



**SOUTH KINGSTOWN PLANNING DEPARTMENT  
PROJECT REVIEW MEMO**

**Peace Dale Preserve – Zoning Text & Map Amendment**

**Advisory Recommendation to the Town Council**

November 25, 2025

Project Type:	<b>Zoning Text &amp; Map Amendment</b>		
Review Stage:	--		
Address:	<b>371 Rose Hill Road</b>		
Plat:	<b>33</b>	Lot:	<b>30</b>
Parcel Size:	<b>122 Acres</b>	Zoning District:	<b>R40</b>
Applicant:	BWJW, LLC 17 Edith Road Narragansett, RI	Owner:	same

**Property Characteristics**

The parcel in question is a large predominantly undeveloped parcel located on the east side of Rose Hill Road. The property is improved with several buildings, including two large buildings (13,884 and 6,600 ft<sup>2</sup>) associated with the Peace Dale Shooting Preserve and several smaller buildings (3,900 and 690 ft<sup>2</sup>) associated with a kennel, as well as other smaller accessory structures.

The property encompasses a historic cemetery, identified as the “John R. Sherman Lot, R.I. Historic Cemetery #SK0024, located north of Pearl’s Way and west of the kennel.

**Project Description**

The applicant is proposing both a text amendment to the town’s Zoning Ordinance and an associated change to the town’s Zoning Map to create a new zoning district identified as the “Peace Dale Preserve Special Management District” to be “designated for new or expanded light industrial, commercial, recreational and renewable land usage.” The only property proposed to be included in the new zoning district is the applicant’s 122-acre parcel.

The purpose of the proposed zoning district is specified as providing:

*“[A]n area for economic and recreational development in the community according to prescribed review and approval procedures, and according to design standards particular to the district. The district is intended to provide for a diversity of compatible land uses and development densities.”*

Further description of the proposed text amendment is included in the 9/14/2025 planning memorandum by Pimentel Consulting, Inc.

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### Decision Deadline

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Pursuant to RIGL § 45-24-51, the Planning Board is required to report its recommendation(s) on the proposed amendments to the Town Council within 45 days of receipt of the application.

The subject application was received on November 6, 2025; accordingly, the deadline for the Planning Board to report to the Town Council is **Monday, December 22, 2025**.

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### Required Findings

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Among its findings and recommendations to the town council with respect to a proposal to amend a zoning ordinance or zoning map, the Planning Board shall include:

1. A statement on the general consistency of the proposal with the comprehensive plan of the town, including the goals and policies statement, the implementation program, and all other applicable elements of the comprehensive plan; and
2. A demonstration of recognition and consideration of each of the applicable purposes of zoning, as presented in § 45-24-30.

The general purposes of zoning include:

- a. Providing for the orderly, thorough and expeditious review and approval of land developments and subdivisions;
- b. Promoting high quality and appropriate design and construction of land developments and subdivisions;
- c. Promoting the protection of the existing natural and built environment and the mitigation of all significant negative impacts of any proposed development on the existing environment;
- d. Promoting design of land developments and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which concentrate development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure;
- e. Encouraging local design and improvement standards to reflect the intent of the community comprehensive plans with regard to the physical character of the various neighborhoods and districts of the municipality;
- f. Promoting thorough technical review of all proposed land developments and subdivisions by appropriate local officials;
- g. Encouraging local requirements for dedications of public land, impact mitigation, and payment-in-lieu thereof, to be based on clear documentation of needs and to be fairly applied and administered; and
- h. Encouraging the establishment and consistent application of procedures for local record-keeping on all matters of land development and subdivision review, approval and construction.

Draft Recommendations

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TBD