

AGENDA

**ROCKINGHAM COUNTY PLANNING BOARD & BOARD
OF ADJUSTMENT**

OCTOBER 14, 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. September 9, 2024

V. Review of Procedures for Evidentiary Hearings

- a. Special Use Permit 2024-22: HDR on behalf of Dominion Energy has requested a special use permit to install a Public Utility, Major – Gas Compressor Station on the property denoted by Rockingham County Tax PIN 8948-00-55-1726 located on the parcel of 595 Old US 29 HWY in the Ruffin Township.

VI. Review of Procedures for Public Hearings

- a. Zoning Map Amendment 2024-23: a zoning map amendment has been requested for the property denoted by Rockingham County Tax PIN 7926-01-28-8455 located at 114 Will Rd (corner of Dan Valley Rd) in the Mayo Township. The request is to rezone the property from Residential Protected (RP) to Highway Commercial (HC).

VII. Other Business

- a. New Business: Review and Adoption of 2025 Planning Board Meeting Schedule
- b. Old Business: None

VIII. Adjourn

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



**BOARD OF COMMISSIONERS CHAMBERS
ROCKINGHAM COUNTY GOVERNMENTAL CENTER
WENTWORTH, NC
SEPTEMBER 9, 2024 AT 6:30 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson
Julie Talbert, Vice Chairperson
Keith Duncan
Jeff Kallam
Bernie Parnell
Cory Scott
Quint Haley
John Roberts (A)
Dwayne Rakestraw (A)

MEMBERS ABSENT: Daniel Woods (A)

STAFF PRESENT: Hiram Marziano, Community Development Director
Victoria Pedigo, Planner
Ben Curry, Code Enforcement Officer
Bricen Wall, Code Enforcement Officer

I. CALL TO ORDER

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

II. INVOCATION

Mr. Scott conducted the invocation.

III. ADOPTION OF THE AGENDA

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

IV. APPROVAL OF MINUTES

August 12, 2024 – Mr. Kallam motioned to adopt the minutes as written, and Mrs. Talbert seconded. The board voted unanimously to adopt. (7-0)

V. PROCEDURES FOR PUBLIC HEARINGS

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

Mr. Marziano presented the application request and packet information to the board, including staff recommendation to approve the request. Mrs. Talbert had questions regarding the corridor along with Light Industrial use in the area, which opened up a brief board discussion on this topic. Mr. Ksieniewicz asked about phone calls.

Applicant Harry Rakestraw, of 283 Fox Farm Rd in Reidsville, spoke in support of this zoning map amendment. There were no questions from the board for Mr. Rakestraw.

Gwenn Lance, of 430 Neal Rd, and Janice Wilkinson, of 891 Baggage Rd in Madison, both spoke in opposition.

There was no rebuttal from Mr. Rakestraw.

Mr. Ksieniewicz opened the floor for board motions and voting. There board discussed the corridor, septic, access roads, and other facets of the community’s characteristics. Mrs. Talbert motioned “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.” Mr. Kallam seconded. The board voted to recommend approval of the rezoning request. (7-0)

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 multifamily 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 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.
- 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).

Mr. Marziano presented the application request and packet information to the board, including staff recommendation to approve this conditional rezoning request. Mr. Ksieniewicz asked about the number of calls. Mrs. Talbert wanted to know more about the present use of the parcel.

Applicant Robert Overby of 1122 Perkinson Rd spoke in support. Mr. Ksieniewicz asked about the present operations on the property along with future plans. Mrs. Talbert inquired about the neighboring property owners.

There were no public speakers.

Mr. Ksieniewicz opened the floor for board motions and voting. Mrs. Talbert and Mr. Marziano discussed bringing this parcel up to compliance. Mr. Duncan motioned “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.” Mrs. Talbert seconded. The board voted to recommend approval of this conditional rezoning request. (7-0)

The Board has reviewed **Case 2024-20**, rezoning to **Rural Commercial – Conditional District (RCCD)**. 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.

- 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).

Mr. Marziano presented the application request and packet information to the board, including staff recommendation to approve the request. Mr. Scott had questions regarding previous land use changes and additional uses. Mrs. Talbert asked about exclusive uses within the area.

Applicant Nick Wakileh, of 4517 Pike Dr in Metairie, LA, spoke in support.

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 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.” Mr. Scott seconded. The board voted to recommend approval of the rezoning request. (7-0)

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 request 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.

VI. OTHER BUSINESS

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

VII. ADJOURN

Mrs. Talbert motioned to adjourn the meeting. Mr. Kallam seconded. The board voted unanimously to adjourn at 7:24 pm (7-0).

Minutes Read and Approved,

Respectfully Submitted,

Chairperson

Date

Planning Staff

Date



**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT: PLANNING BOARD
CASE 2024-22: SPECIAL USE PERMIT**

Request: Public Utility, Major – Gas Compressor Station
Applicant: HDR/Dominion Energy – Josue Alcaraz
Identification: Tax PIN: 8948-00-55-1726 [a portion of]
Location: 595 Old US 29 Hwy – Ruffin Township

1. Acreage and Location of Parcel:

The subject property is (+/-) 227.23 acres according to the Rockingham County Tax Map and located at 595 Old US 29 Hwy just northeast of the Mayfield Rd interchange off US 29. The portion of the parcel to be considered for this special use permit is the northern section (see attached site plan). This portion measures (+/-) 45.31 acres and will be subdivided from the parent parcel.

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

3. Zoning Classification of Uses of Surrounding Parcels:

The subject parcel is zoned Residential Agricultural (RA), currently occupied by a detached single-family residence (approximately 1,500 feet south and west of the facility site), open fields and small patches of forested land according to tax map aerial photography. Adjacent parcels are zoned exclusively Residential Agricultural (RA) with some Residential Protected (RP) further south and west of this site. Just north of this site is another public utility area with the remaining area being used agriculturally or for low-density residential uses. Across the highway and north there is a large-scale solar energy facility.

4. Land Use Plan:

- a. This parcel is located in the 0-2 Rural Land Class as described in the Rockingham County Comprehensive Land Use Plan, characterized by low-density residential development, agriculture, forestry and open lands (pp. 46-47)

5. Previous Zoning History:

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

6. Staff Findings & Recommendations:

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

Staff Findings

- a. A new Public Utility, Major may be permitted as a special use in the Residential Agricultural (RA) zoning district, when approved by the Planning Board.
- b. The submitted application, site plan and commentary meet the requirements of the supplemental development regulations found in Sec.62.73 of the Rockingham County Unified Development Ordinance (UDO), Public Utility, Major.

