



Planning Board: 10/10/2023

County Commissioners: 12/05/2023

Request:

Name: Staff

Address: 1401 Fayetteville Road

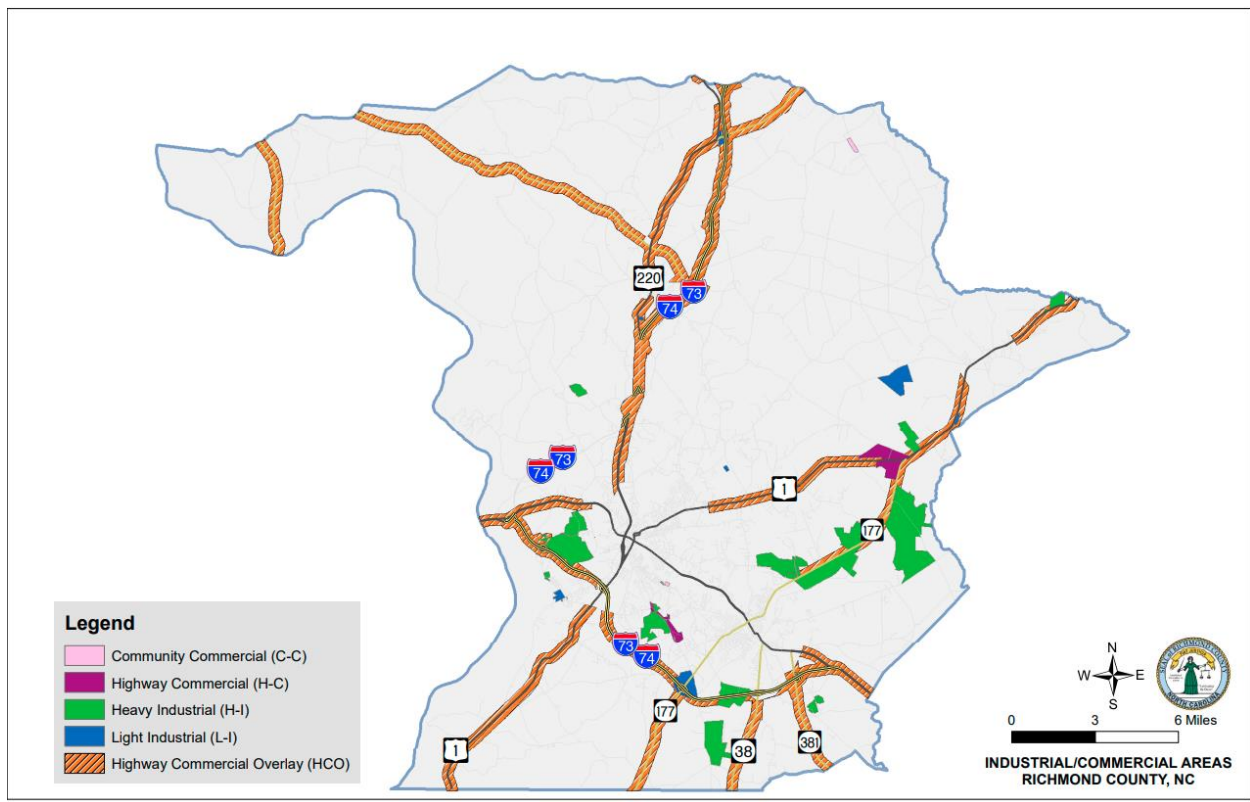
City/State/Zip Rockingham, NC 28379

Richmond County, NC

Rezoning Request:

RZT 2023-1: Consideration of a text amendment to readopt the Richmond County Zoning Ordinance with revisions to the maximum lot coverage for the village residential zoning and maximum lot coverage and maximum height for the commercial and industrial zoning areas as well as the highway commercial overlay. Also, included is a special text on minimum development requirements for section 6.10 and properties located within an Industrial Park within the Richmond County development jurisdiction.

