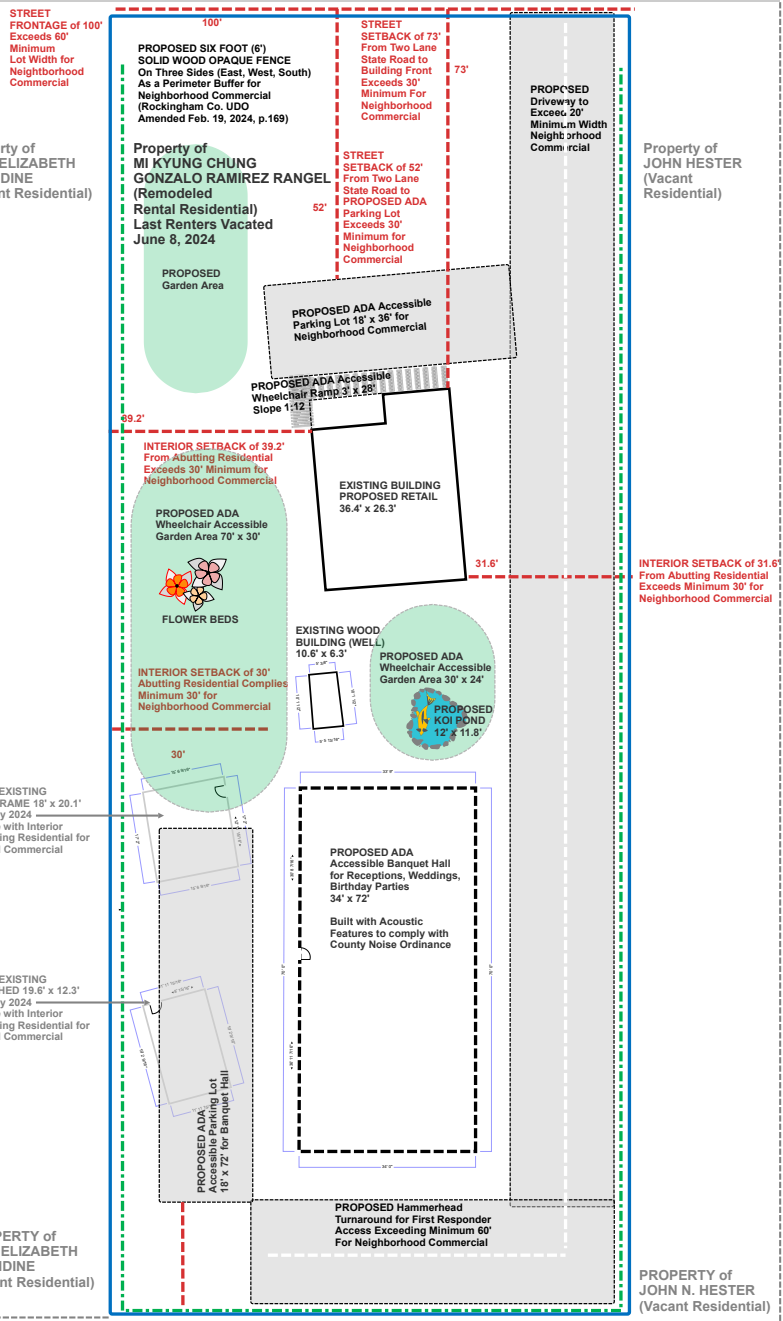
LEGEND

- OPAQUE WOOD SIX (6) FOOT FENCE
- SETBACKS
- PROPERTY LINE
- EXISTING BUILDING
- PREVIOUSLY EXISTING BUILDING REMOVED
- PROPOSED BUILDING
- PROPOSED ADA WHEELCHAIR ACCESSIBLE GARDEN AREA
- PROPOSED KOI POND
- PROPOSED DRIVEWAY WITH HAMMERHEAD TURNAROUND
- BROOKS RD. SR 2579
- HWY 158 FUTURE I-785

ARCHITECTURAL SCALE
1/8" = 1'- 0"



US Industrial Group, LLC
General Contractor NC 88428
Commercial Building and Highway
Address: 2290 Grooms Rd.
Reidsville, NC 27320
contact@usindustrialgroup.com
Telephone: (919) 296 3003



PROPERTY of
NINA ELIZABETH
OXENDINE
(Vacant Residential)

PROPERTY of
JOHN N. HESTER
(Vacant Residential)