Staff Recommendations

- a. Staff finds the application for this special use to be complete and ready for review by the Planning Board.
- b. As a whole, Staff recommends approval of this request as it conforms with the standards for establishing a new Public Utility, Major in the Residential Agricultural (RA) zoning district.

- c. Development shall proceed according to the standards detailed in Sec. 62.73 of the Unified Development Ordinance (UDO).
- d. Any additional permits or approvals must be obtained before beginning construction and/or operation of the facility, which may include but are not limited to NC DEQ erosion and sedimentation control, NC DOT driveway approval, and standard building, trades and zoning permits.

7. Approval/Denial:

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

- a. The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;
- b. The use or development complies with all required regulations and standards of Rockingham County UDO 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 set forth in the *Comprehensive Land Use Plan*.

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

Sec. 62.73. - Public Utilities and Public Works Facilities, (Substations, Transformers, Water or Sewage Treatment Plants, etc.) Major, Minor

Screening and Fencing:

Substations and transformer stations shall be enclosed by a fence not less than six (6) feet in height which shall be approved by the Planning Department and shall have an approved landscaped buffer around the perimeter of the use.

Site Plans Required, Must Show:

Structures - Location and approximate size of all existing and proposed structures within the site and all buildings and structures within 500 feet.

Circulation - Proposed points of access and egress

Parking and Loading - Location and arrangement of all proposed off-street parking

Other Details –

- (a) Proposed provisions for fencing and other protective screening at the lot lines adjacent to abutting residential property.
- (b) The anticipated service area of the facility to be constructed.



ROCKINGHAM COUNTY

Community Development

APPLICATION FOR SPECIAL USE PERMIT

Property Address: 595 Old US 29 HW

Date: 8/9/2024

Parcel No / Tax Pins(s): 163454

Zoning District including overlays: RA

Acreage requested for Special Use Permit: 45.31

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

Christina DeNecochea Revocable Trust, dated October 8, 2020 c/o Christina

Owner: Marie DeNecochea and James Robert DeNecochea, Co-Trustees

Mailing Address: 2408 Riverbend Rd, Jamestown, NC 27282 -7630

Telephone: (336) 413-7861 email: n/a

Applicant: Josue Alcaraz

Mailing address: 2020 Energy Drive, Apex, NC 27502

Telephone: (919) 548-6751 email: josue.alcaraz@dominionenergy.com

Proposed Use: Public Utility, Major - Gas Compressor Station

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

The use will be developed according to the attached site plan.

Public Service Company of North Carolina, Incorporated, a South Carolina Corporation d/b/a Dominion Energy North Carolina (DENC), is proposing to install a new compressor station. See attached site plan and Exhibit A: Responses to Special Use Standards. Submittal of a draft legal description will be provided prior to the Board of Adjustments Meeting.

[Signature]
Signature of Applicant/Owner (circle)

Signature of Applicant/Owner (circle)

NOTARIZE SIGNATURES BELOW IF NOT WITNESSED BY STAFF

WAKE County, North Carolina

I certify that JOSUE ALVAREZ ALCARAZ personally appeared before me this the 9th day of AUGUST, 2024 and acknowledged the due execution of the foregoing instrument.

[Signature] Notary Signature Geraldine Ransom Notary Printed Name

My Comm. Exp. 09-13-2028 My Commission Expires 09/13/2028

(Office Use Only)

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



ROCKINGHAM COUNTY

Community Development

APPLICATION FOR SPECIAL USE PERMIT

Property Address: _____

Date: _____

Parcel No / Tax Pins(s): _____

Zoning District including overlays: _____

Acreeage requested for Special Use Permit: _____

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

Owner: _____

Mailing Address: _____

Telephone: _____ email: _____

Applicant: _____

Mailing address: _____

Telephone: _____ email: _____

Proposed Use: _____

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

The use will be developed according to the attached site plan.

See Application for Special Use Permit signed by Dominion Energy, to which this page is attached. This page is attached in order to provide an additional notary block to notarize Owner's signature for said Application

James Robert Denecoechea
Signature of Applicant/Owner (circle)

Signature of Applicant/Owner (circle)

NOTARIZE SIGNATURES BELOW IF NOT WITNESSED BY STAFF

Guilford County, North Carolina

I certify that James Robert Denecoechea personally appeared before me this the 20th day of August, 2024, and acknowledged the due execution of the foregoing instrument.

Justin Flora
Notary Signature

Justin Flora
Notary Printed Name

My Commission Expires: 10-07-2028

(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 Decision: Approve () Deny () Vote: _____
 Board of Commissioners Decision: Approve () Deny () Vote: _____

Zoning Consistency Determination

Facility Name Ruffin Compressor Station II

Facility Street Address 595/597 Old US Highway 29

Facility City Pelham

Description of Process Natural gas compressor station

SIC/NAICS Code 48621

Facility Contact R. Sean Warden

Phone Number 804-389-2730

Mailing Address 120 Tredegar Street, Clearinghouse 4th Floor

Mailing City, State Zip Richmond, Virginia 23219

Based on the information given above:

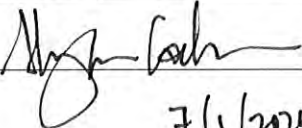
- I have received a copy of the air permit application (draft or final) AND...
- There are no applicable zoning ordinances for this facility at this time
- The proposed operation IS consistent with applicable zoning ordinances
- The proposed operation IS NOT consistent with applicable zoning ordinances
(please include a copy of the rules in the package sent to the air quality office)
- The determination is pending further information and can not be made at this time
- Other:

Also requires a special use permit for the compressor station.

Agency Rockingham County, NC

Name of Designated Official A. Lynn Cochran

Title of Designated Official Senior Planner

Signature 

Date 7/1/2024

Please forward to the facility mailing address listed above and the air quality office at the appropriate address as checked on the back of this form.

