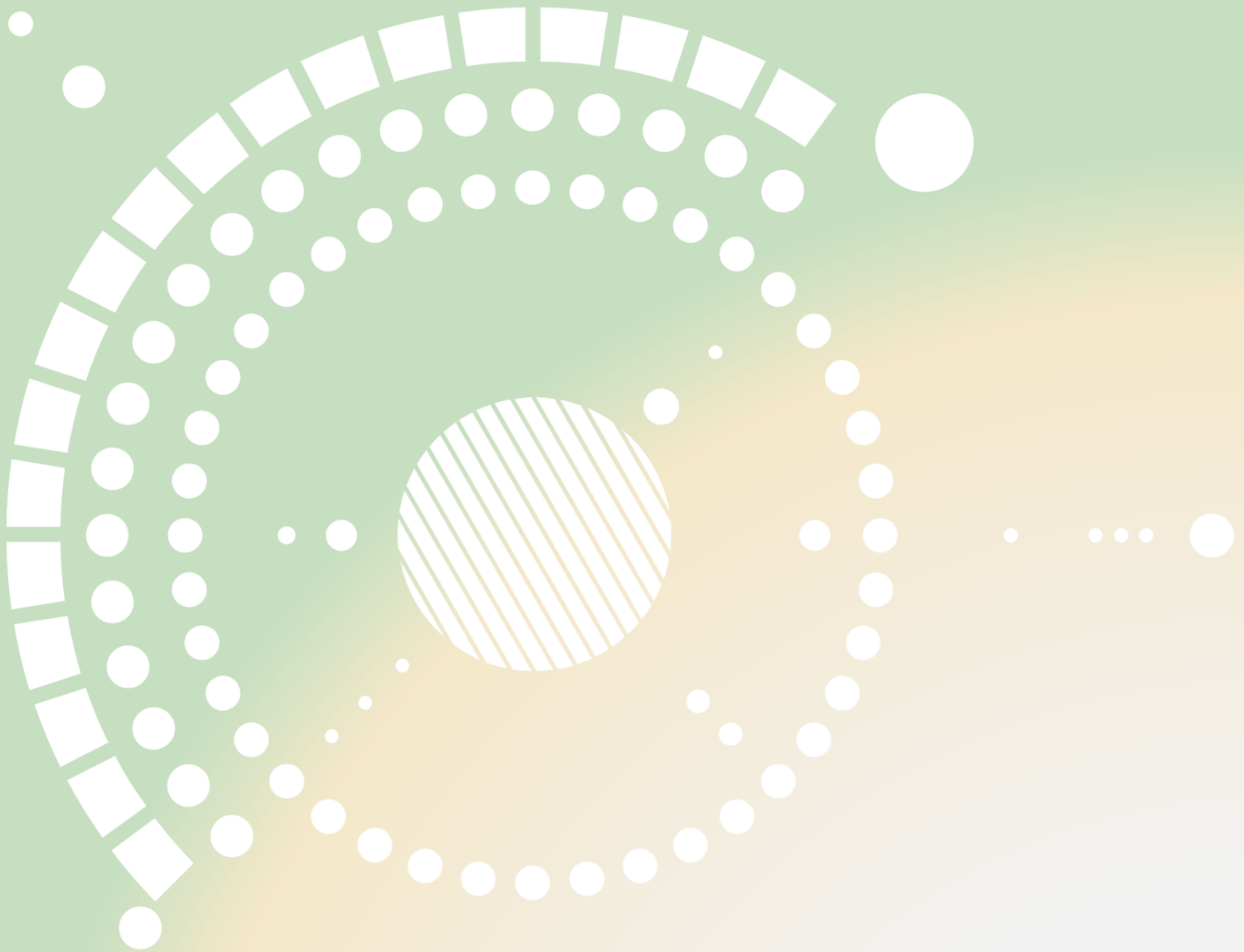


Planning Board Staff Report

March 12, 2024



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



AGENDA
ROCKY MOUNT PLANNING BOARD MEETING
MARCH 12, 2024 AT 5:30 P.M.
GEORGE W. DUDLEY CITY COUNCIL CHAMBER, FREDERICK E. TURNAGE MUNICIPAL BUILDING

Board Membership

Rocky Mount: Bruce Berry, James Davis, Robert Davis, Robert Hudkins, Johnnie Mayo Jr., Matthew Sperati (chair), and James Tharin

Edgecombe County: Vacant

Nash County: Vacant

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Meeting Minutes:** February 13, 2024
- 4. Development Review**

4.1 Thomas Street Townhomes Preliminary Planned Building Group #766

Requested Action:	Preliminary Planned Building Group
Location:	1190 W Thomas Street; 1135 Gay Street; 1139-1143 Gay Street
Existing Land Use:	Undeveloped
Site Plan Data:	Multifamily Dwellings
Applicable Regulations:	±1.437 acres
Owner:	LDC Sec. 712.D.3.a
Applicant:	West Moss Green, LLC
Prepared By:	Cesar Gil
Case Manager:	Briana Eddy; Joyner Keeny, PLLC
Voting Representatives:	JoSeth Bocook, Deputy Director of Development Services City Members

5. Zoning Review

5.1 Rezoning Request # 13-03-24

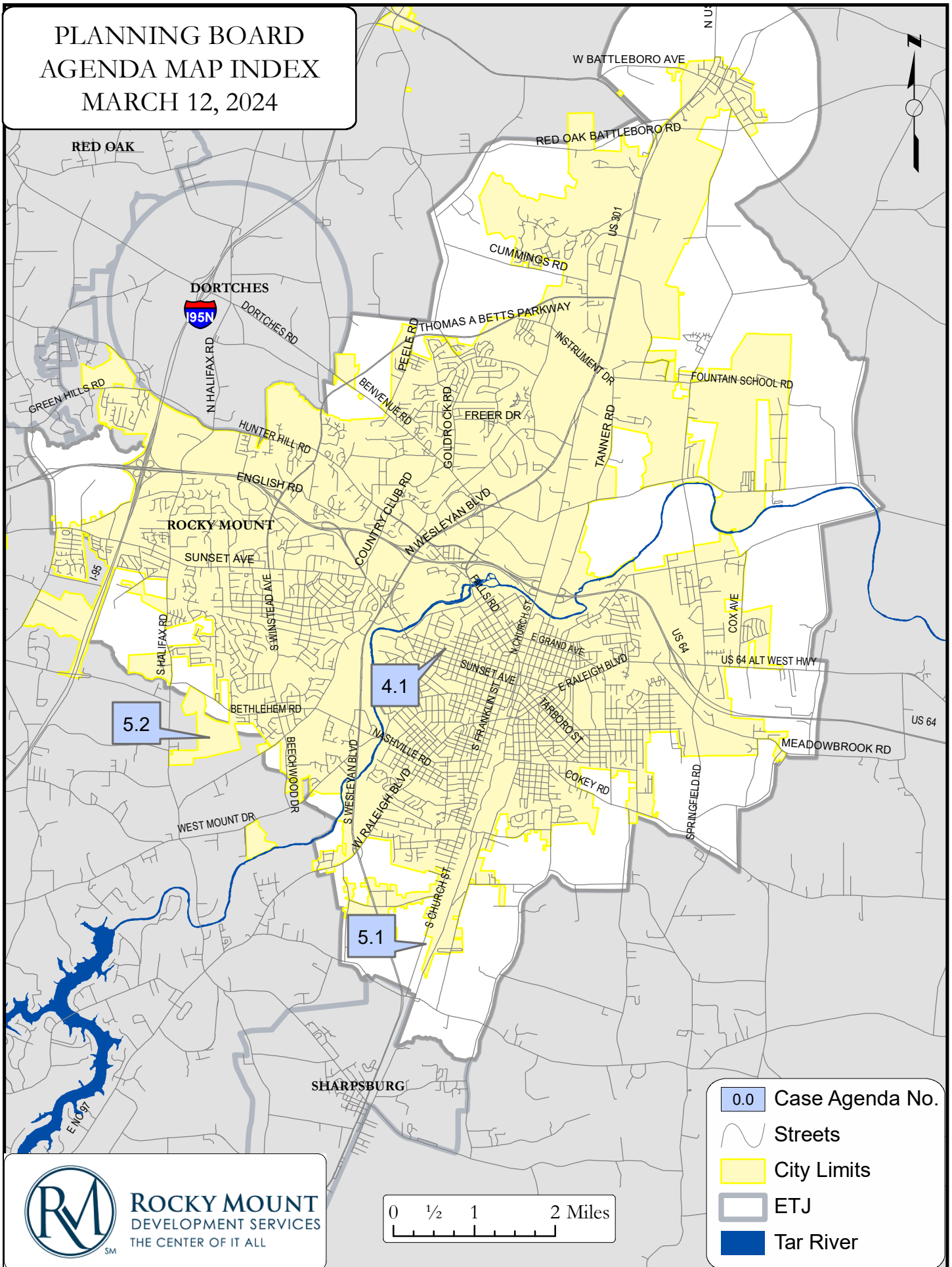
Requested Action:	A-1 to B-5
Location:	3941 S. Church Street
Site Data:	±8.36 acres
Existing Land Use:	Single-Family Dwelling, Detached
Applicant:	Michael Casey; MWC Property, LLC
Property Owner(s):	Juan Daniel & Elith Segura Guzman
Case Manager:	Bernetta Smith, Planner
Voting Representatives:	City & Nash Members

5.2 Rezoning Request # 14-03-24

Requested Action: A-1 to R-6
Location: S Halifax Road
[PINs 373910453202U, 373911651836U, 373911670078U,
373911760759U, 373912766624U, 373912769624,
373912861673U]
Site Data: +176.10 acres
Existing Land Use: Undeveloped/Agricultural
Applicant: Axiom Development
Property Owner(s): Jammy Scott & Sharon Pearce Mason
Case Manager: Stephanie Goodrich, Senior Planner
Voting Representatives: City Members

- 6. Planning Review**
- 7. Other**
- 8. Items from the Planning Board**
- 9. Items from the Secretary**
- 10. Adjournment** (Next regular meeting: April 9, 2024)

PLANNING BOARD
AGENDA MAP INDEX
MARCH 12, 2024



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL

**MINUTES OF THE
ROCKY MOUNT PLANNING BOARD MEETING
HELD FEBRUARY 13, 2024, AT 5:30 P.M.
IN THE FREDERICK E. TURNAGE MUNICIPAL BUILDING, GEORGE W. DUDLEY CITY COUNCIL CHAMBER**

MEMBERS PRESENT

Bruce Berry
James Davis
Robert Davis (via videoconference)
Robert Hudkins
Johnnie Mayo, Jr., vice chair
Matthew Sperati, chair
James Tharin

MEMEBERS ABSENT

STAFF PRESENT

Samantha Andelin, Administrative Assistant
JoSeth Bocook, Deputy Director of Development Services
Gabrielle Bryson, Storm Water Engineer
Stephanie Goodrich, Senior Planner
Ramon Muckle, Traffic Engineer
Emilie Pinkston, Director of Development Services
Jordan Reedy, Principal Transportation Planner

1. Call to Order

The chair called the meeting to order at 5:35p.m.

2. Approval of the Agenda

The chair presented the agenda and staff advised there were not any changes; the board approved the agenda as presented.

3. Approval of the Meeting Minutes: January 9, 2024

The chair presented the January 9, 2024, meeting minutes to the board. A motion was made by Bruce Berry, seconded by James Tharin and unanimously carried to approve the minutes as presented.

4. Development Review

4.1 Maple Creek Major Cluster Subdivision Floodplain Development Permit #762

At the request of the chair, DeLeon Parker representative for the property owner, Oak Level Ventures, LLC stated that if the board had any specific questions on the floodplain development certificate that he would be happy to try and answer those. He stated that the engineer for the project was present as well. He stated that they are asking for approval of the floodplain development permit for this project.

The chair called for questions/comments from the board for Mr. Parker. There were none.

Mr. Sperati stated that there are eleven criteria's that the planning board must consider before they can decide. He stated that some are heavily squared on engineering type data. Number 3 is that they must consider the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner. He asked if there was an idea of the type of structures that will be there and how they will be designed in such a way that will not be susceptible to a 100-year floodplain event.

Nick Rightmyer of Joyner Keeny, PLLC, engineer representative for the property owner, Oak Level Ventures, LLC stated that single-family residential homes will be constructed. He stated that there are several lots that within the 100-year floodplain which has a base flood elevation associated with it. He stated that the structures within that area will be required to be elevated one foot above the base flood elevation. Mr. Sperati stated that it is his understanding that the statute requires that the flood waters, if they come, be able to flow through the structure, cannot be impeded by the structure. Mr. Rightmyer stated that if it is below the base flood elevation there are requirements. Mr. Sperati stated but there are no requirements if it was above it. Mr. Sperati asked if it was the developer's intent to add soil to make it one foot above, or will the structures be built with empty space underneath? Mr. Rightmyer stated that it was his assumption that the developer's intent is to elevate the structures. He stated that when they prepared the layout, they went back considering the existing elevations where it made sense, the amount of fill required to get the homes above that base flood elevation wouldn't be excessive.

