

## **AGENDA**

### **ROCKINGHAM COUNTY PLANNING BOARD**

**SEPTEMBER 9, 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. August 12, 2024

#### **V. Review of Procedures for Public Hearings**

- a. Zoning Map Amendment 2024-14: a zoning map amendment has been requested for three (3) parcels of land denoted by Rockingham County Tax PINs 7923-01-36-5415, 7923-01-45-2780 and 7923-01-45-6108 located on Gold Hill Rd in the New Bethel Township. The request is to rezone the properties from a mix of Residential Protected (RP) & Residential Agricultural (RA) to Highway Commercial (HC) & Residential Mixed (RM).
- b. Zoning Map Amendment 2024-20: a zoning map amendment has been requested for the parcel denoted by Rockingham County Tax PIN 8010-00-99-1068 located at 1122 Perkinson Rd in the Ruffin Township. The request is to rezone the property from Residential Agricultural (RA) to Rural Commercial-Conditional District (RC-CD).
- c. Zoning Map Amendment 2024-21: a zoning map amendment has been requested for the parcel denoted by Rockingham County Tax PIN 7923-01-15-5794 located at 2554 US Hwy 220 in the Huntsville Township. The request is to amend the uses allowed in the Highway Commercial-Conditional District (HC-CD).

#### **Other Business**

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

#### **VII. Adjourn**

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



**BOARD OF COMMISSIONERS CHAMBERS  
ROCKINGHAM COUNTY GOVERNMENTAL CENTER  
WENTWORTH, NC  
AUGUST 12, 2024 AT 6:30 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson  
Keith Duncan  
Jeff Kallam  
Bernie Parnell  
Corey Scott  
John Roberts (A)

MEMBERS ABSENT: Julie Talbert, Vice Chairperson  
Daniel Woods (A)

STAFF PRESENT: Hiram Marziano, Community Development Director  
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 6:30 pm.

**II. INVOCATION**

Mr. Scott conducted the invocation.

**III. ADOPTION OF THE AGENDA**

Chairperson Ksieniewicz confirmed a quorum for conducting business, and he amended the agenda to include the oaths of office for Mr. Scott and Mr. Rakestraw. Additionally, Mr. Scott requested to include a corridor expansion discussion to new business as well. Mr. Kallam motioned to adopt the agenda as amended. Mr. Scott seconded. The board voted unanimously to adopt the motion (5-0).

**IV. APPROVAL OF MINUTES**

July 08, 2024 – Mr. Scott motioned to adopt the minutes as written, and Mr. Kallam seconded. The board voted unanimously to adopt. (5-0)

**V. PROCEDURES FOR LEGISLATIVE HEARINGS**

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

Mr. Marziano presented the application request and packet information to the board, including staff recommendation to approve the request. Mr. Scott inquired had a question regarding acreage, and Mr.

Duncan asked about Department of Transportation permits. Mr. Kallam asked about citizen communication, to which Mr. Marziano replied that there were four inquiries and two people opposed.

Applicant Daniel Almazan spoke in support, and Mr. Scott had questions about the scope of the project.

Tina Jones, of 182 Webb Loop in Madison, spoke in opposition citing impact on neighborhood, oversaturation of Dollar General stores in the area, loss of revenue, and safety concerns.

Rene Jordan, of 1820 NC Hwy 704 in Madison, spoke in opposition. Her reasoning included preserving the rural neighborhood, opposing the business structure of Dollar General stores, traffic safety concerns, and lack of a perceived food desert.

Margaret Hankins, of 217 Liberty Rd in Reidsville, spoke in support on behalf of the Joyce family.

In rebuttal, Mr. Almazan discussed crime, traffic, and appraisal values. Mr. Parnell asked about the store entrance on Webb Rd. Mr. Ksieniewicz asked the applicant about traffic accidents at the Bethany store location. Mr. Duncan wanted to know more about the ownership of Dollar General stores. Mr. Ksieniewicz mentioned that code compliance and enforcement are complaint driven.

**Mr. Ksieniewicz opened the floor for board motions and voting. Mr. Scott 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. Parnell seconded. The board voted to recommend approval of the rezoning request (3-2) with Mr. Duncan and Mr. Kallam dissenting.**

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. (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)
  - C. *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.
- 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).

Mr. Marziano presented the application request and packet information to the board, including staff recommendation to approve the request. Mr. Ksieniewicz asked if the applicant would remove the old buildings towards the rear of the parcel. Mr. Kallam inquired about past land uses.

There were no speakers for the public comment period.

**Mr. Ksieniewicz opened the floor for board motions and voting. Mr. Kallam 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. Duncan seconded. The board voted to recommend approval of the rezoning request (5-0).**

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)

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 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.

*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.

- 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 Protected (RP) to Neighborhood Commercial-Conditional District (NC-CD).

Mr. Marziano presented the application request and packet information to the board, including staff recommendation to deny the request. Mr. Kallam had questions regarding building capacity, and Mr. Duncan inquired about the number of parking spaces, and Mr. Scott discussed lot size.

The applicant, Mi Chung of 2290 Grooms Rd in Reidsville, spoke in support of her case and crossed the banquet and conference areas off of the conditional use list. Mr. Parnell asked if the existing structure could be converted to a retail store.

Kathy Cannon, of 135 Brooks Rd in Reidsville, spoke in opposition as she claimed there is plenty of retail use in the area.

Judy Ware, of 153 Brooks Rd in Reidsville, spoke in opposition, echoing the availability of existing retail uses in the area.

Sherry Isley, of 147 Books Rd in Reidsville, also spoke in opposition primarily due to safety concerns. Mr. Duncan asked about transit stops in the area.

Mrs. Chung rebutted these concerns. Mr. Ksieniewicz had questions regarding fire turnaround requirements. Several members supported the idea but not the location.

**Mr. Ksieniewicz opened the floor for board motions and voting. Mr. Kallam motioned to recommend denial of the request as inconsistent with the Rockingham County Land Use Plan, other adopted plans and current land uses in the local area. Mr. Duncan seconded. The board voted to recommend denial of the rezoning request (5-0).**

VII. OTHER BUSINESS

a. New Business:

- i. Oath of Office for RE-Appointed Member (Cory R Scott) and New Alternate Member (M Dwayne Rakestraw)

Mr. Scott and Mr. Rakestraw took their oath of office.

- ii. Update from Community Development Director on review of commercial corridors to be included in future LUP update

Mr. Marziano briefly updated the board on corridor transportation plans. The discussion included the area north of Reidsville on Hwy 29 and Hwy 87 between Sandy Cross and Vance Street Ext. Mr. Scott asked about Hwy 14 from Eden to Reidsville. More information will be provided within the next year.

b. Old Business: Board Order Approval SUP 2024-16, Gen 7 Towers

**Mr. Scott motioned to approve the board order for Special Use Permit 2024-016. Mr. Kallam seconded. The board voted unanimously to approve this board order (5-0).**

VIII. ADJOURN

**Mr. Kallam motioned to adjourn the meeting. Mr. Duncan seconded. The board voted unanimously to adjourn at 8:03 pm (5-0).**

Minutes Read and Approved,

Respectfully Submitted,

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT  
STAFF REPORT**

**CASE 2024-14: ZONING MAP AMENDMENT (REZONING)**

**Request:** Rezoning from Residential Agricultural (RA) & Residential Protected (RP) to Highway Commercial (HC) & Residential Mixed (RM).

**Applicant:** Good Stewards V LLC

**Identification:** Tax PINs: 7923-01-36-5415, 7923-01-45-2780, and 7923-01-45-6108

**Location:** Gold Hill Rd near US Highway 220 – New Bethel Township



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

Three (3) parcels are involved in this rezoning request. Two are located on the north side of Gold Hill Rd, one measuring (+/-) 85.5 acres and the second measuring (+/-) 2.0 acres according to the Rockingham County Tax Map. The third parcel is located on the south side of Gold Hill Rd and measures (+/-) 50.5 acres according to the same. Each is located within ½ to ¾ miles of US Highway 220. Residential Mixed (RM) rezoning has been proposed for the two subject properties located north of Gold Hill. Highway Commercial (HC) zoning has been requested for approximately 10 acres of the southern property on the western side, closest to US Highway 220. Residential Mixed (RM) rezoning has been requested for the remaining acreage, approximately 40 acres.

**2. Utilities:** The properties are currently served by public water. Public sewer facilities do not currently serve these properties, but sewer access is available at the intersection of US Highway 220 and Gold Hill Rd.

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

Abutting properties are currently zoned Residential Agricultural (RA) and Residential Protected (RP). Nearby properties are also zoned Highway Commercial (HC) and Light Industrial (LI). Present uses in the area are predominantly residential, with a mix of light industrial and commercial uses.

**4. Land Use Plan:**

- a. These properties are located primarily the G-3 Mixed Use Centers & Corridors Land Class, according to the *Rockingham County Comprehensive Land Use Plan*, characterized as the county’s strategic growth area. (p.55)
- b. Approximately one-third of the parcel denoted by Tax PIN 7923-01-45-6108 on the south side of Gold Hill Rd is located in the G-2 Land Class on the eastern side, according to the *Rockingham County Comprehensive Land Use Plan*, targeted for controlled growth, which includes limited multi-family development and medium-density housing and subdivisions. (p. 54)
- c. These properties are also primarily located within the US Highway 220 corridor, which is and has historically been identified as the county’s mixed use economic growth area.
- d. Section 4.2 of the *Rockingham County Comprehensive Land Use Plan* promotes “the development of new commercial opportunities while supporting the retention and expansion of existing businesses. (p.74)

**5. Previous Zoning History:**

1988: The two properties on the north side of Gold Hill were zoned Residential Agricultural (RA). The property on the south side or its parent parcel(s) was dually zoned Residential Agricultural (RA) and Residential Protected (RP).