All PSD and Title V Applications

- ☐ Attn: Supervisor
DAQ – Permitting Section
1641 Mail Service Center
Raleigh, NC 27699-1641

Local Programs

- ☐ Attn: Air Quality Director
Asheville-Buncombe Air Quality Agency
P.O. Box 2749
Asheville, NC 28802
(828) 250-6777
- ☐ Attn: Air Quality Director
Mecklenburg County Air Quality
2145 Suttle Avenue
Charlotte, NC 28208
(704) 336-5430
- ☐ Attn: Air Quality Director
Forsyth County Office of Environmental
Assistance and Protection
201 N. Chestnut Street
Winston-Salem, NC 27101
(336) 703-2440

Division of Air Quality Regional Offices

- ☐ Attn: Regional Supervisor
Asheville Regional Office
2090 U.S. Highway 70
Swannanoa, NC 28778
(828) 296-4500
- ☐ Attn: Regional Supervisor
Washington Regional Office
943 Washington Square Mall
Washington, NC 27889
(252) 946-6481
- ☐ Attn: Regional Supervisor
Fayetteville Regional Office
225 Green Street, Suite 714
Fayetteville, NC 28301
(910) 433-3300
- ☐ Attn: Regional Supervisor
Wilmington Regional Office
127 Cardinal Drive Extension
Wilmington, NC 28405
(910) 796-7215
- Attn: Regional Supervisor
Mooresville Regional Office
610 East Center Avenue, Suite 301
Mooresville, NC 28115
(704) 663-1699
- ☑ Attn: Regional Supervisor
Winston-Salem Regional Office
450 West Hanes Mill Road, Suite 300
Winston-Salem, NC 27105
(336) 776-9800
- ☐ Attn: Regional Supervisor
Raleigh Regional Office
1628 Mail Service Center
Raleigh, NC 27699-1628
(919) 791-4200

EXHIBIT A
Responses to Special Use Standards
Old US 29 HWY (Portion of Parcel Number 163454)

- 1. The use will not materially endanger the public health, safety, and general welfare, if located where proposed and developed and operated according to the application.**

The proposed use will not materially endanger the public health, safety, and general welfare. Public Service Company of North Carolina, Incorporated, a South Carolina Corporation d/b/a Dominion Energy North Carolina (“DENC”) is proposing to install a new compressor station, Ruffin Compressor Station II (“Ruffin II”), to support a natural gas pipeline project (“T-015”) which is necessary to meet growth and to continue to provide safe and reliable service to the region. Ruffin II will replace the existing Ruffin Compressor Station, which DENC intends to decommission post completion and commercial operation of Ruffin II.

The purpose and need of the project are intended to address the limited capacity of the T-015 pipeline and address the Pipeline and Hazardous Materials Safety Administration (PHMSA) regulations necessitating changes to T-015. The Project will provide additional natural gas supply and system flexibility needed to serve homes and businesses as the region continues to grow. Along with providing growth to meet demand and reliable service, the pipeline and proposed, modern compressor station will also ensure compliance with safety regulations and help reliably meet the state’s carbon reduction goals.

Ruffin II will be located on an approximately 45.31 tract of land on the Rockingham and Caswell County border. Minimal clearing will be needed to construct the compressor station, which will be enclosed by a fence at least six (6) feet in height. There will be a perimeter landscape buffer surrounding the Property, and where possible, DENC will use existing vegetation to satisfy the landscape buffer requirements.

From construction through operations, safety will be the top priority of the project. Each stage of construction has built-in safety requirements, and the pipeline will be monitored 24 hours a day, seven days a week, using sophisticated computer and telecommunications equipment. The compressor station is further designed to meet or exceed all applicable federal and state regulations related to air quality and noise control.

- 2. The use, which is listed as a special use in the district in which it is proposed to be located, complies with all required regulations and standards of the UDO, unless greater or different regulations are contained in the individual standards for that special use.**

The proposed use will comply with all required regulations and standards of the UDO. The proposed compressor station falls under the “public utility, major” use type and is allowed in the Residential Agricultural (RA) district with a special use permit. *See* UDO § 41.04-1 (Permitted Uses Table). The proposed use will further comply with the additional development standards set forth in regulations in UDO § 62.73. Ruffin II will be enclosed by a fence not less than six (6) feet in height and will be surrounded by a landscape buffer.

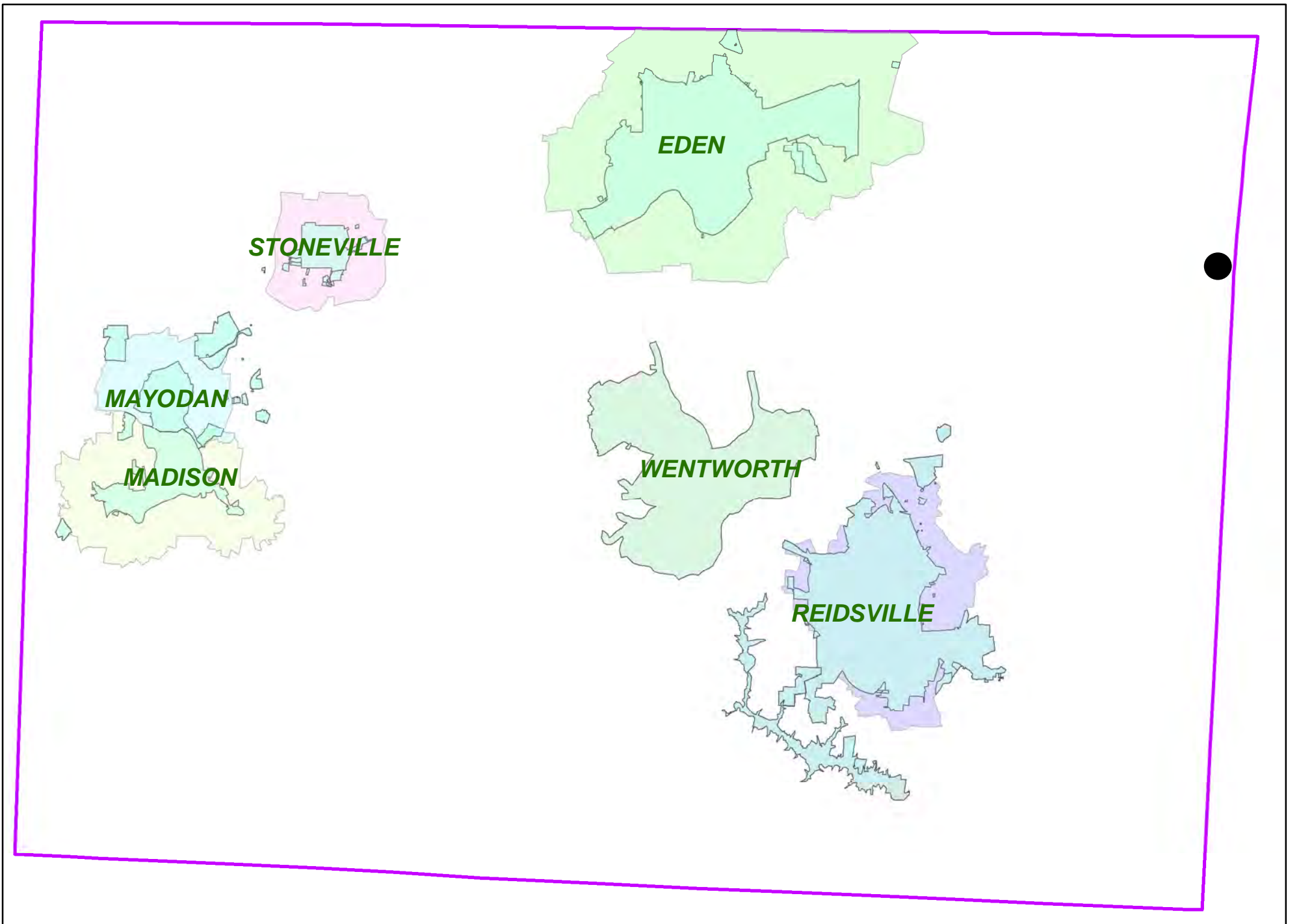
3. The use will not substantially injure the value of adjoining or abutting property.