Map of Commercial and Industrial Zoning



Zoning Ordinance Request:

Requirements	V-R
Minimum Lot Area in Square Feet	7,000
Minimum Lot Width in Feet	50'
Maximum Lot Coverage	40%
Minimum Setback Lines in Feet Front	25'
Side	10'
Side abutting Street	25'
Rear	20'
Maximum Building Height	35'

Requirements	HCO
Minimum Lot Area in Square Feet	20,000
Minimum Lot Width in Feet	100'
Maximum Lot Coverage <i>Except in Watersheds</i>	30%
Minimum Setback Lines in Feet Front	45'
Side	15' (See C Below)
Side abutting Street	45' (See C Below)
Rear	20' (See C Below)
Maximum Building Height	35'

Requirements	C-C
Minimum Lot Area in Square Feet	10,000
Minimum Lot Width in Feet	50'
Maximum Lot Coverage	40%
Minimum Setback Lines in Feet Front	45'
Side	15'
Side abutting Street	45'
Rear	20'
Maximum Building Height	35'

Requirements	H-C
Minimum Lot Area in Square Feet	20,000
Minimum Lot Width in Feet	100'
Maximum Lot Coverage	30%
Minimum Setback Lines in Feet Front	45'
Side	15'
Side abutting Street	45'
Rear	20'
Maximum Building Height	35'

Requirements	L-I
Minimum Lot Area in Square Feet	20,000
Minimum Lot Width in Feet	100'
Maximum Lot Coverage	30%
Minimum Setback Lines in Feet Front	45'
Side	15'
Side abutting Street	45'
Rear	20'
Maximum Building Height	35'-45' Properties located within the Airport Overlay will be required to follow FAA guidelines.

Requirements	H-I
Minimum Lot Area in Square Feet	20,000
Minimum Lot Width in Feet	100'
Maximum Lot Coverage	30%
Minimum Setback Lines in Feet Front	45'
Side	15'
Side abutting Street	45'
Rear	20'
Maximum Building Height	35'-45' Properties located within the Airport Overlay will be required to follow FAA guidelines.

**** Projects which require SUP approval must adhere to restrictions imposed in Section 6.10 Special Use Minimum Development Requirements of the Richmond County Ordinance.**

**** Projects/Properties located within the watershed must adhere to the Watershed maximum built upon area.**

For property located in the Richmond County within an Industrial Park located in the Richmond County development jurisdiction, the Protective Covenants as adopted by the Richmond County Board of Commission and subsequently amended shall be the controlling authority in the case of conflicting requirements.

Staff Comments:

1. Before adopting, amending, or repealing any ordinance or development regulation the governing board shall hold a legislative hearing.
2. Notice of the hearing shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the area.
3. Notice shall be published the first time not less than 10 days nor more than 25 days before the date scheduled for the hearing.
4. No notification to adjacent neighbors since this is a text amendment and not a map rezoning.
5. Goal 1/Objective 1/ Strategy 4 Create a Rural Growth Boundary, a growth management plan, to direct growth to appropriate areas.
6. Goal 7/ Objective 1/ Strategy 1 with respect to infrastructure also encourages a growth management plan to direct growth to appropriate areas.
7. Goal 1/Objective 1/ Strategy 6 Large scale subdivisions allowed only where public water is available and/or inside the rural growth boundary.
8. Goal 9/Objective 3/Strategy 4 Ensure adequate amounts of land in desirable locations are available to develop for industrial and commercial use.
9. Most of the Industrial and Commercial areas are supplied with water, sewer, fiber, and gas.
10. Commercial and Industrial area is approximately 3% of the total sq miles of the county area (excluding municipalities).
11. Remove minimum lot coverage from V-R, C-C, H-C, L-I, H-I and HCO zoning districts. Rely strictly on the setback guidelines for each zoning district, watershed districts, overlay districts such as the airport, and floodplain areas.
12. Increase the maximum building height for Industrial zoning areas only. Continue to implement 4.10 Height limit exceptions as stated in the Richmond County Zoning Ordinance: *The height limitations contained in the schedule of district regulations do not apply to spire, belfries, cupolas, antennas, water tanks, ventilators, chimneys, open air shell building mechanical equipment penthouses, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.*

Staff Recommendation:

County Staff recommends the Board review the proposed text amendments to the Richmond County Zoning Ordinance and recommends approval to the Board of Commissioners.

Planning Board Consistency Statement:

- The planning board found RZT 2023-1 consistent with the most current Richmond County Land Use Plan siting goals 1,7, and 9. Motion was unanimous.
 - Goal 1/Objective 1/ Strategy 4 Create a Rural Growth Boundary, a growth management plan, to direct growth to appropriate areas.
 - Goal 7/ Objective 1/ Strategy 1 with respect to infrastructure also encourages a growth management plan to direct growth to appropriate areas.
 - Goal 1/Objective 1/ Strategy 6 Large scale subdivisions allowed only where public water is available and/or inside the rural growth boundary.
 - Goal 9/Objective 3/Strategy 4 Ensure adequate amounts of land in desirable locations are available to develop for industrial and commercial use.