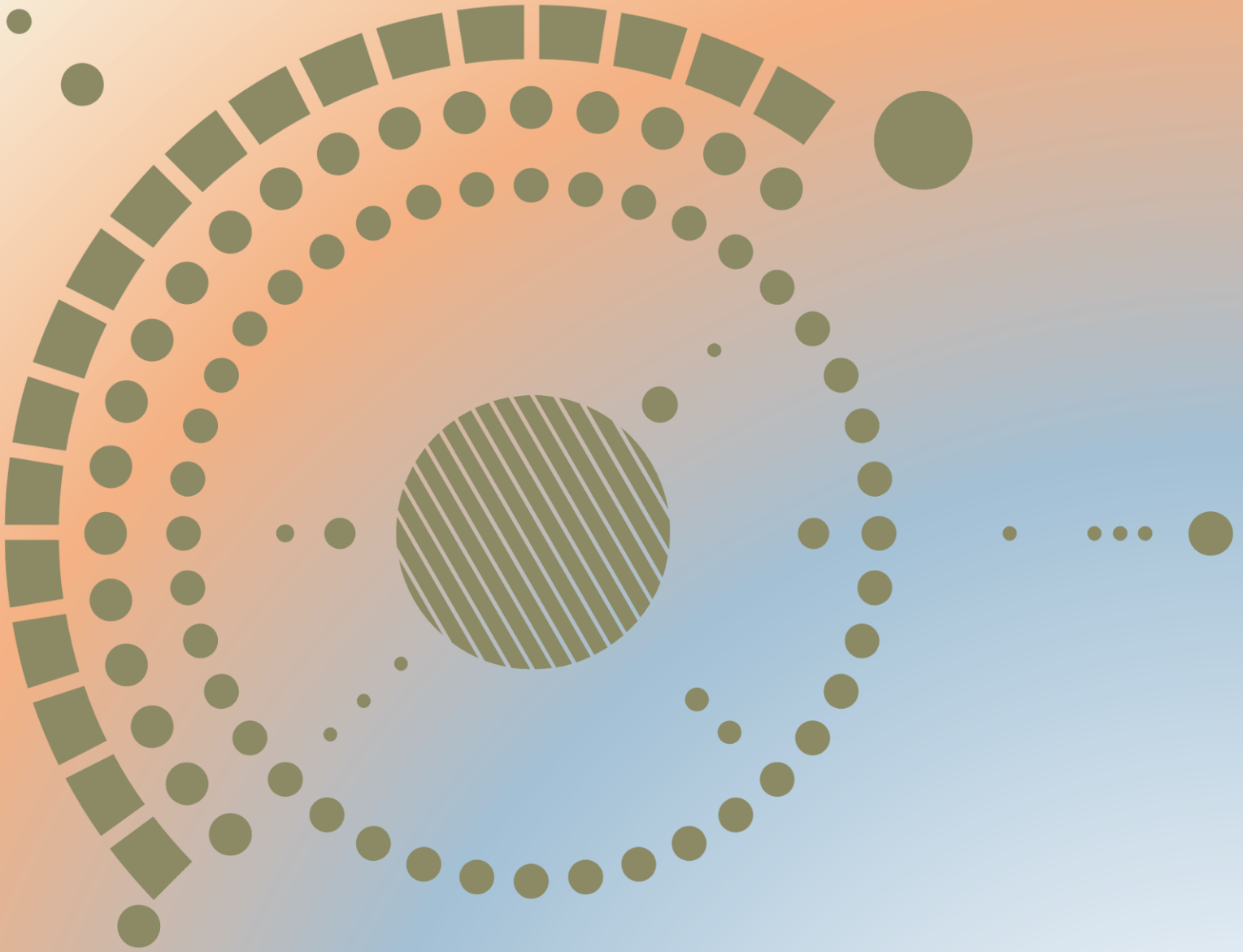


Board of Adjustment – Staff Report  
5:30 p.m. Monthly Meeting  
June 6, 2023



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



**AGENDA**  
**ROCKY MOUNT BOARD OF ADJUSTMENT MEETING**  
**JUNE 6, 2023, AT 5:30 P.M.**  
**GEORGE W. DUDLEY CITY COUNCIL CHAMBER, FREDERICK E. TURNAGE MUNICIPAL BUILDING**

Board Membership

**Voting Members:** Apryl Davison-Cobb, William M. Jones (Chair), Benjamin E. Moore Jr., Mark Oosterhout, Tonya Parker, Carl Revis, James Tharin