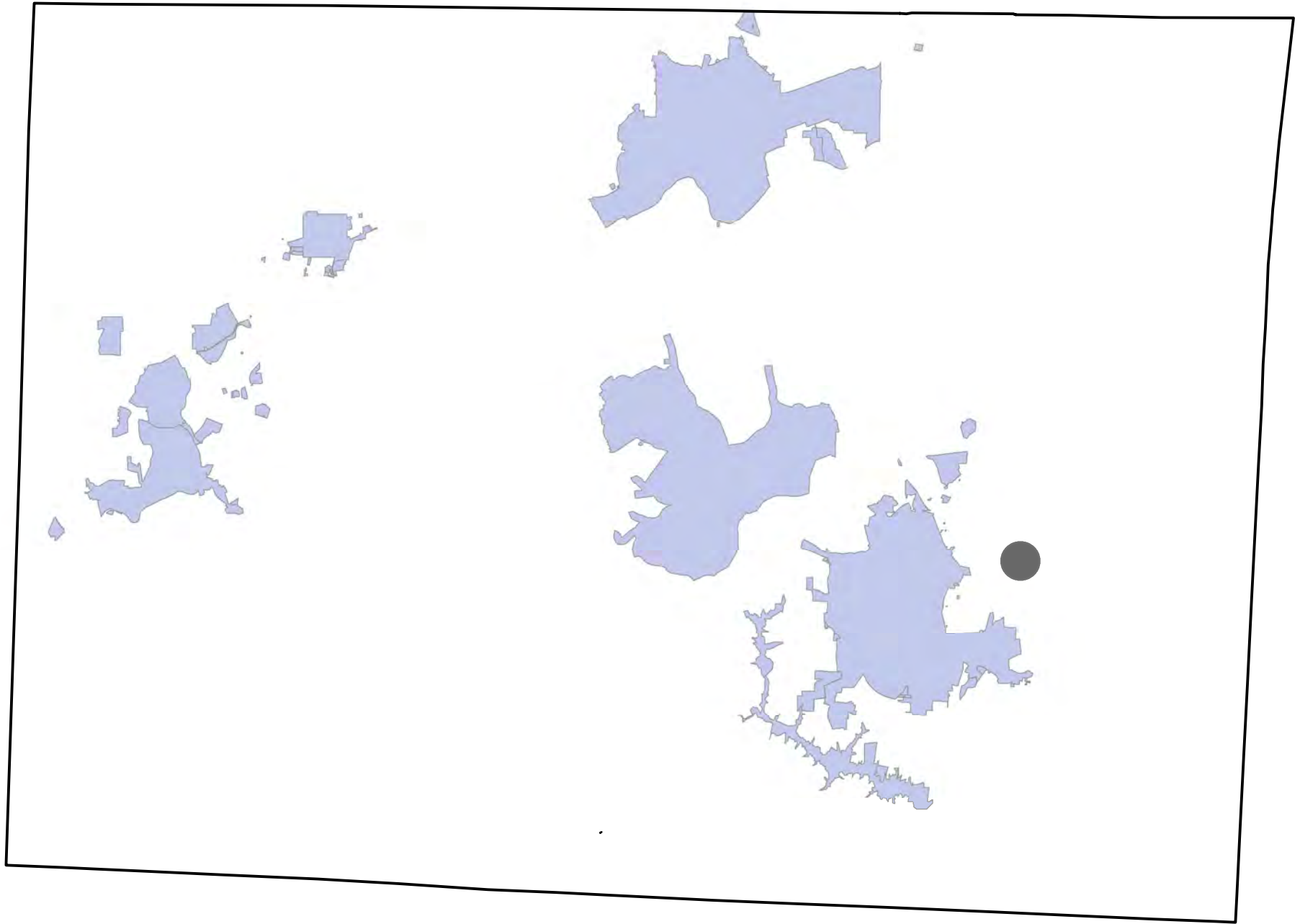
SETBACK of 19'
Exceeds Minimum 15' from
Property Line to Parking Lot
for Neighborhood Commercial

PROPERTY of
JOHN N. HESTER
(Vacant Residential)

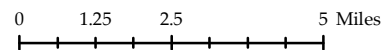
PROPERTY of
JOHN N. HESTER
(Vacant Residential)



