

AGENDA

ROCKINGHAM COUNTY PLANNING BOARD

JANUARY 13, 2025 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. December 9, 2024

V. Review of Procedures for Public Hearings

- a. Zoning Map Amendment 2025-01: a zoning map amendment has been requested for the property denoted by Rockingham County Tax PIN 7951-01-17-5563 located at the southeast corner of Hwy 158 and Witty Rd in the New Bethel Township. The request is to rezone the property from Residential Protected (RP) to Neighborhood Commercial (NC).
- b. Zoning Map Amendment 2025-02: a zoning map amendment has been requested for the property denoted by Rockingham County Tax PIN 7985-04-53-3927 located at 7684 NC 87 in the Wentworth Township. The request is to rezone the property from Residential Agricultural (RA) to Highway Commercial (HC).

VII. Other Business

- a. New Business: None
- 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
DECEMBER 09, 2024 AT 6:30 PM**

MEMBERS PRESENT: Paul Ksieniewicz, Chairperson
Julie Talbert, Vice-Chairperson
Quint Haley
Dwayne Rakestraw
John Roberts
Bernie Parnell
Cory Scott

MEMBERS ABSENT: None

ALTERNATES PRESENT: None

STAFF PRESENT: Hiram Marziano, Community Development Director
Victoria Pedigo, Planner
Ben Curry, Chief 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 Planning Board 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 moved to adopt the agenda as written. Mr. Scott seconded. The board voted unanimously to adopt the motion (7-0).

IV. APPROVAL OF MINUTES

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

V. PROCEDURES FOR LEGISLATIVE HEARINGS

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

VI. MATTERS BEFORE THE BOARD

- a. Zoning Map Amendment 2024-25: a zoning map amendment has been requested for the property denoted by Rockingham County Tax PIN 7901-00-94-2175 located at 3066 Gideon Grove Church Rd in the Huntsville Township. The request is to rezone the property from

Residential Agricultural (RA) and Neighborhood Commercial (NC) 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 about existing structures on the property. Mrs. Talbert wanted to know about the land uses as well as proximity to the Hwy 220 corridor. There were no public speakers.

Mr. Ksieniewicz opened the floor for additional discussion, board motions and voting. Mrs. Talbert moved to “recommend approval of this request to rezone the specified parcel to the requested zoning district based upon the consistency and reasonableness statements that are included in the Board agenda packet and submitted during the rezoning presentation and as will be included in the minutes.” Mr. Parnell seconded. The board voted unanimously to recommend approval of the rezoning request (7-0).

The Board has reviewed **Case 2024-25**, rezoning to **Residential Agricultural (RA)**. 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 goals and guiding principles of the *Rockingham County Land Use Plan*; and
- B. The Board believes the map amendment to be reasonable and in the public interest in that confirms to the existing uses and characteristics of the surround area and community.

b. Zoning Map Amendment 2024-26: a zoning map amendment has been requested for the property denoted by Rockingham County Tax PIN 7927-03-30-3026 located at 247 Dan Valley Rd in the Mayo Township. The request is to rezone the property from Residential Agricultural (RA) and Highway Commercial (HC) to Highway Commercial (HC).

Mr. Ksieniewicz moved for Mr. Haley to recuse himself from this case due his conflict of interest as the applicant for this case. Mr. Parnell seconded. The board unanimously voted to recuse Mr. Haley (6-0).

Mr. Marziano presented the application request and packet information to the board, including staff recommendation to approve the request. Mr. Roberts asked about public utilities.

Mr. Haley, of 713 Cedar Mountain Rd in Mayodan, spoke in support of his rezoning for climate-controlled storage units. Mr. Scott sought clarification on which building Mr. Haley was discussing. Mrs. Talbert asked about sewage as well as the old daycare. Mr. Scott had a question about zoning. Mrs. Talbert clarified parcel ownership. Mr. Ksieniewicz asked about layout of the internal features.

Mr. Ksieniewicz opened the floor for additional discussion, board motions and voting. Mr. Scott moved 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 included in the minutes.” Mrs. Talbert seconded. The board unanimously voted to recommend approval of the rezoning request (6-0).

The Board has reviewed **Case 2024-26**, 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 goals and land use classification of the future land use map of the *Rockingham County Land Use Plan*; and
- B. The Board believes the map amendment to be reasonable and in the public interest in that confirms to the existing uses of the parcel and characteristics of the surrounding area.

VII. OTHER BUSINESS

- a. New Business: Swear in of new board member Dwayne Rakestraw

Mr. Rakestraw was sworn in as a new board member.

- b. Old Business: Board Order Approval for SUP Case #2024-24

Mrs. Talbert moved to approve the board order for SUP Case #2024-24. Mr. Haley seconded. The board order was unanimously approved (7-0).