**Alternate:** Tilda Whitaker-Bailey

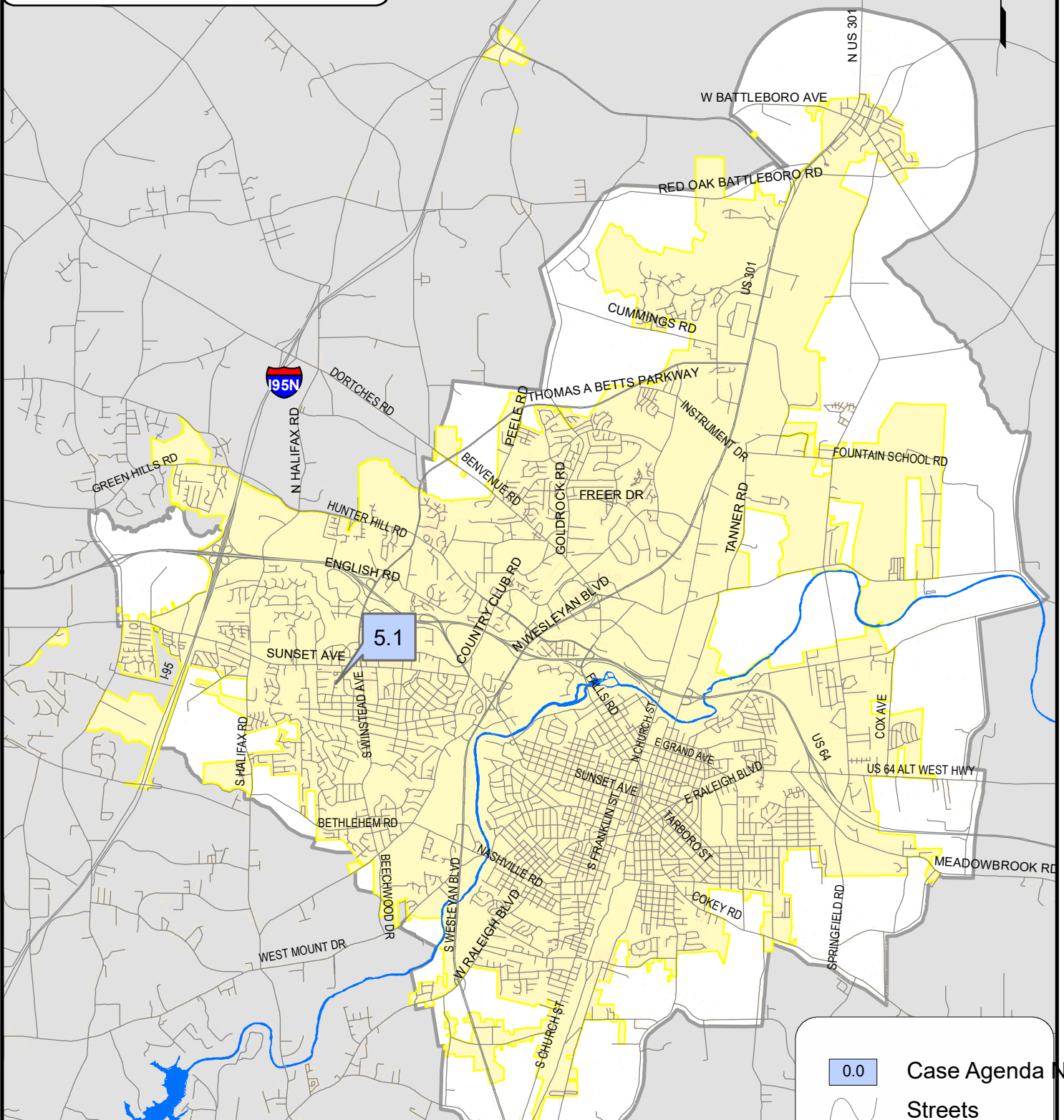
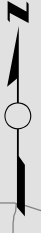
**Edgecombe County:** Vacant

**Nash County:** Vacant

- 1. Call to Order**
- 2. Approvals**
  - a. Agenda**
  - b. Minutes**
- 3. Explanation of Rules of Procedure**
- 4. Review of Application for Special Use Permits Relative to Public Hearings**
- 5. Review of Variance Requests**
  - 5.1 Variance Request #06-06-23-04**

Requested Action:	To allow a variation from minimum yard requirements
Location:	297 Fairfield Drive
Existing Land Use:	Undeveloped
Proposed Land Use:	Detached Single-Family Dwelling
Zoning:	R-6MFACD
Applicable Regulations:	LDC Sec. 5096: Zoning Variance Provisions
Property Owner:	Square Foote, LLC
Applicant:	William Foote
Case Manager:	Bernetta Smith, Planner
Voting Representatives:	City Members
- 6. Review of Requests for Appeals**
- 7. Review of Requests for Interpretations**
- 8. Unfinished Business**
- 9. New Business**
  - a. Items from the Board**
  - b. Items from the Secretary**
- 10. Adjournment** [Next meeting: July 18, 2023]

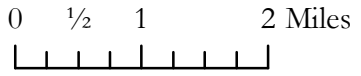
BOARD OF ADJUSTMENT  
 AGENDA MAP INDEX  
 JUNE 6, 2023



	Case Agenda No.
	Streets
	City Limits
	ETJ
	Tar River



**ROCKY MOUNT**  
 DEVELOPMENT SERVICES  
 THE CENTER OF IT ALL



**MINUTES OF THE  
ROCKY MOUNT BOARD OF ADJUSTMENT MEETING  
HELD ON TUESDAY, MAY 2, 2023, AT 5:30 PM  
IN THE FREDERICK E. TURNAGE MUNICIPAL BUILDING, GEORGE W. DUDLEY CITY COUNCIL CHAMBER**

MEMBERS PRESENT

Benjamin E. Moore, Jr., Rocky Mount  
Mark Osterhout, Rocky Mount  
Apryl Davison-Cobb, Rocky Mount  
Tonya Parker, Rocky Mount  
James Tharin, Rocky Mount Alternate  
Tilda Whitaker -Bailey, Rocky Mount, Alternate

MEMBERS ABSENT

William M. Jones, Chair, Rocky Mount  
Carl Revis, Rocky Mount

MEMBERS SEATED

Benjamin E. Moore, Jr., Rocky Mount  
Mark Osterhout, Rocky Mount  
Apryl Davison-Cobb, Rocky Mount  
Tonya Parker, Rocky Mount  
James Tharin, Rocky Mount Alternate  
Tilda Whitaker -Bailey, Rocky Mount, Alternate

STAFF PRESENT

JoSeth Bocook, Interim Director/Planning Administrator  
Bernetta Smith, Planner  
Tiffany Wright, Planning Technician  
Samantha Andelin, Administrative Assistant

ATTORNEY TO THE BOARD

William S. Hoyle

1. Call to Order

Mark Osterhout called the meeting to order at 5:32 pm

Mr. Osterhout introduced staff and requested Board members to identify themselves and state what ward they represented.

