



ROCKINGHAM
NORTH CAROLINA
CITY COUNCIL
A CITY LOOKING FORWARD

AGENDA
April 14, 2026
6:30 p.m.

- 1. Opening of meeting by Mayor John P. Hutchinson.**
- 2. Invocation.**
- 3. Amendments and Changes to Agenda.**
- 4. Consent Agenda:**
 - A. Disposition of Minutes of March 10, 2026, Regular Meeting & Closed Session Minutes.**
 - B. Tax Collector’s Report. (See Pages 4-9)**
 - Informational Items:**
 - 1.) Monthly Collection Report**
 - 2.) Uncollected Taxes as of March 31, 2026.**
 - Action Items:**
 - 1.) Refunds per County Assessor’s Office.**
 - 2.) Discovery bills added to Tax Scroll.**
 - 3.) Releases per County Assessor’s Office.**
- 5. Business by Planning Board.**
 - A. Set Public Hearing: (None)**
 - B. Hold Public Hearing:**
 - 1. UDO Text Amendment: Hold public hearing for an amendment to Article 2, Part 9 and Article 3 of the UDO to include provisions for the creation of conditional zoning districts. (See Pages 10-18)**
 - C. Minutes from Various Boards: (None)**

- 6. Presentation of SHARP Safety & Health Achievement Recognition Program for City of Rockingham Departments Public Works, Water Plant and Police Department, Presented By: Kevin O’Barr, Bureau Chief, OSH Consultative Services, N.C. Department of Labor and Scott Mabry, Director, Occupational Safety and Health Division, N.C. Department of Labor.**
- 7. Consideration of Approval of Audit Contract for Fiscal Year End June 30, 2026, with Anderson Smith & Wike, PLLC (Contract included separately in packet).**
- 8. Business by Visitors.**
- 9. Business by City Clerk.**
- 10. Business by City Manager.**
- 11. Items of discussion by City Council Members.**
- 12. Business by Mayor.**
 - A. Issue Proclamation recognizing May 3-9, 2026, as “Municipal Clerks Week”. (See Page 19)**
- 13. Adjournment.**

Rockingham, NC

City Council Agenda

SUPPORT DOCUMENTS

UNCOLLECTED TAXES

YEAR	AMOUNT	Mar-26
2025	248,807.09	
2024	63,000.04	
2023	33,049.70	
2022	19,160.05	
2021	12,275.78	
2020	7,308.04	
2019	5,257.51	
2018	4,569.96	
2017	4,057.24	
2016	3,862.55	
2015	4,257.26	
	248,807.09	Total Current Year
	156,798.13	Total Past Years
	405,605.22	Total All Years