Mr. Sperati stated that Number 9 states that the safety of access to the property in times of flood for ordinary emergency vehicles and asked if there was anything in the plan that addressed that. Mr. Rightmyer stated that the ordinance also requires that the roadway itself be elevated relative to the base flood elevation, and he believes that the crown must be no less than one foot below that base flood elevation; and yes, it was considered in their grading plan.

Mr. Sperati stated that Number 10 states that the expected heights, velocity, duration, rate, rise and sediment transport of the floodwaters and the effects of wave action if outflow on the effect of that site. He asked if there had been any studies in regards that. Mr. Rightmyer stated that they had not performed any studies specific to the impacts of the flow. He stated that he would say typically the

floodway is where most of the flowing water is, and the floodplain is where the water is expanding out therefore there is not really as much flow in the flood plain as it is in the floodway.

Mr. Parker approached the board regarding their question about criteria Number 3, susceptibility of the proposed facility and its contents to flood damage and the effect of damage. He stated that the staff report shows the subdivision plan and most of the area in the 100-year or the 500-year floodplain will be common area with walking trails. He stated that the Land Development Code is clear that when you have a common area for cluster development like this, the land is to remain wooded. Concerns among the neighbors have been focused on wildlife habitation and leaving the natural area undisturbed as much as possible. If walking trails are damaged during a flood that's an easy thing for the HOA to repair. He stated that when it came to the houses, it would probably be the back end of houses within the floodplain. Looking at maps, on the other side of Maple Creek there are several houses that are in the floodplain. Traveling Winstead Road to Michael Scott Drive there are approximately 35 houses in the floodplain. He stated that it would be his assertion that the susceptibility of what's built there will have a negative impact, as far as damage from flooding. He stated that in reference to Number 9 regarding safety of access, the plan shows two entrances and exits, which will enhance the safety of access in the event of any kind of emergency. The places where the road is most susceptible to flooding will be at the back of the cul-de-sac. He stated that in reference to Number 10 he does not have any data to share. He stated that he lives directly on the Tar River with about an acre and a half of land behind his house that abuts the river. It's as wooded as it can be, and he still has yard space. He stated that when it floods significantly, like with Hurricane Matthew, the water that's within the floodway and for some distance back does move even into the trees. It can move slowly and quite a bit, but further back it's just the typical flood zone. The back area will remain primarily as is with trees. Within the floodway trees cannot be removed as they are a significant buffer to the movement and reduce the velocity of the water. Because of the common area, this built in buffer helps in those types of situations where everything's left natural, it's not built up, it's there to be able to take the water when it floods.

The chair called for questions/comments from the board for the applicant. There were none.

Mr. Berry asked for clarity on the map provided, showing the 100- and 500-year floodplain. He asked where the riparian buffer zones would be.

At the request of the chair, Development Services Deputy Director JoSeth Bocook stated that on the map that was displayed, the hatched area at the north end of the property represents the floodway. The solid blue is the 100-year floodplain and the yellow represents the 500-year floodplain. The floodway is the area where the water is truly discharged and per the development standards, there can be no land disturbing activity, and no development. Within the 100-year floodplain, development is permitted with specific standards, which this floodplain development permit is part of that more stringent regulation of that area. The city does not regulate the 500-year floodplain but for graphical and educational purposes, it is mapped to show where property is most susceptible to flooding in the most extreme event.

Mr. Bocook stated that this request is for a Class II Floodplain Development Permit, and it is associated with the proposed Maple Creek Major Cluster Subdivision. The proposal is to create a subdivision that contains 72 lots for single family, detached dwellings and one common area lot. The common area and 20 of the lots encroach on the 100-year floodplain requiring compliance with the city's floodplain protection zoning overlay district standards. A floodplain development permit is required before any land disturbance activity, new construction, or substantial improvement, alteration or expansion of an existing structure or building may take place in the floodplain protection zoning overlay. He stated that the following criteria shall be considered, and conditions may be placed on the applicant to ensure that they are addressed sufficiently to ensure the public health, safety, and general welfare are protected to the degree possible. 1. The danger that materials may be swept onto other lands to the injury of others;

2. The danger to life and property due to flooding or erosion damage; 3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner; 4. The importance of the services provided by the proposed facility to the community; 5. The necessity to the facility of a waterfront location, where applicable; 6. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use; 7. The compatibility of the proposed use with existing and anticipated development; 8. The relationship of the proposed use to the comprehensive plan and floodplain management program; 9. The safety of access to the property in times of flood for ordinary and emergency vehicles; 10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and 11. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

Mr. Bocook stated that Chapter 9 of the city's Comprehensive Plan titled Critical and Sensitive Areas addresses the general guidance for development decisions that affect environmental features and processes. It encourages development to minimize any impact on these resources, setting a goal that the city builds and develops in a way that preserves and protects natural features and systems and enjoys the beauty, open space and recreational opportunities provided by the natural environment. Among the objectives and strategies within the chapter to attain this goal is the continued efforts to mitigate flood hazards. It calls for to the greatest extent possible. Having development occur in areas that are not flood prone, but where development must occur in the flood prone areas, every effort should be made to mitigate flood hazards and put forth the few strategies recommending ways for the city to mitigate the hazards of note. The current Comprehensive Plan was adopted in 2003. It was in 1999 that the city experienced a tragic flood event associated with Hurricane Floyd, which was an eye-opening event for everyone, but especially city staff and others tasked with putting forth regulations to protect our residents and their property. At that time, it was recommended that floodplain regulations were strengthened, floodplain maps updated, and assurance that development in the floodplain meets national flood insurance program requirements. In 2002, the city robustly revised the floodplain development regulations and in 2003, around the same time the comprehensive plan was adopted, there were new flood insurance rate maps adopted. These maps have since been further revised in 2013. These maps are produced by FEMA and the Army Corps of Engineers. The floodplain regulations are current and were adopted in 2019. The regulations are based on the State Department of Public Safety and Emergency Management's model ordinance and the city's regulations meet and exceed the National Flood Insurance Programs minimum requirements. This development encompasses an area of about 21.6 acres. He stated that the hatched area indicates the floodway. There are about four acres on this site that are within the floodway. Again, our land development code dictates that no development is permitted within the floodway. The Cities regulations, however, do permit development within the 100-year floodplain provided certain criteria are satisfied. There are about 17 general requirements. Some of the requirements are that all new construction and substantial improvements shall be designed and adequately anchored to prevent flotation collapse, lateral removal of a structure; all new construction shall be constructed with materials and utility equipment resistant to flood damage; shall be constructed by methods and practices that minimize flood damages; all mechanical, electrical, and plumbing components are to be elevated at least one foot above what the flood maps identify as the base flood elevation—that is the height water is expected to rise to in the 100-year flood event. The base flood elevation is measured above sea level and at this location is between 107.6 feet and 107.4 feet. It is higher in the west and the water flows east, so the lower end is at the east of the property. Mr. Bocook stated that on these lots, when you look at the contours for this land—since these are going to be residential structures, our ordinance requires that the finished floor and all components of the home are elevated at least one foot, again above that height—he estimates that the finished floor of the 20 homes in the 100-year floodplain would have to be about two to three feet above grade.

Mr. Bocook stated that access was mentioned. There are at least two portions of the proposed streets that encroach the 100-year floodplain and that it is required that all new roads shall be constructed with the lowest roads crown elevation is no more than one foot below the 100-year base flood elevation. In considering the contours of this area, he stated that he didn't think there would be any fill required to satisfy that standard. The main thing with the residential use proposed is satisfying what they call free board which is the difference in the finished floor elevation and that base flood elevation, in Rocky Mount, it is one foot. It's important to protect property and life in these critical and sensitive areas, again, that's why we adopted regulations that apply to development in these areas based on the state's model ordinance. The city also participates in the National Flood Insurance Program and the Community Rating System. The City does many activities to make residents and prospective developers and other stakeholders aware of the threat of flooding and to know our regulations around it. The City is working actively to prevent loss from flooding, loss of life and property. Because of the City's participation in the Community Rating System, in April this year, all residents of the city will be afforded a 20% discount on any flood insurance policy. We are a Class 6 community, which puts us around the top 23% of communities across the nation.

Mr. Bocook stated that staff is recommending approval of the Floodplain Development Permit for the Maple Creek Major Cluster Subdivision on the basis that the application of the city's floodplain protection zoning overlay district standards will ensure the subdivision has minimal to no negative impact on the area and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

The chair called for any comments/questions from the board for city staff.

Mr. Berry stated that his biggest concern is the cluster combined with the permit, he stated that there is so much more impervious space now putting water into an area that's already prone to flood. He stated that they, the board are just now talking about the permit piece, and he realizes that the hearing for the preliminary plat is next on the agenda, however they are interconnected.

Mr. Bocook stated that the property is zoned residential R-10, which is a low-density residential district. The ten in the R-10, abbreviation means that the minimum lot size in that zoning district is 10,000 square feet. The proposed subdivision is a cluster subdivision, which is a tool that is applied in situations like this, where on a particular property there are considerations that should be considered, in this case, the floodway and 100-year floodplain. This allows a developer or the subdivider to create smaller lots while maintaining the density or the number of lots that would be expected in the R-10 zone, allowing for smaller lots. In this case these lots are on average a little over 6,000 square feet. That lot size is akin to the densest single family residential zoning district in our ordinance, R-6. As mentioned earlier, this site is about 21.6 acres. If the maximum number of lots that would be expected is about 76 lots, not considering the floodway or the need to create streets. You would divide 21.6 acres by 10,000 square feet to get that total number. The cluster subdivision provisions, however, do require 20% of the net acreage be designated as a common area maintained as outdoor, recreational and or open space. If you take the 20% into account and take away the four acres that are in the floodway the maximum number of lots would be 61 lots. Right now, they are proposing 72. However, the way our current regulations are written, it does not require the area in the floodway, the four acres, not be included in the calculation.

Mr. Berry asked if the unbuildable space that they cannot build on is still included in that density. Mr. Bocook stated that was correct. Mr. Berry continued by asking if the watershed from the new and pervious space a concern to city staff. Mr. Bocook stated that it is absolutely a concern. He stated that in addition to the Floodplain Overlay Protection Chapter that the city's Land Development Code has a chapter that speaks about stormwater.

Mr. Bocook stated that staff from the Public Works Department, Engineering Division were present and could shed some light on that.

Storm Water Engineer Gabrielle Bryson asked if there were specific concerns the board had questions about. Mr. Berry stated that his concern is that when you create more impervious areas, you're then reducing the amount of area that can take that water.

Ms. Bryson stated that in terms of the development review for the actual construction plan process, we have regulations for actual water quantity and quality management. Of course, the concern tonight is more on the quantity side. If they are creating impervious surface enough to the point that they're increasing base water runoff levels greater than 10% of pre-existing conditions, which they likely will in this instance, they would have to provide some sort of stormwater quantity basin or other stormwater control measure to hold water up to the 25-year flood. With the way pipelines are designed, they're likely not going to be taking it at the rate of the storm when you get to a 25-year flood, you're probably going to get up to 5-to-10-year flood. Once you get to those, basically water is not flowing into the inlets at that rate, that's what is essentially flooding the streets. In terms of flooding the walks, if the houses are elevated above the base flood elevation, the interior of the house is not going to be damaged. In the ideal situation, considering that flood elevations stay the way they currently are, there is no promise that they will. The flood elevations we have now are based on more recent hurricanes, so in terms of flooding the houses, if it's elevated, it's not going to flood the house. But in terms of flooding the properties, as you increase impervious surface and you remove trees, you have a lower infiltration rate for those lots and standing water is expected to stay longer. She stated that she could not speak as to how long the prospective residents can expect water to stand on those lots as she does not have any soil data for that area and different soil drains at different levels, but ideally, the builders would and with our regulations, would keep elevations in mind to at least keep the structures and relatively safe conditions. But in terms of actual erosion and long-term drainage on the lots, they can't expect flooding during large hurricanes and how long it takes for that water to drain would depend on the size of the hurricane and the actual soil qualities of those lots.

Mr. Tharin stated that he feels as if there are mixed messages. Staff is recommending approval, however there are a lot of concerns. Ms. Bryson stated that with the approval of the floodplain development permit, that doesn't approve that they can do anything on those lots, they still must go through development, review and meet our standards. This is just allowing them to get their preliminary plat approved by the planning board and then it can move into the actual construction plat process where more information is collected. She stated that for example, at this point, she doesn't know the proposed grading or soil surveys for the site, which is something she cannot speak on until this process goes through, and a full construction plat and stormwater impact analysis is completed.