2. a. Approval of the Agenda

Mr. Osterhout presented the agenda and staff advised there were no changes; therefore, the Board approved the agenda as presented.

b. Approval of the January 3, 2023, Meeting Minutes

Mr. Osterhout stated that the January 3, 2023, meeting minutes were approved as submitted prior to the meeting via email.

3. Explanation of Rules of Procedure

Mr. Osterhout stated that the Board of Adjustment is a quasi-judicial board. Mr. Osterhout explained the Rules of Procedure. Mr. Osterhout explained that the case will be announced, and a representative from the city will be sworn in and present a general description of the case. The appellant/petitioner will be sworn and present facts in support of their request. Mr. Osterhout will call for witnesses to speak in favor of the request, and then witnesses to speak who oppose the request. When both sides have completed their presentation, the Chair will call for the City's recommendation relative to conformance with the City of Rocky Mount Land Development Code. The appellant will have an opportunity to present any rebuttal to the City's recommendation. After the Board has heard each appeal/request and discussion, the public hearing will be closed and the Board will hold an executive session, which is open to the public, to reach a decision as to the particular appeal or request. The Board will not entertain any additional comments from the public during this portion of the meeting. The Board will discuss the case and then call for the vote.

4. Review of Application for Special Use Permit Relative to Public Hearing.

4.1 Special Use Permit: #05-02-23-03

Mr. Osterhout called for a representative from the city to present the case. Ms. Smith was sworn in by Mr. Osterhout. Ms. Smith presented the petition to allow a Wireless Communication Tower in a R-10, R-6MFA zoning district.

Ms. Smith stated the subject site is a is a deeded 13.19 acres and is located on Bob White Lane. The site is zoned R-10 and R-6MF. To the north of the subject site are single family residences zoned R-6MFA. To the east are single family residences also zoned R-6 and A-1. To the south is Northside Community Church zoned R-6MFA; R-15. To the west are single family residences zoned R-10. The appellant is requesting a special use permit for a wireless communication tower. The wireless communications monopole tower has a total height of 155 feet.

Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as an "Developed" and "Critical and Sensitive" area.

Ms. Smith stated that the request was reviewed using the findings Specific to a Wireless Communications towers special use found in Section 506. I. 41 of the Land Development Code. In approving the permit, the Board of Adjustment shall find:

1) That the use will not materially endanger the public health, safety or general welfare if located where proposed and developed according to the plan as submitted and approved; 2) That the use meets all required conditions; 3) That the use will not adversely affect the use or any physical attribute of adjoining or abutting property, or that the use is a public necessity; and 4) That the location and character of the use, if developed according to the plan as submitted and approved, will

be in harmony with the area in which it is to be located and in general conformity with the plan of development of Rocky Mount and its environs.

Ms. Smith advised a notification was sent to adjacent property owners, a sign was posted on the subject property and was listed on the city's website.

Ms. Smith concluded her presentation and advised the appellant was present.

Mr. Osterhout called for questions from the Board for city staff. Mr. Tharin asked why was this case coming before the Board of Adjustments. Ms. Smith advised that per the Land Development Code to have a wireless communications tower in a residential zone a special use permit is required. Mr. Osterhout asked if all requirements were satisfied, Ms. Smith stated they were. There were no further questions for city staff.

Mr. Osterhout called for questions from the Board for the appellant. Mr. William Edmondson of SMJ International obo US Cellular and representative of the appellant was sworn in by Mr. Osterhout to speak on behalf of the request. Mr. Edmondson stated that he has propagation maps that he could share and reiterated what Ms. Smith had presented.

Ms. Davison-Cobb asked if there were any potentials for harm from radiation, storms, or in the way. Mr. Edmondson stated that the structures are designed with a critical fail safe. If a structure is 160' it is designed to collapse within an 80' circle. The setback is approximately 160' and the closest property is approximately 300'. He stated that he has worn a RF Monitor (which is certified every 6 months) that indicates if he is exposed to any harmful elements while working on wireless communications towers and the only time, he has had it to go off is when he is close to a house antenna or a microwave that is in use. Mr. Edmondson explained the process of how the company goes about searching for properties to install wireless communication towers, with one being consumers calling in complaints of poor service.

Ms. Whitaker-Bailey asked what would or is the benefit of putting the tower where proposed. Mr. Edmondson stated that it has been over 7,000 complaints and dropped calls through that area.

Mr. Tharin asked in a city the size of Rocky Mount, within city limits, approximately how many wireless communication towers are there. Mr. Edmondson approached the board to show a map of all the properties that US Cellular has towers on. Mr. Tharin asked if there were a lot of problems reported with other towers, or if there is something particular with this tower that is causing a concern. Mr. Osterhout stated that there is no evidence to that effect, and there would need to be someone with expert testimony to come forward.