CITY OF ROCKINGHAM
MONTHLY RELEASES REGISTER
MARCH 2025

DATE	ACCOUNT	NAME	EXPLANATION	YEAR	BILL #	VALUE	CITY TAX	CITY LATE	INTEREST	ADVERTISING/ FEES	RELEASED
3/3/2026	4833302	ABRAMS, SARAH	POSTMARK	2025	28052		2.77				2.77
3/3/2026	98656302	ARNETTE, WALTER EARNEST	POSTMARK	2025	32146				6.97		6.97
3/9/26	103505301	PS NC I LP	POSTMARK	2025	32300				1.63		1.63
3/10/26	52684	BURGER BROS	RELEASE PER COUNTY	2025	27646	10,000	55.00	5.50	2.11		62.61
3/19/26	10745301	KIRBY, JONATHON RYAN	UNDERPAY LESS THAN \$1	2024	23833		0.03				0.03
3/19/26	10745302	KIRBY, JONATHON RYAN	UNDERPAY LESS THAN \$1	2024	23834		0.03				0.03
3/19/26	10745303	KIRBY, JONATHON RYAN	UNDERPAY LESS THAN \$1	2024	23835		0.03				0.03
3/19/26	10745304	KIRBY, JONATHON RYAN	UNDERPAY LESS THAN \$1	2024	23836		0.03				0.03
3/19/26	10745305	KIRBY, JONATHON RYAN	UNDERPAY LESS THAN \$1	2024	23837		0.03				0.03
3/19/26	56912301	HOLIDAY VILLAGGE I LLC	UNDERPAY LESS THAN \$1	2024	25988		0.44				0.44
3/19/26	10745302	KIRBY, JONATHON RYAN	UNDERPAY LESS THAN \$1	2025	29261		0.06				0.06
3/19/26	10745303	KIRBY, JONATHON RYAN	UNDERPAY LESS THAN \$1	2025	29262		0.07				0.07
3/19/26	10745304	KIRBY, JONATHON RYAN	UNDERPAY LESS THAN \$1	2025	29263		0.19				0.19
3/19/26	10745305	KIRBY, JONATHON RYAN	UNDERPAY LESS THAN \$1	2025	29264		0.27				0.27
3/19/26	25286101	HOLIDAY VILLAGGE I LLC	UNDERPAY LESS THAN \$1	2025	30355		0.82				0.82
3/24/26	58443	QUIDEL CORPORATION	UNDERPAY LESS THAN \$1	2025	27696		0.26				0.26
3/24/26	15227302	PITTMAN STEVEN & DENISE	UNDERPAY LESS THAN \$1	2025	29646		0.47				0.47
3/30/26	64678101	ROCKINGHAM TOWING & RECOVERY	RELEASE PER COUNTY	2022	15097	3,500	20.30	2.03	6.91		29.24
3/30/26	64678101	ROCKINGHAM TOWING & RECOVERY	RELEASE PER COUNTY	2023	20679	3,500	20.30	2.03	4.87		27.20
3/30/26	64678101	ROCKINGHAM TOWING & RECOVERY	RELEASE PER COUNTY	2024	26228	3,500	19.25	1.93	2.66		23.84
3/30/26	64678101	ROCKINGHAM TOWING & RECOVERY	RELEASE PER COUNTY	2025	31746	3,500	19.25	1.93	0.74		21.92
		TOTALS				24,000	139.60	13.42	25.89	0.00	178.91

CITY OF ROCKINGHAM
MONTHLY REFUNDS REGISTER
MARCH 2026

	A	B	C	D	E	F	G	H	I	J	K
1	DATE	ACCOUNT	NAME	EXPLANATION	YEAR	AMOUNT	LATE LIST	TAGS	INTEREST	REFUNDED	CHECK #
2	3/27/26	88966678	CHAPPELL, CHRISTOPHER E	VEHICLE TAX REFUND	2025	64.16				64.16	91530
3	3/27/26	885446753	MORROW, BENJAMIN M	VEHICLE TAX REFUND	2025	163.44				163.44	91528
4	3/27/26	88470848	WALL, JERRICK QUMAINE	VEHICLE TAX REFUND	2025	52.39				52.39	91534
5	3/27/26	88940676	LUNCEFORD, JOHN COVINGTON IV	VEHICLE TAX REFUND	2025	101.76				101.76	91535
6	3/27/26	89061162	COBLER, JOHN THOMAS	VEHICLE TAX REFUND	2025	15.34				15.34	91536
7	3/27/26	89092345	FIELDS, JOHNATHAN PAUL	VEHICLE TAX REFUND	2025	158.44				158.44	91537
8										0.00	
9										0.00	
10										0.00	
11										0.00	
12										0.00	
13										0.00	
14			TOTALS			\$555.53	\$0.00	\$0.00	\$0.00	\$555.53	

Staff Report to Planning and Zoning Board
Agenda Item: IV.A
March 3, 2026

Issue:

UDO Text Amendment: City staff has drafted an amendment to Article 2, Part 9 and Article 3 of the UDO to include provisions for the creation of conditional zoning districts.