Mr. Sperati stated that this was a very thorough presentation, which the Planning Board certainly appreciates, as it has been through the Development Review Committee multiple times. He stated that he understands a lot of work goes into analyzing these situations. He stated that he had one brief concern just to make sure everything is covered. Number 11 states that the cost and the cost of providing governmental services during and after flood conditions, including maintenance repair of Public Utilities facilities such as sewer, gas, electric and water systems and streets and bridges are covered by the Development Review Committee and that the concerns of any additional cost of providing those services after a flood event were taken into consideration. Mr. Bocook stated yes, it is included in the 17 floodplain regulation standards. It includes water supply systems, sanitary, sewage system, homes and the other things that were mentioned in Number 11 are all required to be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems.

The chair called for questions/comments from the public in support of the request. There were none.

The chair called for questions/comments from the public in opposition to the request.

Will Alston, 2016 Joelene Drive, stated that he was concerned about flooding as it is a flood prone area. He stated that he experienced Hurricane Floyd across the Creek. The foundation of my property and several other houses had water on the floor inside. He stated that the bridge on Winstead Avenue was no more than 200 yards from his house and during Floyd there was not enough space under that bridge to allow the flow of water therefore it went on top flooding the road. He stated in his opinion putting fill in the floodplain is not good and it shouldn't be considered in this case. He does understand that the developer can put 800 cubic yards of fill for each acre and there's a number of acres associated with the floodplain, that's a lot of fill, and he does not agree that is something that should be allowed. He asked if anyone else indicated the same concern. Mr. Sperati answered yes at prior meetings.

Sharon McLaughlin, 1940 Bethlehem Road, stated that the preliminary plat picture she received looked like there could be 88 lots allowed, however they are only planning on building 72. What's to stop them from adding the additional lots once it's approved? Mr. Sperati stated that right now this application is only to approve the flood permit. The matter that is up next is when the Planning Board will be deciding on the plat and if they approve the plat map as it is, they can only build the 72 lots. Ms. McLaughlin stated that her other question was regarding flooding. She stated that the North Carolina Quick Check mentions that some key floodplain development permit review steps ask if the site is near a water course, is the site on the FEMA map, floodplain, or floodway? Have other state and federal permits been obtained? Is it reasonably safe from flooding? Does the site plan show the flood zone base, flood elevation, and building location? Is a substantial improvement of older buildings proposed? Do the site plans show appropriate and safe foundations? Will the builders/owners have to submit an as built elevation certificate anyway? She stated that "they" did not get to see what the Board saw. Mr. Sperati stated yes, all the things mentioned were either specifically covered, provided by the Development Review Committee or the city staff, and then transmitted to the Board in a staff report. He stated that the information the board members are given is always available on the city's website. Ms. McLaughlin shared with the Board photos on her phone of flooded yards of some houses in the area after a rainfall in January 2024.

Robert Michaud, 936 Pamela Lane, stated that his property is on the bottom right-hand corner, third lot parallel to the street where the proposed subdivision will be built. He stated that it is his understanding that there will be buffer between his property and the abutting property, which will become a canal. He stated that the property around the development is going to be hurting, due to flooding. He stated the bottom line is we're all, including the wildlife, going to be affected by it. The property and houses across the creek are at a higher elevation they don't get affected as others. He stated that another concern was what was going to be built on the property as he believes it has been changed four times.

Spurgeon "Sandy" Davidson, 913 Pamela Lane, stated that his concern is the stormwater runoff. He stated that if you look at the lay of the land Pamela Lane runs downhill from Bethlehem Road to Maple Creek, all the stormwater runs down towards Maple Creek. He stated that Maple Creek is very shallow and very narrow, it can't handle floodwaters, it can't even handle a strong thunderstorm. He stated that they lived through Floyd and knew what that did, but Hurricane Matthew flooded the lower end of Pamela Lane. It doesn't take more than one or two strong thunderstorms in the spring and summer to flood that area. He stated that covering the soil and taking down trees and replacing it with asphalt and concrete that water has got to go somewhere. He stated that he has not heard of any proposals of a way for Maple Creek to handle more volume, such as dredging and widening it from the headwaters, all the way to Tar River. He stated that the community cannot continue to live with heavy rain and hurricanes flooding Maple Creek. There is no way to channel that water to the Tar River, so it backs up on Pamela Lane. He stated that there is a drainage ditch behind his house that drains that water from Bethlehem

Road into Maple Creek, and the city maintained it for many years, about every three or four months by cleaning it out and then it just stopped. He stated that he called a year ago and they sent a crew out, cleaned it out, but has not been back. He stated that Maple Creek will need to be addressed to handle additional water if this project moves forward.

Mr. Sperati addressed Mr. Davidson's point regarding having to address the increased capacity of Maple Creek. He stated that it was his understanding that it's the intention of the site plan that the water will never actually reach Maple Creek. The subdivision itself would be built in such a way that the water would be funneled to a retention pond where it would sit and dissipate or flow through another pipe. Mr. Davidson asked where is the construction site of the pond? Mr. Sperati stated that he did not know the specifics as that is part of the design process.

Justin Ward, 929 Pamela Lane, he stated that he agrees with everyone else, especially Mr. Alston. He stated that what they are proposing may be within regulations, however, he feels as if it would be just stacking problems on top of one another. He reiterated that Maple Creek does not flow like it should and that it just will not be able to handle additional flow.

Ms. McLaughlin asked if there's going to be a retention pond for the runoff water and the water is already running from the floodplain into Maple Creek, how is the pond going to retain all that runoff water. When the creek cannot hold it and the bridge can't accommodate, it's going to run into that pond, it's not going to be able to catch all the water that has been running through Maple Creek. So, what happens to it? Mr. Sperati stated that he was not an engineer, however it is his understanding that the general concept is that whatever additional runoff is created from what the developer builds will be contained by the pond. The pond will be at a capacity set by the city engineer. Ms. McLaughlin stated that if the pond does not hold it, what recourse will residents have if they get flooded out. Mr. Sperati stated that is one of the things the Board must consider when deciding whether they are going to approve.

Mr. Tharin asked if the developer does everything according to city regulations and approval, what assurance do the residents that are outside of this new subdivision have? Is there anything you can point to, to make them feel better about their property not flooding. He stated that his concern was that he didn't want to make anybody that's already there worse off.

Ms. Bryson stated that in terms of development review on the engineering side, they only regulate water quantity, up to the 25-year storm. If there is going to be a pond in the floodplain, that's going to just be completely flooded out, during a 100-year storm. The water quantity belief expectations are more for "minor" hurricanes but it's not going to be expected to take the capacity of a 100-year storm. The relief is going to be more focused on not damaging the actual structure itself by elevating it, but the properties and the road would likely be flooded during those events.

Mr. Tharin stated that there is a valid concern here for the people that are outside of the of the new subdivision. Ms. Bryson stated that if it's in the floodplain, you can expect that those lots are going to see standing water during those level of storm events. Mr. Tharin asked if it was more likely that they would have worse conditions than they currently have. Ms. Bryson stated that she did not have access to their proposed grading. She said that during the large storm events you do not expect infiltration to really take much of a role in terms of water leaving the site, if there is that much sheet flow going on just from the sheer volume of water falling from the sky during that time the level of infiltration is pretty much null until the rain event stops. Once the rain starts to slow down then infiltration can happen, that's when having those trees, and not having the impervious surface is most beneficial. But during the actual rain event itself there would probably be marginal difference for having lots there, it's just the post rain and how long does the water stand on the lots impacted.

Mr. James Davis asked if more than one storm basin could be provided. Ms. Bryson stated that a retention pond is typical for residential configurations. Having multiple ponds isn't going to make much of a difference in terms of large storms because the pond is going to be in the floodplain, the top of the pond is going to be in flooding area, it's still going over the top. There's not really a size pond that you can build on 20-acre property that can take on 50-miles of drainage from the Tar River or 10-miles of drainage from Maple Creek. Mr. Davis asked if the pond fills up where will the rest of the water go. Ms. Bryson stated that the way the basin would be designed is that up to the 25-year storm, the water would drain into the basin. Over that 25-year storm, there would be a spillway that would be directed away from wherever the residences are towards Maple Creek. The pond would not be designed so any sort of overflow would be directed at the houses. If the entire pond is full and it's filling up over even past that spillway, you're just going to have standing flooding everywhere but the sheer volume overflow and a spillway and a long and a large rain event wouldn't be directed at the houses.

Mr. Alston stated that the discussion about the retention pond was a little complicated, but he believes a retention pond does nothing if it is a 100-year flood. He stated all it would be is a pool that can hold water and maybe relieve some houses or some problems but not much, and when the rain keeps falling it does nothing.

There being no further questions/comments from the public, the public portion of the hearing was closed.

There was discussion among the Board of how bad off the residents would be in a 100-year flood outside of that subdivision, compared to the subdivision being there, will it make things much worse? What if something catastrophic does happen? A 100-year storm is going to do it anyway or is this the difference between the cause of damage outside of the subdivision.

A motion was made by Mr. Berry to deny the Preliminary Major [Cluster] Subdivision Floodplain Development Permit located at 1930 Bethlehem Road based on the information received from the stormwater engineer; statements from residents in the area on the severity of current flooding issues, and being coupled with the cluster development, you have a higher density; it is in the 100-year floodplain. The motion was seconded by Mr. Hudkins and carried with a 6 to 1 vote, with Mr. Mayo voting against the denial.

4.2 Maple Creek Preliminary Major [Cluster] Subdivision Plat #762 [APPEAL]

At the request of the chair, DeLeon Parker, representative of the property owner, Oak Level Ventures, LLC stated that the appeal would need to be tabled, so that a redesign and more geotechnical data can be done specifically for the floodplain permit. The floodplain permit must be approved for the cluster subdivision can be approved.

Mr. Bocook stated that tabling the appeal would be fine, and anything that is resubmitted would be a revision to what is proposed.

A motion was made by Mr. Tharin and seconded by Mr. Berry and unanimously carried to table the appeal of the Maple Creek Preliminary Major Cluster Subdivision Plat until and when the applicant returns for further consideration of the flood plain permit.

4.3 Estee's Village Preliminary Planned Building Group #764

At the request of the chair, Nick Rightmeyer of Joyner Keeny, PLLC, representative of the property owner, Kupona Properties, stated that this property was brought before the Planning Board a few months ago for rezoning, which has been approved. He stated that the entire property is now zoned R-

6MFA. The proposed development is 32 single family townhouses for individual ownership. Public water and sewer are available at the site and are extended into the development to service the proposed townhomes. He stated that there is access from Old Battleboro Road with a secondary access on Avalon Road and has been reviewed by city staff several times. He stated that all comments from the city staff have been addressed. There was a neighborhood meeting held where all the concerns were taken into consideration, there were concerns about access and stormwater. The new layout includes construction of a new drainage ditch and a retention pond.

The chair called for questions/comments from the board for the applicant. There were none.

At the request of the chair, Development Services Deputy Director JoSeth Bocook stated that this request is for a preliminary plan building group for Estes Village at 2947 Old Battleborn Road. Mr. Bocook stated that the proposal is to create 32 townhomes or single family attached dwellings on the property. The project has been reviewed several times by the city's Development Review Committee. He stated that one of the sticking points early on, as noted, was the proposed access to the development and is satisfied to see the newly proposed road at the north of the development onto Old Battleboro Road. He stated that the Development Review Committee has reviewed the plan in the areas of planning, zoning, fire safety, public utilities, and traffic. Mr. Bocook stated that the preliminary plan is less detailed than a construction set of plans, however, that is an option afforded within our land development code to allow for a review by the Planning Board without the developer incurring the expense of producing more detailed construction drawings.

Mr. Bocook stated that staff recommends approval of the preliminary planned building group on the condition that a subdivision plat to create the proposed lots is recorded.

The chair called for any comments/questions from the board for city staff. There were none.

The chair called for questions/comments from the public in support of the request. There were none.

The chair called for questions/comments from the public in opposition to the request. Mr. Ernest Bynum, 2947 Old Battleboro Road, asked for clarification on what road the entrance into the proposed site would be coming from. Mr. Sperati stated that the best he could tell from the map submitted there would be two entrances and exits from the subdivision. One is going to be onto Avalon Road and the other will be onto Old Battleboro Road. He stated that the map submitted is the map being voted on and if approved it will be the way the property will be built.

Mr. Bocook stated that he wanted to note for the record that with this request and the prior two a written notice was sent out, which in the past was not typical for development review items, but these projects were subject to the required neighborhood information meetings due to the scale of the proposed development at the onset of the project. He stated that it was best practice to make them aware of this meeting.

Mr. Mayo asked for clarity regarding the address of Mr. Ernest Bynum and the address submitted on the application, are both listed as 2947 Old Battleboro Road. Ms. Hargrove with Kupona Properties stated that it was the closest address to the site at the time of submittal to reference. Ms. Hargrove stated that she is working on it and the church is addressed 1043 Old Battleboro Road.

There being no further questions/comments from the public, the public portion of the hearing was closed.

A motion was made by Johnnie Mayo, seconded by James Davis and unanimously carried, to approve the Preliminary Planned Building Group located at 2947 Old Battleboro Road on the condition that the comment to record a subdivision plat to create the proposed lots are resolved and that the property is readdressed.