**6. Staff Notes and Analysis:**

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

- a. ***The size of the tracts in question. Reasonableness.*** The two parcels on the north side of Gold Hill measure (+/-) 85.5 acres and (+/-) 2.0 acres respectively. The two-acre parcel is typical of the area and exceeds the minimum lot size of 25,000 square feet in the Residential Mixed (RM) zoning district. The size of larger parcel is not uncommon for the area within this portion of the US Highway 220 corridor and also exceeds the minimum lot size necessary in the Residential Mixed (RM) zoning district. The requested rezoning would be suitable for allowing a major residential subdivision. Likewise, the (+/-) 50.5 acre parcel on the south side of Gold Hill is typical of the area. The requested Residential Mixed (RM) rezoning area of approximately 40 acres would be suitable for allowing a major subdivision of mixed housing types.
- b. ***The compatibility of the zoning action with the comprehensive plan. Consistency.*** These requests are supported by the intents and descriptions of the G-3 and G-2 Land Classes detailed in the *Rockingham County Land Use Plan* and future land use map as summarized herein. The potential access to public water and sewer services also supports the requested rezoning.
- c. ***The benefits and detriments resulting from the zoning action for the owner of the rezoning, the neighbors, and the surrounding community. Reasonableness & Consistency.*** The owner stands to achieve financial benefit from these rezonings, according to a reasonable evaluation. Currently, the larger areas abutting and surrounding these parcels are predominantly residential in nature, including the Providence Glen major subdivision. Higher impact commercial uses may create some degree of negative impacts to abutting neighbors. These may be partially mitigated by the non-residential development standards found in the *Rockingham County Unified Development Ordinance*. Future commercial development may provide services and goods that would benefit area residents and the county at-large. The general higher density of housing allowed in the Residential Mixed (RM) zoning district may offer options to residents that are otherwise limited to detached single-family housing in the area. This may be of larger benefit to the county as a whole, considering current regional housing conditions.
- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness.*** Although somewhat different from the primarily residential uses among adjacent tracts, the uses allowed in the Highway Commercial (HC) zoning districts would not differ from current uses in the area when considered as a whole. The uses allowed in the Residential Mixed (RM) zoning district would not differ significantly from those already existing among adjacent and nearby properties.

#### **7. Staff Recommendations:**

After reviewing the application, Staff concludes that it is complete and that sufficient information has been provided for the Planning Board and Board of Commissioners to consider the request. Staff finds that these requests are consistent with the intents and descriptions of the G-3 and G-2 land classes as summarized in the *Rockingham County Comprehensive Land Use Plan* and future land use map. Staff finds this request to be reasonable given the location of the properties within the US Highway 220 corridor, access to public water and potential access to public sewer, and the mix of land uses existing in the area.

**Thus, Staff recommends approval of Case #2024-14, a request for Rezoning from Residential Agricultural (RA) & Residential Protected (RP) to Highway Commercial (HC) & Residential Mixed (RM).**





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

**APPLICATION FOR ZONING MAP AMENDMENT**

Date of Application/Fee: 7/24/24

Property Address: The South Side of Gold Hill Road

Parcel No / Tax Pins(s): 7923-01-45-6108

Current Zoning District: Residential Agricultural (RA) & Residential Protected (RP)

**Proposed Zoning District:** Highway Commercial (HC) & Residential Mixed (RM)

Acreage requested for rezoning: (+/-) 50.5 acres

Township: New Bethel

**Owner(s):** Harold M. Jeffers Faith W. Dixon

Mailing Address: 1731 Hudson Rd 3002 Redford Dr  
Summit Pointe, NC 27388 Greensboro, NC 27408

Telephone: 336-423-7630 email: 336-207-6142  
dura.jeffers@gmail.com fnw3002@aol.com

**Applicant(s):** Wentworth Rehab, LLC

Mailing Address: PO Box 283, Wentworth NC 27375

Telephone: (336) 932-0890 email: harryrakestrawnc@gmail.com

Harold M. Jeffers  
 Applicant/Owner Signature

Faith W. Dixon  
 Applicant/Owner Signature

Aliza Cochran  
 Staff Signature

PB Hearing Date: 9/9/24

BOC Hearing Date: 10/21/24



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

**APPLICATION FOR ZONING MAP AMENDMENT**

**Owner Signature**

*(complete one for each owner)*

I, Faith Webb Dixon, owner (trustee, executor, etc.) of the property denoted by Rockingham County Tax PIN 7923-01-45-6108, request that the property be granted a rezoning from Residential Agricultural (RA) & Residential Protected (RP) to Highway Commercial & Residential Mixed. I understand that the rezoning is permanent and will run with the land. I feel this will serve my best interests.

Faith Webb Dixon  
Signature

July 22, 2024  
Date

3002 Redford Drive  
Mailing Address

Greensboro, NC 27408  
City, State, Zip

336-207-6142  
Phone Number


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

**Notarial Certification**

Guilford County, North Carolina

I certify that Faith W Dixon personally appeared before me this the 22 day of July, 24 and acknowledged the due execution of the foregoing instrument.

Notary Signature: Ashley S Wolff  
 Notary Printed Name: Ashley S Wolff  
 My Commission Expires: 2/20/28





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

**APPLICATION FOR ZONING MAP AMENDMENT**

**Owner Signature**

*(complete one for each owner)*

I, Duro Webb Jeffers, owner (trustee, executor, etc.) of the property denoted by Rockingham County Tax PIN 7923-01-45-6108, request that the property be granted a rezoning from Residential Agricultural (RA) & Residential Protected (RP) to Highway Commercial & Residential Mixed. I understand that the rezoning is permanent and will run with the land. I feel this will serve my best interests.

Duro W. Jeffers  
 Signature

7-22-24  
 Date

1231 Hudson Rd  
 Mailing Address

Summerfield NC 27358  
 City, State, Zip

336 423-7630  
 Phone Number

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

**Notarial Certification**

Guilford County, North Carolina

I certify that Duro w Jeffers personally appeared before me this the 22 day of July 2024

and acknowledged the due execution of the foregoing instrument.

Notary Signature: Ashley S Wolff

Notary Printed Name Ashley S Wolff

My Commission Expires: 2/20/28





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

**APPLICATION FOR ZONING MAP AMENDMENT**

Date of Application/Fee: 7/24/24

Property Address: The North Side of Gold Hill Road

Parcel No / Tax Pins(s): 7923-01-36-5415, 7923-01-45-2780

Current Zoning District: Residential Agricultural (RA)

**Proposed Zoning District:** Residential Mixed (RM)

Acreage requested for rezoning: (+/-) 96 acres

Township: New Bethel

**Owner(s):** Norma W. Jeffers Faith W. Dixon

Mailing Address: 1331 Hudson Rd 3002 Redford Drive  
Summerfield NC 27352 Greensboro, NC 27405

Telephone: 336 423-7630 email: normajeffers@gmail.com faith3002@aol.com  
336-207-6142

**Applicant(s):** Wentworth Rehab, LLC

Mailing Address: PO Box 283, Wentworth NC 27375

Telephone: (336) 932-0890 email: harryrakestrawnc@gmail.com

Norma W. Jeffers Faith W. Dixon  
 Applicant/Owner Signature Applicant/Owner Signature

Allyn Coch  
 Staff Signature

PB Hearing Date: 9/9/24

BOC Hearing Date: 10/21/24



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

**APPLICATION FOR ZONING MAP AMENDMENT**

**Owner Signature**

*(complete one for each owner)*

I, Darryl Widd Jeffers, owner (trustee, executor, etc.) of the properties denoted by Rockingham County Tax PINs 7923-01-36-5415 and 7923-01-45-2780, request that the properties be granted a rezoning from Residential Agricultural (RA) & Residential Protected (RP) to Residential Mixed (RM). I understand that the rezoning is permanent and will run with the land. I feel this will serve my best interests.

Darryl W. Jeffers  
 Signature

7-27-24  
 Date

1231 Hudson Road  
 Mailing Address  
Summitfield, NC 27358  
 City, State, Zip

336 423-7630  
 Phone Number


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

**Notarial Certification**

Guilford County, North Carolina

I certify that Darryl W. Jeffers personally appeared before me this the 22 day of July, 2024 and acknowledged the due execution of the foregoing instrument.

Notary Signature: Ashley Swaff  
 Notary Printed Name: Ashley Swaff  
 My Commission Expires: 2/20/24





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

**APPLICATION FOR ZONING MAP AMENDMENT**

**Owner Signature**

*(complete one for each owner)*

I, Faith Webb Dixon, owner (trustee, executor, etc.) of the properties denoted by Rockingham County Tax PINs 7923-01-36-5415 and 7923-01-45-2780, request that the properties be granted a rezoning from Residential Agricultural (RA) & Residential Protected (RP) to Residential Mixed (RM). I understand that the rezoning is permanent and will run with the land. I feel this will serve my best interests.

Faith Webb Dixon  
 Signature

July 22, 2024  
 Date

3002 Redford Drive  
 Mailing Address

Greensboro, N.C. 27408  
 City, State, Zip

336-207-6142  
 Phone Number

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

**Notarial Certification**

Guilford County, North Carolina

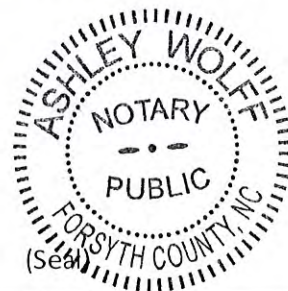
I certify that Faith W Dixon personally appeared before me this the 22 day of July, 2024,

and acknowledged the due execution of the foregoing instrument.