Background:

The City has always used conventional zoning (also referred to as general use zoning) exclusively in its zoning regulations. In conventional zoning, the City employs 13 different zoning classifications to regulate land use throughout its zoning jurisdiction. The Use Table set forth in Section 3.05 of the UDO creates a matrix indicating which specific land use types are allowed in each of the 13 zones as either permitted by right, permitted subject to standards, special use, or prohibited. When a rezoning request is considered by the City Council in a conventional zoning case, the City Council cannot base its decision on any representations made by the applicant as to the intended use of the property being rezoned but rather must consider all the possible uses as set forth in the Use Table. Additionally, the applicant is not bound by any representations made during the conventional rezoning process. Once a property is rezoned, any of the uses set forth in the Use Table could occur on the property regardless of representations made by the applicant; and the use of the property is only limited by those regulations set forth in the UDO.

Conditional zoning is a legislative action that will allow the City Council to rezone property based on a specific site plan and with conditions. There are circumstances in which a conventional zoning district designation allowing a use by right would not be appropriate for a particular property even though the use itself could, if properly developed, be appropriate for the property and consistent with the surrounding area and land use plan. The conditional zoning district approval process allows the City Council to approve a proposal for a specific use with reasonable conditions to mitigate the negative impacts of the proposed development and assure the consistency of the development with the land use plan and surrounding properties.

Staff Comments:

1. A copy of Article 2, Part 9 and Article 3 with the proposed amendments indicated in red text are included in the agenda packet for the Board's reference.
2. The use of conditional zoning is authorized by NCGS 160D-703.
3. Conditional zoning is a voluntary procedure that is allowed only in response to a petition by all owners of the property to be included and is intended for specific development proposals. A request for rezoning to a conditional district must be accompanied by a detailed site plan and a written explanation as to the proposed standards that deviate from and/or exceed the minimum requirements of the UDO.
4. Each conditional zoning district creates a unique zoning district where the site plan and conditions of approval become a part of the City's UDO and official zoning map. As stated in the proposed Section 3.22 (C), following the approval of a conditional zoning district, the subject property can only be used in accordance with the plans and standards set forth in the approved zoning application. The property cannot simply revert to a conventional rezoning district if the applicant decides not to pursue the approved plans. Another rezoning application must be submitted and acted on by the

City Council to change back to a conventional zoning district; or to make material changes to the previously approved conditional district.

5. The rezoning process to a conditional zoning district follows the same process as that for a conventional rezoning – review and recommendation from Planning Board, setting a public hearing by the City Council, notification of the public hearing, inclusion of plan consistency statement and statement of reasonableness.
6. One nuance in the rezoning process that is important for all parties to understand is that all proposed conditions must be agreed to in writing by the petitioner (applicant) prior to the City Council acting on the request. So, if additional conditions are proposed and agreed to during the public hearing process before the City Council, then the request would need to be tabled until the applicant can provide written documentation of his consent agreeing to such additional conditions.
7. As stated in the proposed Section 3.21, a conditional zone may be established for any of the conventional zones set forth in Section 3.01 of the UDO; and will be denoted on the zoning map by its corresponding conventional district designation followed by "CZ". For example, a conditional zone created for the Highway Business (B-3) district would be designated (B-3 CZ).
8. As stated in the proposed Section 3.22 (A), the proposed amendment clarifies that all development in a conditional zoning district remains subject to all use and development standards that apply to development in the parallel conventional zoning district, in addition to any conditions imposed as part of the conditional rezoning. This provision eliminates the need to restate various development regulations such as parking, landscaping, signage etc. as part of the conditional zoning application and approval.
9. As stated in Section 3.23 (A), the Planning Director will be authorized to approve minor modifications to the plans for an approved conditional zoning district upon a finding the change has no discernable impact on neighboring properties, the general public, or those intended to occupy or use the proposed development. The types of modifications considered "minor" are set forth in subsections (1)-(7) under Section 3.23 (A). This provision for administrative approval of defined minor modifications is authorized in NCGS 160D-703 (b) but is not a requirement for implementation of conditional zoning.