5. Zoning Review

5.1 Rezoning Request #11-02-24

At the request of the chair, Stephanie Goodrich presented the request for rezoning submitted by Joel Boseman; representative of property owner Boseman Family, LLC. The subject site is a +/-2.09 -acre site consisting of two parcels, located at 1444 and 1156 Benvenue Road (PIN 385118406847 and 385118406785) located on the eastern side of Benvenue Road between Hwy 301 and Independence Drive. The subject property is currently zoned Low Density Residential District (R-10), and the property owner is requesting rezoning to Commercial Corridor District (B-2). Most nearby properties are zoned Commercial Services District (B-5) or Commercial Corridor District (B-2), with one Low-Density Residential (R-10) adjacent.

Mrs. Goodrich stated that nearby land uses is one residential property to the north of the subject site, a bank with a drive-through, Affordable Suites, office, retail, and personal services; across Benvenue there are retail establishments, a church and a gas station. Further south along Benvenue there are some residential structures that have been rezoned to B-5 that is a currently unused residential structure.

In 2018, 1225 N Wesleyan, which fronts on Thorpe and Wesleyan and abuts the subject properties in the rear, was rezoned from I-2 to B-5.

Mrs. Goodrich advised that there have been several rezoning amendments since the adoption of the 2003 Comprehensive plan. In 2004, 1120 Thorpe Road was rezoned from I-2, Heavy Industrial to B-5. The adjacent parcel at the corner of Thorpe and Benvenue was rezoned R-10 to B-5. This is currently the site of Standard Insurance. 1025 Benvenue was also rezoned R-10 to B-5.

Mrs. Goodrich advised that the Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject area as being in a “Developed” area.

Mrs. Goodrich stated that this area has been mostly developed or redeveloped with commercial uses. Despite these parcels being residential in the past, residential is no longer appropriate considering the surrounding uses and zoning. The Comprehensive Plan encourages infill development in areas that have existing infrastructure as well as encouraging developments that blend well with existing areas. Major corridors, including 301, 64 and Benvenue, are intended to serve as the city’s primary retail and office locations.

Mrs. Goodrich advised that the transportation comments were prepared by the CRM Public Works Department, Engineering/Traffic Division. It stated that the subject properties include two contiguous parcels with a total of approximately 2.19 deeded acres. 1156 Benvenue Rd., contains .99 deeded acres, and has approximately 122.5 feet of road frontage on Benvenue Rd. It sits directly east of where N. Wesleyan Blvd and the Benvenue Rd. Ramp meets Benvenue Rd. 1144 Benvenue Rd., having 1.20 deeded acres, sits behind another parcel, so does not have any frontage on Benvenue Rd. Both parcels are bordered to the south by parcels that are currently zoned B-2CU, and to the east by B-5 zoned parcels. Parcels opposite the subject properties across Benvenue Rd are zoned B-2.

At this location, Benvenue Rd is a four-lane, two-way major arterial with a center left turn lane. It has an estimated practical capacity of 39,400 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of about 14,227 VPD per NCDOT data (2023).

The subject parcels have direct access on Benvenue Rd to Route 5 (Golden East) on the Tar River Transit system. The subject parcels do not have direct access to bicycle amenities. There are no sidewalks in this area.

According to the Institute of Transportation Engineers “Trip Generation Manual, 9th Edition” (page 1294), every 1,000 square feet of medical-dental office development (acceptable use in B-2 zoning) could potentially generate about 36 new vehicle trips per day on an average weekday.

Mrs. Goodrich advised that following recommendations were made by the CRM Public Works Department, Engineering/Traffic Division: receive NCDOT Driveway Permit for any new driveways, alterations, or changes in use; particularly considering the limited frontage adjacent to a signalized intersection. The driveway permit will be reviewed concurrently by NCDOT and the City of Rocky Mount. Sidewalk installation along Benvenue frontage will be required. A traffic impact analysis (TIA) will be required if the new development adds 1,000 new trips per day, or 100 new peak hour trips. Other mitigation measures may be required as site development plans are reviewed.

Mrs. Goodrich stated that the rezoning of the subject site will result in an increase in zoning intensity of the immediate area. The zoning change from residential to Commercial represents an increase for the subject site, the surrounding area already has properties zoned B-5 with long established commercial uses. The B-2 district is established for major retail and service activities removed from the central business district, with major arterial access and with adequate open space and parking. This district is intended to serve the residents, non-residents and transient traffic using major arterials that run through or around the city.

Mrs. Goodrich advised that notification of this public hearing was sent to property owners within 250' of the subject site (see attachments). A notification sign was posted on the subject property and the Planning Board agenda is listed on the City's website.

Mrs. Goodrich advised that staff recommends that the request be forwarded to the Rocky Mount City Council recommending approval on the basis that the proposed rezoning to commercial of the subject site will have the intended amount of impact on the area, is more compatible with existing conditions, and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

The chair called for questions/comments from the Board for staff. There were none.

The chair called for questions/comments from the Board for the applicant.

Phillip Rabil with Chamblis & Rabil Commercial Realty, representative of the applicant and owner of the subject site, Joel Boseman, Boseman Family, LLC was present and stated that Mr. Boseman would like to rezone the property from R-10 to B-2 for purposes of selling the property.

The chair called for questions/comments from the Board for the applicant. There were none.

The chair called for questions/comments from the public in support of the request, there were none.

The chair called for questions/comments from the public in opposition of the request.

Claiborne Holtzman, 117 Hubbard Lane, stated that he is the property owner next to the subject site and wanted to know what the intentions were of what will be put on that property and make sure that there will be no blockage of the front of his building. Mr. Bocook stated that the B-2 zoning district that

is being proposed requires any structure to be set back at least 50 feet from the front property line. Mr. Holtzman asked that with the amount of traffic on the road, was it projected to be any problems when turning right going towards the roundabout. Mr. Bocook stated that it was tough to say at this point, however, part of the analysis by staff did include a transportation impacts. He stated that Benvenue Road is a state road, and a driveway permit would be required from the NC Department of Transportation at the state level, and if the proposed development adds more than 1,000 trips per day, or 100 trips in any hour, then the developer would have to provide a traffic impact analysis as part of the review. Mr. Holtzman asked for clarity that it is unknown what will be put on the subject site, except it would be for commercial use. Mr. Sperati stated that was correct, but to address it a little more specifically, when the Board votes to recommend the City Council to rezone something they must take into account all the options that can be built in that particular zone. Therefore, the Board must make sure that if they vote to recommend it, that it is appropriate for your community and for your area.

There being no further questions/comments from the public, the public portion of the hearing was closed.

A motion was made by Bruce Berry, seconded by James Davis and carried unanimously to recommend to the Rocky Mount City Council approval of the request to rezone the parcel totaling 2.09 acres located at 1444 and 1156 Benvenue Road to Commercial Corridor District (B-2), on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

5.2 Rezoning Request #12-02-24

At the request of the chair, JoSeth Bocook presented the request for rezoning submitted by R. Heath King, property owner. The subject site contains two parcels having approximately 0.34-acres located at 809 and 813 Carter Street. Currently, both parcels are zoned Light Industrial (I-1) and contains a detached single-family dwelling and an undeveloped lot.

The properties within the immediate area are zoned I-1, Heavy Industrial (I-2), and Commercial Services (B-5) and contain a mix of commercial uses, warehouses, self-storage, single-family detached dwellings, and undeveloped lots.

The proposed Monk to Mill trail is located to the east within one block of the subject site.

Mr. Bocook stated that there has been one rezoning request approved in the immediate area since the adoption of the current comprehensive plan [2003]. The properties at 803 Carter Street and 612 N. Tillery Street were rezoned from I-1 to B-5 in 2023. Similarly, prior to the adoption of the current comprehensive plan, there were three requests nearby to rezone from I-1 to B-5, all of which were approved.

Mr. Bocook advised that the Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as a “Developed” area.

Mr. Bocook advised that the transportation comments that were prepared by CRM Public Works Department, Engineering/Traffic Division stated that the subject properties include two contiguous parcels with a total of approximately 0.33 calculated acres. Together they share approximately 100 feet of road frontage on Carter Street and are surrounded to the south, east and west by parcels zoned I-1. To the north, across Carter St, parcels are zoned as B-5, as are the parcels surrounding the I-1 block of parcels described above.

At this location, Carter Street is a two-lane, two-way local street and it has an estimated practical capacity of 12500 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of about 1186 VPD per NCDOT data (2023).

The subject parcels do not have access to the Tar River Transit system from this location. The subject parcels do not have direct access to bicycle amenities. There are no sidewalks in this area.

According to the Institute of Transportation Engineers "Trip Generation Manual, 9th Edition" (page 221), every 1000 square feet of warehouse building development (acceptable use in B-5 development) could potentially generate about 2.5 new vehicle trips per day on an average weekday.

It is recommended that an NCDOT Driveway Permit be applied for any new driveways, and that a traffic analysis if the threshold of 1000 new trips per day or 100 new peak hour trips is exceeded there. There's no direct access to Tar River Transit, access to bicycle amenities or sidewalks. This request will not result in an increase in the zoning intensity of the immediate area. The B-5 district is considered less intense.

Mr. Bocook advised that notification of this public hearing was sent to property owners within 250' of the subject site also a notification sign was posted on the subject property and the Planning Board agenda is listed on the City's website.

Mr. Bocook advised that staff recommends that the request be forwarded to the Rocky Mount City Council recommending approval on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

The chair called for questions/comments from the Board for staff.

Heath King, property owner of the subject site stated that he wants to demolish the two houses and put up a warehouse with the ability to rent it out. He stated that he has approximately 18 rental properties in Rocky Mount. He stated that he takes distressed property and rehabs it and turns it around. He stated that he believes in putting a little money back in the city, as the city has been good to him.

The chair called for questions/comments from the Board for the applicant.

Mr. Tharin stated that it seems like he is improving things and has a good track record.

The chair called for questions/comments from the public in support of the request, there were none.

The chair called for questions/comments from the public in opposition of the request, there were none.

There being no further questions/comments from the public, the public portion of the hearing was closed.

A motion was made by James Tharin seconded by James Davis and carried unanimously to recommend to the Rocky Mount City Council approval of the request to rezone the parcel totaling 0.34-acres located at 809 and 813 Carter Street from I-1 to B-5, on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

6. Planning Review

There were no items for planning review.

7. Other

There were no items requiring other review.

8. Items from the Planning Board

Mr. Sperati asked Mr. Bocook regarding his professional opinion about the floodway being allowed to be considered as part of the land for the cluster developments, is that something that needs to be looked at and possibly changed. Mr. Bocook stated that he thinks it is something that should be looked into and potentially revised.

9. Items from the Secretary

There were no additional items for review.

10. Adjournment (Next regular meeting March 12, 2024)

There being no further business, the meeting was adjourned at 7:27p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JoSeth Bocook', is written over a horizontal line.

Rocky Mount Planning Board
JoSeth Bocook, Secretary

Development Review

Requested Action:	Preliminary Planned Building Group
Location:	1190 W Thomas Street; 1135 Gay Street; 1139-1143 Gay Street
Existing Land Use:	Undeveloped
Proposed Land Use:	Multifamily Dwellings
Site Plan Data:	±1.437 acres
Applicable Regulations:	LDC Sec. 712.D.3.a
Owner:	West Moss Green, LLC
Applicant:	Cesar Gil
Prepared By:	Briana Eddy; Joyner Keeny, PLLC
Case Manager:	JoSeth Bocook, Deputy Director of Development Services
Voting Representatives:	City Members

Recommendation: City staff recommend approval of the Preliminary Planned Building Group. All comments from the Development Review Committee have been resolved.

Zoning Review

Requested Action: A-1 to B-5
Location: 3941 S. Church Street
Site Data: ±8.36 acres
Existing Land Use: Single-Family Dwelling, Detached
Applicant: Michael Casey, MWC Property LLC
Property Owner(s): Guzman Juan Daniel Segura & Elith Segura
Case Manager: Bernetta Smith, Planner
Voting Representatives: City Members

ANALYSIS:

a) Land uses: Subject site and vicinity.

The subject site is a +/-8.36-acre parcel, located at 3941 S. Church Street [PIN 375813032442]. The subject property is zoned Agricultural District (B-1), and the property owner is requesting rezoning to Commercial Services District (B-5) with the intent of relocating Tarheel Contractors Supply, Inc.

Property to the north is zoned Heavy Industrial District (I-2) with nearby properties zoned Agricultural (A-1) and B-5 Commercial Corridor District with some in the area.

b) Zoning history

There has been no zoning map amendment approved within the vicinity of the subject site since the adoption of the current comprehensive plan, in 2003.

c) Conformance with comprehensive plan

The Together Tomorrow: Tier, I Smart Growth Comprehensive Plan identifies the subject site as being in a “Developed Area.”

d) Transportation

See attachment.

e) Community impact

This request will not result in an increase in the zoning intensity of the immediate area. The B-5 district is intended for business and warehouse support services that support the regular needs of the primary activities in the B-4 district, along rail sidings and primary streets. It is designed to support a wide variety of commercial uses in the adjacent rail sidings and primary streets adjacent to the traditional downtown central business district and related areas of mixed commercial enterprises.

f) Notice and public response.