Notary Signature: Ashley S Wolff

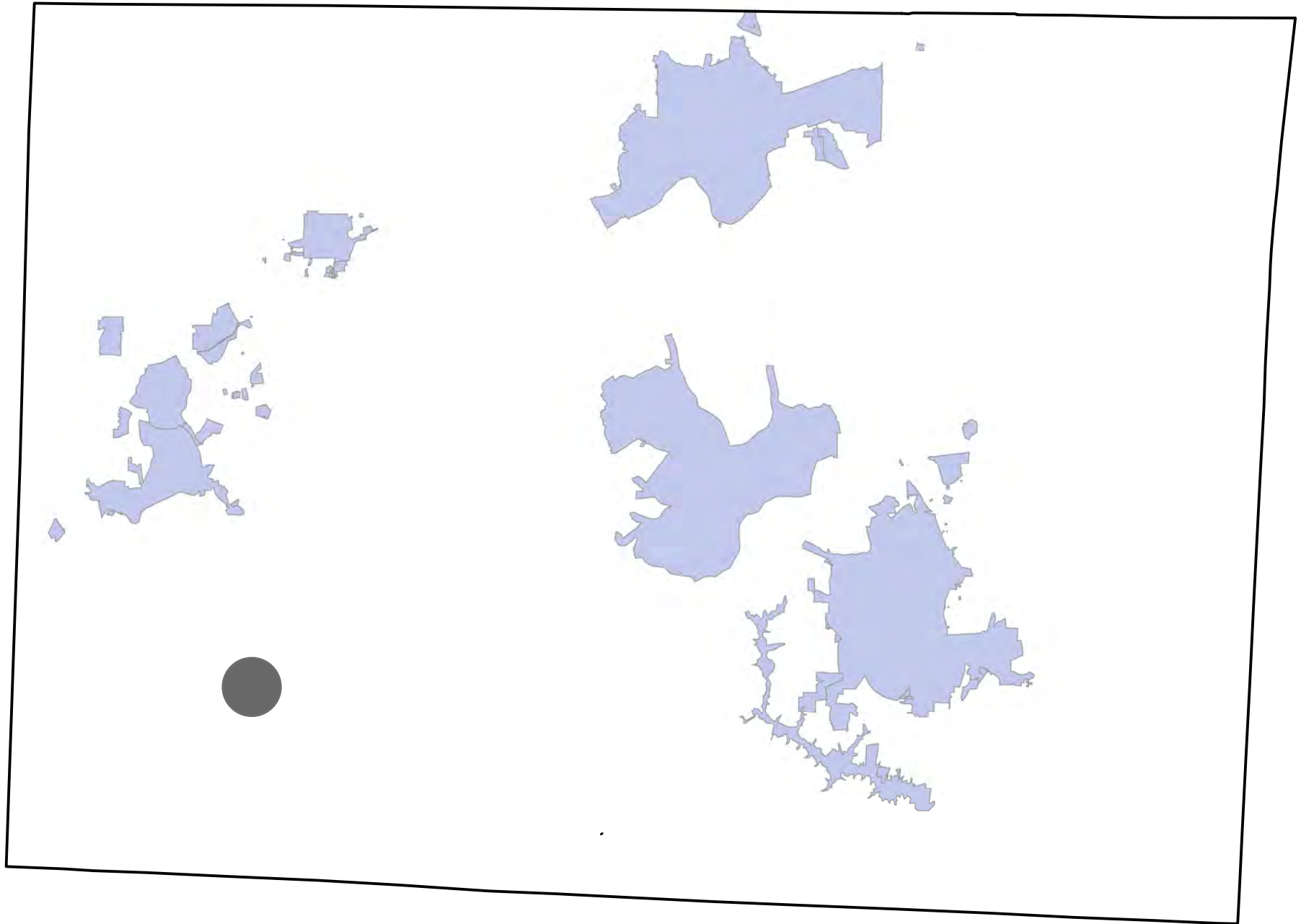
Notary Printed Name Ashley S Wolff

My Commission Expires: 2/22/28

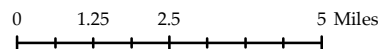




# 2024-14 GOOD STEWARDS REZ VICINITY MAP

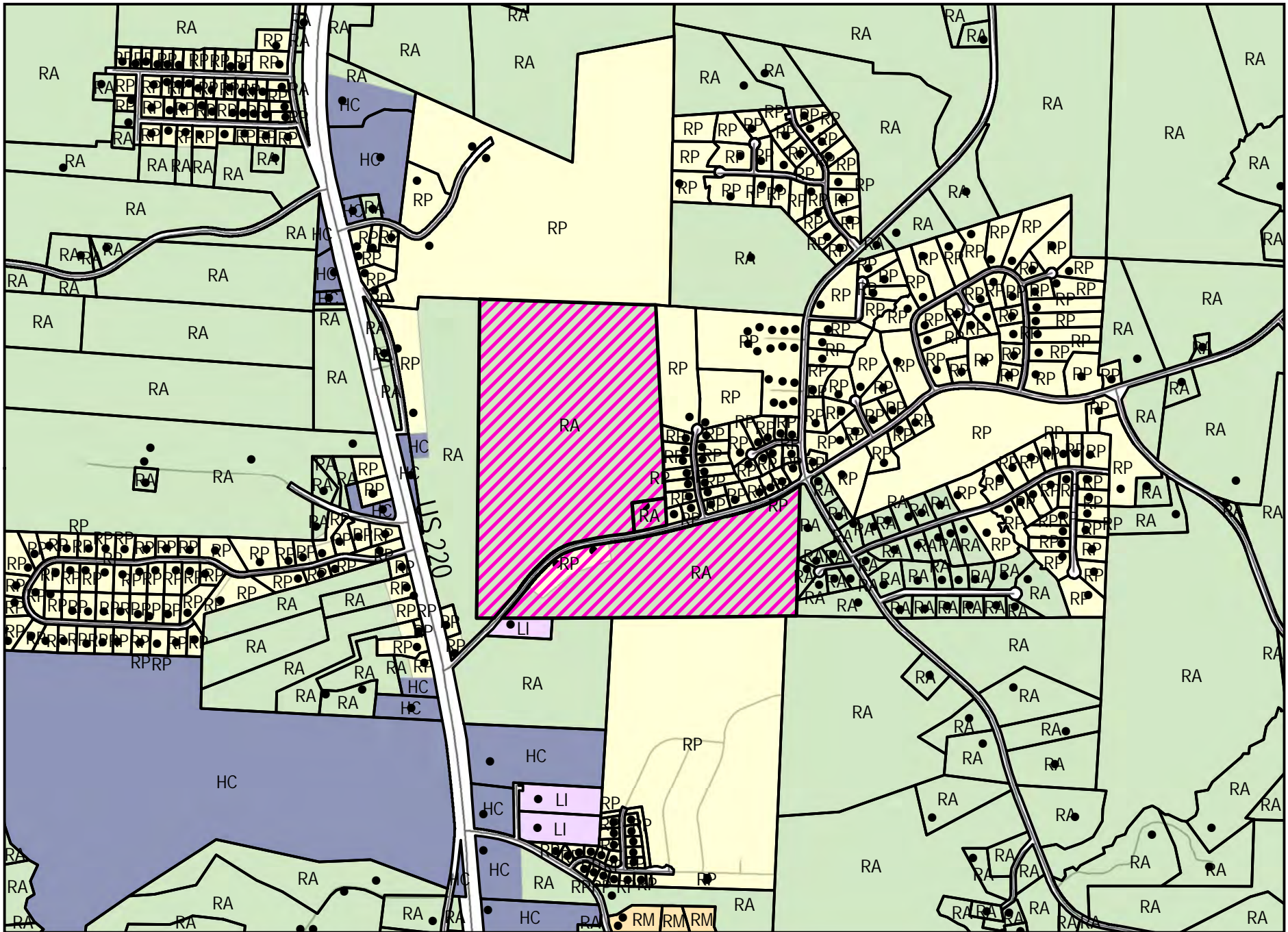


ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

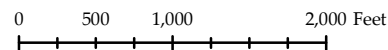




# 2024-14 GOOD STEWARDS REZ ZONING MAP



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY



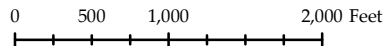




# 2024-14 GOOD STEWARDS REZ LAND USE MAP, G-3 & G-2

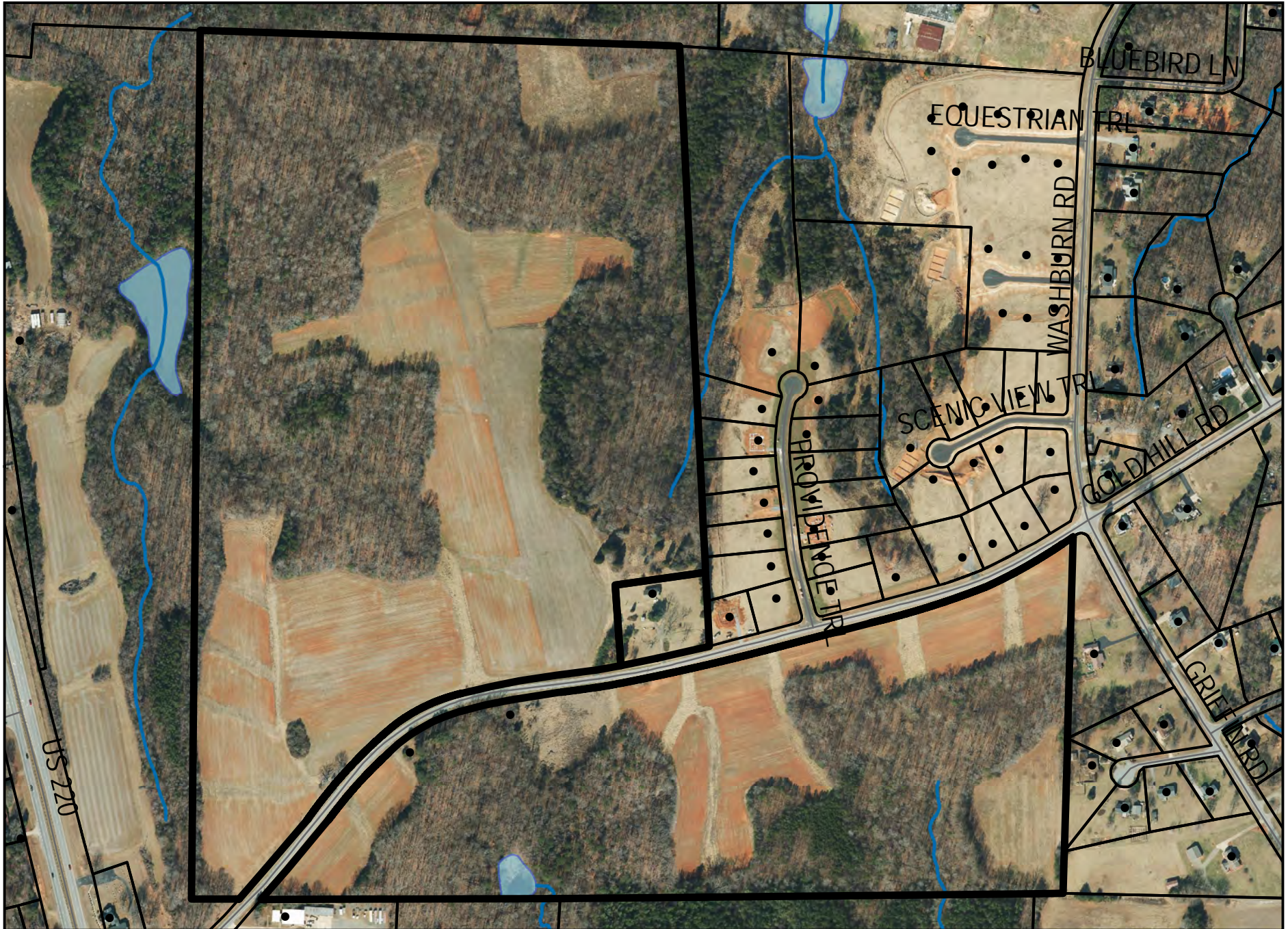


ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY

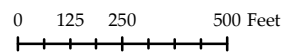




# 2024-14 GOOD STEWARDS REZ PARCEL MAP



ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT: FOR DISPLAY PURPOSES ONLY