Staff Recommendation:

City staff recommends the Board review the proposed text amendment and recommend the City Council amend the UDO as proposed.

Planning Board Recommendation:

The Planning Board reviewed the proposed text amendment and recommended unanimously that the City Council amend the UDO as proposed.

Section 2.50: Stop Work Order

Whenever there is a land disturbing activity and/or a building, structure, sign, or part thereof being constructed, reconstructed, altered, or repaired in violation of this Ordinance, the Administrator may order the specific part of the work in violation of this Ordinance to be immediately stopped.

- (A) A stop work order issued under this Section shall be in writing, directed to the person doing the work and shall state the specific work to be stopped, the specific reasons therefore, and the conditions under which the work may be resumed. A copy of the stop work order shall also be sent forthwith to the owner or the property where the work is taking place and the developer, if different from the owner.
- (B) Any person aggrieved by the issuance of a stop work order may appeal the issuance of the order to the Board of Adjustment pursuant to Section 2.31. However, an appeal shall not stay the operation of the stop work order except as provided in subsection (C) below.
- (C) The Board of Adjustment shall meet and act upon the appeal within fifteen (15) working days after the receipt of the appeal notice. If the Board fails to comply with this requirement, the stop work order shall be stayed automatically beginning on the day following the expiration of the fifteen (15) working day period, and the stay shall remain in effect until the Board of Adjustment meets and acts on the appeal.
- (D) The notice of hearing requirements set forth in Part 7 of this Article shall not apply to appeals of stop work orders. However, the administrator shall orally notify the applicant of the date, time, and place of the hearing as soon as it has been scheduled and shall send to the appellant a written confirmation of this notice as soon as possible.
- (E) Neither the person to whom a stop work order is served nor an owner or developer served with a copy under subsection (A) above may thereafter cause, suffer, or permit a violation of the order while it remains in effect, except during a period in which the operation of the order is stayed under subsection (C) above.

Part 9: Amendments

Section 2.51: Amendments in General

Amendments to the text of this Ordinance or to the Official Zoning Map shall be made in accordance with the provisions of this Part.

Section 2.52: Initiation of Amendments

- (A) Whenever a request to amend this Ordinance is initiated by the City Council, the Planning and Zoning Board, the Board of Adjustment, or the city administration, the Planning Director in consultation with the City Attorney shall draft an appropriate ordinance and present such ordinance to the City Council so that a date for a public hearing may be set.
- (B) Any other person or entity may also petition the City Council to amend this Ordinance. The petition shall be filed with the Planning Director on a form provided by the Planning and Inspections Department.
- (C) Upon receipt of a petition as provided in Subsection (B), the Planning Director shall either:
 - (1) Treat the proposed amendment as one initiated by the city administration and proceed in accordance with Subsection (A) if he believes the proposed amendment has significant merit and will benefit the general public; or

- (2) Forward the petition to the City Council with or without written comment for a determination of whether an ordinance should be drafted and a public hearing set in accordance with Subsection (D).
- (D) Upon receipt of a proposed ordinance amendment as provided in Subsection (A), the City Council may establish a date for a public hearing for such amendment. Upon receipt of a petition for an ordinance amendment as provided in subsection (B), the City Council may summarily deny the petition, or set a date for a public hearing on the requested amendment and order the Planning staff, in consultation with the City Attorney, to draft an appropriate ordinance.
- (E) **A request for a map amendment involving a conditional use district shall only be initiated by the applicant. Such request shall be accompanied by a detailed site plan and a text document establishing those standards that deviate from and/or exceed the minimum requirements of this Ordinance and all proposed conditions of approval.**