As there was no additional business or discussion, Mrs. Talbert moved to adjourn the meeting. Mr. Scott seconded. The board voted unanimously to adjourn at 6:58 pm (7-0).

Minutes Read and Approved,

Respectfully Submitted,

Chairperson

Date

Planning Staff

Date

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT**

CASE 2025-01: ZONING MAP AMENDMENT (REZONING)



Request: A request for **Rezoning from Residential Protected (RP) to Neighborhood Commercial (NC)**
Applicant: Historical Development Corporation LLC
Identification: Tax PIN: 7951-01-17-5563
Location: Southeast corner of Hwy 158 and Witty Rd – New Bethel Township

1. Acreage and Location of Parcel:

The current parent parcel measures (+/-) 3.73 acres according to the Rockingham County Tax Map, located at the southeast corner of Hwy 158 and Witty Rd.

2. Utilities: This property will be served by individual septic facilities and has access to public water.

3. Zoning Classification and Uses of Surrounding Parcels:

This parcel directly abuts others that are zoned Residential Protected (RP) and Residential Agricultural (RA). All nearby zoning is residential in nature.

4. Land Use Plan:

- a. This parcel is located in the G-2 Controlled Growth Land Class, according to the *Rockingham County Comprehensive Land Use Plan*. This land class is characterized by neighborhood scale commercial activities and medium density residential growth - generally where public water and sewer services are not available. (p. 54)
- b. *The Rockingham County Land Use Plan* suggests that areas in the G-2 may “provide for neighborhood commercial uses, appropriately scaled to serve nearby residential areas. (p. 54)
- 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:

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

6. Staff Notes and Analysis:

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

- a. ***The size of the tract in question. Reasonableness.*** The total parcel measures (+/-) 3.73 acres, which is typical of the area. This exceeds the minimum necessary size of 20,000 square feet in the Neighborhood Commercial (NC) zoning district.
- b. ***The compatibility of the zoning action with the comprehensive plan. Consistency.*** A zoning change to Neighborhood Commercial (NC) is directly supported by *The Rockingham County Land Use Plan* and future land use map in the G-2 Controlled Growth Land Class, being at a node designated as a location that should look towards neighborhood level commercial services.
- 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 uses in the Neighborhood Commercial (NC) zoning district. The property owner may benefit economically from the rezoning. The services provided may be of benefit to residents in the area. Adjacent and nearby neighbors whose parcels are zoned and used for residential purposes may feel these uses could have a detrimental effect. Negative effects may be mitigated to some degree by

landscape screening and other required development standards pertaining to non-residential uses on parcels abutting others that are zoned for residential purposes.

- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness & Consistency.*** Current uses in this area are almost exclusively residential. This property is also located on and has direct access to a highway with traffic impacts expected to be minimal. Judicious planning and adherence to development standards can aid in smoothing the transition to residential uses in the area.

7. Staff Recommendation:

After reviewing the application, Staff concludes that the application is complete and that sufficient information has been provided for the Planning Board and Board of Commissioners to consider the request. Staff finds the requested zoning amendment to be consistent with the intents and descriptions of the G-2 Controlled Growth Land Class as noted in the *Rockingham County Comprehensive Land Use Plan* and future land use map. Staff this map amendment will be reasonable within the context of the intent of the G-2 land class and intent of the neighborhood commercial district.

Therefore, staff recommends approval of Case 2025-01, a request for Rezoning from Residential Agricultural (RA) to Neighborhood Commercial (NC).



ROCKINGHAM COUNTY

Community Development



APPLICATION FOR ZONING MAP AMENDMENT

Property Address: Hwy 158 & Witty Crossroads

Parcel No / Tax Pins(s): 129191 / 795101175563

Current District including overlays: _____

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

Owner: HISTORICAL DEVELOPMENT CORPORATION

Mailing Address: 7002 EQUESTRIAN TRAIL SUMMERFIELD, NC 27358

Telephone: 910-471-2680 email: AUGIRE@BELLSOUTH.NET

Applicant: HISTORICAL DEVELOPMENT CORP (ANN DEBNAM-SHAREHOLDER)

Mailing address: 7002 EQUESTRIAN TRAIL SUMMERFIELD, NC 27358

Telephone: 910-471-2680 email: AUGIRE@BELLSOUTH.NET

Proposed District including overlays: NEIGHBORHOOD COMMERCIAL

Ann V. Debnam

Signature of Applicant/Owner (circle) SHAREHOLDER

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.

Signature of Owner

Signature of Owner

NOTARIZE SIGNATURES BELOW IF NOT WITNESSED BY STAFF

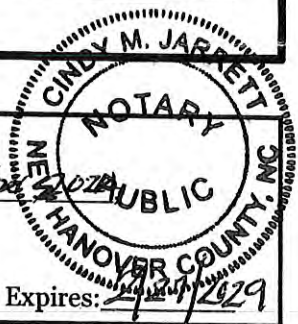
Fender County, North Carolina

I certify that Ann V. Debnam personally appeared before me this the 7 day of November and acknowledged the due execution of the foregoing instrument.