Mr. Osterhout asked if there is any recourse someone would have against the cell phone company if their property flooded apparent to this. Mr. Edmondson stated that it would have to be proven and design plans have to be approved by the city prior to it being built. He stated that X amount of land can be disturbed or add impervious surface to it before a water analysis is mandatory and they are far less than the required square footage. Mr. Bocook stated that the proposed development would be reviewed by the Development Review Committee, which is comprised of staff throughout the city, including a stormwater engineer. One of the things they take into consideration is stormwater impacts and there are regulations in place to mitigate any negative feedback. Mr. Osterhout asked if those studies had already been done or if that is in the next step of the process. Mr. Bocook stated that it is the next step of the process.

Mr. Osterhout called for anyone to speak in favor of the request. There were none.

Mr. Osterhout called for anyone to speak in opposition of the request.

Katheryn Zughbi (1800 Bobwhite Lane) was sworn in by Mr. Osterhout to speak in opposition of the request. Ms. Zughbi stated that she was concerned on the exact location of where the tower would be

installed and decreased home values. She asked if it would be surrounded by woods. Mr. Edmondson explained where they would make entry off Bobwhite Lane by clearing around 20-25 feet to the actual site and then just clear enough right around the tower approximately a 70'X70' area, disturbing as little as possible. He stated that it is an unmanned facility and is only visited for routine maintenance or issues. Ms. Zughbi stated that there is a creek that runs close by that floods. Mr. Edmondson stated that they must stay clear of blue line streams and wetlands which made them shift this project over 100', being the reason, they would need to access the site from Bobwhite Lane. The tower will actually be closer to the church than to any residents. Ms. Zughbi asked if she would have any loss of her current services due to disruption caused by the cell phone tower. Mr. Edmondson explained that transmissions are registered by the FCC, entities that wish to transmit must pay for licensed frequencies which do not interfere with one another. Ms. Zughbi asked if there was a safeguard against lighting. Mr. Edmondson stated that there is a lighting protection system installed on every tower. Mr. Edmondson stated that he owns several lots that have cell towers in close proximity and has never had a problem.

Karen Mercer (1741 Bobwhite Lane) was sworn in by Mr. Osterhout to speak in opposition of the request. Ms. Mercer asked whose idea was this and what benefits do they get from it. She stated that part of her property is on the easement that runs by the creek and is nervous of how close it will be. She stated that she really didn't want to see that, and that she already sees enough from the easement itself. She stated that Mr. Edmondson mentioned his lots, however, is it in the Rocky Mount area or in a residential area. Mr. Edmondson stated that none of his properties are in the Rocky Mount area, but they are in a residential area. As far as whose idea it was, Mr. Edmondson explained that through research, customer complaints and propagation maps prepared by RF Engineering they are given a specific area to locate property, usual within a 1-mile radius. Ms. Mercer asked is there were any alternative locations. Mr. Edmondson responded no.

Gary Puckett (844 Gold Rock Road) was sworn in by Mr. Osterhout to speak in opposition of the request. Mr. Puckett stated that his property is adjacent to the subject site. He stated that after reviewing the staff report he noticed that an impact survey has not been completed for wetland and the area proposed is swampy and in his opinion is the craziest place to put a tower. Mr. Edmondson stated that per the National Wetlands map they are 62 feet from the line. Mr. Puckett asked how much would the land be built up for the tower. Mr. Edmondson stated that there is a grading plan to go through so there is not a diverse water runoff to impact neighbors. He also stated that the entire reason for accessing the lot through Bobwhite Lane is to make sure they do not cross the blue line stream, the sewer easement or disturb the wetlands. Mr. Puckett stated that no matter the wetlands will be disturbed. Mr. Edmondson stated that the company pays a third-party engineering firm that does environmental and wetland studies to ensure they do not build in wetland areas, and as a construction manager it is not his practice to open land in a wetland area, which is decided by the rules and regulations of the government. Mr. Puckett stated that flooding is already an issue and building up land is going to impact the people who live there, and when the trees lose their leaves, the tower will be seen. He also stated that he believes the property values will decrease and people are not going to want to purchase a house by a cell tower. Mr. Puckett stated that there are ongoing cancer studies surrounding this matter and why would there be a continuance of studies for something they question. Mr. Edmondson stated that there are continuing cancer studies on many things. Mr. Puckett concluded by stating that it is being proposed in the wrong place, it's a residential area and that it is going to cause harm, he believes there are other options away from houses that it can be built.

Frank Quinlan (1724 Bobwhite Lane) was sworn in by Mr. Osterhout to speak in opposition of the request. Mr. Quinlan stated that he lives the closest to what he perceives what will be the location of the tower. He asked if this location is a done deal or if there were other properties being considered and what is the timeframe for completion. Mr. Edmondson stated that there is not another property being considered. He stated if it is approved by this board it will go to the next process which is zoning and permitting after approval from all boards and council it would be take about 90 days to build.

Mr. Osterhout asked if there was anyone else to speak in opposition of the request or if there were any further comments from the Board. With there not being any he asked if there were any objections to closing the hearing. With there being none, the board moved into the Executive Session.

Mr. Osterhout opened the floor for questions from the Board. There were none.

Mr. Osterhout stated that he believes the four (4) criteria's have been met to move forward with this application.

Mr. Osterhout made a motion to accept the request to allow a wireless communications tower on the property located on Bobwhite Lane [PIN 385109175084] with the Special Use Permit application. Mr. Tharin seconded the motion.

Board Action: The Board voted with seven (7) voting in favor of the request to allow a wireless communications tower in the R-10, R-6MFA zone. No members voted in opposition. Attorney Bill Hoyle advised there are enough members seated to have a quorum on the request.