Section 2.53: Planning and Zoning Board Consideration of Proposed Amendments

- (A) If the City Council sets a date for a public hearing on a proposed amendment, it shall also refer the proposed amendment to the Planning and Zoning Board for its consideration.
- (B) The Planning and Zoning Board shall endeavor to review the proposed amendment in such a timely fashion that any recommendations by the Board can be presented to the City Council at the public hearing on the proposed amendment. However, if the Planning and Zoning Board is not prepared to make recommendations at the public hearing, it may request that the City Council delay final action on the amendment until such time as the Planning and Zoning Board can present its recommendations.
- (C) The City Council shall not be required to await the recommendations of the Planning and Zoning Board before taking action on a proposed amendment, nor shall the City Council be bound by any recommendations of the Planning and Zoning Board in regards to the proposed amendment.
- (D) Nothing in the Section shall be interpreted or construed to mean that the Planning and Zoning Board cannot review and make recommendations on a proposed amendment prior to the City Council setting a public hearing for such amendment.

Section 2.54: Public Hearing Notice Required

- (A) No ordinance that amends any of the provisions of this Ordinance may be adopted until a public hearing has been held on such ordinance.
- (B) The City Clerk shall publish a notice of the public hearing on any ordinance that amends the provisions of this Ordinance or the Official Zoning Map once a week for two successive weeks in a newspaper having general circulation in the area. The notice shall be published for the first time not less than ten (10) days nor more than twenty-five (25) days before the date fixed for the hearing. In computing this period, the date of publication shall not be counted but the date of the hearing shall be.
- (C) For proposed amendments to the Official Zoning Map, the City Clerk shall mail written notice of the public hearing by first class mail to the owners of all properties included in the proposed map amendment and the owners of all properties abutting the properties included in the proposed map amendment. Property ownership and mailing addresses shall be obtained from the Richmond County Tax Records. Such notice shall be deposited in the mail at least ten (10) but not more than twenty-five (25) days prior to the date of the public hearing.

- (D) The notice required by subsection (C) shall contain the following information:
- (1) The date, time, and location of the public hearing;
 - (2) Summary of the nature and character of the proposed amendment;
 - (3) In regards to map amendments, reasonably identify the property included in the proposed amendment;
 - (4) In regards to text amendment, state that the full text of the proposed amendment can be obtained from the City Clerk; and
 - (5) State that substantial changes in the proposed amendment may be made following the public hearing.
- (E) For proposed amendments to the Official Zoning Map, notice shall also be given by prominently posting a sign on the property proposed for the amendment or on an adjacent public street or right-of-way. The notice shall be posted within the same time period specified for mailed notices of the hearing set forth in subsection (C) above. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required, but sufficient signs to provide reasonable notice to interested persons shall be posted.

Section 2.55: City Council Action on Amendments

- (A) At the conclusion of the public hearing on a proposed amendment, the City Council may proceed to vote on the proposed ordinance, refer it to a committee for further study, or take any other action consistent with its usual rules of procedure.
- (B) The City Council shall not be required to take final action on a proposed amendment within any specific period of time, but it should proceed as expeditiously as practicable on petitions for amendments since inordinate delays can result in the petitioner incurring unnecessary costs.
- (C) Voting on amendments to this Ordinance shall proceed in the same manner as other ordinances, subject to Section 2.57.

Section 2.56: Ultimate Issue Before City Council on Amendments

In deciding whether to adopt a proposed amendment to this Ordinance, the central issue before the City Council is whether the proposed amendment advances the public health, safety, and welfare, and is consistent with adopted plans for the city's development. All other issues are irrelevant, and all information related to other issues at the public hearing may be declared irrelevant by the Mayor and excluded. In particular, when considering proposed map amendments:

- (A) **In a conventional rezoning request**, the City Council shall not consider any representations made by the petitioner that if the change is granted the rezoned property will be used for only one of the possible range of uses permitted in the requested classification; but rather, the City Council shall consider whether the entire range of uses in the proposed classification is more appropriate than the range of uses in the existing classification.
- (B) The City Council shall not regard as controlling any advantages or disadvantages to the individual requesting the change but shall consider the impact of the proposed change on the public at large.
- (C) If any resident or property owner submits a written statement regarding a proposed amendment to the City Clerk at least two business days prior to the proposed vote on such change, the City Clerk shall deliver such written statement to the City Council.