The requested use will not substantially injure the value of adjoining or abutting property. Additional competent, material and substantial evidence will be presented at the quasi-judicial hearing that the use will meet this standard.

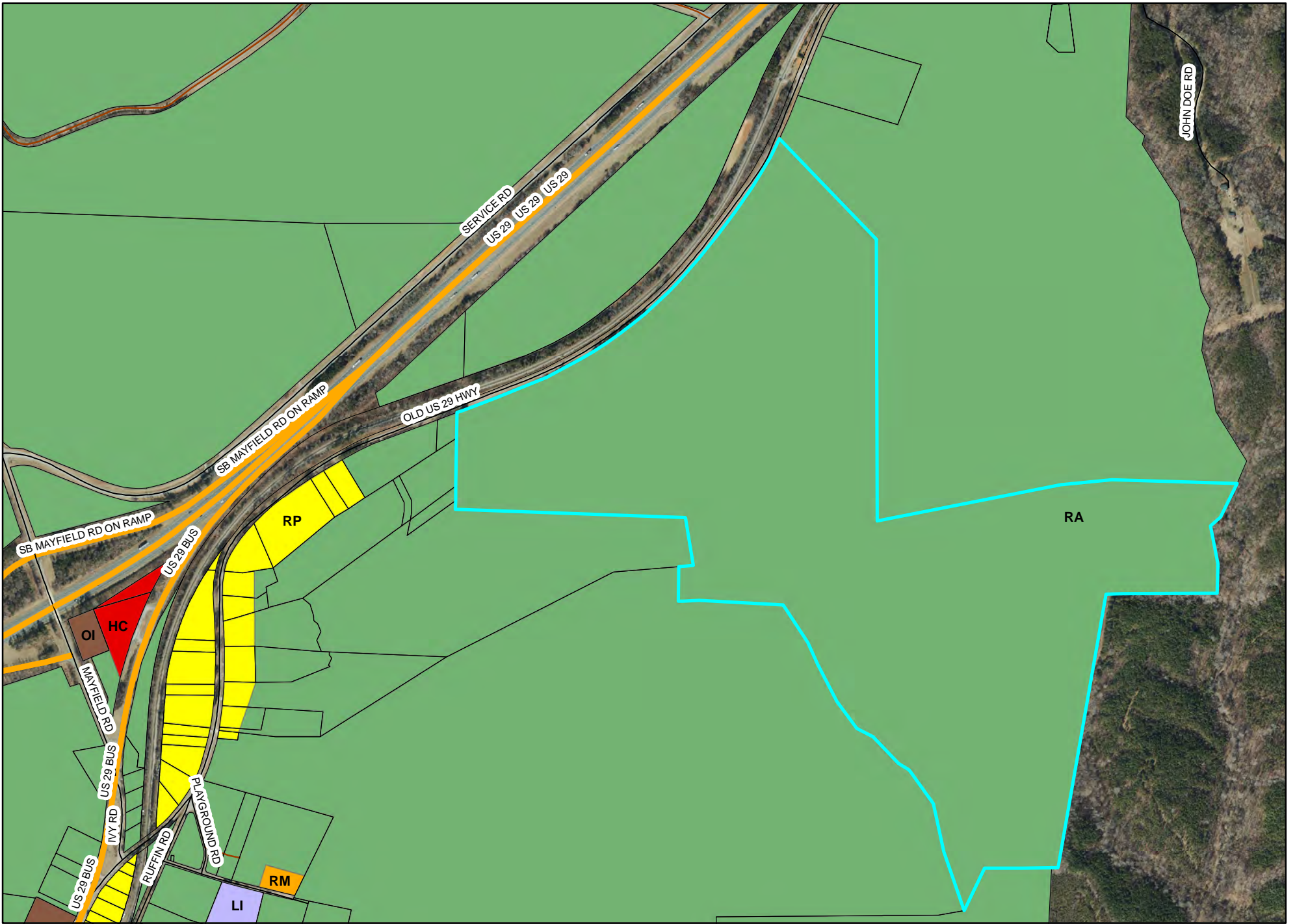
4. The use is consistent with any adopted plans that encompass the property subject to the application.

This project is consistent with the Rockingham Vision Plan 2040's (the "Plan"). The underlying property is located within "O-2 Rural Lands" designation on the Future Land Use Map, which notes that Residential-Agriculture (RA) is the most appropriate zoning district. This request is not seeking to change the underlying zoning district, and the "public utility, major" use type is allowed in the Residential Agricultural (RA) district with a special use permit.

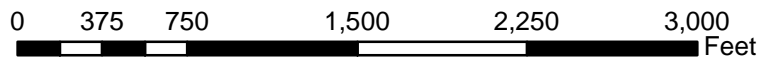
The location and layout of the compressor station are designed in a manner that is sensitive to the rural nature of the surrounding area and neighboring properties. DENC has obtained a contract to purchase approximately forty-five (45) acres of land, which provides a significant buffer surrounding the compressor station. The perimeter of the property will be encompassed by a landscape buffer consisting primarily of the existing treeline, and minimal clearing is needed to construct the station.