Findings of Fact:

1. The subject site is zoned R-10, R-6MFA
2. The use will not materially endanger the public health, safety, or general welfare.
3. The use meets all required conditions.
4. A Wireless Communications Tower is a special use in a R-10, R-6MFA zoning district.

5. Review of Variance Requests

None.

6. Review Requests for Appeals

None.

7. Review of Requests for Interpretations

None.

8. Unfinished Business

None.

9. New Business

- a. Items from the Board

None.

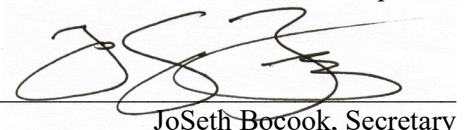
- b. Items from the Secretary

Introduced Planning Technician Tiffany Wright, a new employee within the Planning Division.

10. Adjournment [Next meeting; June 6, 2023]

There being no further business the Mr. Osterhout adjourned the meeting at 6:20pm.

Respectfully submitted,  
Mark Osterhout, vice-chairperson



JoSeth Bocook, Secretary  
Rocky Mount Board of Adjustment



# **Variance Requests**

Requested Action:	To allow a variation from minimum yard requirements
Location:	297 Fairfield Drive
Existing Land Use:	Undeveloped
Proposed Land Use:	Detached Single-Family Dwelling
Zoning:	R-6MFACD
Applicable Regulations:	LDC Sec. 5096: Zoning Variance Provisions
Property Owner:	Square Foote, LLC
Applicant:	William Foote
Case Manager:	Bernetta Smith, Planner
Voting Representatives:	City Members

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## ANALYSIS:

a) Land uses: Subject site and vicinity

The subject site is a single parcel with an area of 0.16 acres (6,970 square feet) located at 297 Fairfield Drive and is currently vacant; the property is zoned R-6MFACD (Conditional Medium Density Residential District). To the north are parcels zoned R-6MFACD (Conditional Medium Density Multifamily Residential District). To the south, east and west exist single family homes on properties zoned R-15.

b) Background

The appellant has requested a variance from the required side and rear yard setbacks to allow for the construction of a new single-family residence. The minimum yard regulations for the R-6MFACD zoning district call for a structure to be setback from the property lines 25 feet in the front, 10 feet on each side, and 20 feet in the rear.

The appellant has provided a site plan with the proposed location of the house. According to the plan, the structure will have a footprint of 40 feet wide by 49.7 feet deep. The western rear corner of the building would be approximately 7.3 feet from the side property line, and the southwest rear of the house would be approximately 17 feet from the rear property line. To locate the house as indicated, a variance will need to be granted allowing for up to 2.7 feet of relief from the required side yard requirement and 3.0 feet of relief from the required rear yard requirement.






c) Conformance with Section 509. Zoning Variance Provisions

In approving the permit, the Board of Adjustment shall find that all the following conditions exist:

1. The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action.
2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.

3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) or practical difficulty because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.
4. The variance is the minimum action necessary to alleviate the hardship or practical difficulty and observes the spirit of this LDC; and
5. The variance desired will not adversely affect the public health, safety or general welfare or impair the purposes or intent of this LDC or the comprehensive plan.