The applicant conducted a neighborhood meeting with area stakeholders on February 22, 2024; a report summarizing the meeting is enclosed.

Notification of this public hearing was sent to property owners within 250' of the subject site (see attachments). A notification sign was posted on the subject property and the Planning Board agenda is listed on the City's website.

STAFF RECOMMENDATION:

Staff recommends that the request be forwarded to the Rocky Mount City Council recommending approval on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area, is more compatible with existing conditions, and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

Transportation Comments Prepared by CRM Public Works Department, Engineering/Traffic Division

The subject properties include three contiguous parcels with a total of approximately 8.36 deeded acres. The parcel has approximately 1,033 feet of combined road frontage on S Church St. with one driveway on the parcel. 3941 S Church St, is located about halfway between W Tarboro RD and Cooley Rd. The entire eastern edge of the subject parcel abuts the CSX rail lines.

The parcel is currently zoned A-1, as are parcels to the west (across S Church St) and east of the rail lines. An area of B-5 zoning is located just to the south of the subject parcel. The parcel to the north of the subject parcel is zoned I-2.

At this location, S Church St. is a two-lane, two-way minor arterial with an estimated practical capacity of 12,000 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of about 2,776 VPD per NCDOT data (2023).

Other information:

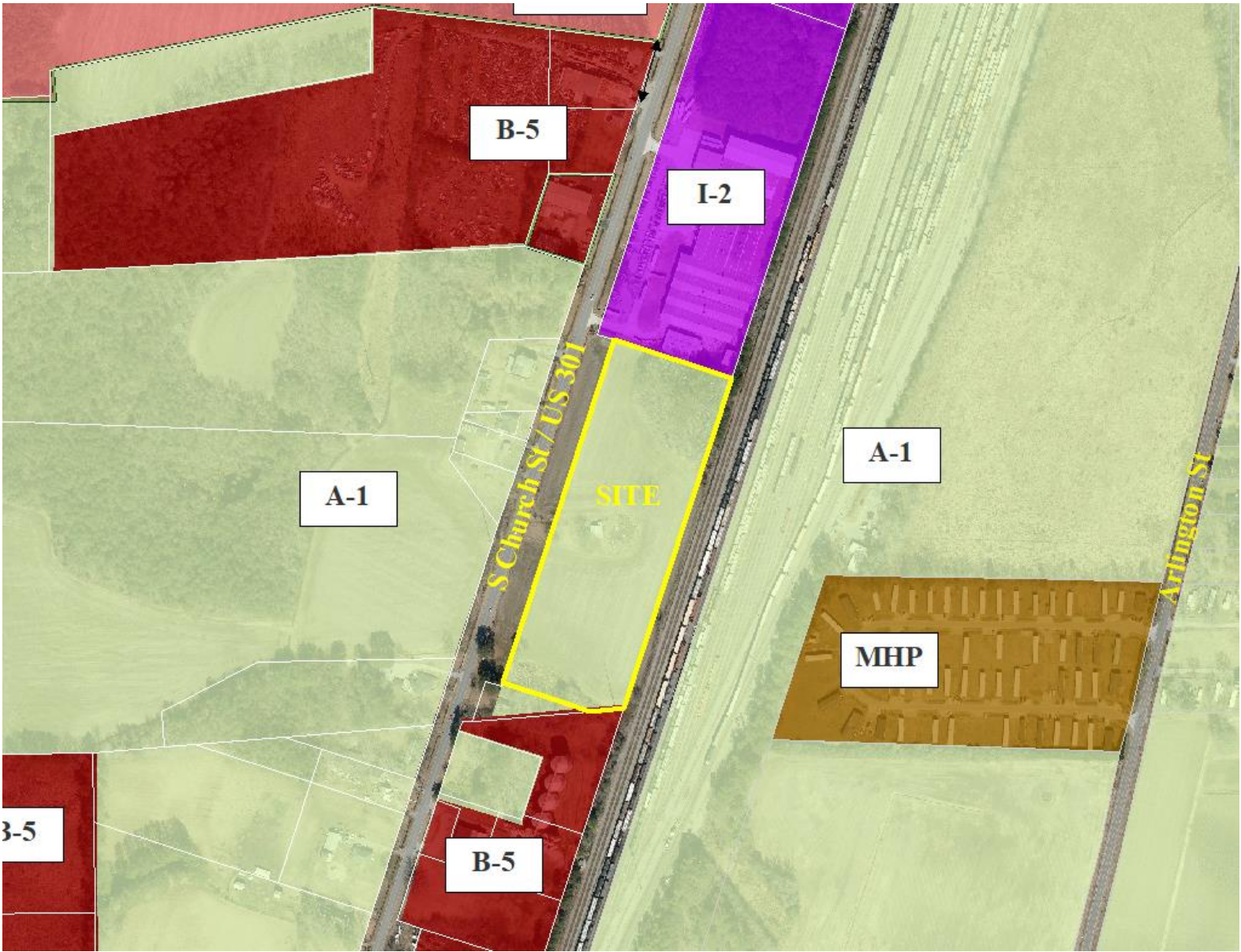
- There is no immediate access to the Tar River Transit system from this parcel.
- The subject parcel does not have direct access to bicycle amenities.
- Sidewalks do not exist along this section of S. Church St.

According to the Institute of Transportation Engineers “Trip Generation Manual, 9th Edition” (page 221), every 1,000 square feet of warehouse building development (acceptable use in B-5 development) could potentially generate about 2.5 new vehicle trips per day on an average weekday.

Recommendations: Receive NCDOT Driveway Permit for any new driveways, alterations, or changes in use. The driveway permit will be reviewed concurrently by NCDOT and the City of Rocky Mount. Payment in lieu of sidewalk installation will be required for S Church St frontage. A traffic impact analysis (TIA) will be required if the new development adds 1,000 new trips per day, or 100 new peak hour trips. Other mitigation measures may be required as site development plans are reviewed.

5.1 – Rezoning Request # 13-03-24
Zoning Map

A-1 to B-5



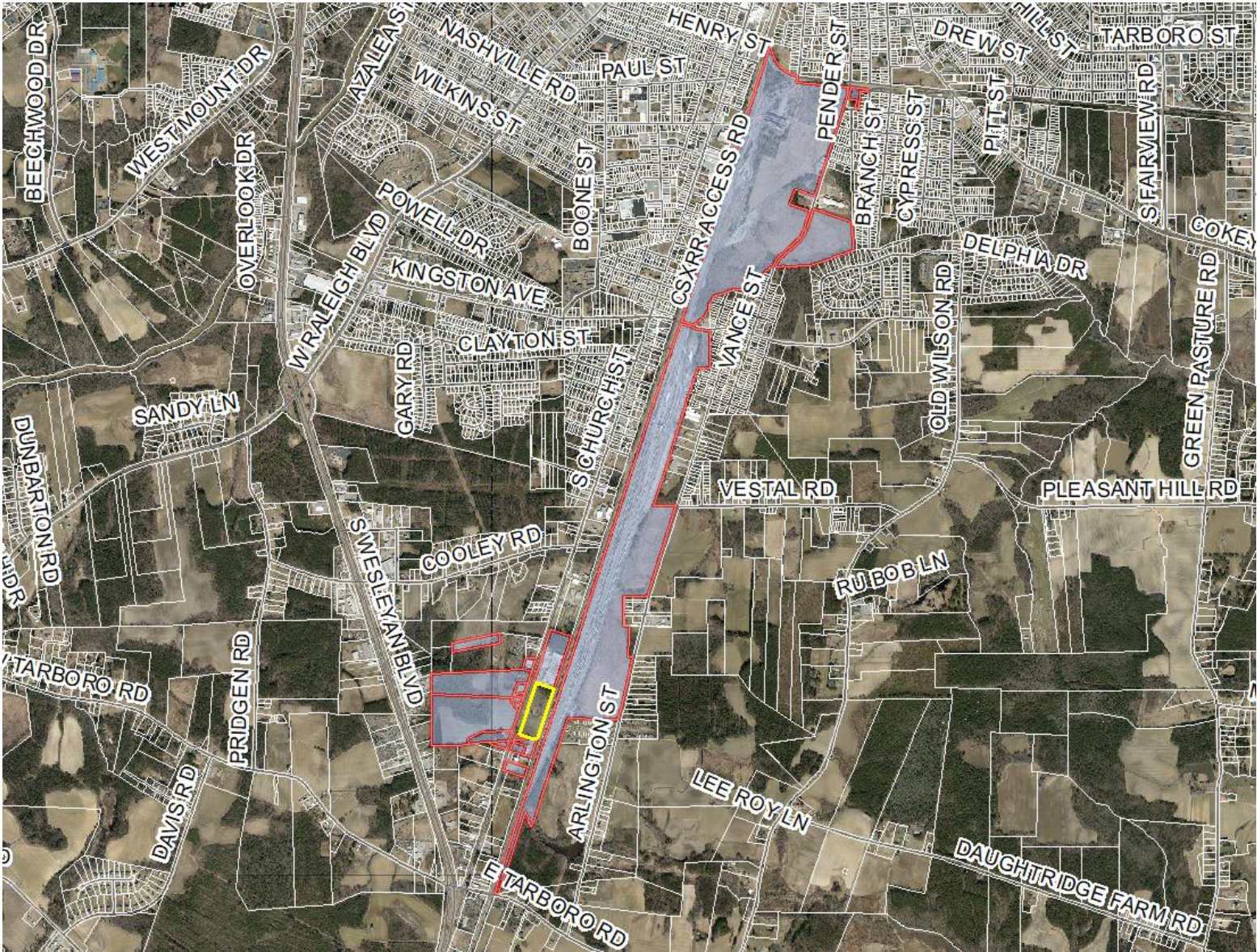
ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



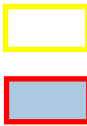
5.1 – Rezoning Request # 13-03-24

A-1 to B-5

Aerial Image & Adjacent Owners Notice Map



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Subject Property

Property Owners Mailed Notice

3941 S. Church Street – Stakeholders Notified

5.2

Royster – Clark Inc
3005 Rocky Mount Ave
Loveland, CO 80538

CSX Railroad
Tax Department 500 Water St (C910)
Jacksonville, FL 32202

BEFCO Inc
PO Box 6036
Rocky Mount, NC 27802

William Lynwood McCullen
314 Iron Works Way
Wayne, PA 19087

Jo Anne Daughtridge
3926 S Church St
Rocky Mount, NC 27803

PHDI LLC
PO Box 1063
Rocky Mount, NC 27802

Daniel J & Elith Segura Guzman
637 Convexa Ct
Wendell, NC 27591

Darlene Trustee Gay
4048 S Church St
Rocky Mount, NC 27803

Roger Allen & Vickie A Long
4034 S Church St
Rocky Mount, NC 27803

Michael W & Sherri L Bunting
5702 Bridgersville Rd
Elm City, NC 27822

New Standard of NC LLC
74 Commerce Way
York, PA 17406

Everette Farms LLC
PO Box 158
Battleboro, NC 27809

Robert S Sr & Patsy Jones Jackson
206 Cooley Rd
Rocky Mount, NC 27803

Neighborhood Informational Meeting Report
MWC Property, LLC
3941 S. Church St. Rocky Mount, NC 27803

This neighborhood informational meeting report is being filed with the Department of Development Services pursuant to the provisions of the City of Rocky Mount Land Development Code.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and location of the neighborhood informational meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 7, 2024. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The neighborhood informational meeting was held on Thursday February 22, 2024 at 5:30PM at the Fredrick E Turnage Municipal Building located at 331 S. Franklin St. Rocky Mount, NC 27804.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The neighborhood informational meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the neighborhood informational meeting by Marshall Whitesides and Terrence Harris.

SUMMARY OF PRESENTATION/DISCUSSION:

Marshall Whitesides, welcomed the attendees and introduced himself. Marshall Whitesides indicated that the Petitioner proposed to rezone an approximately 8.3 acre site at 3941 S. Church St. Rocky Mount, NC 27803 from the A-1 to B-5. Marshall explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Marshall provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site discussed the design of the proposed facility. He used the renderings to explain the facility's design concepts, and operations.

Attached is the minutes of the meeting.

Respectfully submitted, this 26th day of February, 2024.