- (D) In a conditional rezoning application, the applicant, Planning Board, and the City Council may propose specific conditions to the approval of the request, but only those conditions approved by the City Council and consented to by the applicant in writing may be incorporated into the conditional zoning district.
- (E) If a conditional rezoning application is approved by the City Council, then the district that is established, the approved application including the site plan, and all conditions that have been attached to the approval shall be binding on the property as an amendment to this Ordinance and zoning map.

Section 2.57: Plan Consistency and Statement of Reasonableness

- (A) Plan Consistency Statement: When adopting or rejecting any zoning text or map amendment, the City Council shall approve a brief statement describing whether its action is consistent or inconsistent with the adopted comprehensive plan. If the amendment is adopted and the action is deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending the future land use map in the comprehensive plan and no additional request or application for a plan amendment shall be required. The plan consistency statement shall not be subject to judicial review.
- (B) Statement of Reasonableness: When adopting or rejecting any petition for map amendment, a brief statement explaining the reasonableness of the proposed rezoning shall be approved by the City Council. The statement or reasonableness may consider among other factors:
 - (1) The size, physical conditions, and other attributes of any area proposed to be rezoned;
 - (2) The benefits and detriments to the landowners, the neighbors, and the surrounding community;
 - (3) The relationship between the current actual and permissible development and the development permissible under the proposed amendment;
 - (4) Why the action taken is in the public interest; and
 - (5) Any changed conditions warranting the amendment.
- (C) Single Statement Permissible: The statement of reasonableness and the plan consistency statement required by this section may be approved as a single statement.

Part 10: Site-specific Vesting Plans**Section 2.58: Purpose**

Pursuant to NCGS 160D-108, the City Council recognizes that approval of development typically follows significant investment in site evaluation, planning, development costs, consultant fees, and related expenses. Additionally, the City Council finds that it is necessary and desirable to provide for the establishment of certain vested rights in order to ensure reasonable certainty, stability, and fairness in the development regulation process, secure the reasonable expectations of landowners, and foster cooperation between the public and private sectors in land-use planning and development regulation. The following provisions are intended to provide a balance between private expectations and the public interest.