-  Subject Property
-  Transitional
-  Commercial
-  Residential
-  Industrial

**5.1– Variance Request # 06-06-23-04**  
Aerial Image & Adjacent Owners Notice Map

**297 Fairfield Drive [PIN 383012869667]**



-  Subject Property
-  Property Owners Mailed Notice

## 297 Fairfield Drive – Property Owner(s) Notified

5.1

Sarah C Fisher & Rebecca F Parks  
3776 Loblolly Dr  
Rocky Mount NC 27804

Durward T & Nicolette W Savage  
276 Fairfield Dr  
Rocky Mount NC 27804

Bradford H Elaine P Weisner  
309 Fairfield Dr  
Rocky Mount NC 27804

Pines At Westridge Owners Assoc  
NW  
Rocky Mount NC 27802

F M B INC  
2231 Nash St NW Ste D  
Wilson NC 27896

Richard A & Allison A Angott  
3770 Loblolly Dr  
Rocky Mount NC 27804

Judith P Wallace  
3629 Westridge Circle Dr  
Rocky Mount NC 27804

Leslie D Hall  
284 Fairfield Dr  
Rocky Mount NC 27804

Jerry L & Christine B Moore  
3701 Westridge Circle Dr  
Rocky Mount NC 27804

Paul M Jr & Anne W Kinnaird  
304 Fairfield Dr  
Rocky Mount NC 27804

James L Jr & Iris Taylor  
3762 Loblolly Dr  
Rocky Mount NC 27804

David L Whitby  
3705 Westridge Circle Dr  
Rocky Mount NC 27804

Mary S Keel  
308 Fairfield Dr  
Rocky Mount NC 27804

William E Oakley  
3633 Westridge Circle Dr  
Rocky Mount NC 27804

Thomas C Maze  
3780 Loblolly Dr  
Rocky Mount NC 27804

Square Foote LLC  
Po Box 8969  
Rocky Mount NC 27804

Raymond Blondine J Edmondson  
125 Shannon Ct  
Rocky Mount NC 27804

Nicholas Patricia A Demilio  
100 Fairfield Ct  
Rocky Mount NC 27804

Patsy D Sutton  
3768 Loblolly Dr  
Rocky Mount NC 27804

Jimmy N & Dorothy M Royal  
293 Fairfield Dr  
Rocky Mount NC 27804

Mary H Winders  
3782 Loblolly Dr  
Rocky Mount NC 27804

Larry A Jr & Carol T Weston  
321 Windsor Rd  
Greenville NC 27858

Shirley N Sneed  
3625 Westridge Circle Dr  
Rocky Mount NC 27804

Elise A Sykes  
3764 Loblolly Dr  
Rocky Mount NC 27804

Ronald C Fleming Jr  
305 Fairfield Dr  
Rocky Mount NC 27804

Richard F & Lisa F Rodgers  
285 Fairfield Dr  
Rocky Mount NC 27804

Foote & Moorefield INC  
101 Royal Ridge Ct  
Rocky Mount NC 27804

Thomas M Hunter  
3774 Loblolly Dr  
Rocky Mount NC 27804

# Notice of Request to Board of Adjustment for Variance

ROCKY MOUNT DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



Street address of property: <u>297 FAIRFIELD DRWS Rocky Mount, NC 27804</u>		
Parcel Identification Number (PIN):		
Property Owner(s): <u>SOUNDS FODE, LLC</u>		
Appellant Name: <u>WILLIAM FODE</u>		Daytime Telephone: <u>252-903-2904</u>
Mailing Address: <u>P.O. Box 8969</u>	City, State: <u>Rocky Mount, NC</u>	Zip Code: <u>27804</u>
Appellant Email Address: <u>FODEANDWOODSFIELD@SUNN.COM</u>		
Lot Dimensions: Width <u>54.7/84.08</u> Length <u>81/127</u> Total Area in Sq.Ft. <u>6,970 +/- #</u>		
Nature of Request:		

A fee of \$250.00 must be submitted with this application to the Department of Development Services so your request may be placed on the agenda  
**One (1) copy of the sketch plan drawn to scale on an 8.5" x 11" sheet is required to be submitted with the application.**

### NOTICE OF RIGHT TO HAVE MATERIALS FORWARDED TO MEMBERS OF ROCKY MOUNT BOARD OF ADJUSTMENT

Prior to each meeting of the Board of Adjustment, materials pertaining to each appeal request for a variance from the zoning ordinance, request for a special use permit, request for interpretation, and all other matters scheduled for hearing are forwarded to individual members of the Board of Adjustment for their review. If you are scheduled to appear before the Board, you are entitled to have forwarded to Members of the Board any written materials pertaining to your case, which can be duplicated and forwarded by U.S. Mail. To have your materials included in the packet of information, you must deliver the materials to the Department of Development Services at the same time the application is submitted. Materials must be reproduced on 8.5x11 sheets, except for surveys and maps. You are reminded that you are not entitled to contact any Board of Adjustment Member in any attempt to discuss your case prior to the Board's scheduled meeting. If your written materials are not received by the date and time prior to the hearing, you will be deemed to have waived your right to have written materials of your choosing forwarded to Board Members.

I understand that all requests must be submitted *twenty-one (21) working days prior to the meeting date* of the Board of Adjustment (meetings are held the first Tuesday of each month). An incomplete application cannot be accepted.

Applicant Signature:  Date: 5/8/13  
William A. Fode

*(Do not write below this line. For office use only.)*

Application Number: _____	Date Received: _____	Staff Initials: _____
Fee of \$ _____ paid on _____		Staff Initials _____

Revised 12/19

**SQUARE FOOTE, LLC.**  
**General Contractors**  
**Unlimited License #41805**

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P.O. Box 8969  
Rocky Mount, North Carolina 27804  
(252) 442-3900 – Office

May 2, 2023

City of Rocky Mount North Carolina  
c/o JoSeth Bocook  
Director of Board of Adjustments  
331 S. Franklin Street  
Rocky Mount, N.C. 27804

Re: 297 Fairfield Drive, Request for side lot line variance of 2.7' and rear lot line of 3.0'

Dear Sirs, Madams,

I request a variance on the subject lot for a side and rear lot line variance of 2.7' and 3.0' respectively. The subdivision covenants require that we construct a home with a minimum heated square footage of 2,000sf. This is the smallest lot in the subdivision, and it is proving to be very difficult to find a home that will fit on it and satisfy the existing setbacks. (Exhibit A)

The adjacent lot to the right is open common space and will not be developed. We plan to site the home to satisfy the left setback line where there is an existing home. The rear setback line is ten feet inside the subdivision line.

We have discovered that the four original homes in the subdivision all violate the rear setback lines when measured from the lot lines and not the subdivision line. (Exhibit B)

Approving this variance will not harm any owners or citizens of Rocky Mount.

Kindest Regards,



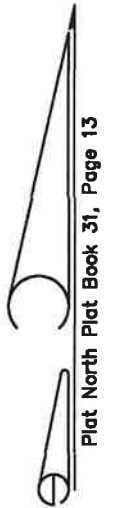
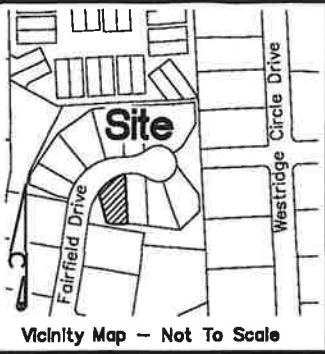
William Foote  
Square Foote, LLC.