PROPERTY OWNER	ADDRESS	CITY STATE ZIP CODE
BEFCO INC	PO BOX 6036	ROCKY MOUNT, NC 27802
CSX RAILROAD - TAX DEPARTMENT	500 WATER ST (C910)	JACKSONVILLE, FL 32202
DARLENE GAY TRUSTEE	4048 S CHURCH ST	ROCKY MOUNT, NC 27803
EVERETTE FARMS LLC	PO BOX 158	BATTLEBORO, NC 27809
JO ANNE DAUGHTRIDGE	3926 S CHURCH ST	ROCKY MOUNT, NC 27803
JUAN DANIEL SEGURA & ELITH SEGURA GUZMAN	637 CONVEXA CT	WENDELL, NC 27591
MICHAEL W & SHERRI L BUNTING	5702 BRIDGERSVILLE RD	ELM CITY, NC 27822
NEW STANDARD OF NC LLC	74 COMMERCE WAY	YORK, PA 17406
ORDER OF RED MEN 15	3912 S CHURCH ST	ROCKY MOUNT, NC 27803
PHDI LLC	PO BOX 1063	ROCKY MOUNT, NC 27802
ROBERT SCOTT SR & PATSY JONES JACKSON	206 COOLEY RD	ROCKY MOUNT, NC 27803
ROGER ALLEN & VICKIE A LONG	4034 S CHURCH ST	ROCKY MOUNT, NC 27803
ROYSTER - CLARK INC	3005 ROCKY MOUNT AVE	LOVELAND, CO 80538
WILLIAM LYNWOOD MCCULLEN	314 IRON WORKS WAY	WAYNE, PA 19087

MWC Property, LLC
3109 Snelgrove Rd
Richburg, SC 29729

February 7, 2024

Subject: Neighborhood Informational Meeting – Rezoning Request for b-5 filed by MWC Property, LLC to rezone approximately 8.3 acres located at 3941 S. Church St. Rocky Mount, NC 27803 from A-1 to B-5.

Date and Time of Meeting
February 22, 2024 at 5:30PM
Place of Meeting
*Fredrick E. Turnage Municipal Building
Development Services Conference Room
331 S. Franklin St. Rocky Mount, NC 27804*

Dear Property Owner:

We have filed the above-mentioned request to amend the zoning map with the City of Rocky Mount seeking to rezone an approximately 8.3 acre site located at 3941 S. Church St. Rocky Mount, NC 27803

In accordance with the requirements of the City of Rocky Mount's Land Development Code, we will hold an informational neighborhood meeting prior to the public hearing on this rezoning request for the purpose of discussing this proposal with nearby property owners and organizations. The City of Rocky Mount's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the subject property.

Accordingly, we give you notice that representatives of the applicant will hold a community meeting regarding this rezoning petition on Thursday, February 22, 2024 at 5:30PM located at the *Development Services Conference Room
331 S. Franklin St. Rocky Mount, NC 27804*

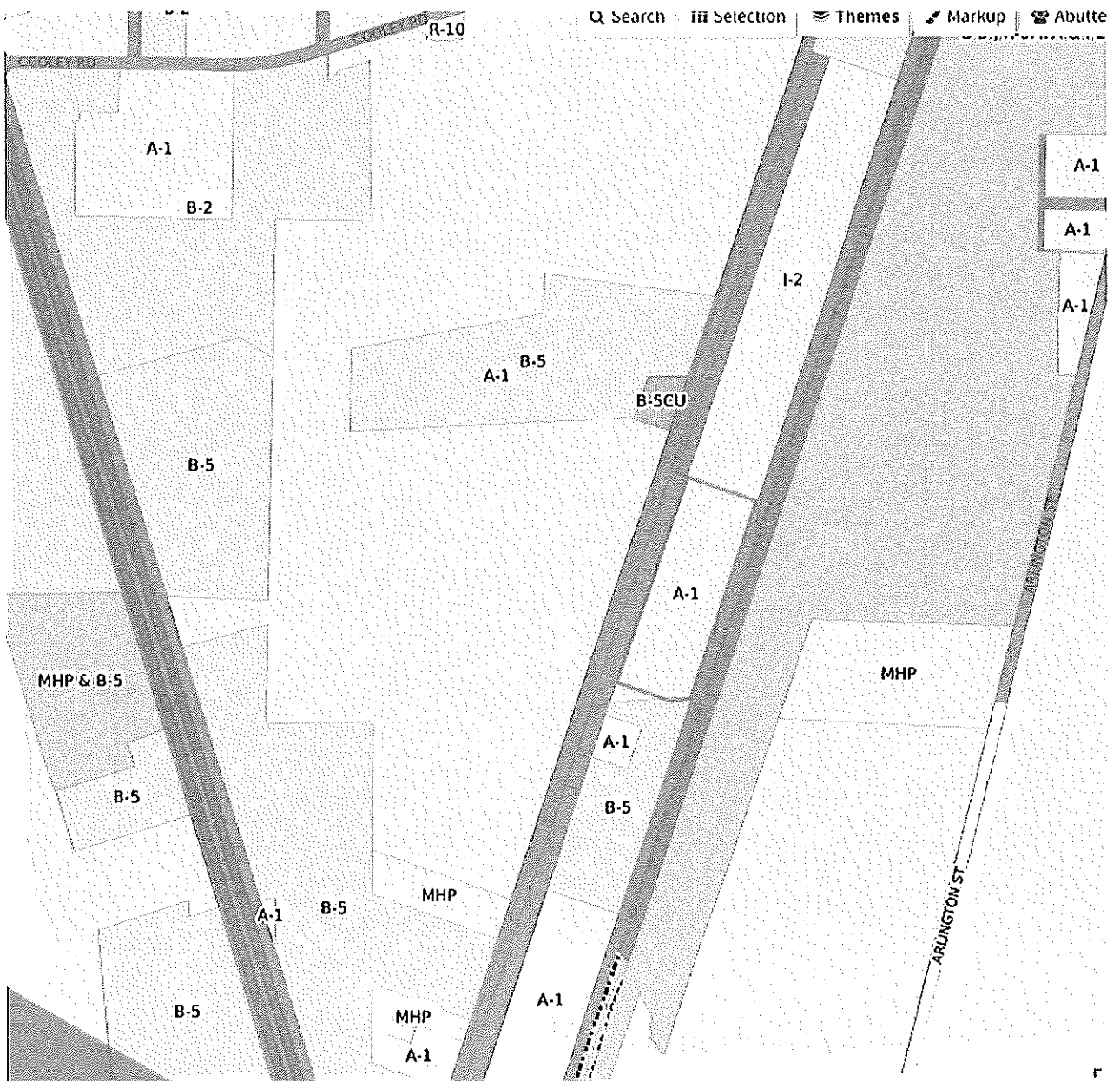
The applicant's representatives look forward to sharing this rezoning proposal with you and to answer any questions you may have with respect to this request.

In the meantime, should you have any questions or comments about this matter, please contact Marshall Whitesides by calling 803-374-7474 or emailing marshallwhitesides@tcsupply.org

Sincerely,

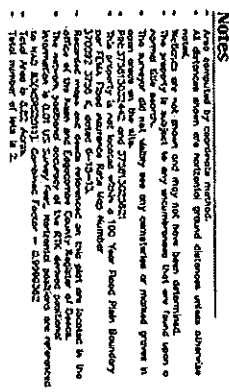
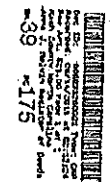
Marshall Whitesides

Current Zoning Map – Property outlined in Orange



Proposed Development Plan





SCALE: 1" = 100'
DATE: June 24, 2015
FILE: P090057 CAD: LFM

BOOK: 35 PAGE: 175 SECT: 1

Neighborhood Informational Meeting Sign-In Sheet
MWC Property, LLC
3941 S. Church St Rocky Mount, NC 27803

February 22, 2024
331 S. Franklin St. Rocky Mount, NC 27804

Please fill out completely. This information is used to distribute material regarding this petition.

NAME/ORGANIZATION	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Roger Long	4034 S. Church St		
Wili Long	4034 S. Church St		
John H. Hays	3941 S. Church St		

Good Evening Everyone. Thank you all for coming out today for the proposed rezoning of *3941 S. Church St. Rocky Mount, NC 27803*.

Here is a little history about us:

We have been in business since 1994.

In 2005 We moved the business to Rock Hill, SC. Shortly thereafter, Tarheel launched a successful marketing effort in Virginia that led to greater expansion there and in eastern North Carolina. To better serve the growing market area, a second location was established in Rocky Mount, NC. We now have a location in Millersville, MD, Jacksonville FL and one in Nashville, TN.

Tarheel's sales territory now extends from Georgia to Baltimore along the coast and inland to Tennessee.

What we do

We are a distributor of Horizontal Directional Drilling supplies. We service contractors, Municipalities, Private Telecommunications, and CO-OPS to name a few.

We sell many different things in this industry from the tooling used on the drills to the pipe that is installed. Concrete boxes and drilling fluids. We have our own fleet of delivery vehicles. We usually have 3 to 4 delivery vehicles going out each day from this location. Each trip usually averages around 250 to 300 miles per day.

Development Plan

Our plan for this property is to move from our existing location located at 230 Kamlar Rd in Rocky Mount to here. When we first started we had a location off South Wesleyan and from there we moved to the Kamlar address. We have since outgrown this one as well so we have decided to go ahead and develop a new site instead of moving every couple of years to meet our growing needs. The Kamlar location is roughly 1 acre. The proposed property we will most likely develop around 2 to 3 acres. We have not decided on a building at this time but rough estimates it would be around 50 x 100 possibly up to 100x100. The 2 to 3 acres will be graveled. The rest will be left as a field.

As far as employees we have three full time employees that will use this facility. I do not think we will ever have over 5 or 6 employees at this location. As far as traffic they usually receive two to three 18 wheelers per week. There is not much walk in business in this line of work so the most traffic they will normally see besides for an 18 wheeler dropping off is 1 to 2 customers coming by on a given day.

After Marshall finished giving his presentation he opened the floor up to questions and discussions.

Robert Long told about the old house that was on the property how the building behind it burnt to the ground from a fire and stated that he was glad to see we were going to do something on the property. Vickie long also stated that she was happy to see us coming to the community. JoAnne Daughtride also agreed with Vikie and Robert. The conversation was very welcoming and everyone was pleased with the plans and each one of them said they would come to the next meeting if Marshall wanted them to do so to make sure the committee knows they would be pleased with the rezoning of this property.

Requested Action: A-1 and N/A to R-6
Location: S. Halifax Road at parcels
373910453202U, 373911651836U, 373911670078U,
373911760759U, 373912766624U, 373912769624,
373912861673U
Site Data: +176.10 Combined acres
Existing Land Use: Undeveloped
Applicant: Axiom Development
Property Owner(s): Jammy Scott & Sharon Pierce Mason
Case Manager: Stephanie Goodrich, Senior Planner
Voting Representatives: City Members

ANALYSIS:

a) Land uses: Subject site and vicinity

The subject site is an approximately +176.10 acres consisting of seven combined parcels, having PIN Numbers 373910453202U, 373911651836U, 373911670078U, 373911760759U, 373912766624U, 373912769624, 373912861673U, located on or off of S. Halifax Road South of Bethlehem Road and North of Old Mill Road. The subject property is currently zoned Agricultural (A-1) or County. The request is to rezone to Medium Density Single-family Residential District (R-6).

The National Wetlands Inventory maintained by the US Fish & Wildlife Service denotes that the northernmost portion of the subject site is a seasonally flooded [Polecat Branch] broad-leaved deciduous forested nontidal wetland dominated by trees, shrubs, persistent emergents, emergent mosses or lichens.

This property was annexed into the city in early 2023, at that time no zoning was applied to the parcels.

Areas outside the city's jurisdiction are in Nash County's planning area and are zoned Single- and Two-Family Residential District (R-30). These properties contain a mix of agricultural and undeveloped land, and single-family detached dwellings. There is an event center on Halifax, abutting the south border of the subject property that is a wedding venue / agritourism type of use.

There are few developed properties contiguous to the subject site. Immediately to the north of the Halifax fronting parcel there is County Zoned land that is developed as residential. The parcels on S. Halifax that are between the two connections to Halifax of the subject parcel is single family with a scattering of agricultural buildings.

To the north of the subject properties, there is the Beth Eden R-6, single family detached development off of Bethlehem Road. This was rezoned prior to the adoption of the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

Directly to the north of the subject parcels is the proposed Maple Creek Subdivision that is currently under review and has not been approved for rezoning.

b) Zoning history

The following zoning amendments have been considered since the adoption of the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

2003: Two parcels adjacent to the subject site that connect to Old Mill were rezoned from A-1 to R-10, Conditional district. That condition is for road connections to adjacent stub-outs. These parcels remain undeveloped.

2022: 7.8 acres of the subject parcels formerly located within the ETJ were recommended for approval to be rezoned to R-6 prior to annexation of the entirety of the site.

2023: 22 acres of land across Bethlehem Road, approximately 600 feet from the subject site, requested rezoning from R-10 to R-6MFACD, the condition would have limited the uses and specifically excluded multifamily, but denial was recommended and the case was withdrawn.