**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

**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

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

- Agricultural uses (unregulated)
- Amusements, indoor commercial (e.g. bowling alleys, skating rinks)
- Amusements, out-of-doors commercial (e.g. roller coasters, fairgrounds)
- Animal Facility - Kennel (more than 8 domesticated animals)
- 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 queueing
- Automobile parts sales
- Automobile sales, rentals
- Automobile service/repair stations
- Automobile storage (excluding wrecked & junked vehicles)
- Automobile, truck and trailer (hauling) rental
- Banks & Savings and Loans
- Barber and Beauty Service
- Bed & Breakfast Home
- Beer, wine and liquor store
- Boats, Recreational Vehicles Sales and Service
- Boats, Recreation Vehicles, Outdoor Storage (primary use, short-term)
- Bottling Plants
- Brewery, Winery, Distillery
- Bus Station
- Car Wash
- Car Wash, drive-through
- 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
- Dwelling, multi-family triplex, quadplex, and townhomes.
- Dwelling, multi-family apartments, condominiums
- Dwelling, single-family detached
- Dwelling, two-family (duplex)
- Electronic Gaming Operations
- Equipment Rentals
- Exterminating services
- Farm machinery sales and rentals with repair
- Farm supplies sales (feed, seed, fertilizer etc.)
- Farmers markets (may include sale of locally made craft items)
- Fire, sheriff and emergency services
- Flea markets – indoor
- Florists
- Food freezer operations
- Funeral home, crematorium
- Gift Shops
- Golf, Miniature
- Golf ranges
- 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
- Home Improvement Stores
- Hospital/medical facility
- Hotels & Motels
- Industrial Equipment Sales & Service
- Jewelry Store
- Laboratory, Medical & Dental
- Laboratory, Research
- Library, Public
- Locksmith, Gunsmith (not as home occupation)
- Machine shop, welding shop
- Manufactured home, travel trailer, camper, marine, and recreational vehicle sales
- Monument and Cut Stone Manufacture and Sales
- Movie theater, indoor
- Museum
- Nursery and plant cultivation
- Nursery/landscaping business, commercial
- Offices, professional private and public
- Office Supplies Sales
- Pawnshop
- 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, outdoor advertising (off - premises)
- Sign, on premises
- Social Services Centers
- State Licensed Uses\*
- 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
- Warehouses, sales or service
- Wholesale sales, not otherwise listed

- Special Event Permit
- Wireless Telecommunications Facilities, colocation

**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
- Sawmills, portable
- Temporary buildings, incidental to development
- Temporary carnivals, rides, amusements
- Temporary Storage Unit

**Uses requiring a special use permit:**

- Adult uses
- Paintball/Airsoft Facility (Outdoor)
- Public utility, major (including public water/sewer plants)
- Turkey shoots (for profit, year- round)
- Wireless Telecommunications Facilities, new towers

**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)
- Animal hospital/ veterinary clinic
- Assembly/theater facility—Outdoor or drive-in
- Campground / Recreational Vehicle Park
- Care Facility, Day – child, adult
- Flea markets – outdoor
- Greenhouse, commercial
- Home Occupations
- Landfill, beneficial fill
- Mini-warehouse
- Mobile Food Vendor, Temporary
- Nursing and rest homes
- Outdoor Display Area (Non-residential)
- Outdoor Storage Area (Non-residential)
- Public utility, minor
- Shipping/Storage Container for Non-Residential Outdoor Storage

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

- Agricultural uses (unregulated)
- Agritourism Activities (regulated, not applicable to exempt farms)
- 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, multifamily triplex, quadraplex, townhomes
- Dwelling, single-family detached
- Dwelling, two-family (duplex)
- 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:**

- Agritourism Activities (regulated, not applicable to exempt farms)
- 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
- Guest House
- Home Occupations
- Landfill, beneficial fill
- Manufactured home, temporary custodial care
- Manufactured home, temporary during residential construction
- 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

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

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The Board has reviewed **Case 2024-14**, rezoning to **Highway Commercial (HC) & Residential Mixed (RM)**. 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. These properties are located primarily the G-3 Mixed Use Centers & Corridors Land Class, according to the *Rockingham County Comprehensive Land Use Plan*, characterized as the county’s strategic growth area. (p.55)
  - B. Approximately one-third of the parcel denoted by Tax PIN 7923-01-45-6108 on the south side of Gold Hill Rd is located in the G-2 Land Class on the eastern side, according to the *Rockingham County Comprehensive Land Use Plan*, targeted for controlled growth, which includes limited multi-family development and medium-density housing and subdivisions. (p. 54)
  - C. These properties are also primarily located within the US Highway 220 corridor, which is and has historically been identified as the county’s mixed use economic growth area.
  - D. Section 4.2 of the *Rockingham County Comprehensive Land Use Plan* promotes “the development of new commercial opportunities while supporting the retention and expansion of existing businesses. (p.74)
  
2. The proposed action is found to be reasonable in the because:
  - A. *The size of the tracts in question. Reasonableness.* The two parcels on the north side of Gold Hill measure (+/-) 85.5 acres and (+/-) 2.0 acres respectively. The two-acre parcel is typical of the area and exceeds the minimum lot size of 25,000 square feet in the Residential Mixed (RM) zoning district. The size of larger parcel is not uncommon for the area within this portion of the US Highway 220 corridor and also exceeds the minimum lot size necessary in the Residential Mixed (RM) zoning district. The requested rezoning would be suitable for allowing a major residential subdivision. Likewise, the (+/-) 50.5 acre parcel on the south side of Gold Hill is typical of the area. The requested Residential Mixed (RM) rezoning area of approximately 40 acres would suitable for allowing a major subdivision of mixed housing types.
  - B. *The compatibility of the zoning action with the comprehensive plan. Consistency.* These requests are supported by the intents and descriptions of the G-3 and G-2 Land Classes detailed in the Rockingham County Land Use Plan and future land use map as summarized herein. The potential access to public water and sewer services also supports the requested rezoning.



- C. *The benefits and detriments resulting from the zoning action for the owner of the rezoning, the neighbors, and the surrounding community. Reasonableness & Consistency.* The owner stands to achieve financial benefit from these rezonings, according to a reasonable evaluation. Currently, the larger areas abutting and surrounding these parcels are predominantly residential in nature, including the Providence Glen major subdivision. Higher impact commercial uses may create some degree of negative impacts to abutting neighbors. These may be partially mitigated by the non-residential development standards found in the Rockingham County Unified Development Ordinance. Future commercial development may provide services and goods that would benefit area residents and the county at-large. The general higher density of housing allowed in the Residential Mixed (RM) zoning district may offer options to residents that are otherwise limited to detached single-family housing in the area. This may be of larger benefit to the county as a whole, considering current regional housing conditions.
- D. *The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness.* Although somewhat different from the primarily residential uses among adjacent tracts, the uses allowed in the Highway Commercial (HC) zoning districts would not differ from current uses in the area when considered as a whole. The uses allowed in the Residential Mixed (RM) zoning district would not differ significantly from those already existing among adjacent and nearby properties.

## **DRAFT MOTION TO APPROVE/DENY**

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### **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 2024-20: ZONING MAP AMENDMENT (REZONING)**



**Request:** A request for conditional rezoning from **Residential Agricultural (RA) to Rural Commercial-Conditional District (RC-CD)**

**Applicant:** John Robert Overby

**Identification:** Tax PIN: 8010-00-99-1068

**Location:** 1122 Perkinson Rd – Ruffin Township

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

This parcel measures (+/-) 1 acre according to the Rockingham County Tax Map. It lies approximately 800 feet southwest of the intersection of Perkinson Rd and Leonard Dr. This property does directly abut Perkinson Rd.

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

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

This parcel directly abuts those that are exclusively zoned Residential Agricultural (RA). There are a few parcels approximately 800 feet to the south that are zoned Residential Protected (RP).

**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 commercial land uses may be appropriate in some vacant existing buildings. (p. 47)
- c. *The Rockingham County Land Use Plan* suggests the 0-2 Land Class is intended to remain relatively rural for the next 15-25 years and should discourage sprawl while encouraging development of existing areas. (p. 46)

**5. Previous Zoning History:**

1988: This property or its parent parcel was zoned Residential Agricultural (RA).

**6. Staff Notes and Analysis:**

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

- a. ***The size of the tract in question. Reasonableness.*** The parcel to be rezoned measures (+/-) 1 acre, according to the Rockingham County Tax Map. The size of the property is not uncommon in the area and exceeds the minimum required lot size for Rural Commercial (RC). The lots existing size is also greater than the minimum of the dimensional standards table for the requested zoning district.
- b. ***The compatibility of the zoning action with the comprehensive plan. Consistency.*** A conditional zoning change to Rural Commercial-Conditional District (RC-CD) is secondarily supported by *The Rockingham County Land Use Plan* and future land use map in the 0-2 Land Class. The conditional zoning will continue the rural characteristic of the area. The Land Use Plan suggests that the 0-2 Land Class is intended to remain relatively rural for the next 15-25 years and should discourage sprawl while encouraging development of existing areas.
- 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 rural uses in the Rural Commercial-Conditional (RC-CD) Zoning District. These uses will maintain the rural nature of the surrounding

properties. Further, the existing buildings have been there for many years and have not had a determinable effect on the surrounding properties. 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 paired down uses allowed in the requested Rural Commercial-Conditional (RC-CD) Zoning District will be compatible with those that currently exist in the area. The uses in question would be harmonious to the area as they perpetuate the rural characteristics of the surrounding properties.