Article 3: Use Regulations

Part 1: Conventional Zoning and Overlay Districts

Section 3.01: Conventional Zoning Districts Established

- (A) Rural Residential (R-20): There shall hereby be established a Rural Residential (R-20) zoning district, which is generally intended to be applied to sparsely developed areas outside the city limits where municipal services are not available and are not anticipated to be provided based on projected growth patterns. The regulations for such district are intended to maintain the rural character of the area; promote extremely low-density residential development; and provide areas for agriculture and related land uses.
- (B) Low Density Residential (R-12): There shall hereby be established a Low Density Residential (R-12) zoning district, which is generally intended to be applied to areas for the preservation and promotion of low density residential neighborhoods where municipal services are available or anticipated. The regulations for such district are intended to provide for the orderly growth of single-family detached development (excluding manufactured housing) with a relatively spacious character in order to create quiet, livable neighborhoods.
- (C) Moderate Density Residential (R-9): There shall hereby be established a Moderate Density Residential (R-9) zoning district, which is generally intended to be applied to areas for the preservation and promotion of moderate density residential neighborhoods where municipal services are available or anticipated. The regulations for such district are intended to provide for the orderly growth of single-family detached development (excluding manufactured housing) with a moderately spacious character in order to create quiet, livable neighborhoods.
- (D) Residential Duplex (R-8): There shall hereby be established a Residential Duplex (R-8) zoning district, which is generally intended to be applied to areas for the preservation and promotion of medium density residential neighborhoods where municipal services are available or anticipated. The regulations for such district are intended to provide for the orderly growth of single-family detached, semi-detached, and two-family development (excluding manufactured housing) with a moderately dense character in order to create quiet, livable neighborhoods.
- (E) High Density Residential (R-7): There shall hereby be established a High Density Residential (R-7) zoning district, which is generally intended to be applied to areas for the preservation and promotion of high density residential neighborhoods where municipal services are available or anticipated. The regulations for such district are intended to provide for the orderly growth of single-family detached, (excluding manufactured housing) single-family attached, single-family semi-detached, two-family and multi-family development with a dense character in order to create quiet, livable neighborhoods.
- (F) Residential Mill Village (R-7A): There shall hereby be established a Residential Mill Village (R-7A) zoning district, which is generally intended to be applied to the existing mill village areas. The regulations for such district are intended to accommodate the historic development patterns created in the mill village areas and thereby minimize the creation of nonconforming situations while still maintaining quiet, livable neighborhoods.
- (G) Office Institutional (O-I): There shall hereby be established an Office Institutional (O-I) zoning district, which is generally intended to accommodate and provide for the development of professional, medical and institutional uses in an office park or campus like environment and provide areas for high density residential developments.

manner for such permits as set forth in this Ordinance.

- (B) Applications for permits for permitted and special uses allowed in the Transitional Highway Commercial Overlay District which are not normally allowed in the underlying zoning district shall adhere to the permitting requirements for special uses as set forth in this Ordinance and shall be subject to all terms, conditions, and requirements governing special uses as set forth in this Ordinance.

Part 4: Conditional Zoning Districts

Section 3.20: Purpose

There is hereby created a process by which conditional zoning districts may be established. The rezoning of land to a conditional zoning district is intended to provide the City Council and an applicant an alternative to rezoning property to a conventional zoning district, where the conventional zoning district allows certain uses and development that may be appropriate but also allows uses and development that may not conform to adopted policies or would have adverse impacts on public facilities and surrounding properties. The utilization of a conditional zoning district allows an applicant to propose, and the City Council to consider additional conditions or restrictions on the range of allowable uses, use standards, development intensities, and other regulations applicable in the parallel conventional zoning district. This process enables the City and applicant to create a zoning classification to accommodate a specific desirable development while avoiding or addressing anticipated problems and undesirable uses and/or use characteristics that would otherwise be allowed in the conventional zoning district.

Section 3.21: Districts Established

Conditional zoning districts may be established for any of the conventional zoning districts set forth in Section 3.01 and shall follow the procedures set forth in Article 2, Part 9. Conditional zoning districts shall be designated with the corresponding conventional district designation and followed by the letter "CZ".

Section 3.22: Applicable Standards

- (A) Development in a conditional zoning district shall be subject to all the use and development standards and requirements that apply to development in the parallel conventional zoning district, in addition to any conditions imposed as part of the conditional rezoning approval.
- (B) Uses proposed in a conditional zoning district shall be limited to those permitted by right, permitted subject to standards, or allowed as a special use in the parallel conventional zoning district as set forth in Section 3.05.
- (C) After the approval of a conditional zoning district, all subsequent development and use of the property shall be in accordance with the standards set forth in the rezoning application and all conditions attached to the approval. Only those uses indicated in the approved rezoning application, conditions of approval, and site plan shall be allowed on the subject property.