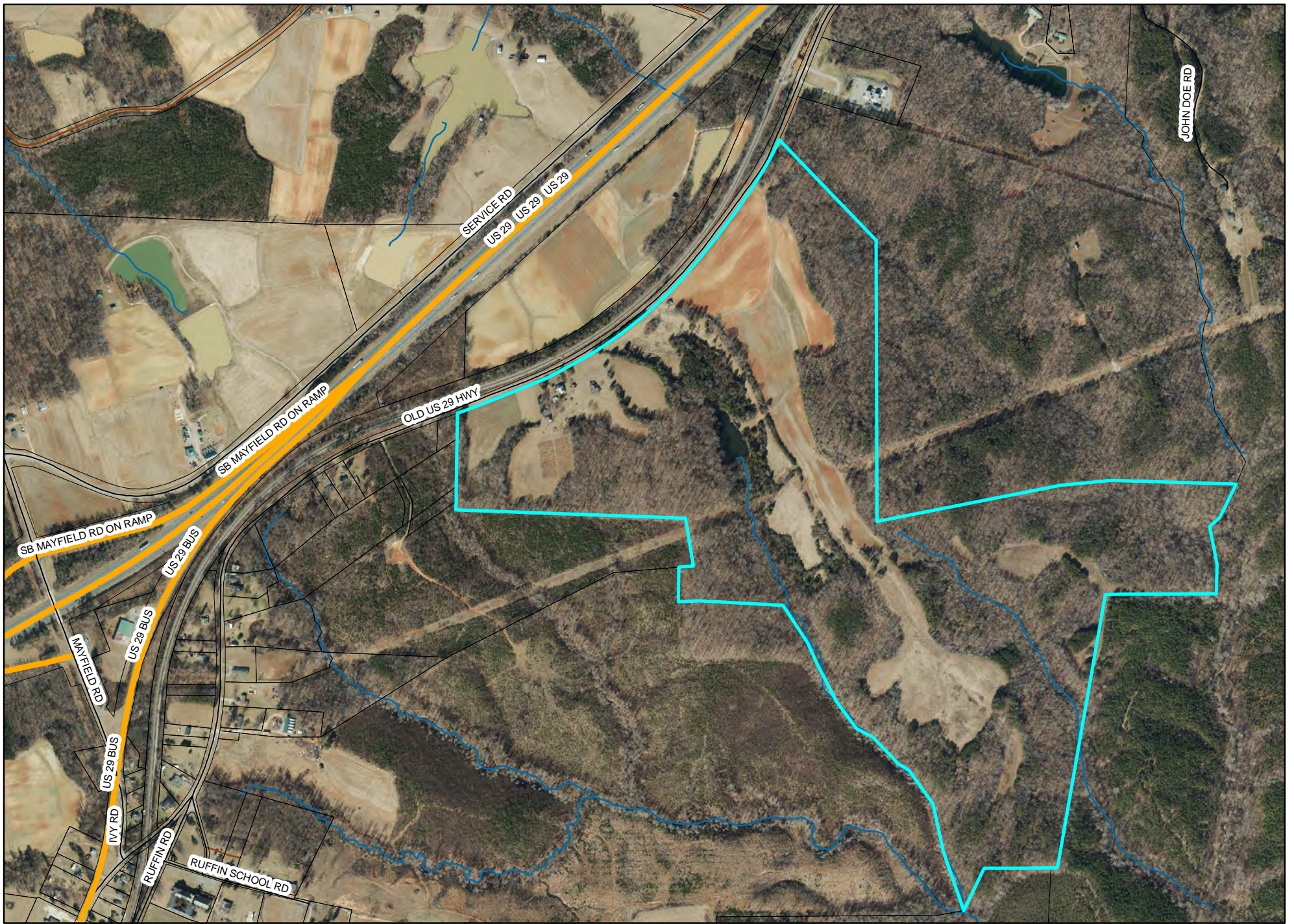


SUP CASE 2024-22 VICINITY

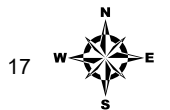
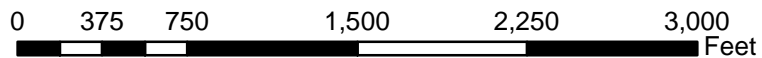


CASE 2024-22 AREA ZONING



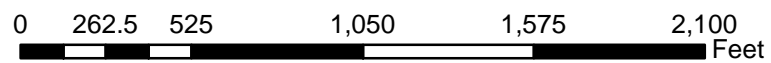


CASE 2024-22 AERIAL/ENVIRONMENTAL/LAND CLASS 0-2





CASE 2024-22 AERIAL/ENVIRONMENTAL/LAND CLASS 0-2





**ROCKINGHAM COUNTY
COMMUNITY DEVELOPMENT
REASONABLENESS DETERMINATION**

The Board has reviewed **Case 2024-22**, a request for a **Special Use Permit allowing a new Public Utility, Major – Gas Compressor Station** 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*.



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

APPROVE

“I motion to **APPROVE** this Special Use Permit based upon the Reasonableness Determination that is 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.”

DENY

“I motion to **DENY** this Special Use Permit based upon the Reasonableness Determination that is included herein, incorporated into this motion, to be included in the minutes and the board order.”

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT**

CASE 2024-23: ZONING MAP AMENDMENT (REZONING)

Request: A request for **Rezoning from Residential Protected (RP)
to Highway Commercial (HC)**

Applicant: Hemal Patel

Identification: Tax PIN: 7926-01-28-8455

Location: 114 Will Rd – Mayo Township



1. Acreage and Location of Parcel:

This parcel measures (+/-) 1.10 acres according to the Rockingham County Tax Map. It is positioned on the corner of Will Rd and Dan Valley Rd, south of River Rd.