Cindy M. Jarrett
Notary Signature

Cindy M. Jarrett
Notary Printed Name

My Commission Expires: 11/29/2029



(Office Use Only)

- ☐ legal description of area
- ☒ all owner signatures
- ☒ fees

Case Number: 2025-01 ZAMEND 2024-P028

Date of Planning Board Hearing 11/15/25

Date of Board of Commissioners Hearing _____

Planning Board Recommendation: Approve () Deny () Vote: _____

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

371 NC 65, Reidsville, NC 27320 | PO Box 105, Wentworth, NC 27375

TELEPHONE: (336) 342-8130 | FAX: (336) 342-8362



ROCKINGHAM COUNTY

Community Development

APPLICATION FOR NON-CONDITIONAL ZONING MAP AMENDMENT

Alternate Owner Signature

(complete one for each alternate owner)

I, Brown Gardner, owner of the property(ies) denoted by Rockingham County

Tax PIN(s) # 795101175563, # _____, # _____

do hereby request that the property(ies) be granted a Rezoning to Neighborhood Commercial.

I feel this request will serve my best interests.

Elizabeth M. Hildreth (POA for Ovid B. Gardner)

Signature

8022 New Town Road

Mailing Address

Waxhaw, NC 28173

City, State, Zip

704-458-4081

Phone Number

11-3-2024

Date

Notarial Certificate

UNION 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:

ELIZABETH G. HILDRETH

Name(s) of principal(s).

Date: 11/03/2024

[Signature]
Official Signature of Notary

LUIS BARTOLOME, Notary Public
Notary's printed or typed name

My commission expires: 11/03/2025



371 NC 65, Reidsville, NC 27320 | PO Box 105, Wentworth, NC 27375
TELEPHONE: (336) 342-8130 | FAX: (336) 342-8362



ROCKINGHAM COUNTY

Community Development

APPLICATION FOR NON-CONDITIONAL ZONING MAP AMENDMENT

Applicant Certification of Owner

I, ANN V. DEBNAM, **applicant** to rezone the property(ies) denoted by Rockingham County

Tax PIN(s) # 795101175563, # _____, # _____

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.

Ann V. Debnam

Signature

PO Box 55

Mailing Address

ATKINSON, NC 28421

City, State, Zip

910-471-5597

Phone Number

11-04-2024

Date

Notarial Certificate

Pender 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:

Ann V. Debnam

Name(s) of principal(s).