2024-19 CHUNG REZ VICINITY MAP



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

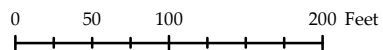




2024-19 CHUNG REZ ZONING MAP I

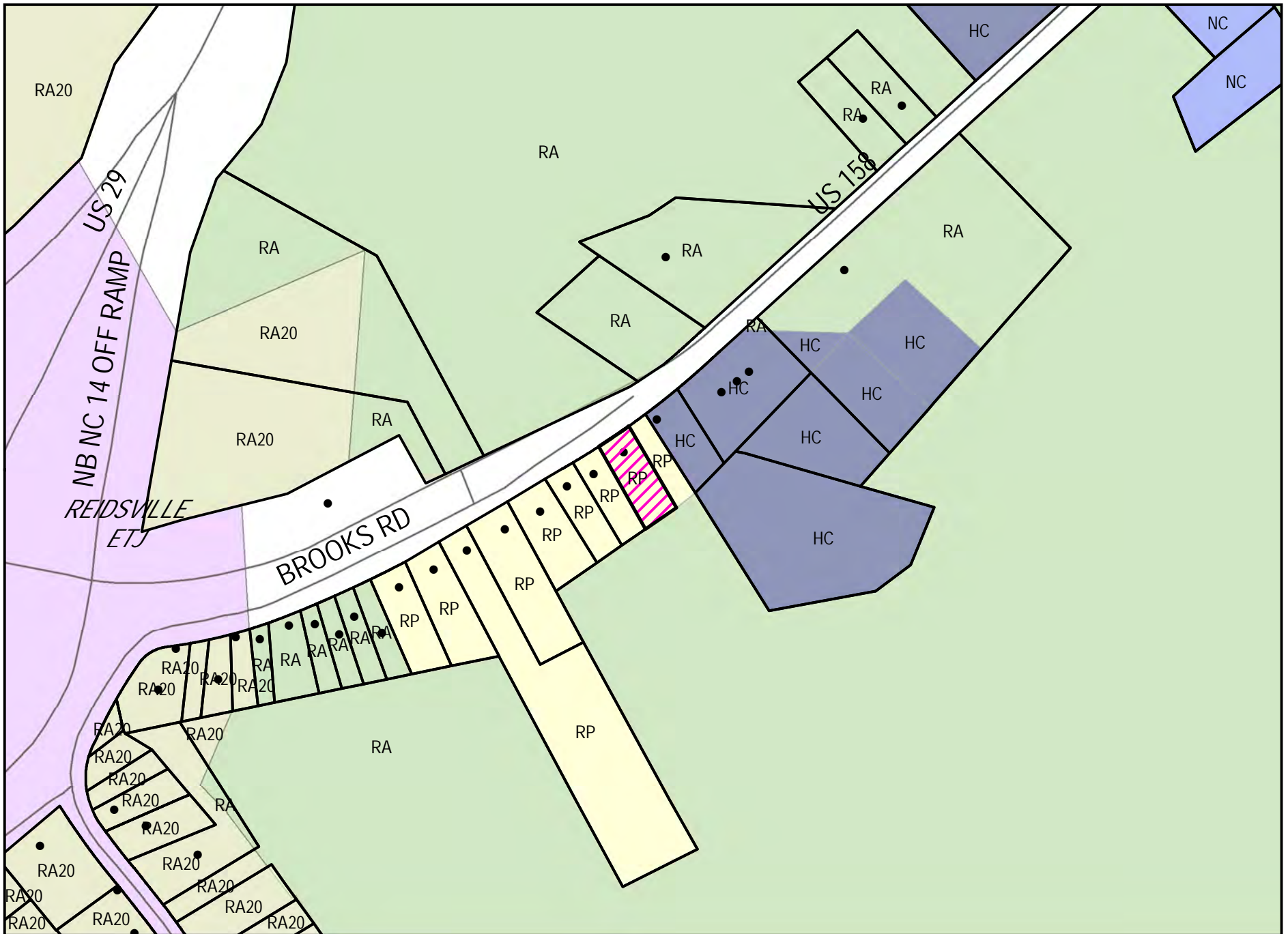


ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

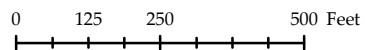




2024-19 CHUNG REZ ZONING MAP II



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

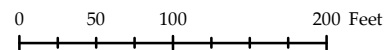




2024-19 CHUNG REZ LAND USE MAP, 0-2



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

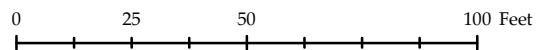




2024-19 CHUNG REZ PARCEL MAP



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY



USES IN THE RESIDENTIAL PROTECTED ZONING DISTRICT (RP)

Uses permitted by-right within zoning district (zoning permit may be required):