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

3. Zoning Classification and Uses of Surrounding Parcels:

This parcel directly abuts properties that are zoned Residential Protected (RP) in all four directions. The majority of the parcels in the general vicinity are zoned residentially (mostly RP with some RA), 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. Areas within the G-3 Land class encourage commercial uses and mixed uses along the Highway 220 corridor to ensure southern Rockingham County does not become predominately a bedroom community. (p. 55)
- c. Section 4.2 of the *Rockingham County Comprehensive Land Use Plan* promotes “continued efforts to improve the County’s position and ability to attract new business and industry”. (p.71)

5. Previous Zoning History:

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

6. Staff Notes and Analysis:

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

- a. ***The size of the tract in question. Reasonableness.*** The subject parcel measures (+/-) 1.10 acres, according to the Rockingham County Tax Map. This meets the minimum requirements for this zoning classification in the UDO.
- 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 allow for highway commercial options within a residentially zoned neighborhood. 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 residentially for many years, impacts from commercial uses may impact the surrounding residential area.

- 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 allowed uses under Highway Commercial (HC) may be too intensive for the surrounding homes and area, especially considering the lack of available infrastructure. The requested updated uses could lead to a negative impact on those properties. However, it is believed that impacts may be minor as the location, lack of utility infrastructure and available acreage may limit potential commercial development as well as intensity of land use. Still, a lower impactful commercial district may be more appropriate.

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 and may be reasonable due to the limiting factors of parcel and location.

Therefore, staff recommends approval of Case 2024-23, a request to rezone for Rezoning from Residential Protected (RP) to Highway Commercial (HC).



PB: 10/14/24
BOC: 11/18/24

ROCKINGHAM COUNTY

Community Development

RECEIVED
SEP 11 2024
BY: HOMZ
COMPLETE

APPLICATION FOR ZONING MAP AMENDMENT

Property Address: 114 WILK RD., MAYODAN, NC 27027

Parcel No / Tax Pins(s): 122727

Current District including overlays: 125 MADISON MAYODAN FD *RP Residential Protected*

Acreage requested for rezoning: 1.10 (attach legal description if acreage represents a portion of a parcel)

Owner: NORTH STAR RENTAL LLC

Mailing Address: 140 STONES POINT CT., STOKESDALE, NC 27357

Telephone: 443-851-1662 email: _____

Applicant: HEMAL PATEL

Mailing address: 140 STONES POINT CT., STOKESDALE, NC 27357

Telephone: 443-851-1662 email: HEMAL1976@GMAIL.COM

Proposed District including overlays: HIGHWAY COMMERCIAL / ~~RURAL COMMERCIAL~~

Hemal Patel
Signature of Applicant/Owner (circle)

Signature of Applicant/Owner (circle)

OR

Proposed Conditional District including overlays: _____

- 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.

Hemal Patel
Signature of Owner

Signature of Owner

NOTARIZE SIGNATURES BELOW IF NOT WITNESSED BY STAFF

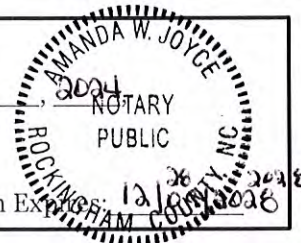
Rockingham County, North Carolina

I certify that Hemal Patel personally appeared before me this the 11th day of Sept, 2024, and acknowledged the due execution of the foregoing instrument.

Amanda W. Joyce
Notary Signature

Amanda W. Joyce
Notary Printed Name

My Commission Expires 12/26/2028



(Office Use Only)

- legal description of area
- all owner signatures
- fees \$500.00

ZAMEND 2024-0024

Case Number: 2024-23
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 NON-CONDITIONAL ZONING MAP AMENDMENT

Applicant Certification of Owner

I, HEMAL PATEL, **applicant** to rezone the property(ies) denoted by Rockingham County

Tax PIN(s) # 7926 0128845500, # _____, # _____

do hereby certify that all owners of the parcel(s) of land as shown on the county tax listing have received actual notice of the proposed amendment and a copy of the notice of the hearing pursuant to § 160D-602.

Hemal Patel

9/11/24

Signature

Date

140 STONES POINT Ct.

Mailing Address

STOKESDALE, NC 27357

City, State, Zip

443-851-1662

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:

Hemal Patel

Name(s) of principal(s).

Date: 9/11/2024

Amanda W. Joyce
Official Signature of Notary

Amanda W. Joyce, Notary Public
Notary's printed or typed name

My commission expires: 12/09/2028



September 11, 2024

TO Planning and Zoning Board
 Rockingham County Community Development
 Wentworth, NC

Sub Application for Zoning map amendment

FROM North Star Rental LLC
 140 Stones Point Ct.
 Stokesdale, NC 27357

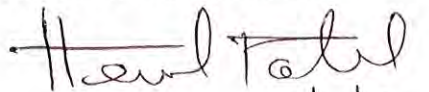
Dear Chairman and Board Members

I recently purchased property in Rockingham County located at 114 Will Rd, Mayodan, NC. I am planning to open a Boat and RV Storage Facility at the property. Please find attached Application for Zoning Map Amendment for this property.