#### **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 limited uses allowed in the requested Rural Commercial-Conditional (RC-CD) 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 2024-20, a request for Rezoning from Residential Agricultural (RA) to Rural Commercial-Conditional District (RC-CD).**



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

**APPLICATION FOR ZONING MAP AMENDMENT**

Date of Application/Fee: July 18, 2024

Property Address: 1122 Perkinson Rd

Parcel No / Tax Pins(s): 8010-00-99-1068

Current Zoning District: Residential Agricultural (RA)

**Proposed Zoning District:** Rural Commercial-Conditional District (RC-CD)

Acreage requested for rezoning: (+/-) 1.0 acres

Township: Ruffin

**Owner(s):** John Robert Overby

Mailing Address: 1565 Perkinson Rd

Telephone: 336-999-4359 email: ~~570-080~~ 580 382016@gnoc1.com

**Applicant(s):** \_\_\_\_\_

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

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

[Signature]  
 Applicant/Owner Signature

\_\_\_\_\_  
 Applicant/Owner Signature

[Signature]  
 Staff Signature

PB Hearing Date: 9/5/24  
 BOC Hearing Date: 10/21/24



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

**APPLICATION FOR ZONING MAP AMENDMENT**

**Owner Signature**

*(complete one for each owner)*

I, John R. Overby, owner (trustee, executor, etc.) of the property denoted by Rockingham County Tax PIN 8010 00 99 1068, request that the property be granted a rezoning from Residential Agricultural (RA) to Rural Commercial - Conditional District (CC-CD). I understand that the rezoning is permanent and will run with the land. I understand that additional or different conditions may be required by the planning board and county governing body. I feel this will serve my best interests.

*John R. Overby*  
 Signature

7-18-2024  
 Date

Mailing Address  
Ruffin, NC, 27326

City, State, Zip  
336-999-4359

Phone Number

*Megan Cochran*  
 Staff Signature

**USES IN THE RURAL COMMERCIAL ZONING DISTRICT (RC)**

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

- Agricultural machinery and farm implement sales and repair
- Agricultural uses (unregulated)
- ~~○ Agriculture related research and development~~
- Amusements, indoor commercial (e.g. bowling alleys, skating rinks)
- ~~○ Athletic fields, parks, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain)~~
- Auction sales, temporary, one-time use
- ~~○ Automobile car wash, drive through, requiring vehicle queuing~~
- ~~○ Automobile parts sales~~
- ~~○ Automobile sales, rentals~~
- ~~○ Automobile service/repair stations~~
- Barber and Beauty Service
- ~~○ Boats, Recreation Vehicles, Outdoor Storage (primary use, short-term)~~
- ~~○ Club and lodges, private, non-profit~~
- Farm machinery sales and rentals, repair
- Farm supplies sales (feed, seed, fertilizer etc.)
- Farmers markets (may include sale of locally made craft items)
- ~~○ Golf, Miniature~~
- Greenhouse, private
- ~~○ Grain and Grist Mills~~
- ~~○ Hospital/medical facility~~
- Manufacturing and wholesale trade processing, agricultural products
- Nursery and plant cultivation
- ~~○ 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
- Produce/Roadside stand
- 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
- Repair, rental and service of products sold at retail in same district where use is permitted
- ~~○ Restaurant~~
- ~~○ Riding academy, commercial stables~~
- Rural family occupation of nonagricultural nature

- Service establishments including but not limited to barber and beauty shops, small item repair and rental
- Sign, on premises
- ~~○ Townhomes/condominiums, commercial~~

**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)~~
- ~~○ Animal Facility—public stable~~
- ~~○ Campground / Recreational Vehicle Park~~
- Cemetery, human (public)
- Cemetery, pet (public)
- ~~○ Landfill, beneficial fill~~
- ~~○ Mobile Food Vendor, Temporary~~
- Nursery/landscaping business, commercial
- ~~○ Outdoor Display Area (Non-residential)~~
- ~~○ Outdoor Storage Area (Non-residential)~~
- ~~○ Public utility, minor~~
- ~~○ Rural Tourism Activities~~
- ~~○ Schools, academic/ business/trade~~
- ~~○ Shipping/Storage Container for Non-Residential Outdoor Storage~~
- Special Event Permit
- ~~○ Turkey shoots (associated with non-profit organizations)~~
- ~~○ Turkey shoots (for profit, year-round)~~

**Uses requiring a special use permit:**

- ~~○ Conference/retreat/event/reception/banquet center~~
- ~~○ Group Homes (more than 6 living as a family with manager on-site)~~
- ~~○ Public utility, major (including public water/sewer plants)~~
- ~~○ Solar Energy Facility~~

**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:**

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

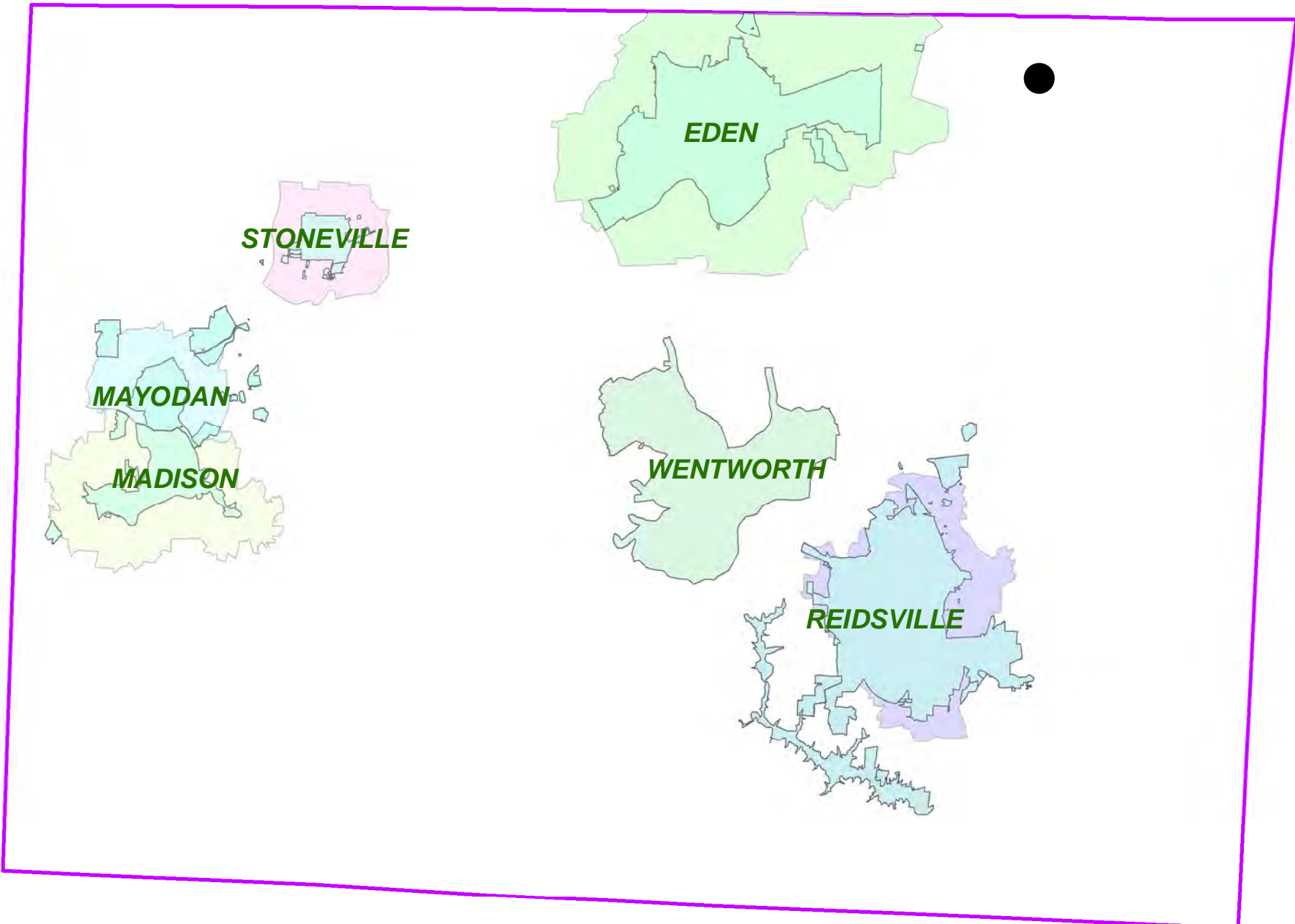
Applicant: \_\_\_\_\_



Staff: \_\_\_\_\_



7/18/24

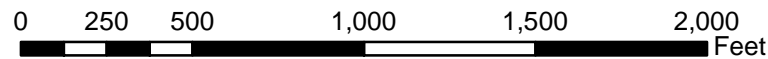


**REZ CASE 2024-20 VICINITY**



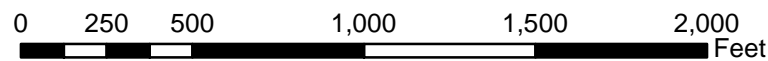


**REZ CASE 2024-20 AREA ZONING**





**REZ CASE 2024-20 AERIAL/ENVIRONMENTAL/LAND USE O-2**





**REZ CASE 2024-20 2022 AERIAL**



**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

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

- Agricultural machinery and farm implement sales and repair
- Agricultural uses (unregulated)
- Agriculture related research and development
- Amusements, indoor commercial (e.g. bowling alleys, skating rinks)
- Athletic fields, parks, recreation buildings, playgrounds, swim and racquet clubs (no commercial gain)
- Auction sales, temporary, one-time use
- Automobile car-wash, drive through, requiring vehicle queueing
- Automobile parts sales
- Automobile sales, rentals
- Automobile service/repair stations
- Barber and Beauty Service
- Boats, Recreation Vehicles, Outdoor Storage (primary use, short-term)
- Club and lodges, private, non-profit
- Farm machinery sales and rentals, repair
- Farm supplies sales (feed, seed, fertilizer etc.)
- Farmers markets (may include sale of locally made craft items)
- Golf, Miniature
- Greenhouse, private
- Grain and Grist Mills
- Hospital/medical facility
- Manufacturing and wholesale trade processing, agricultural products
- Nursery and plant cultivation
- 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
- Produce/Roadside stand
- 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
- Repair, rental and service of products sold at retail in same district where use is permitted
- Restaurant
- Riding academy, commercial stables
- Rural family occupation of nonagricultural nature