" Exhibit A "

North

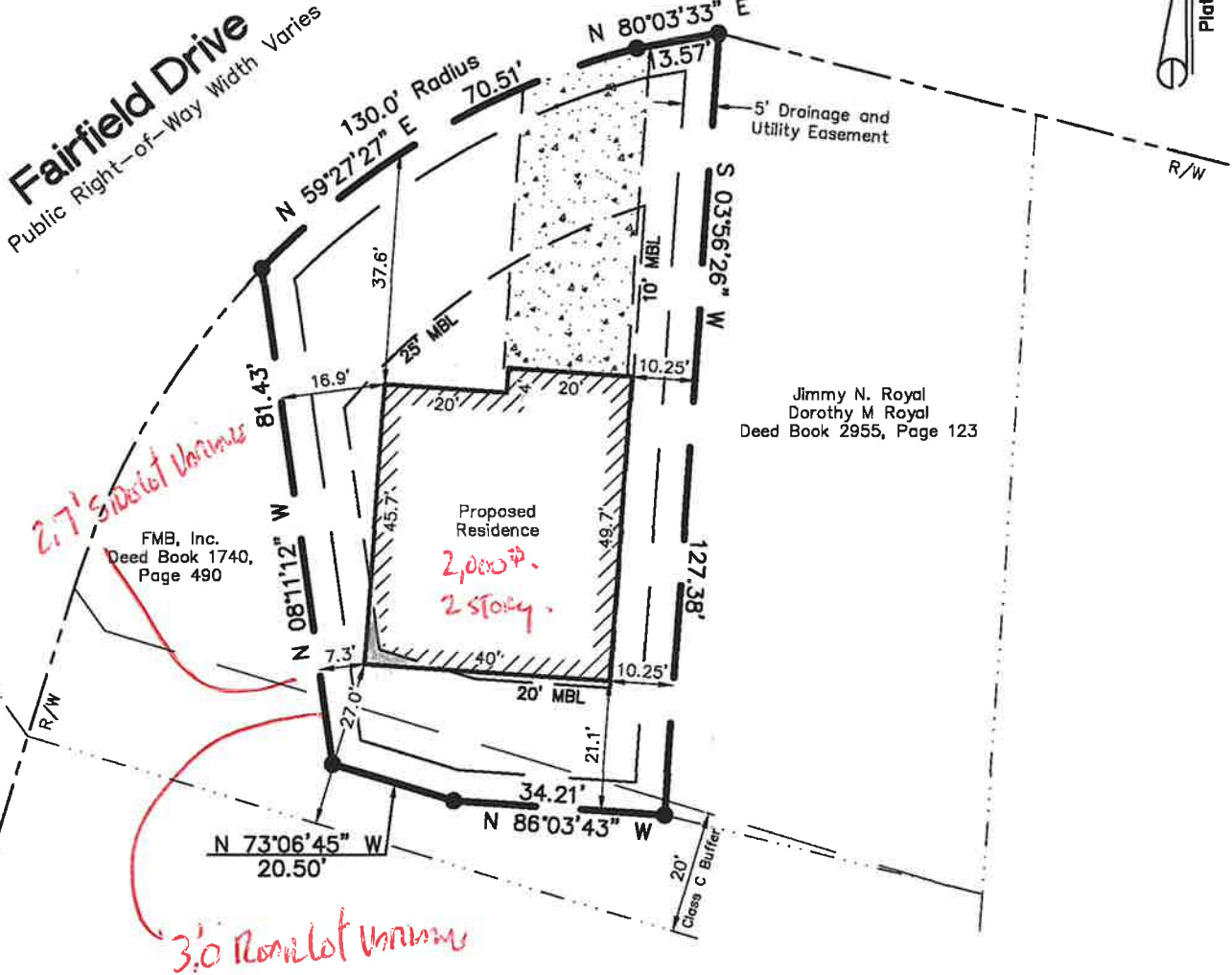
# PRELIMINARY PLAN Not to be used for Construction or Conveyance



## References

- Deed Book 3085, Page 982
- Plat Book 31, Page 13

**Fairfield Drive**  
Public Right-of-Way Width Varies



## Notes

1. No actual field survey at this time. All information taken from Plat Book 31, Page 13.
2. No title documents were provided at this time.
3. There may exist documents other than those noted on this survey that affect this property.
4. Area calculated using the coordinate method.

**Total Area: 0.16 Acres**

SURVEY FOR  
**FOOTE AND MOORFIELD, INC**

297 Fairfield Drive, Rocky Mount  
Stony Creek Township, Nash County, NC

Scale: 1" = 30' | Date: August 24, 2022 | Project: P210147

## Legend

- MBL = Minimum Building Line
- R/W = Right-of-Way
- MBL = Minimum Building Line
- = Subject Property Line Not Surveyed
- = Adjoining Property Line Not Surveyed

**MGA**  
Mack Gay Associates, P.A.

Engineering • Surveying • Planning  
1667 Thomas A. Betts Pkwy., Rocky Mount, NC 27804  
Phone: 252-446-3017 - Fax: 252-446-7715  
Firm License: C-0569 - www.mackgaypa.com