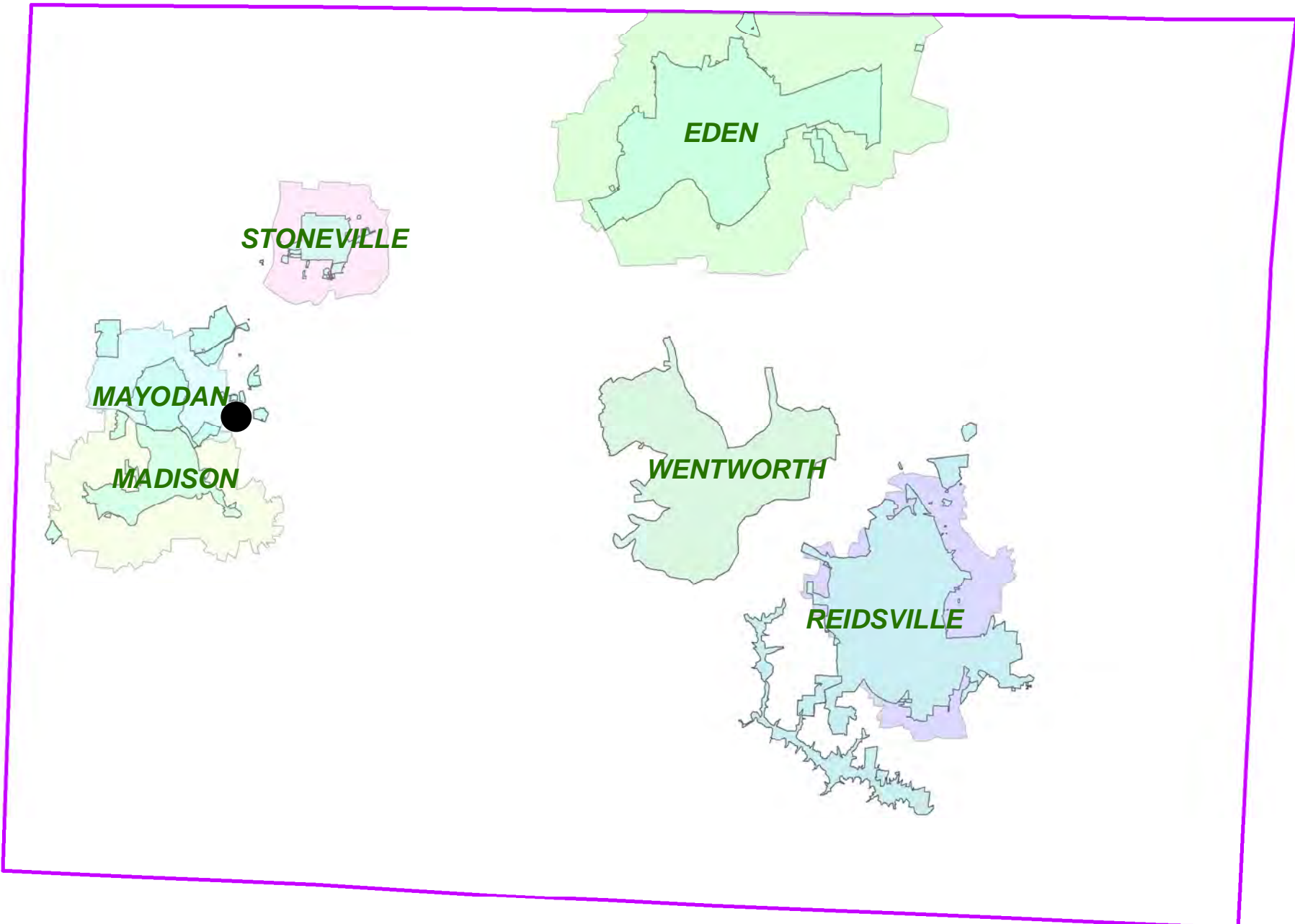
Please let me know if you may need any more information.