Section 3.23: Modifications and Amendments

- (A) Minor Modifications: The Planning Director may authorize minor modifications to the plans for an approved conditional zoning district upon a finding the change has no discernible impact on neighboring properties, the general public or those intended to occupy or use the proposed development; and provided the development continues to comply with the minimum requirements of this Ordinance. The following minor modifications may be approved by the Planning Director:

- (1) Modifications to the location of entrances or driveways, the rearrangement of internal streets, turn lanes, drives, or access restrictions.
 - (2) Modifications to the configuration of parking areas.
 - (3) Modifications to the configuration or location of open space or placement of required amenities.
 - (4) Modifications to the arrangement or location of buildings, provided there is no increase in number.
 - (5) Modifications to the configuration of landscape areas, including types of materials.
 - (6) Increases in non-residential gross floor area of up to 10 percent, or 50,000 square feet, whichever is less.
 - (7) Modifications to features on a conditional zoning plan that are not specifically conditioned.
- (B) **Material Changes:** Any changes that materially affect the basic configuration of the development or are beyond the scope of a minor change shall be considered in accordance with the procedures and standards established for the original approval of the conditional zoning district (See Article 2, Part 9).

Proclamation

57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 3 - 9, 2026

Whereas, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Professional Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Professional Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

Now, Therefore, I, John P. Hutchinson, Mayor of the City of Rockingham, NC, do recognize the week of May 3 through 9, 2026, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerks, *Sabrina Y. McDonald, Deputy City Clerk, Kimberly M. Williams*, and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this _____ day of _____, 2026

Mayor

Attest: _____

**DEPARTMENTAL
ACTIVITY REPORTS
for
COUNCIL'S INFORMATION**



George C. Gillenwater

Chief of Police

To: Monty Crump

From: G.C. Gillenwater
Chief of Police

Date: April 1, 2026
Ref: March Activity Report

On behalf of the Rockingham Police Department, I am pleased to submit this report for your consideration. The following activities have been undertaken by officers of the Rockingham Police Department.

Total Calls for the Month: 1426

Total arrests for the month :

Felonies: 17
Misdemeanors: 49

Charges on all arrests :

Felonies: 37
Misdemeanors: 122

Accidents Reported/Investigated:

Total: 49

Officer Hours Spent in Court: 0
Officer Training Hours Logged 435

FIRE CHIEF
HAROLD ISLER
ADMIN. ASST.
KRISTY PLAYER



March

We are pleased to submit the monthly fire report on the activities undertaken by the Rockingham Fire Department during the month of March 2026.

Total Alarms:	<u>52</u>	In Town:	<u>51</u>	Out of Town:	<u>1</u>
Turn In Alarms:	<u>2</u>	Silent Alarms:	<u>50</u>	Structure fire:	<u>2</u>
Wrecks:	<u>14</u>	Alarm Malf:	<u>10</u>	Good Intent:	<u>5</u>
Service Call:	<u>0</u>	Assist Police:	<u>2</u>	Trash/outside fire:	<u>7</u>
Power line down:	<u>2</u>	Assist Ems:	<u>1</u>	Camper fire:	<u>0</u>
Smoke scare:	<u>0</u>	Cooking fire:	<u>0</u>	Vehicle fire:	<u>1</u>
Electrical:	<u>8</u>	Standby:	<u>0</u>	Spill/Leak:	<u>0</u>

Total Property Exposed to Fire:	<u>\$136,000.00</u>
Total Property Damaged by Fire:	<u>\$53,000.00</u>
Total Property Saved:	<u>\$83,000.00</u>

During the month of March the full time members averaged 42 training hours per person; part-paid members averaged 8 hours per person for the month.

Respectfully Submitted,

Harold Isler
Fire Chief

To: Monty Crump, City Manager
From: Dave Davis, Recreation Director
Date: April 7, 2026
Subject: Activity Report

The following are activities that have been or are currently involving our department.

Baseball/Softball – Registration has been completed and we have 304 boys and girls registered to compete in our 2026 season. Practices have begun and the regular season begins approximately Wednesday, April 22nd.

Spring Soccer – We completed our 16th season on Saturday, March 28th.

Indoor Soccer – Registration begins April 29th for this fifth year program.

Summer Programs – Preparations have already begun to these programs which will begin accepting enrollment on Monday, May 4th.