- Service establishments including but not limited to barber and beauty shops, small item repair and rental
- Sign, on premises
- Townhomes/condominiums, commercial

**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)
- Animal Facility – public stable
- Campground / Recreational Vehicle Park
- Cemetery, human (public)
- Cemetery, pet (public)
- Landfill, beneficial fill
- Mobile Food Vendor, Temporary
- Nursery/landscaping business, commercial
- Outdoor Display Area (Non-residential)
- Outdoor Storage Area (Non-residential)
- Public utility, minor
- Rural Tourism Activities
- Schools, academic/ business/trade
- Shipping/Storage Container for Non-Residential Outdoor Storage
- Special Event Permit
- Turkey shoots (associated with non-profit organizations)
- Turkey shoots (for profit, year- round)

**Uses requiring a special use permit:**

- Conference/retreat/event/reception/banquet center
- Group Homes (more than 6 living as a family with manager on-site)
- Public utility, major (including public water/sewer plants)
- Solar Energy Facility

**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:**

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

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

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The Board has reviewed **Case 2024-20**, rezoning to **Rural Commercial – Conditional District (RC-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. A conditional zoning change to Rural Commercial-Conditional District (RC-CD) is supported by *The Rockingham County Land Use Plan* and future land use map in the 0-2 Land Class. The conditional zoning will continue the rural characteristic of the area. The Land Use Plan suggests that the 0-2 Land Class is intended to remain relatively rural for the next 15-25 years and should discourage sprawl while encouraging development of existing areas.
  - B. *The Rockingham County Land Use Plan* suggests commercial land uses may be appropriate in some vacant existing buildings.
  - C. 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 and rural uses and open lands.
  
2. The proposed action is found to be reasonable because:
  - A. The size of the tract in question. The parcel to be rezoned measures (+/-) 1 acre, according to the Rockingham County Tax Map. The size of the property is not uncommon in the area and exceeds the minimum required lot size for Rural Commercial (RC). The lots existing size is also greater than the minimum of the dimensional standards table for the requested zoning district.
  - B. This rezoning request will allow limited rural uses in the Rural Commercial-Conditional (RC-CD) Zoning District. These uses will maintain the rural nature of the surrounding properties. Further, the existing buildings have been there for many years and have not had a determinable effect on the surrounding properties. Impacts among adjacent parcels would be negligible.
  - C. The paired down uses allowed in the requested Rural Commercial-Conditional (RC-CD) Zoning District will be compatible with those that currently exist in the area. The uses in question would be harmonious to the area as they perpetuate the rural characteristics of the surrounding properties.

**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 2024-21: ZONING MAP AMENDMENT (REZONING)**



**Request:** A request to amend the permitted uses within an existing **Highway Commercial-Conditional District (HC-CD)**  
**Applicant:** Nael Wakileh  
**Identification:** Tax PIN: 7923-01-15-5794  
**Location:** 2554 US Hwy 220 – Huntsville Township

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

This parcel measures (+/-) 1.76 acres according to the Rockingham County Tax Map. It is positioned on the north corner of US 220 and Wanda Rd. The property has a non-traditional shape with a portion of the property sitting behind the house located at 2570 US 220.

**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 properties that are zoned Residential Agricultural (RA) to the west (behind the property), Residential Protected (RP) to the north and south (across Wanda Rd) and Highway Commercial-Conditional District (HC-CD) to the east across US 220. The majority of the parcels in the general vicinity are zoned residentially (RA and RP in about even distribution), but there are some commercially zoned and used properties in the general area as well.

**4. Land Use Plan:**

- a. This parcel is located in the G-3 Mixed Use & Corridors Land Class, according to the *Rockingham County Comprehensive Land Use Plan*, characterized as the county's strategic growth area. (p.55)
- b. *The Rockingham County Land Use Plan* suggests that areas in the G-3 Land Class are suitable for a wide variety of mixed uses, of mixed intensities, especially where water and sewer services are available. (p. 55)
- c. Section 4.2 of the *Rockingham County Comprehensive Land Use Plan* promotes "the development of new commercial opportunities while supporting the retention and expansion of existing businesses. (p.74)

**5. Previous Zoning History:**

1999: This property had a site plan amendment related to its Highway Commercial-Conditional District (HC-CD) zoning.

Unknown: No records were found on when the property was first zoned HC-CD.

**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 subject parcel measures (+/-) 1.76 acres, according to the Rockingham County Tax Map. This meets the minimum requirements for this zoning classification in the UDO. The size of the property is not uncommon in the area, but is somewhat smaller than the surround RA properties.
- b. ***The compatibility of the zoning action with the comprehensive plan. Consistency.*** This zoning request to amend the uses is consistent with the *Rockingham County Comprehensive Land Use Plan* as the property exists within the G-3 land class which calls for dense land development and commercial and mixed uses. The plan actively seeks to develop new commercial uses while also retaining and/or expanding existing businesses.
- c. ***The benefits and detriments resulting from the zoning action for the owner of the rezoning, the neighbors, and the surrounding community. Reasonableness.*** This



request will expand commercial options on an existing commercially zoned property. While some of the uses may be more intensive than the current allowed use, there is also opportunity for more options to serve the neighboring properties. As this property has been zoned commercially for many years, impacts from additional uses may be minimal, but will still have an impact.

- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness & Consistency.*** The uses of the surrounding lands are predominantly residential. The requested updated uses could lead to an impact on those properties. This may result in site improvements to mitigate potential impacts to neighboring parcels. However, seeing as how this parcel has been commercially zoned for many years, it is believed that any impacts would be minor as the location and available acreage may limit potential 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 consistent with the intents and descriptions of the G-3 Land Class as noted in the *Rockingham County Comprehensive Land Use Plan* and future land use map.

Additionally, staff finds that the requested updated uses for this Highway Commercial-Conditional (HC-CD) Zoning District would be reasonable within the context of current zoning patterns and land uses among and nearby parcels.

**Therefore, staff recommends approval of Case 2024-21, a request to amend the permitted uses within an existing Highway Commercial-Conditional District (HC-CD).**



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

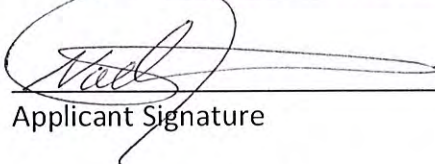
**APPLICATION FOR ZONING MAP AMENDMENT**

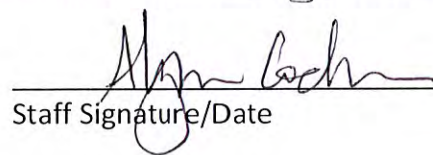
Date of Application/Fee: July 31, 2024  
Property Address: 2554 US Hwy 220, Madison NC  
Parcel No / Tax Pins(s): 7923-01-15-5794  
Current Zoning District: Highway Commercial-Conditional District (HC-CD)  
*Proposed Zoning District:* Highway Commercial-Conditional District (HC-CD)  
(Amended Conditional Uses)  
Acreage requested for rezoning: (+/-) 1.76 acres  
Township: Huntsville

**Applicant:** NAEL WAKILEH

Mailing Address: PO Box 1128 Summerfield NC 27358

Telephone: 504 3388471 email: WakilehNick@yahoo.com

  
Applicant Signature

  
Staff Signature/Date

PB Date: 9/9/24 6:30

BOC Date: 10/21/24 6:30



# ROCKINGHAM COUNTY

## GOVERNMENTAL CENTER

### Community Development Department

#### APPLICATION FOR ZONING MAP AMENDMENT

#### Owner Signature

(complete one for each owner)

I, Kalpesh Patel. (KNCA.LLC), owner of the property denoted by Rockingham County Tax PIN 7923-01-15-5794, request that the property be rezoned to allow additional uses in the Highway Commercial-Conditional District (HC-CD). I understand that the rezoning is permanent and will run with the land. I also understand that any conditions will be binding on the property and run with the land. I feel this will serve my best interests.

  
Signature

7/30/24.  
Date

2305. W. HWY 11-E.  
Mailing Address

Stobers Plmc. TN 37871.  
City, State, Zip

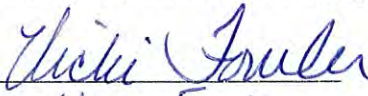
865-235-5144.  
Phone Number

KKD7881@yahoo.com.  
Email (if applicable)

#### Notarial Certification

Jefferson County, Tennessee North Carolina

I certify that Kalpesh Patel personally appeared before me this the 30 day of July, 2024 and acknowledged the due execution of the foregoing instrument.