Sincerely

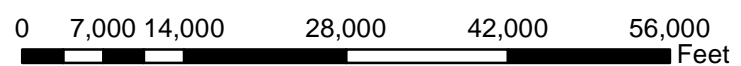
For North Star Rental LLC

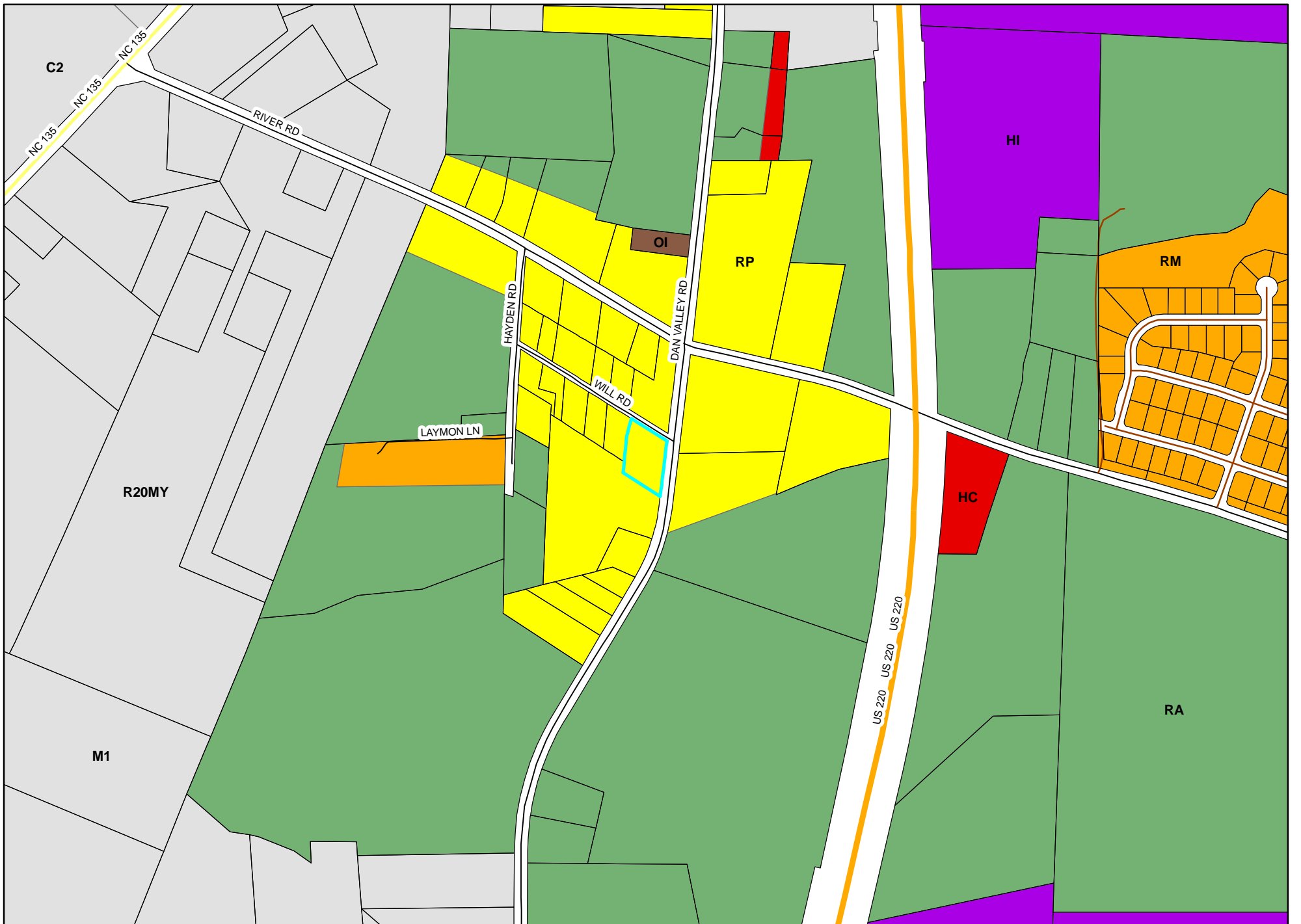

Hemal Patel 9/11/24

443-851-1662

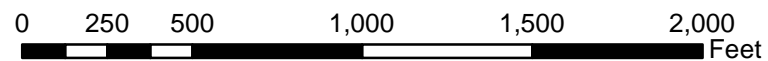


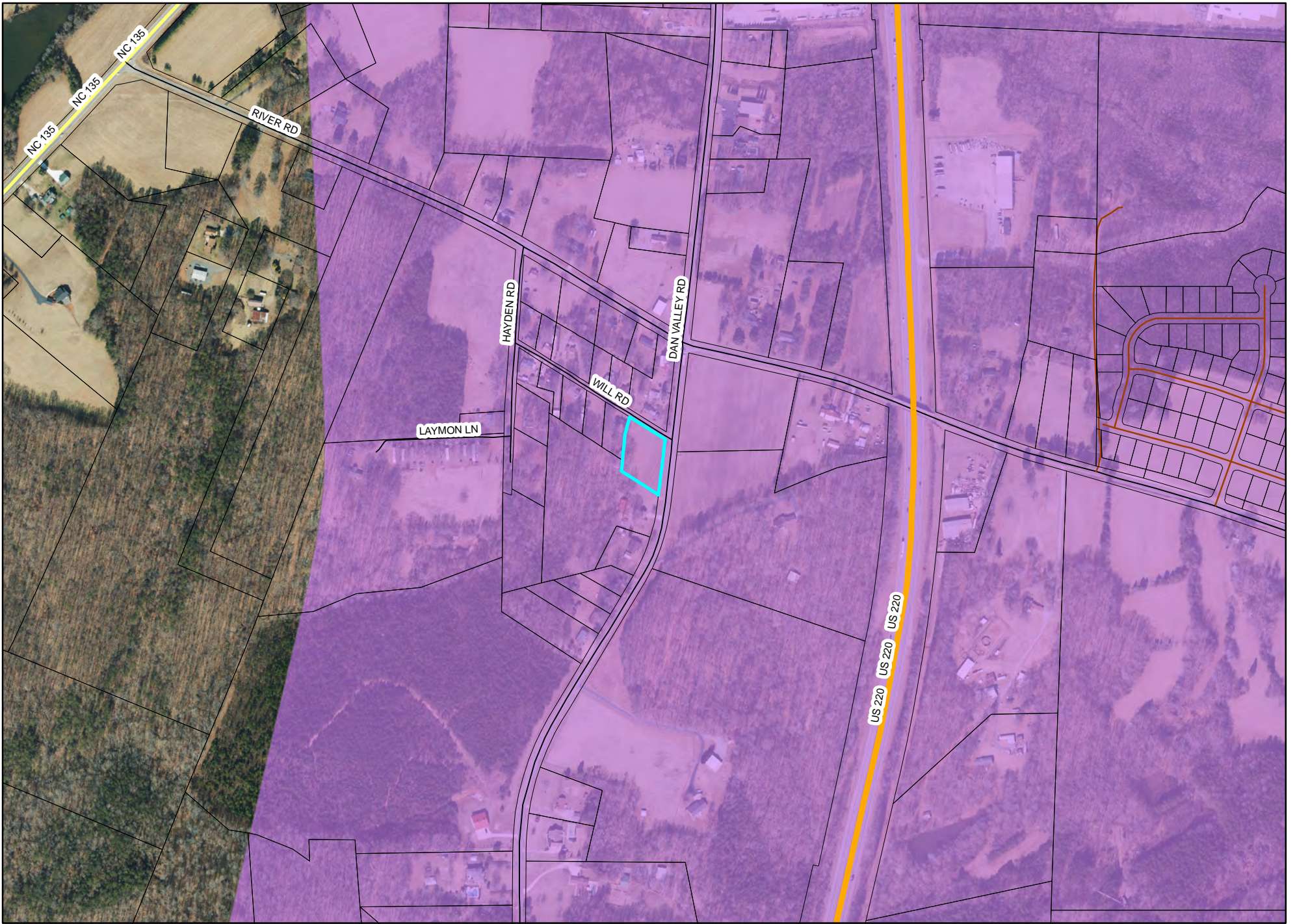
REZ CASE 2024-23 VICINITY



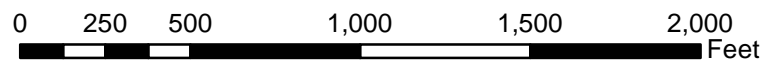


REZ CASE 2024-23 ZONING



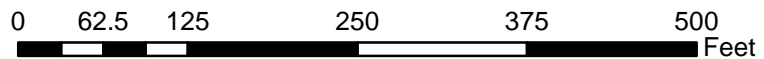


REZ CASE 2024-23 LAND USE G-3





REZ CASE 2024-23 AERIAL





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

The Board has reviewed **Case 2024-23**, rezoning to **Highway Commercial (HC)**. As more particularly described in the packet and required by NCGS § 160D, the Board makes the following findings:

- A. The Board finds that the proposed map amendment is consistent with the *Rockingham County Land Use Plan* for the G-3 Land Use Class and existing goals within Section 4.2 Economic Development; and
- B. The Board believes the map amendment to be reasonable and in the public interest in that it supports the goals of the land use plan and works to support and enhance the general welfare of the community through steady commercial growth.



**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 and submitted during the rezoning presentation and as will be 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 incorporated into the motion, to be included in the minutes.”



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Community Development Department

2025 MEETING SCHEDULE
ROCKINGHAM COUNTY PLANNING BOARD &
BOARD OF ADJUSTMENT

GOVERNMENTAL CENTER
 COMMISIONERS' CHAMBERS, SECOND FLOOR
 371 NC HIGHWAY 65, REIDSVILLE NC 27320

ALL MEETINGS START AT 6:30 PM

Meeting Date (2 nd Monday)	Application Deadline	Corresponding BOC Meeting (3 rd Monday)
January 13	December 6, 2023	February 17
February 10	January 10	March 17
March 10	February 7	April 21
April 14	March 7	May 19
May 12	April 11	June 16
June 9	May 9	July 21
July 14	June 6	August 18
August 11	July 11	September 15
September 8	August 8	October 20
October 13	September 12	November 17
November 10	October 10	January 20, 2026 (TBD)
December 8	November 7	January 20, 2026 (TBD)
January 12, 2026 (TBD)	December 6	February 16, 2026 (TBD)