There is preliminary Major Cluster Subdivision Plat petition being considered adjacent to the property, officially referred to as Maple Creek Subdivision, for a 22-acre single family detached units that would be R-6 in density. It has not been approved by the Planning Board at the time of this hearing.

c) Conformance with Comprehensive Plan

The Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as being in a “Undeveloped Area.”

d) Transportation

See Attachments

e) Community impact

This request will result in an increase to the zoning intensity of the immediate area. The R-6 district is intended to provide for urban residential development, which is designed to provide a medium density area containing single-family dwellings along with related recreational facilities protected from intrusion of commercial and industrial activity. Permitted uses are designed to stabilize and protect the essential characteristics of the area and permit certain home occupations as set forth in the Land Development Code.

f) Notice and public response

The applicant conducted a neighborhood meeting with area stakeholders on February 20, 2024. A report summarizing the meeting is enclosed.

Notification of this public hearing was sent to property owners within 250' of the subject site. A notification sign was posted on the subject property and the Planning Board agenda is listed on the City's website.

STAFF RECOMMENDATION:

Staff recommends that the request be forwarded to the Rocky Mount City Council recommending approval of R-6 zoning on the basis that contiguous and nearby properties have been rezoned to R-6, which are in conformance with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

The subject properties include seven contiguous parcels with a total of approximately 176.77 deeded acres. Most of the acreage is land locked. Only two of the parcels, 373911651836U and 373910453202U have any road frontage, both on S. Halifax Road. Of those, parcel 373911651836U has approximately 67 feet of road frontage which lies immediately across from where West Mount Rd enters S. Halifax Rd, and parcel 373910453202U has approximately 685.5 feet of road frontage.

At this location, S. Halifax Rd is a two-lane, two-way minor arterial. It has an estimated practical capacity of 11,000 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of about 5,336 VPD per NCDOT data (2023).

Other information:

- The subject parcels do NOT have direct access to the Tar River Transit system.
- The subject parcels do NOT have direct access to bicycle amenities.
- There are no sidewalks in this area, these are ditch section roadways.

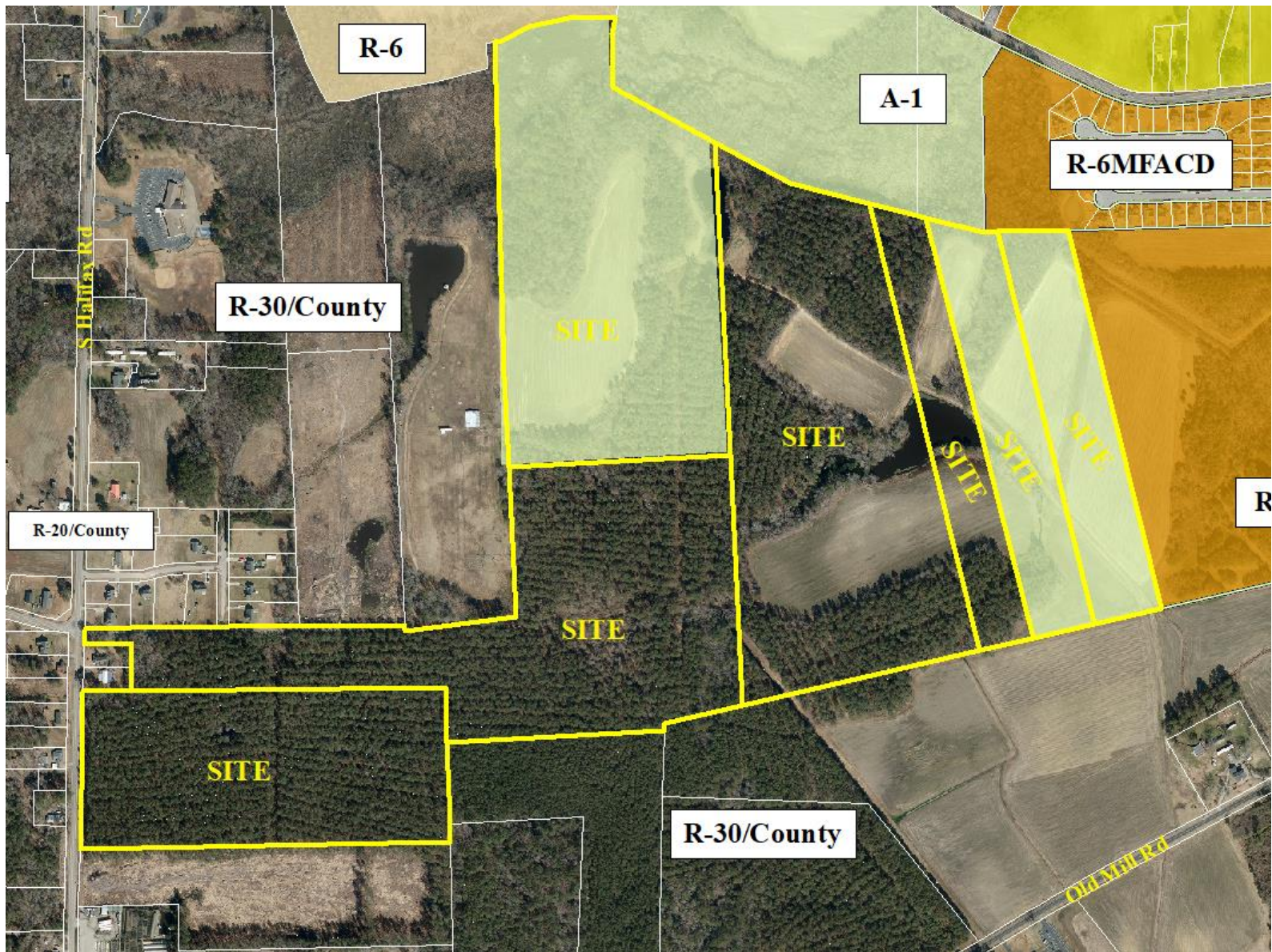
According to the Institute of Transportation Engineers "Trip Generation Manual, 9th Edition" (page 323), for every 100 acres that are developed into Single-Family Detached Housing Units, approximately 2,604 new vehicle trips per day may be generated on an average weekday (average of 26.04 vehicle trips per acre).

Recommendations: An NCDOT driveway permit will be required for any new driveways. The driveway permit will be reviewed concurrently by NCDOT and the City of Rocky Mount. Payment in lieu of construction of a sidewalk along S. Halifax Road will be required. A traffic impact analysis (TIA) will be required if the new development adds 1,000 new trips per day, or 100 new peak hour trips. Other mitigation measures may be required as site development plans are reviewed.

5.2 – Rezoning Request # 14-03-24

Zoning Map

A-1 to R-6

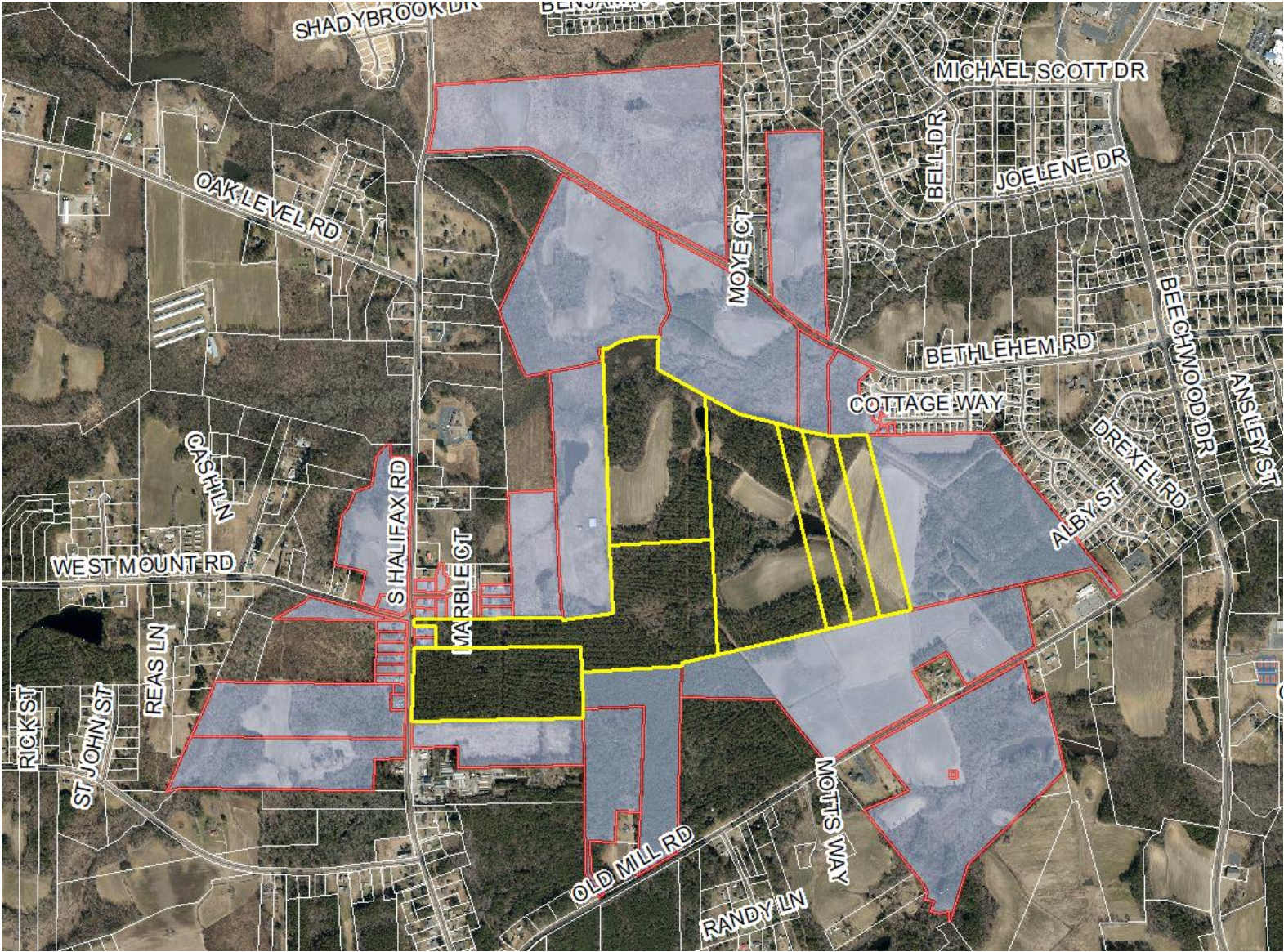


ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL

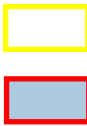


5.2– Rezoning Request # 14-03-24
Aerial Image & Adjacent Owners Notice Map

A-1 to R-6



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Subject Property

Property Owners Mailed Notice

Allens Nursery Real Estate LLC
2817 S Halifax Rd
Rocky Mount NC 27803-5893

Hmoud & Salam Awamleh
3180 Abbey Rd
Rocky Mount NC 27804

John C Barnes Irrev Trust
302 Bend Of The River Rd
Spring Hope NC 27882

Beth Eden Owners Association
3051 Sunset Ave
Rocky Mount NC 27804

Bevrand Properties Llc
Po Box 7384
Rocky Mount NC 27804-

Betty Jean Alford Blackford
2602 Old Mill Rd
Rocky Mount NC 27803

Dwight Jeanette Bobbitt
2676 S Halifax Rd
Rocky Mount NC 27803

Justin Brown
2636 S Halifax Rd
Rocky Mount NC 27803

C B & B Rentals Llc
Po Box 1398
Rocky Mount NC 27802

Dennis Earl Carpenter
6386 West Mount Rd
Rocky Mount NC 27803

W H Culpepper Limited Partnership
5510 West Mount Rd
Rocky Mount NC 27803

Cypress Point Llc
3430 Sunset Ave Apt 8a
Rocky Mount NC 27804

Esma F Davis
1516 Jeremy Ln
Rocky Mount NC 27803

Factory 633 Wedding & Events Llc
2717 Amherst Rd
Rocky Mount NC 27804-4104

Farmview Llc
Po Box 7925
Rocky Mount NC 27804

Four Seasons Contractors Llc
1100 Eastern Ave
Nashville NC 27856

G T W Properties Llc
Po Box 7841
Rocky Mount NC 27804

Terry Lee Griffin
Po Box 8391
Rocky Mount NC 27804

Cesar Hernandez
2386 N Old Carriage Rd
Rocky Mount NC 27804-8099

Jbl Farms Llc & Stl Farms Llc
3593 W Old Spring Hope Rd
Nashville NC 27856

Rogelio & Sayda Lopez Jimenez
2952 Springhaven Rd
Rocky Mount NC 27804

Carolyn B & Frances B Joyner
7833 Vaughan Chapel Rd
Elm City NC 27822

Robin Lynn Joyner
6602 West Mount Rd
Rocky Mount NC 27803

Percy L Joyner Heirs
6602 West Mount Rd
Rocky Mount NC 27803

Jody Lee Joyner, Et Al
2681 Nobleman Cir Apt 2523
Raleigh NC 27604

Carolyn Brown Joyner
6617 W Mount Rd
Rocky Mount NC 27803

K K A Properties Llc
2156 Joeline Dr
Rocky Mount NC 27803

Elizabeth B Lancaster
2419 S Halifax Rd
Rocky Mount NC 27803-

Josephine G Luckadoo
2041 Cottage Way
Rocky Mount NC 27803

Jammy Scott & Sharon Pearce Mason
6412 Burt Rd
Fuquay Varina NC 27526

Neighborhood Informational Meeting Report

Petitioner: Axiom Development, LLC

Rezoning Request 176.1 Ac.