Notary Signature: 

Notary Printed Name Vicki Fowler

My Commission Expires: 01-21-26



## USES IN THE HIGHWAY COMMERCIAL ZONING DISTRICT (HC)

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

- Agricultural uses (unregulated)
- Amusements, indoor commercial (e.g. bowling alleys, skating rinks)
- Amusements, out-of-doors commercial (e.g. roller coasters, fairgrounds)
- Animal Facility - Kennel (more than 8 domesticated animals)
- 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 queueing~~
- Automobile parts sales
- Automobile sales, rentals
- Automobile service/repair stations
- Automobile storage (excluding wrecked & junked vehicles)
- Automobile, truck and trailer (hauling) rental
- Banks & Savings and Loans
- Barber and Beauty Service
- Bed & Breakfast Home
- ~~Beer, wine and liquor store~~
- Boats, Recreational Vehicles Sales and Service
- Boats, Recreation Vehicles, Outdoor Storage (primary use, short-term)
- ~~Bottling Plants~~
- Brewery, Winery, Distillery
- ~~Bus Station~~
- Car Wash
- Car Wash, drive-through
- 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
- Dwelling, multi-family triplex, quadplex, and townhomes.
- Dwelling, multi-family apartments, condominiums
- ~~Electronic Gaming Operations~~
- Equipment Rentals
- Exterminating services
- Farm machinery sales and rentals with repair
- Farm supplies sales (feed, seed, fertilizer etc.)
- Farmers markets (may include sale of locally made craft items)
- Fire, sheriff and emergency services
- Flea markets – indoor
- Florists
- Food freezer operations
- ~~Funeral home, crematorium~~
- Gift Shops
- Golf, Miniature
- Golf ranges
- 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
- Home Improvement Stores
- Hospital/medical facility
- Hotels & Motels
- Industrial Equipment Sales & Service
- Jewelry Store
- Laboratory, Medical & Dental
- Laboratory, Research
- Library, Public
- Locksmith, Gunsmith (not as home occupation)
- Machine shop, welding shop
- Manufactured home, travel trailer, camper, marine, and recreational vehicle sales
- Monument and Cut Stone Manufacture and Sales
- Movie theater, indoor
- Museum
- Nursery and plant cultivation
- Nursery/landscaping business, commercial
- Offices, professional private and public
- Office Supplies Sales
- Pawnshop
- 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,

**USES IN THE HIGHWAY COMMERCIAL ZONING DISTRICT (HC)**

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, outdoor advertising (off - premises)
- Sign, on premises
- Social Services Centers
- ~~State Licensed Uses\*~~
- 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~~
- Warehouses, sales or service
- Wholesale sales, not otherwise listed

**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)~~
- Animal hospital/ veterinary clinic
- Assembly/theater facility—Outdoor or drive-in
- ~~Campground / Recreational Vehicle Park~~
- Care Facility, Day – child, adult
- Flea markets – outdoor
- Greenhouse, commercial
- Home Occupations
- ~~Landfill, beneficial fill~~
- Mini-warehouse
- Mobile Food Vendor, Temporary
- ~~Nursing and rest homes~~
- Outdoor Display Area (Non-residential)
- Outdoor Storage Area (Non-residential)
- Public utility, minor
- Shipping/Storage Container for Non-Residential Outdoor Storage
- Special Event Permit
- Wireless Telecommunications Facilities, colocation

**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

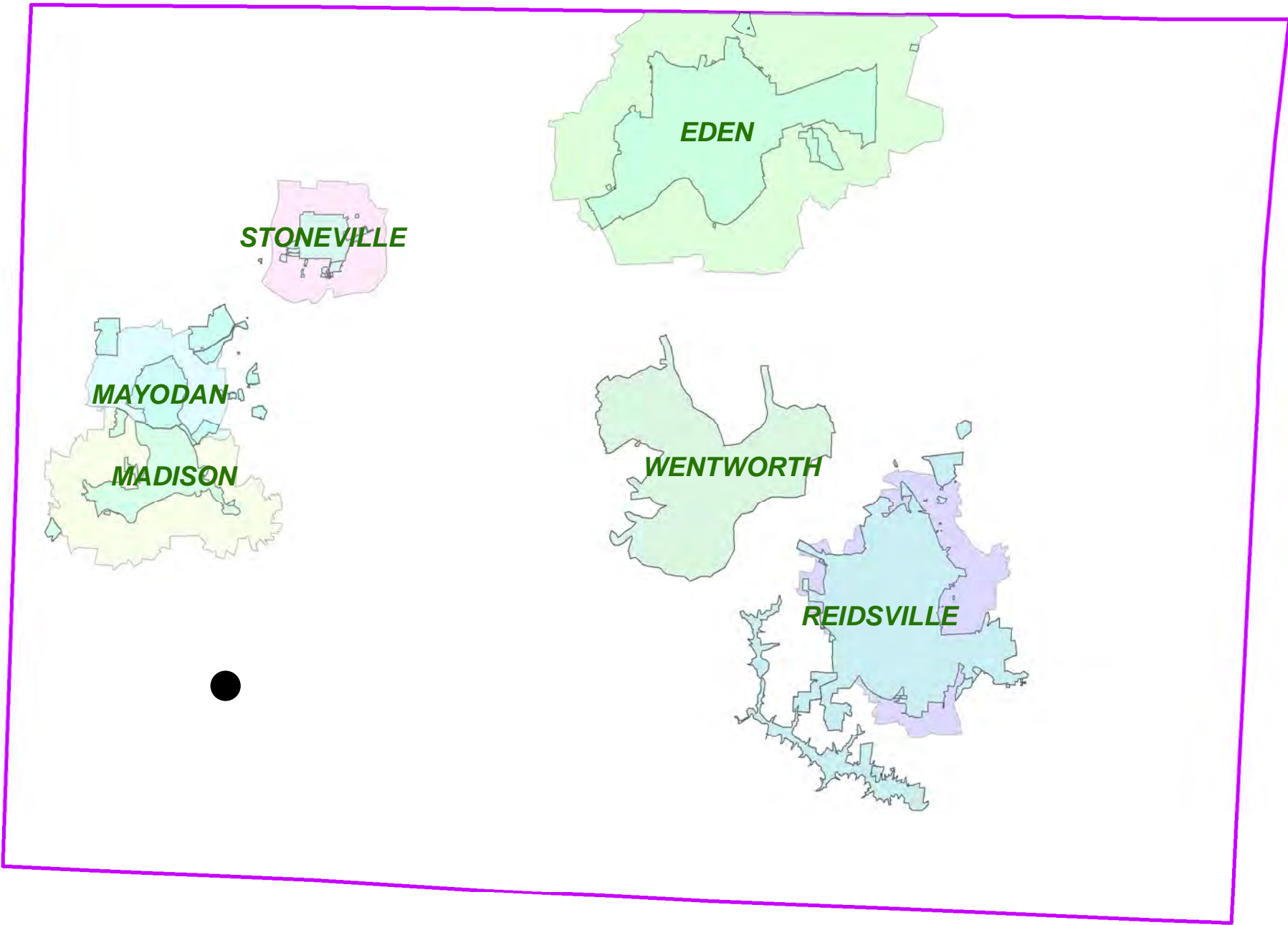
**Temporary use:**

- Construction Trailer (Class AA, A or B), temporary use
- Sawmills, portable
- Temporary buildings, incidental to development
- Temporary carnivals, rides, amusements
- Temporary Storage Unit

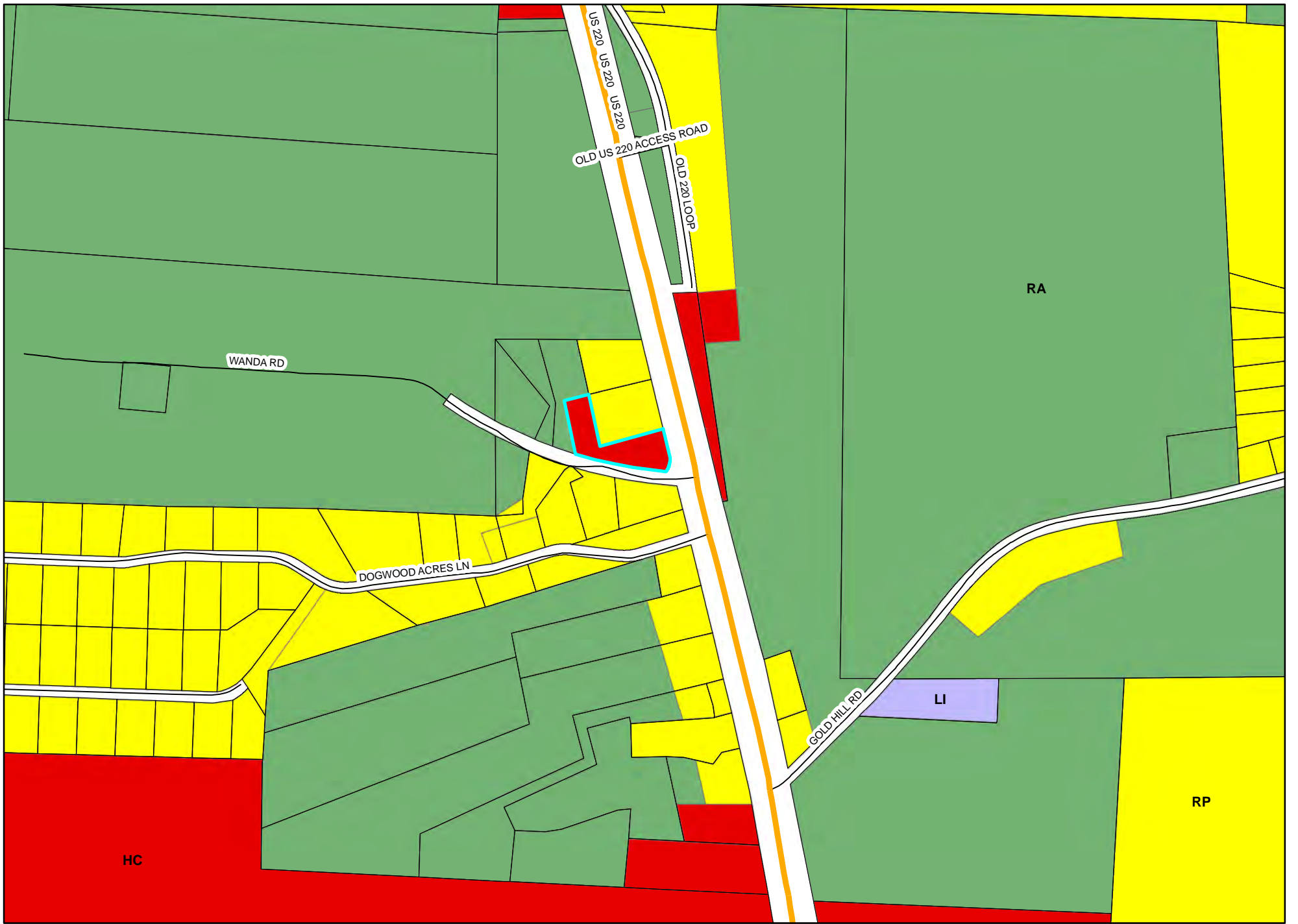
**Uses requiring a special use permit:**