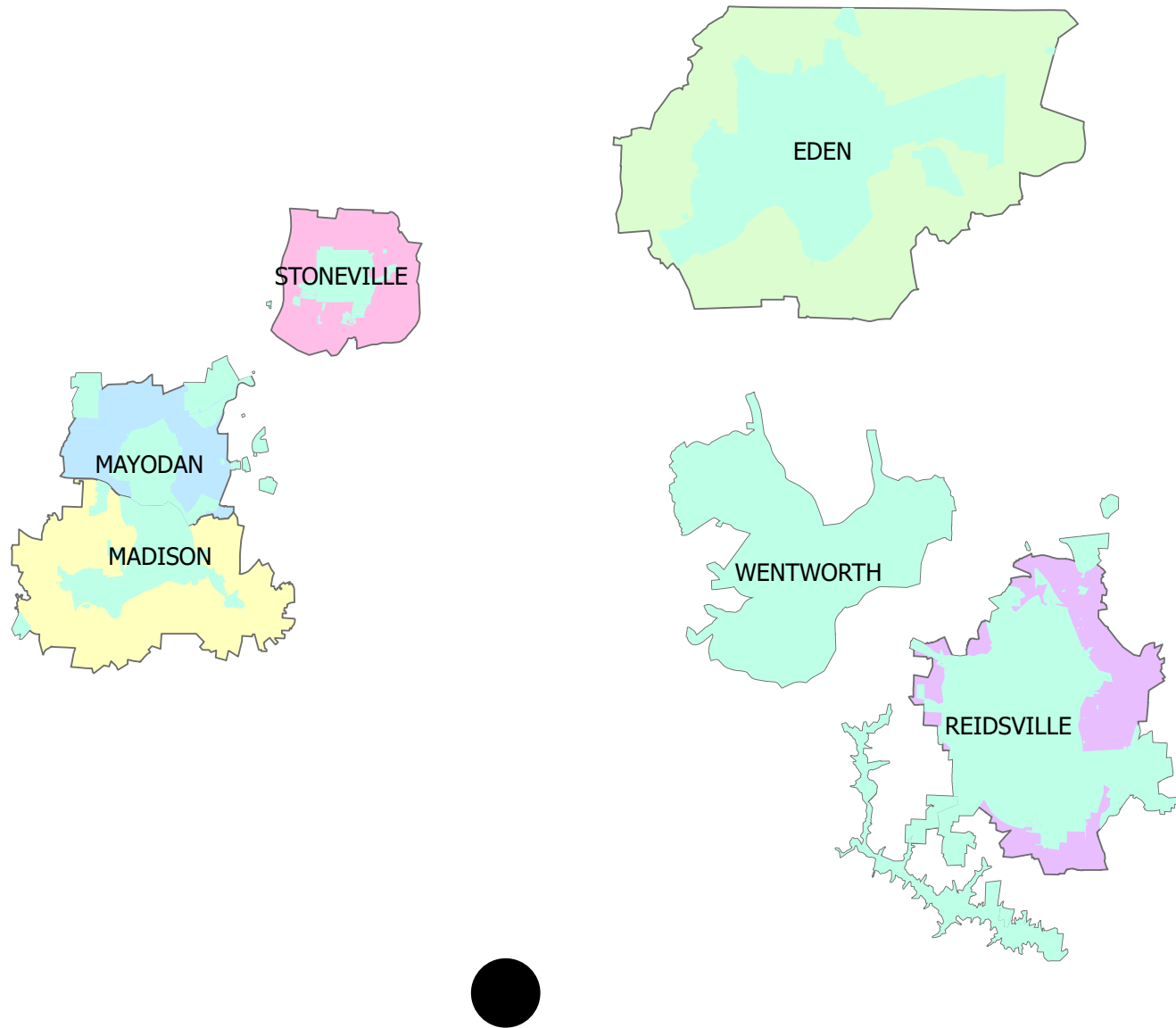
Date: 11/4/2024

Cindy Jarrett
Official Signature of Notary

Cindy Jarrett, Notary Public
Notary's printed or typed name

My commission expires: 2/27/2029

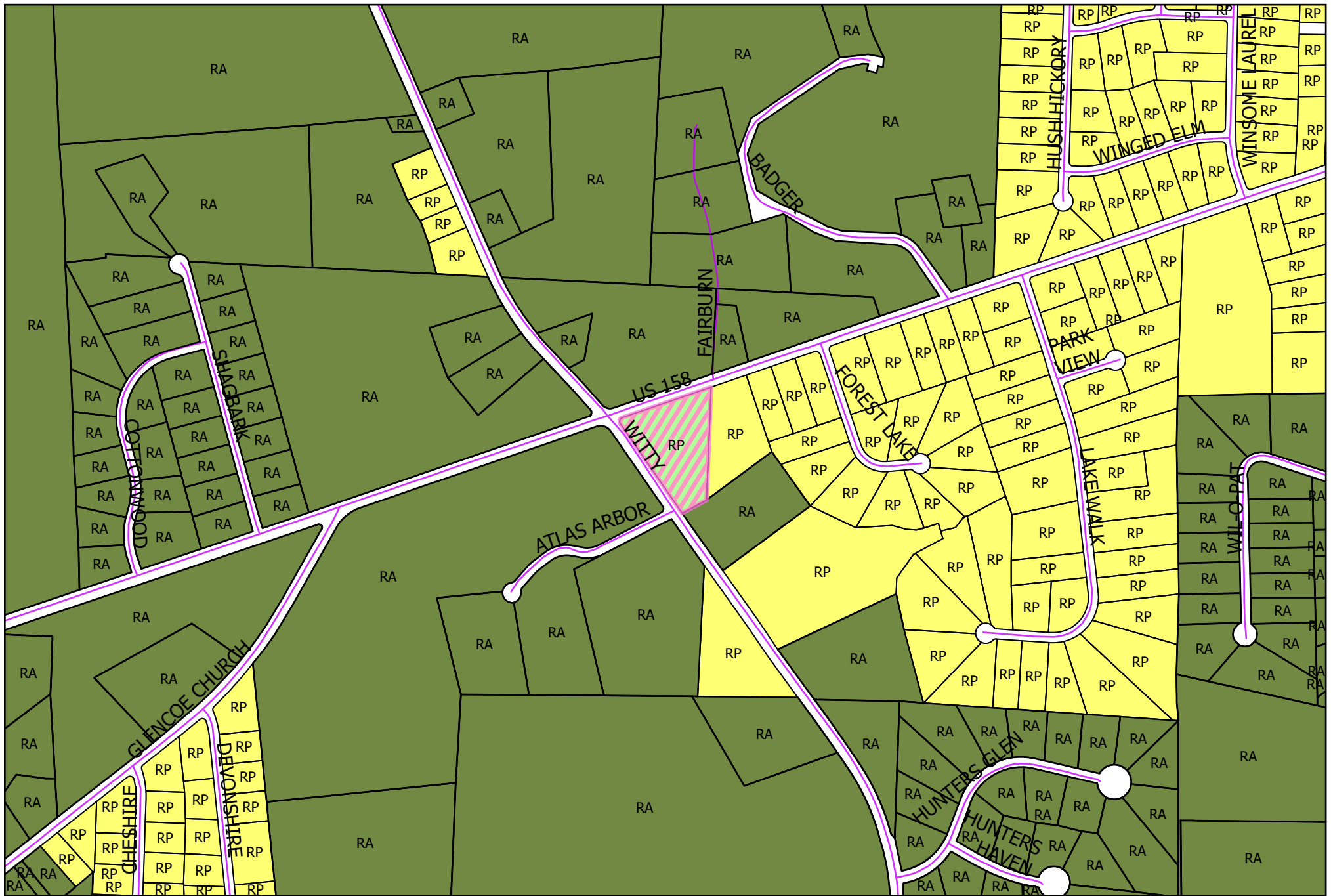




CASE 2025-01 VICINITY MAP

0 5,000 10,000 20,000 30,000 40,000
Feet





CASE 2025-01 ZONING MAP

0 250 500 1,000 1,500 2,000 Feet





Disclaimer: Rockingham County shall not be liable for any errors in this data.



CASE 2025-01 AERIAL MAP

0 40 80 160 240 320 Feet

Disclaimer: Rockingham County shall not be liable for any errors in this data.





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

The Board has reviewed **Case 2025-01**, rezoning to **Neighborhood Commercial (NC)**. 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 goals and land use classification of the future land use map of the *Rockingham County Land Use Plan*; and
- B. The Board believes the map amendment to be reasonable and in the public interest in that neighborhood scale uses would be beneficial to the surrounding area.



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

APPROVE

“I move 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 included in the minutes.”

DENY

“I move 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 to be included in the minutes.”

**ROCKINGHAM COUNTY COMMUNITY DEVELOPMENT
STAFF REPORT**

CASE 2025-02: ZONING MAP AMENDMENT (REZONING)

Request: Rezoning from Residential Agricultural (RA) to Highway Commercial (HC).

Applicant: Hall Rental Co LLC (Mike and Tim Hall)

Identification: Tax PIN: 7985-04-53-3927

Location: 7684 NC Highway 87 – Wentworth Township



1. Acreage and Location of Parcel:

This parcel measures a total of (+/-) 9.52 acres according to the Rockingham County Tax Map, located approximately 2000 feet east-southeast of the Wentworth town limits and a little over one (1) mile from the west-northwest border of the Reidsville ETJ.

2. Utilities: This parcel is served by Dan River Water and individual septic system utilities.

3. Zoning Classification of Uses of Surrounding Parcels:

This parcel abuts others that are zoned Residential Agricultural (RA) and Highway Commercial (HC). Nearby parcels include a mix of residential, commercial, industrial and institutional zoning.

