

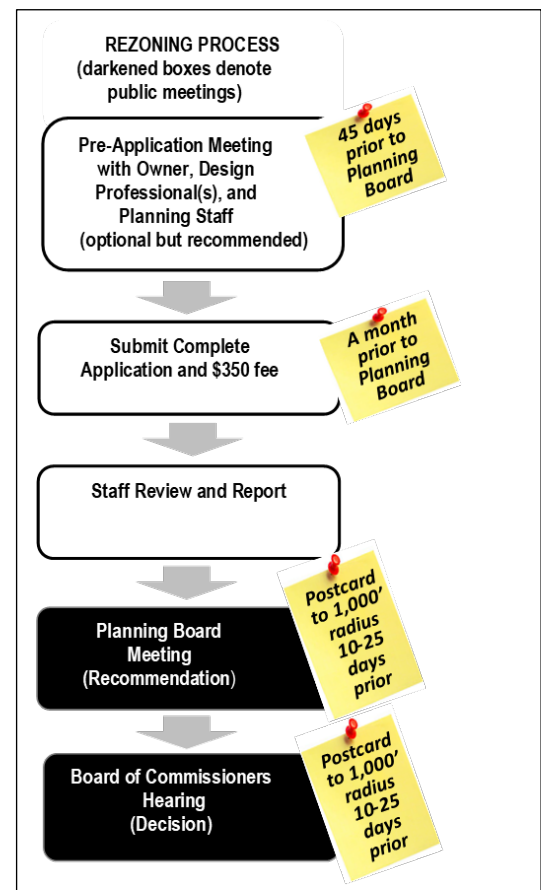


ROCKINGHAM COUNTY

Community Development

OUTLINE OF REZONING PROCESS IN ROCKINGHAM

- ☐ Preliminary meeting with staff to discuss an appropriate zoning district, Special Use, or Variance
- ☐ Applicant submits application with a \$350 nonrefundable fee
- ☐ Staff will publicly notice the request:
 - ☐ Post a sign on the property (meeting and hearing)
 - ☐ Send postcards to landowners within 1000ft of the request (meeting and hearing)
 - ☐ Publish ad in Rockingham Now newspaper (hearing only)
- ☐ Staff prepares a report for Boards to review
- ☐ The Rockingham County Planning Board reviews the case at the next available regularly scheduled meeting:
 - ☐ 2nd Monday of each month, 7:00 pm in the Board of Commissioners' chambers at the Governmental Center in Wentworth.
 - ☐ The applicant is expected to attend the meeting and be available for questions.
 - ☐ Any persons and landowners who may be affected by the rezoning are given the opportunity to speak before the Board.
 - ☐ The Board will vote to recommend approval or denial to the Board of Commissioners.
- ☐ The Rockingham County Board of Commissioners conducts a public hearing and makes a final decision. Their regularly scheduled meetings are:
 - ☐ 3rd Monday of the following month at 6:30 pm in the Board of Commissioners' chambers at the Governmental Center in Wentworth.
 - ☐ The applicant is expected to attend the Commissioners' hearing and be available for questions.
 - ☐ Members of the public, affected persons and nearby landowners will be given the opportunity to speak before the Board.
 - ☐ A decision to approve, deny, or continue the case will be made
- ☐ A detailed decision letter will be mailed to the applicant, owner (if different) and legal counsel (if applicable).



Rezoning FAQs

What are the types of rezonings?

- Conditional rezonings limit the allowed uses and/or development standards in a zoning district to a set of conditions proposed by the applicant.
- Nonconditional rezoning AKA Straight Rezoning's allow all uses and development standards permitted in a requested zoning district.

What is the \$350 fee used for?

- The fee helps cover the cost of advertising notices, staff time spent preparing the case files, and a stipend for Planning Board members who attended the meeting

Who can request a rezoning?

- A landowner or an applicant who intends on purchasing the land. If the applicant is not the landowner, the owner(s) must sign an additional form to give consent for the request.
- Realtors are not permitted to request a rezoning on behalf of their clients.

Is the property permanently rezoned?

- An approved rezoning is an official change to the zoning map of Rockingham County
- The property remains zoned as requested in perpetuity unless rezoned again or appealed in superior court 30 days after the applicant receives their decision letter via certified mail

What are my chances of getting rezoned?

- The Planning Board and the Board of Commissioners are required to make statements as to how consistent the request is with the UDO and Land Use Plan. They have to determine how the use and development will impact surrounding residentially zoned properties. They look at if you will be using the property in a way that fits into the area around it. They look at surrounding property zoning and uses, the size of the property, the type of use and how the property will be developed if approved.
- The Boards will also determine if a request is spot zoning. Spot zoning "occurs when a relatively small tract of land is zoned differently from the surrounding area. Spot zoning is not illegal in and of itself in NC, but it must be clearly supported by a reasonable basis", which includes the criteria above.