- ~~Adult uses~~
- ~~Paintball/Airsoft Facility (Outdoor)~~
- Public utility, major (including public water/sewer plants)
- ~~Turkey shoots (for profit, year-round)~~
- Wireless Telecommunications Facilities, new towers

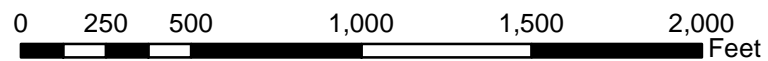
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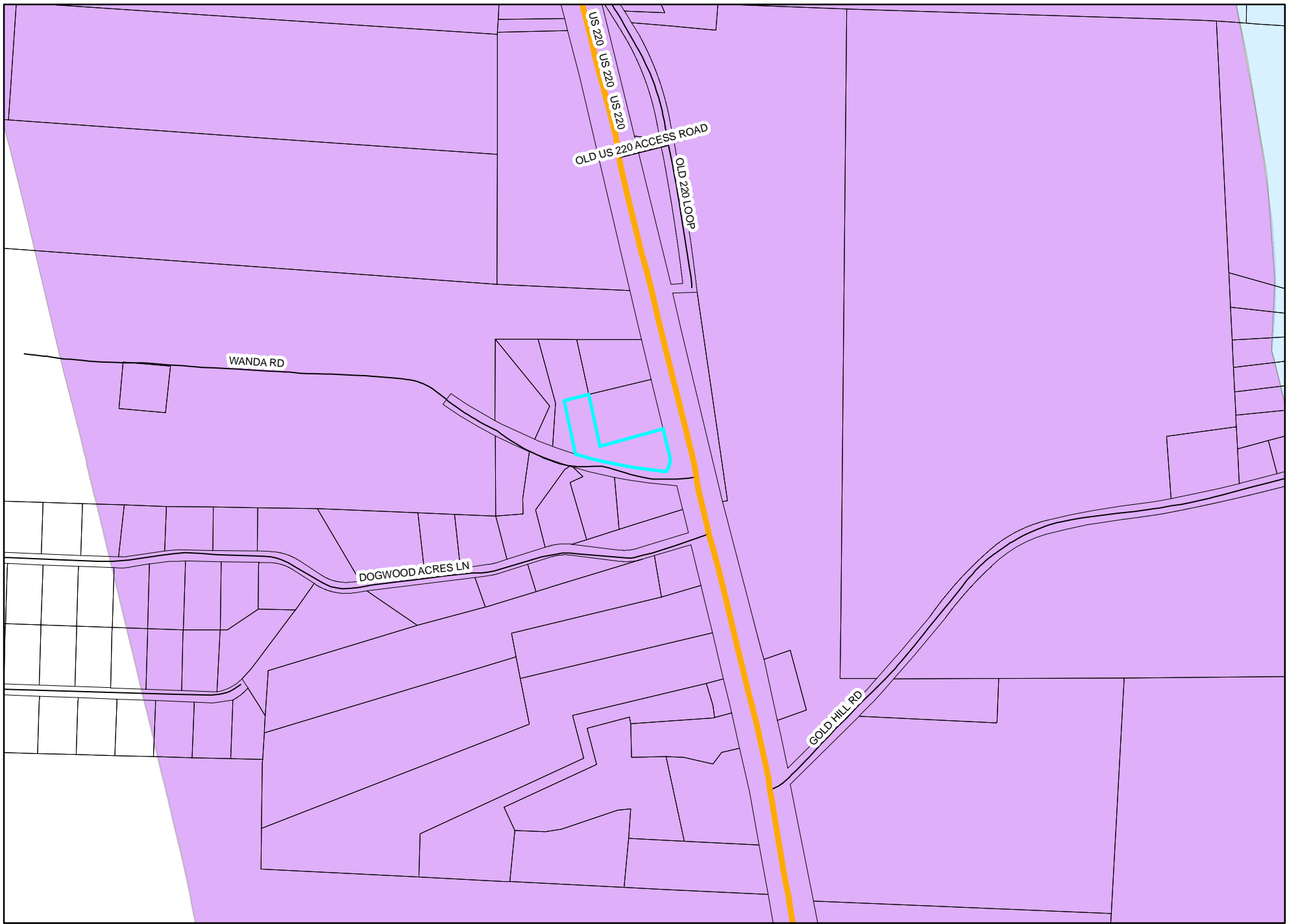


**REZ CASE 2024-21 VICINITY**

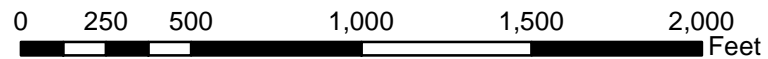


# REZ CASE 2024-21 AREA ZONING

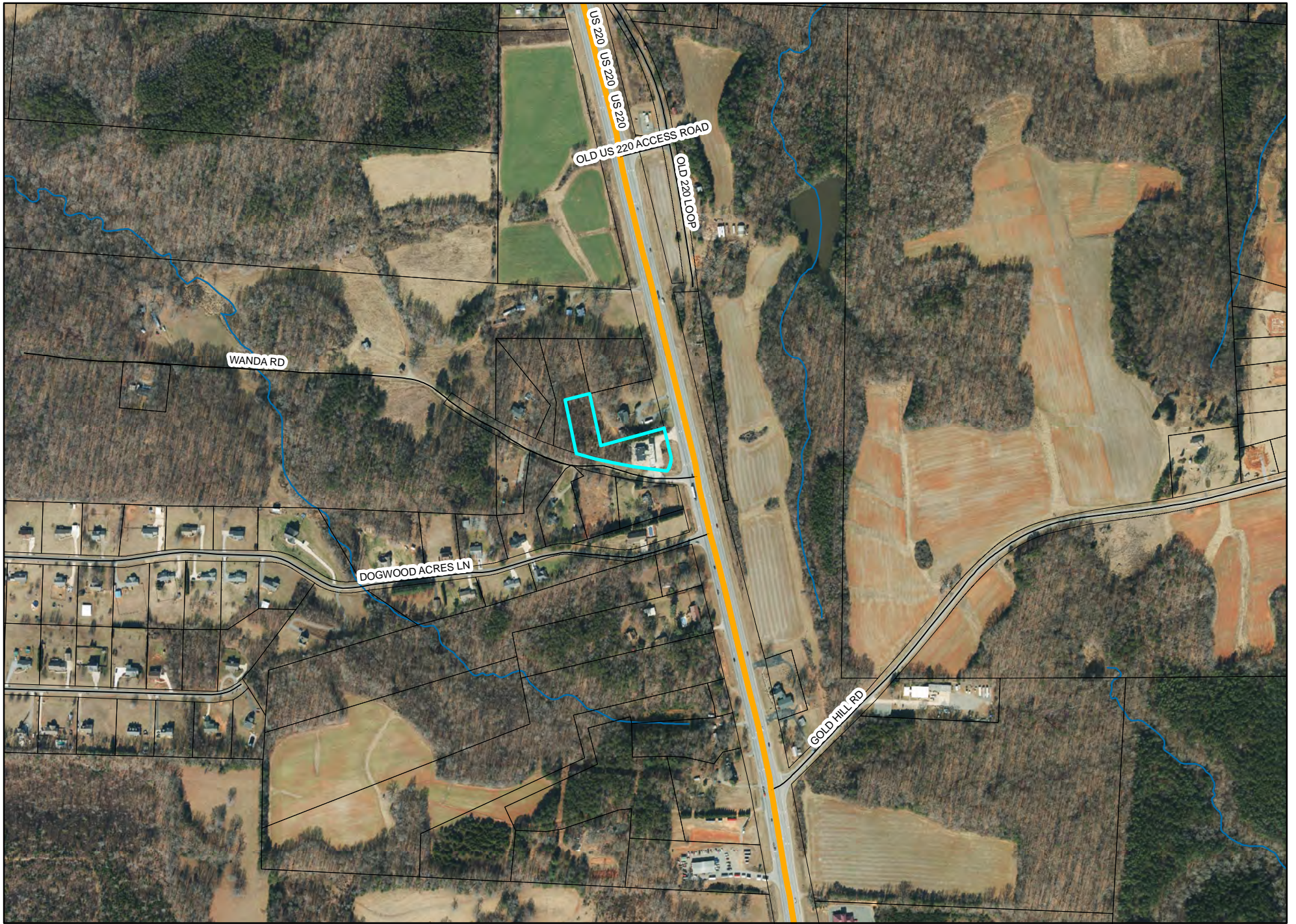




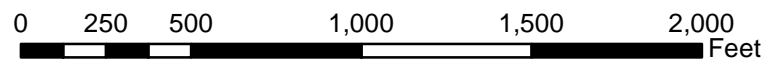
**REZ CASE 2024-21 LAND USE G-3**







# REZ CASE 2024-21 AERIAL/ENVIRONMENTAL





**REZ CASE 2024-21 2022 AERIAL**



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

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The Board has reviewed **Case 2024-21**, an amendment to conditionally allowed uses for property zoned **Highway Commercial – Conditional District (HC-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 US Highway 220 Corridor mile and G-3 Land Class according to the *Rockingham County Comprehensive Land Use Plan*, characterized as the county’s mixed use centers and corridors growth area.
  - B. *The Rockingham County Land Use Plan* suggests that areas in the G-3 Land Class, particularly where water and sewer services are available, are suitable for a variety of “mixed commercial and higher density uses...”
  - C. *The Rockingham County Comprehensive Land Use Plan* promotes “the development of new commercial opportunities while supporting the retention and expansion of existing businesses.
  
2. The proposed action is found to be reasonable because:
  - A. The size of the tract in question meets the minimum dimensional standards for highway commercial property and is equal to or smaller than most properties in the area which will limit high impact uses.
  - B. This requests restricts the allowed uses under highway commercial zoning, especially removing some of the more high impact uses, thereby mitigating impacts to neighboring properties.
  - C. The parcel has been zoned Highway Commercial-Conditional District (HC-CD) for many years and is of a nature similar to nearby zoned parcels.

**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.”