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*. This land class is generally characterized as rural, although the patterns of commercial zoning in this area are atypical of the 0-2 land class.
- b. 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.

5. Previous Zoning History:

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

2024: The adjacent parcel to the west was fully zoned to Highway Commercial (HC).

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 total area proposed to be rezoned equals approximately 9.52 acres total. This lot size is typical for the area and exceeds the minimum lot size of 20,000 square feet in the Highway Commercial (HC) zoning district.
- b. ***The compatibility of the zoning action with the comprehensive plan. Consistency.*** This zoning request is not generally supported by the intents and descriptions of the 0-2 land class in the *Rockingham County Land Use Plan* and future land use map. Nonetheless, there exists a significant degree of commercial and industrial zoning along the NC Highway 87 corridor in this area.
- c. ***The benefits and detriments resulting from the zoning action for the owner of the rezoning, the neighbors, and the surrounding community. Reasonableness & Consistency.*** This rezoning request will allow all uses in the Highway Commercial (HC) zoning district, similar to uses allowed already occurring on the adjacent parcel

owned by the applicants. The property owners may benefit economically from the rezoning. The services provided may be of benefit to residents in the area. Adjacent and nearby neighbors whose parcels are zoned and used for residential purposes may feel these uses could have a detrimental effect. Negative effects may be mitigated to some degree by landscape screening and other required development standards pertaining to non-residential uses on parcels abutting others that are zoned for residential purposes.

- d. ***The relationship between the uses envisioned under the rezoning and the uses currently present in adjacent tracts. Reasonableness.*** Immediately adjacent tracts include a mix of open lands, residential uses and commercial uses. Nearby uses along NC Highway 87 feature a broad mix of types, including multiple instances of highway commercial and heavy industrial uses. Multiple commercially zoned properties in this area have also received special use permits for planned business development over the last two decades.