- Agricultural uses (unregulated)
- Athletic fields, parks, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain)
- Auction sales, temporary, one-time use
- Club and lodges, private, non-profit
- Community centers, public or private non-profit, for assembly and recreation
- Dwelling, single-family detached
- Dwelling, two-family (duplex)
- Golf Courses with or without ranges
- Places of worship and their customary uses, including childcare on premises
- Produce/Roadside Stand
- Short-term Rentals
- Sign, on premises

Uses permitted by-right that require development standards:

- Cottage Business
- Dwelling, accessory unit
- Family care home
- Guest House
- Home Occupations
- Landfill, beneficial fill
- Manufactured home, temporary custodial care
- Manufactured home, temporary during residential construction
- Outdoor Storage Area (Residential)
- Public utility, minor
- Recreational Vehicle, temporary stay during new home construction
- Sales Office/Model dwelling unit
- Shipping/Storage Container for Non-Residential Outdoor Storage
- Special Event Permit

Uses permitted only as an accessory to another permitted use on same lot:

- Accessory structure
- Greenhouse, private

Temporary use:

- Temporary buildings, incidental to development
- Temporary Storage Unit

Uses requiring a special use permit:

- Bed & Breakfast Home
- Fire, sheriff and emergency services
- Public utility, major (including public water/sewer plants)
- Rural Tourism Activities
- Schools, academic/ business/trade

**CONDITIONAL USES IN THE
NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (NC)**

Uses permitted by-right within zoning district (zoning permit may be required):

- Agricultural uses (unregulated)
- Amusements, indoor commercial (e.g. bowling alleys, skating rinks)
- Apparel and accessory sales
- Athletic fields, parks, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain)
- Auction sales, yards, permanent
- Auction sales, temporary, one-time use
- Automobile car wash, drive through, requiring vehicle queuing
- Automobile parts sales
- Automobile sales, rentals
- Automobile service/repair stations
- Automobile, truck and trailer (hauling) rental
- Banks & Savings and Loans
- Barber and Beauty Service
- Bed & Breakfast Home
- Boats, Recreation Vehicles, Outdoor Storage (primary use, short term)
- Bottling Plants
- Brewery, Winery, Distillery
- Bus Station
- Car Wash
- Club and lodges, private, non profit
- Clubs and places of entertainment (commercial)
- Clinics, medical, dental
- Coin operated laundry
- Community centers, public or private non profit, for assembly and recreation
- Conference/retreat/event/reception/banquet center
- Convenience food stores with or without gas pumps
- Dry Cleaning or laundry (not coin operated)
- Drive through window services (banks, laundries, fast food, etc.) where use is permitted in district
- Exterminating services
- Farmers markets (may include sale of locally made craft items)
- Fire, sheriff and emergency services
- Flea markets — indoor
- Florists
- Funeral home, crematorium
- Gift Shops
- Golf, Miniature
- Government Offices
- Greenhouse, private
- Grain and Grist Mills
- Grocery stores
- Hardware, Paint & Garden Supplies
- Health club, gym
- Home Furnishings & Appliance Sales
- Home health & home care agencies
- Hospital/medical facility
- Hotels & Motels
- Jewelry Store
- Laboratory, Medical & Dental
- Library, Public
- Locksmith, Gunsmith (not as home occupation)
- Movie theater, indoor
- Museum
- Nursery and plant cultivation
- Offices, professional private and public
- Office Supplies Sales
- Pet Shop
- Pharmacy and drug store
- Places of worship and their customary uses, including childcare on premises
- Post Office
- Pottery Crafting and Sales
- Printing and Reproduction
- Radio, media, television studio
- 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
- Retail sales not listed elsewhere
- Repair, rental and service of products sold at retail in same district where use is permitted
- Restaurant
- Restaurant, excluding drive-in and fast food
- Rural family occupation of nonagricultural nature
- Service establishments including but not limited to barber and beauty shops, small item repair and rental
- Service stations
- Sign, on premises
- Social Services Centers
- Studios for artists, designers, musicians, photographers, sculptors (not as a home occupation)
- Tailor, sewing shop
- Taxi stand, including ride sharing
- Townhomes/condominiums, commercial
- Upholstering and furniture refinishing

**CONDITIONAL USES IN THE
NEIGHBORHOOD COMMERCIAL ZONING DISTRICT (NC)**

Uses permitted by-right that require development standards:

- Agritourism Activities (regulated, not applicable to exempt farms)
- ~~Animal Facility—Kennel (8 or less domesticated animals)~~
- ~~Animal Facility—Kennel (more than 8 domesticated animals)~~
- ~~Brewery, Winery, Distillery~~
- ~~Cemetery, human (public)~~
- ~~Cemetery, pet (public)~~
- ~~Animal hospital/ veterinary clinic~~
- ~~Assembly/theater facility—Outdoor or drive-in~~
- ~~Care Facility, Day—child, adult~~
- Greenhouse, commercial
- Home Occupations
- ~~Landfill, beneficial fill~~
- Mobile Food Vendor, Temporary
- Nursery/landscaping business, commercial
- ~~Nursing and rest homes~~
- Outdoor Display Area (Non-residential)
- Outdoor Storage Area (Non-residential)
- Public utility, minor
- Sales Office/Model dwelling unit
- ~~Schools, academic/ business/trade~~
- ~~Shipping/Storage Container for Non-Residential Outdoor Storage~~
- Special Event Permit

Uses requiring a special use permit:

- ~~Group Homes (more than 6 living as a family with manager on-site)~~
- ~~Public utility, major (including public water/sewer plants)~~
- ~~State Licensed Uses*~~

Uses permitted only as an accessory to another permitted use on same lot:

- Accessory structure
- Automated bank teller/ ATM, portable concession stands, ice machines
- Live/work unit

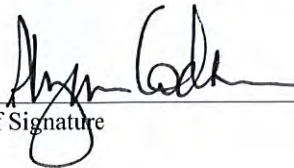
Temporary use:

- ~~Construction Trailer (Class AA, A or B), temporary use~~
- ~~Temporary buildings, incidental to development~~
- ~~Temporary Storage Unit~~

* Allow the use and operation of businesses licensed by the State, as defined and authorized by the State of North Carolina through license issued by a state agency, or other agency or commission designated by the State.



Owner Acknowledgment 10 July 2024
Date



Staff Signature 7/11/24
Date



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

The Board has reviewed **Case 2024-19**, rezoning to **Neighborhood Commercial-Conditional District (NC-CD)**. As required by NCGS § 160D, the Board makes the following findings:

1. The proposed action is found to be inconsistent with the adopted *Rockingham County Comprehensive Land Use Plan* because:
 - A. This parcel is located in the 0-2 Rural Land Class according to the *Rockingham County Comprehensive Land Use Plan*, characterized by a lack of public water or sewer services and low-density residential development, agricultural uses and open lands, although small stores may be appropriate in the 0-2 land class. (p 46-47)
 - B. *The compatibility of the zoning action with the comprehensive plan. Consistency.* A zoning change to Neighborhood Commercial-Conditional District (NC-CD) is partially supported by The Rockingham County Land Use Plan and future land use map in the 0-2 Land Class.

2. The proposed action is found to be unreasonable because:
 - A. *The size of the tract in question. Reasonableness.* The parcel measures (+/-) 0.52 acres, according GIS measurements using the Rockingham County Tax Map. This exceeds the minimum lot size of 20,000 square feet in the Neighborhood Commercial zoning district. The size of the property is common in the area. Using the same measuring tool, the lot appears to have 90 to 100 feet of frontage on Brooks Rd, adjacent & parallel to US Highway 158, which exceeds the necessary minimum of 60 feet in the Neighborhood Commercial zoning district. The lot does not have direct access to US Highway 158.
 - B. *The benefits and detriments resulting from the zoning action for the owner of the rezoning, the neighbors, and the surrounding community. Reasonableness.* This rezoning request will allow limited uses in the Neighborhood Commercial-Conditional District (NC-CD), as selected by the applicant. The uses described by the applicant would ostensibly be of financial benefit to the owner of the property. These uses may also provide goods and services to members of a traditionally underserved community that are unique in this area of the county. The applicant's site plan indicates an understanding of the potential negative impacts to adjacent residentially zoned tracts. Yet, there is the possibility of negative impacts to the adjacent properties that are zoned Residential Protected (RP).
 - C. *The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness & Consistency.* This area of the county has been historically rural. A large portion of land in this area is used for residential purposes, agriculture, open lands and forests. There exist some commercial and institutional uses along US Highway 158 just east of this parcel. Although, none of the uses are currently in place on a parcel directly adjacent to the subject parcel.



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

APPROVE

“I motion to recommend **APPROVAL** of this request to rezone the specified parcel 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 motion to recommend **DENIAL** of this request to rezone the specified parcels to the requested zoning district contrary to 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.”