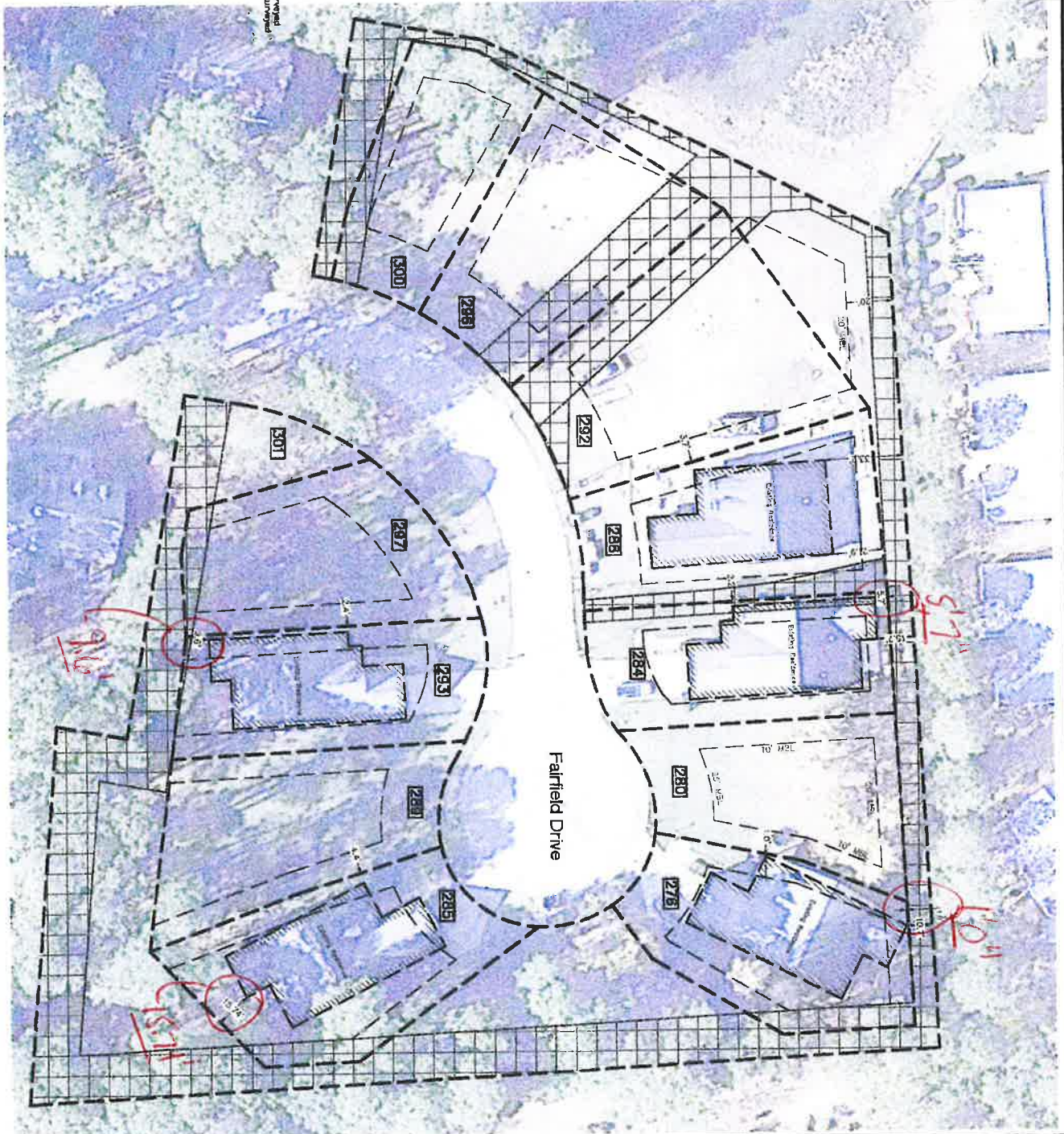
Being Lot 3, Block A, Fairfield Commons  
Plat Book 31, Page 13; Deed Book 3085, Page 982

" Exhibit B "



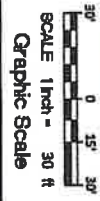
**Legend**  
 - - - - - Subject Property Line Not Surveyed  
 - - - - - Adjacent Property Line Not Surveyed  
 ▨ Bridge & Utility Easement

*From Aerial Photo*



**Notes**  
 • No actual survey of this plan.  
 • This is not a boundary survey.  
 • All information taken from Plat Book 31, Page 12  
 • All information not specifically located from Nash County GIS  
 • Purpose of this map is presentation only.

**PRELIMINARY PLAN**  
 Not to be used for  
 Construction or Conveyance

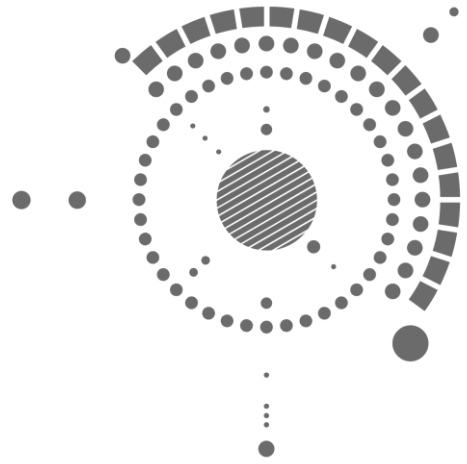


Survey for  
**FOOTE & MOOREFIELD, INC.**  
 Fairfield Drive, Rocky Mount  
 Stony Creek, Nash County, North Carolina

Revisions			CAD
Number	Date	Description	
1			

**MGA**  
 Mack Gay Associates, P.A.  
 Engineering • Surveying • Planning  
 1667 Thomas A. Balis Pkwy., Rocky Mount, NC 27804 - Rm License: C-0569  
 Phone: 252-446-3017 • Fax: 252-446-7715 • www.mackgaypa.com

SCALE: 1" = 30'  
 DATE: Nov. 17, 2022  
 FILE: P230231 CAD:LFH



## ATTENTION:

The next regular meeting of the  
City of Rocky Mount  
Board of Adjustment  
is scheduled for  
**Tuesday, July 18, 2023 at 5:30 p.m.**