7. Staff Recommendations:

After reviewing the application, Staff concludes that the application is complete and that sufficient information has been provided for the Planning Board and Board of Commissioners to consider the request. Staff finds that this request is not strictly consistent with the intents and descriptions of the 0-2 land class as described in the *Rockingham County Comprehensive Land Use Plan* and future land use map. This request is consistent with the history and patterns of zoning in the area and the economic development goals of the land use plan. Staff also finds this request to be reasonable given the mix of commercial uses that have developed in this area over time.

Thus, Staff recommends approval of Case #2025-02, a request for a Rezoning from Residential Agricultural (RA) to Highway Commercial (HC).



ROCKINGHAM COUNTY
GOVERNMENTAL CENTER
Department of Community Development

APPLICATION FOR ZONING MAP AMENDMENT

Date of Application/Fee: 12/3/24

Property Address: 7684 NC 87

Parcel No / Tax Pins(s): 7985-04-53-3827

Current Zoning District: RA

Proposed Zoning District: HC

Acreage requested for rezoning: 9.52

Township: Wentworth

Owner(s): Tim Hall Mike Hall HHH Investments

Mailing Address: 7720 NC 87

Telephone: 336-349-3800 email: HRC LLC 2003@gmail.com

Applicant(s): Same As

Mailing Address: _____

Telephone: 336-349-3800 email: _____

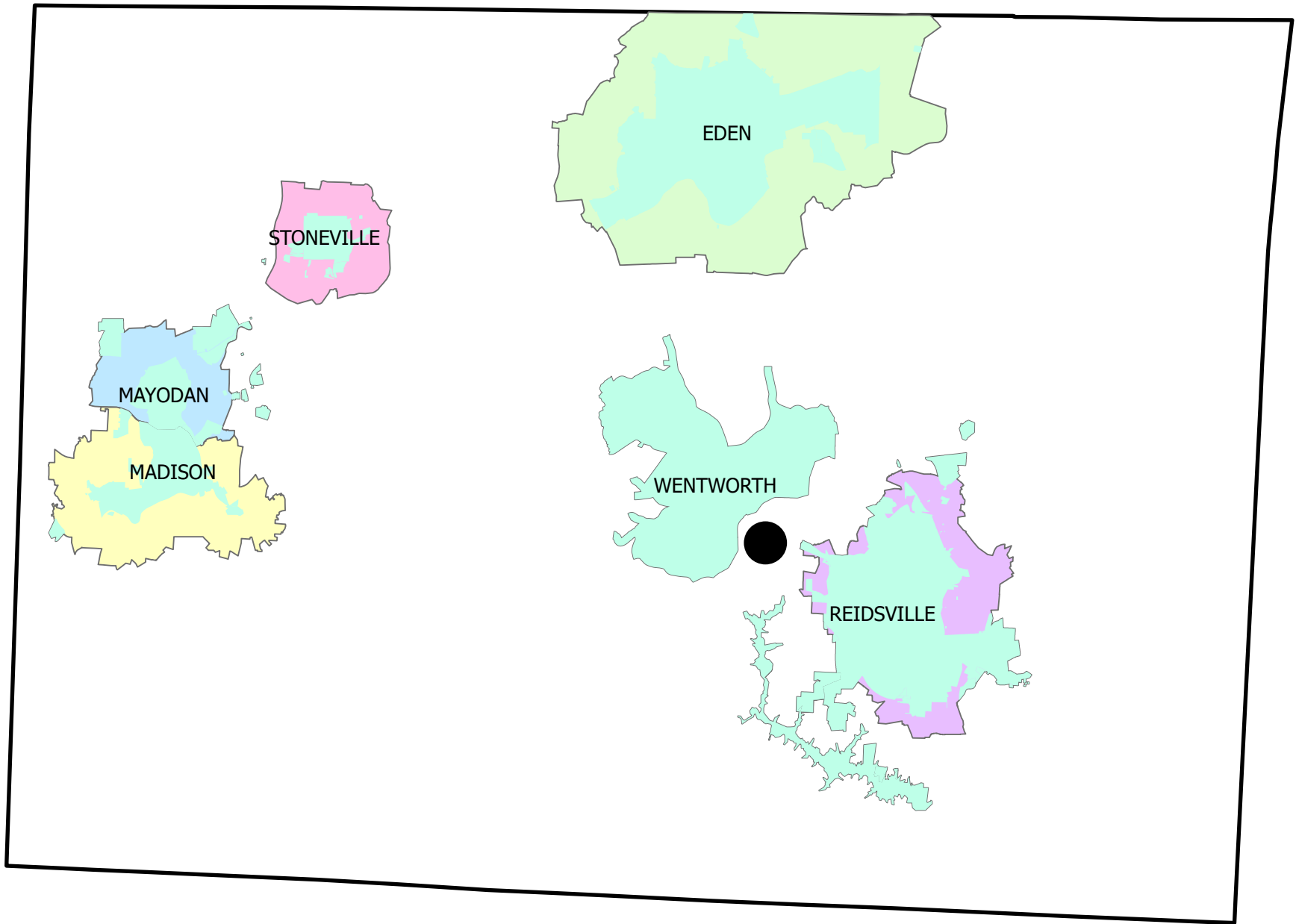
[Signature]
Applicant/Owner Signature

[Signature]
Applicant/Owner Signature

[Signature]
Staff Signature

PB Hearing Date: 1/13/25
BOC Hearing Date: 2/17/25

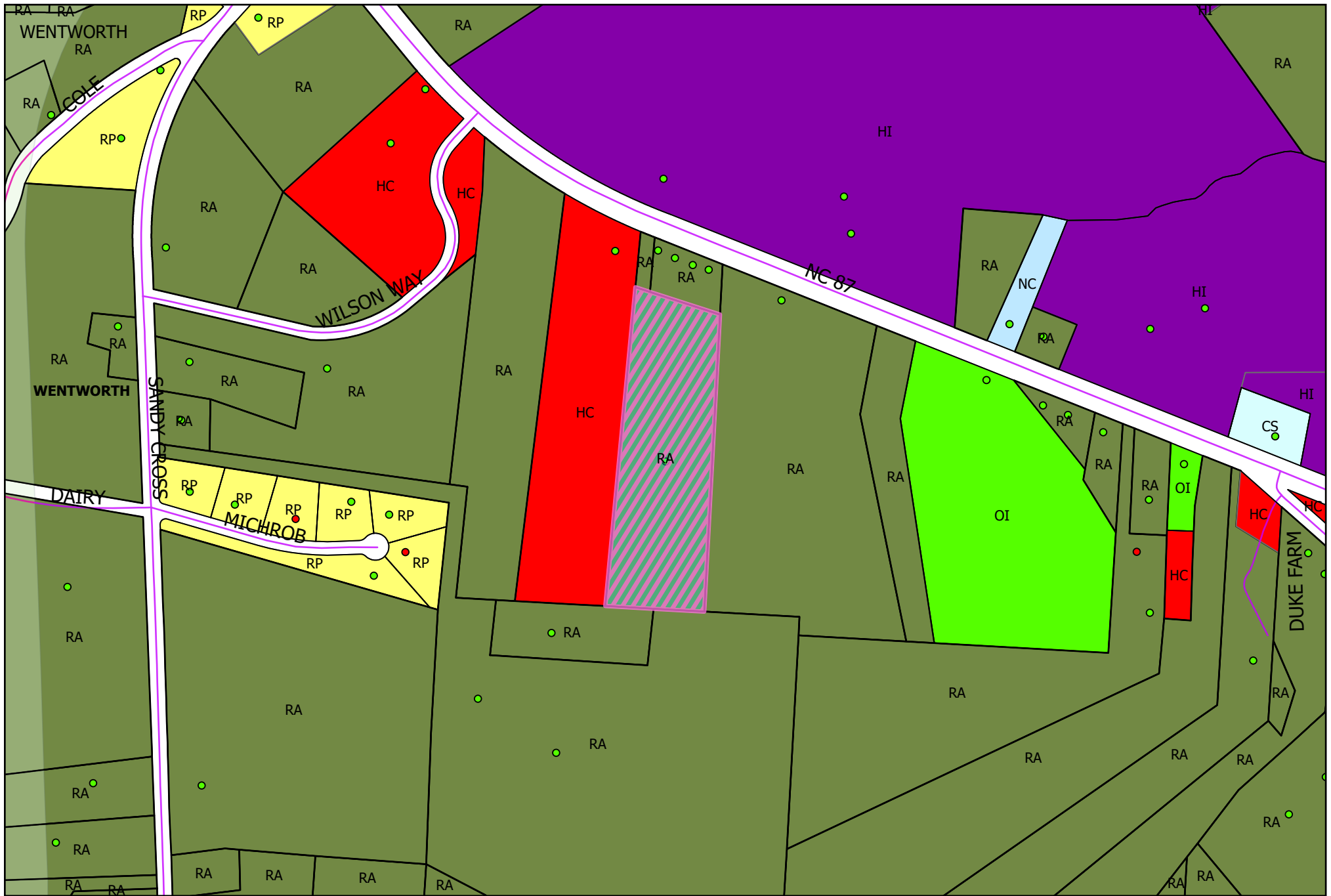




CASE 2025-02 VICINITY MAP

0 5,000 10,000 20,000 30,000 40,000
Feet

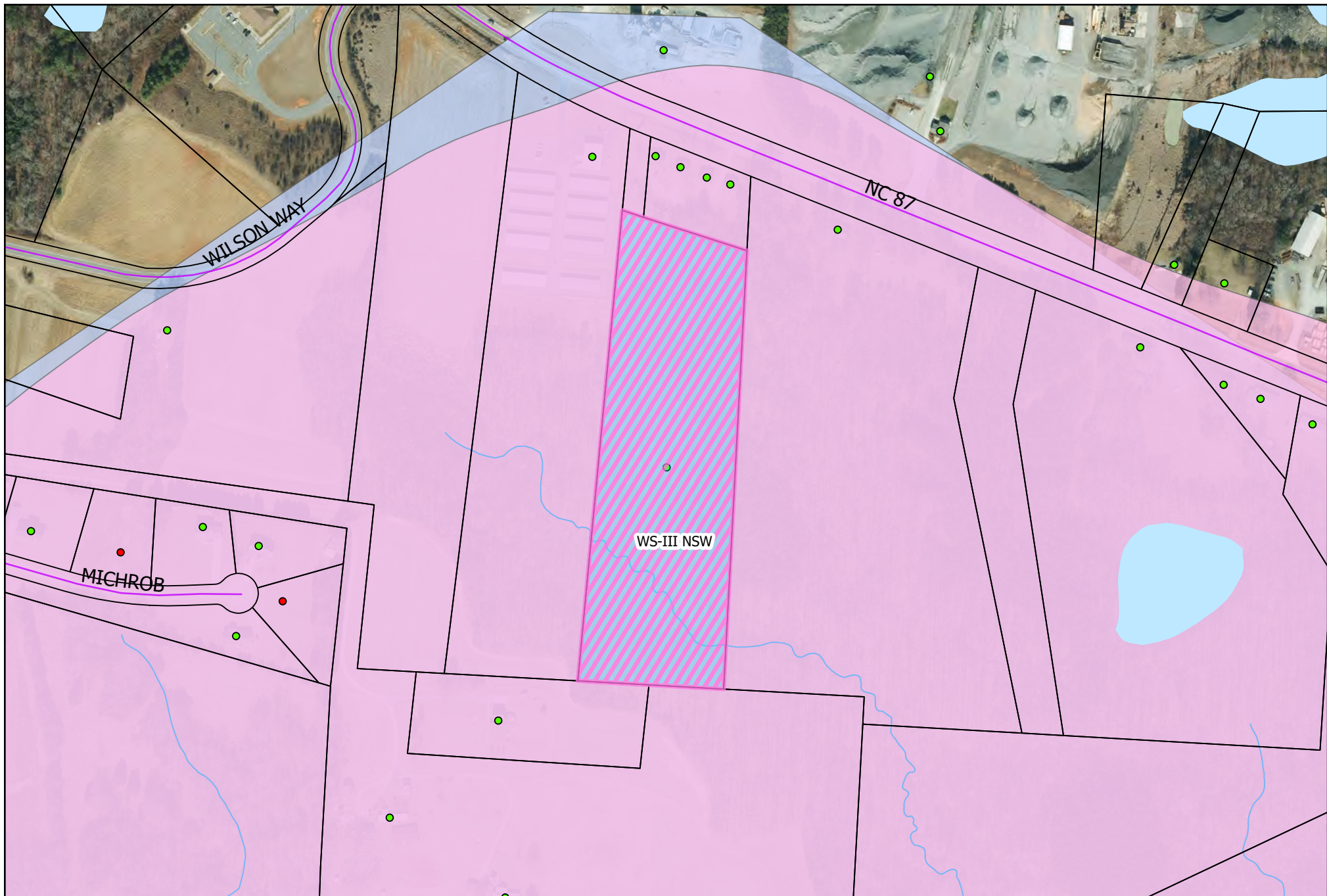




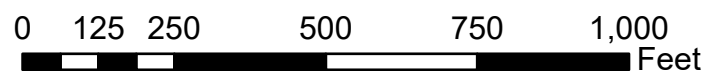
CASE 2025-02 ZONING MAP

0 187.5 375 750 1,125 1,500 Feet





CASE 2025-02 FEATURES MAP



Disclaimer: Rockingham County shall not be liable for any errors in this data.



CASE 2025-02 AERIAL MAP

0 80 160 320 480 640 Feet





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

The Board has reviewed **Case 2025-02**, 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 goals but not the land use classification of the future land use map of the *Rockingham County Land Use Plan*; and
- B. The Board believes the map amendment to be reasonable and in the public interest in that commercial uses may be beneficial to the surrounding area and are in line with the existing zoning and intensity of land development in the immediate area.



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

APPROVE

“I move to recommend **APPROVAL** of this request to rezone the specified parcel to Highway Commercial zoning district based upon the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements included in the Board agenda packet, submitted during the presentation and as will be included in the minutes.”

DENY

“I move to recommend **DENIAL** of this request to rezone the specified parcel to the Highway Commercial zoning district contrary to the **CONSISTENCY AND REASONABLENESS DETERMINATION** statements included in the Board agenda packet, submitted during the presentation and as will be included in the minutes.”