In the Matter of:

**GEN 7 TOWERS, SYDNEY POE
VERIZON WIRELESS**

**REQUESTING A SPECIAL USE PERMIT
TO ALLOW A NEW WIRELESS
TELECOMMUNICATIONS TOWER**

**ORDER
GRANT SPECIAL USE PERMIT**

This matter came forward for hearing before the Rockingham County Planning Board at its regularly scheduled meeting, July 8th, 2024 upon the application of Gen 7 Towers represented by Mr. Sydney Poe and Mr. Clark Davidson, in cooperation with Verizon Wireless, to receive a Special Use Permit allowing a new wireless telecommunications tower. The subject parcel is denoted by Tax PIN 7973-00-38-4450, located at 1350 Miller Chapel Rd, Reidsville NC – Simpsonville Township.

The members of the Planning Board present for the hearing were Paul Ksieniewicz (Chairperson), Julie Talbert (Vice-Chairperson), Jeff Kallam, Bernie Parnell, John Roberts, Cory Scott and Daniel Woods. Staff members and associates present for the hearing were Ben Curry (Code Enforcement Officer), Victoria Pedigo (Planner), A. Lynn Cochran (Senior Planner), Hiram Marziano (Community Development Director).

The Board Chair administered the oath of office to those persons who signed the speakers' sheet.

Having heard the evidence presented, and having received into evidence such exhibits as were presented by the participants during the hearing, and affording those who wished to be heard the opportunity to testify, examine, and cross-examine witnesses and to make arguments, the Rockingham County Planning Board, in reliance upon all relevant documents in the public record and upon substantial, relevant, and credible evidence presented to the Board, hereby makes the following:

FINDINGS OF FACT

Mr. Cochran presented the application request and packet information to the board, including third-party engineering approval and staff recommendation to approve this special use request. Mr. Ksieniewicz asked about any citizen concerns, and Mr. Marziano replied that staff had received one inquiry.

Clark Davidson of 2538 Manor Walk in Decatur, GA spoke addressed the board representing the applicant for this request. Mr. Ksieniewicz asked if co-locations will be permitted, which Mr. Clark replied that they will be allowed. Mrs. Talbert inquired about the number of potential customers impacted as well as the choice of location for the tower. Mr. Clark stated that the tower would affect a significant number of people, though he could not offer an exact number of customers served. He

highlighted the geographic service area map included in the packet and explained standards for how the tower site was identified and prioritized. Mrs. Talbert also wanted to know if the land will still be suitable for agriculture within the tower's fall zone. Mr. Cochran confirmed that the land around the new tower may still be used for agricultural purposes as it has in the past.

There was no additional board discussion.

Mr. Scott motioned to “approve this Special Use Permit based upon the Reasonableness Determinations that are included herein, including any additional conditions that may have been discussed and agreed upon, incorporated into this motion, to be included in the minutes and the board order.” Mrs. Talbert seconded. The board voted unanimously to approve this special use request (7-0).

CONCLUSIONS OF LAW

1. According to the Rockingham County Unified Development Ordinance, a Special Use Permit may be decided according to the procedures detailed in *Article III, Division 3, Sec. 33.07 (pp. 58-60)*.
2. According to the Rockingham County Unified Development Ordinance, a new wireless telecommunications tower may be erected on a parcel of land with an approved Special Use Permit, subject to *Article VI, Sec. 62.88.02 (pp. 233-239)*.
3. Having followed the procedures for evidentiary hearings described in G.S. § 160D-406, a unanimity of the Board members voted to approve the requested Special Use Permit. In doing so, they affirmed that the following conditions shall be met:
 - a. The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
 - b. The use or development complies with all required regulations and standards of this ordinance and with all other applicable regulations;
 - c. The use or development is located, designed, and proposed to be operated so as to maintain or enhance the value of contiguous property or that the use or development is a public necessity; and
 - d. The use or development conforms with the general plans for the land use and development goals of Rockingham County as embodied in the *Rockingham County Comprehensive Land Use Plan*.

Based on the foregoing findings of fact and the evidence of record, the Planning Board concludes that the foregoing standards have been met.

STATE OF NORTH CAROLINA
COUNTY OF ROCKINGHAM

THE ROCKINGHAM COUNTY
PLANNING BOARD
CASE 2024-16

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, based on the foregoing findings of fact and conclusions of law, that the application from Gen 7 Towers, Sydney Poe, Clark Davidson and Verizon Wireless for a new wireless telecommunications tower, described herein and located in the Simpsonville Township, is **GRANTED**.

This the 12th day of August, 2024.

Paul Ksieniewicz
Chairperson, Rockingham County Planning Board

Secretary to the Board