From A-1 to R-6MFA

February 20th, 2024

Holiday Inn – Meeting & Event Room

200 Enterprise Dr. Rocky Mount, NC 27804

This neighborhood informational meeting report is being filed with the Department of Development Services pursuant to the provisions of the City of Rocky Mount Land Development Code.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and location of the neighborhood informational meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 9th, 2024. A copy of the written notice is attached hereto as Exhibit B. A digital copy of the written notice attached as Exhibit B was sent to City of Rocky Mount Mayor Sandy Roberson, Ward 6 Council Representative Tom Harris, and Planning Administrator Joseth Bocook. Public notice was also posted on the site.

DATE, TIME AND LOCATION OF MEETING:

The neighborhood informational meeting was held on February 20th at 5:00 PM at the Holiday Inn Meeting and Event Room, 200 Enterprise Drive, Rocky Mount, NC 27804.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The neighborhood informational meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the neighborhood informational meeting by Ethan Averette of Stocks Engineering, PA. Also in attendance was City of Rocky Mount Ward 6 Council Representative Tom Harris and Planning Administrator Joseth Bocook.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Ethan Averette, welcomed the attendees and opened the meeting with a power point presentation showing several maps to indicate the location of the parcels proposed to be rezoned. (Exhibit D) Mr. Averette indicated that the Petitioner proposed to rezone an approximately 176.1 Ac site (the "Site") along S Halifax Rd from the A-1 to R-6MFA. Mr. Averette explained the rezoning process in general and stated that the purpose of the meeting was to discuss the general rezoning request and respond to questions and concerns from nearby residents and property owners.

Items presented by Engineer:

- The property is located off S Halifax Road as shown on the maps in Exhibit D and totals approximately 176.1 acres.
- The property has already been annexed into the city limits. This request is for R-6MFA general rezoning and a summary of the allowed uses in subject zoning.
- There are two proposed street connections. One main entrance from S Halifax Road and a second entrance for emergency services access through Marble Ct.
- The adjacent properties including Beth Eden are zoned R-6MFA.
- Although this is a general rezoning request, the sketch plan shown depicts a Phase 1 with approximately 125 single family lots and sewer outfall line to the northeast corner of the property.
- If R-6MFA zoning was approved, the typical lot and minimum street improvement sections were shown.

Neighbor Comments & Concerns:

- Concern was brought up concerning the condition of the road and traffic on S Halifax Road. Engineer discussed that when a subdivision plan was submitted if the plan exceeded 100 lots the developer would be required to perform a TIA and meet the minimum NCDOT requirements for any improvements to existing roads.
- Sewer capacity of the lift station and wastewater treatment plant as well as the outfall line starting at the most upstream manhole in Beth Eden Subdivision was brought up. Engineer discussed that the city engineering and public works department were responsible for ensuring the performance of the public utilities. During the subdivision application and review process, all applicable calculations and permitting would take place to ensure sewer meets City of Rocky Mount requirements.
- Some residents were unaware of the annexation and had concern about their property value since they were adjacent to city limits.
- Stormwater runoff was mentioned as a potential concern due to the already large amount of wetlands and floodplain near or on the subject property. Engineer discussed that an environmental investigation had already been engaged for the property and that DEQ and the USACE would be involved in determining jurisdictional environmental features on site. During the subdivision design process the engineer is required to produce calculations that meet the City of Rocky Mount stormwater ordinance that the pre-development peak flow is less than or equal to the post-development peak flow for the site. No adjacent property would be negatively impacted by stormwater runoff from the proposed development.
- Neighbors asked if an HOA would be established, and Engineer stated it would be required at a minimum to maintain stormwater control measures and common areas.
- A landscape buffer is proposed between the adjacent property to the south which is currently the Factory 633 Event and Wedding Venue to leave existing vegetation in place.

Joeth Bocook then addressed the neighboring attendees regarding the general rezoning process, allowable uses in R-6MFA, and the Planning Board meeting date for this property.

Meeting then adjourned at approximately 5:55 PM.

Exhibit "A"

TAX_PIN	OWNER1	MAIL_ADDR1	ML_C_ST_Z
373914444138	ALLENS NURSERY REAL ESTATE LLC	2817 S HALIFAX RD	ROCKY MOUNT NC 27803-5893
373911564843	AWAMLEH HMOUD & SALAM	3180 ABBEY RD	ROCKY MOUNT NC 27804
373915641399U	BARNES JOHN C IRREV TRUST	302 BEND OF THE RIVER RD	SPRING HOPE NC 27882
373908779848	BETH EDEN OWNERS ASSOCIATION	3051 SUNSET AVE	ROCKY MOUNT NC 27804
373910454889	BEVRAND PROPERTIES LLC	PO BOX 7384	ROCKY MOUNT NC 27804-
373915547329	BLACKFORD BETTY JEAN ALFORD	2602 OLD MILL RD	ROCKY MOUNT NC 27803
373900347962	BOBBITT DWIGHT JEANETTE	2676 S HALIFAX RD	ROCKY MOUNT NC 27803
373900357172	BROWN JUSTIN	2636 S HALIFAX RD	ROCKY MOUNT NC 27803
373910467044	C B & B RENTALS LLC c/o SIMMONS & HARRIS	PO BOX 1398	ROCKY MOUNT NC 27802
373900247313	CARPENTER DENNIS EARL	6386 WEST MOUNT RD	ROCKY MOUNT NC 27803
373910461182	CEMETERY		
373907585974	CULPEPPER W H LIMITED PARTNERSHIP	5510 WEST MOUNT RD	ROCKY MOUNT NC 27803
373910457944	CYPRESS POINT LLC	3430 SUNSET AVE APT 8A	ROCKY MOUNT NC 27804
373908794380U	DAVIS ESMA F MRS	1516 JEREMY LN	ROCKY MOUNT NC 27803
373914443465	FACTORY 633 WEDDING & EVENTS LLC	2717 AMHERST RD	ROCKY MOUNT NC 27804-4104
373912960695	FOUR SEASONS CONTRACTORS LLC	P O BOX 429	NASHVILLE NC 27856
373910359874	G T W PROPERTIES LLC	PO BOX 7841	ROCKY MOUNT NC 27804
373907688404U	GRIFFIN DIANE R	PO BOX 8391	ROCKY MOUNT NC 27804
373911561502	HERNANDEZ CESAR	PO BOX 9089	ROCKY MOUNT NC 27804
373916849491U	JBL FARMS LLC & STL FARMS LLC	3593 W OLD SPRING HOPE RD	NASHVILLE NC 27856
373900357240	JIMENEZ ROGELIO & SAYDA LOPEZ	2952 SPRINGHAVEN RD	ROCKY MOUNT NC 27804
373900357430	JOYNER CAROLYN B & JOYNER FRANCES B	7833 VAUGHAN CHAPEL RD	ELM CITY NC 27822
373900356685	JOYNER CAROLYN BROWN	6617 W MOUNT RD	ROCKY MOUNT NC 27803
373900357552	JOYNER JODY LEE ET AL	927 W MORGAN ST APT 150	RALEIGH NC 27603
373900365574U	JOYNER PERCY L HEIRS	6602 WEST MOUNT RD	ROCKY MOUNT NC 27803
373900357842	JOYNER ROBIN LYNN	6602 WEST MOUNT RD	ROCKY MOUNT NC 27803
373910359764	K K A PROPERTIES LLC	2156 JOELENE DR	ROCKY MOUNT NC 27803
373910369381	LANCASTER ELIZABETH B	2419 S HALIFAX RD	ROCKY MOUNT NC 27803-
373908873581	LUCKADOO JOSEPHINE G	2041 COTTAGE WAY	ROCKY MOUNT NC 27803
373912766624U	MASON JAMMY SCOTT & SHARON PEARCE	6412 BURT RD	FUQUAY VARINA NC 27526
373908873511	MIZELLE SUSAN HALE	2045 COTTAGE WAY	ROCKY MOUNT NC 27803
373910369186	OAK LEVEL PROPERTIES LLC	PO BOX 7066	ROCKY MOUNT NC 27804
373910462124	POWELL C STEVEN ET AL	150 MOYE CT	ROCKY MOUNT NC 27803
373910462275	POWELL PROPERTIES OF EDGECOMBE COUNTY LLC	150 MOYE CT	ROCKY MOUNT NC 27803
373900346264	REYNOLDS ALTON SR & WILLIS REYNOLDS JR	2446 S GRANBY WAY	AURORA CO 80014
373900357301	SANDEFUR CHRISTOPHER JESSE & SHAWNDA C	2600 S HALIFAX RD	ROCKY MOUNT NC 27803
373908872643	SKINNER MITCHELL RACHEL	2040 COTTAGE WAY	ROCKY MOUNT NC 27803
373908873617	SMITH BRENDA VESTER & KAREN C HEYWOOD	2036 COTTAGE WAY	ROCKY MOUNT NC 27803
373910467244	STONE CHASE SUBDIVISION HOMEOWNERS ASSOC	150 MOYE CT	ROCKY MOUNT NC 27804
373908874551	TYSON ANGELA J	2037 COTTAGE WAY	ROCKY MOUNT NC 27803
373910359685	VAZQUEZ PATRICIO	2555 S HALIFAX RD	ROCKY MOUNT NC 27803



Stocks Engineering, PA
801 E Washington Street
Nashville, NC 27856

February 7th, 2024

Subject: Neighborhood Informational Meeting – Rezoning Request filed by Axiom Development, LLC to rezone approximately 176.10 acres located along S. Halifax Rd. (PIN:3739104532.02, 3739116518.36, 3739116700.78, 3739117607.59, 3739127666.24, 3739127696.24, 3739128616.73) from A-1 to R-6MFA.

February 20th, 2024, 5:00 PM

Holiday Inn – Meeting & Event Room
200 Enterprise Drive
Rocky Mount NC 27804

Dear Property Owner:

We have filed the above-mentioned request to amend the zoning map with the City of Rocky Mount seeking to rezone an approximately 176.10 acre site located along S. Halifax Rd. with PIN: 3739104532.02, 3739116518.36, 3739116700.78, 3739117607.59, 3739127666.24, 3739127696.24, 3739128616.73 from A-1 to R-6MFA.

In accordance with the requirements of the City of Rocky Mount's Land Development Code, we will hold an informational neighborhood meeting prior to the public hearing on this rezoning request for the purpose of discussing this proposal with nearby property owners and organizations. The City of Rocky Mount's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the subject property.

Accordingly, we give you notice that representatives of the applicant will hold a community meeting regarding this rezoning petition on Tuesday February 20th, 2024 at 5:00PM in the Event Room of the Holiday Inn located at 200 Enterprise Drive, Rocky Mount NC 27804. The applicant's representatives look forward to sharing this rezoning proposal with you and to answer any questions you may have with respect to this request.

In the meantime, should you have any questions or comments about this matter, please contact Stocks Engineering by calling 252-459-8196 or emailing eaverette@stocksengineering.com.

Sincerely,
Stocks Engineering, PA



Ethan Averette, PE

cc: City Council Representative Tom Harris
Mayor C. Saunders Roberson



176.10 Ac. Total
PIN: 3739104532.02,
3739116518.36,
3739116700.78,
3739117607.59,
3739127666.24,
3739127696.24,
3739128616.73



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Nash County, North Carolina makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate.
Critical layout or measurement
activities should not be done
using this resource.

Exhibit "C"

Neighborhood Informational Meeting Sign-In Sheet

Petitioner: Axiom Development, LLC

Rezoning Request +/- 176.10 Ac.

From A-1 to R-6MFA

February 20th, 2024

Holiday Inn – Meeting & Event Room

200 Enterprise Dr. Rocky Mount, NC 27804

Please fill out completely. This information is used to distribute material regarding this petition.

NAME/ORGANIZATION	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Dennis Caputo Chris Sandfer	6386 WEST mount RD 2600 S. Halifax Rd		
Bob & Sharon Wilson	156 Beth Eden CT.		
Elizabeth Lancaster	2419 S. Halifax Rd		
Shay White	205 Windyork Dr		

Neighborhood Informational Meeting Sign-In Sheet

Petitioner: Axiom Development, LLC

Rezoning Request +/- 176.10 Ac.

From A-1 to R-6MFA

February 20th, 2024

Holiday Inn – Meeting & Event Room

200 Enterprise Dr. Rocky Mount, NC 27804

Please fill out completely. This information is used to distribute material regarding this petition.

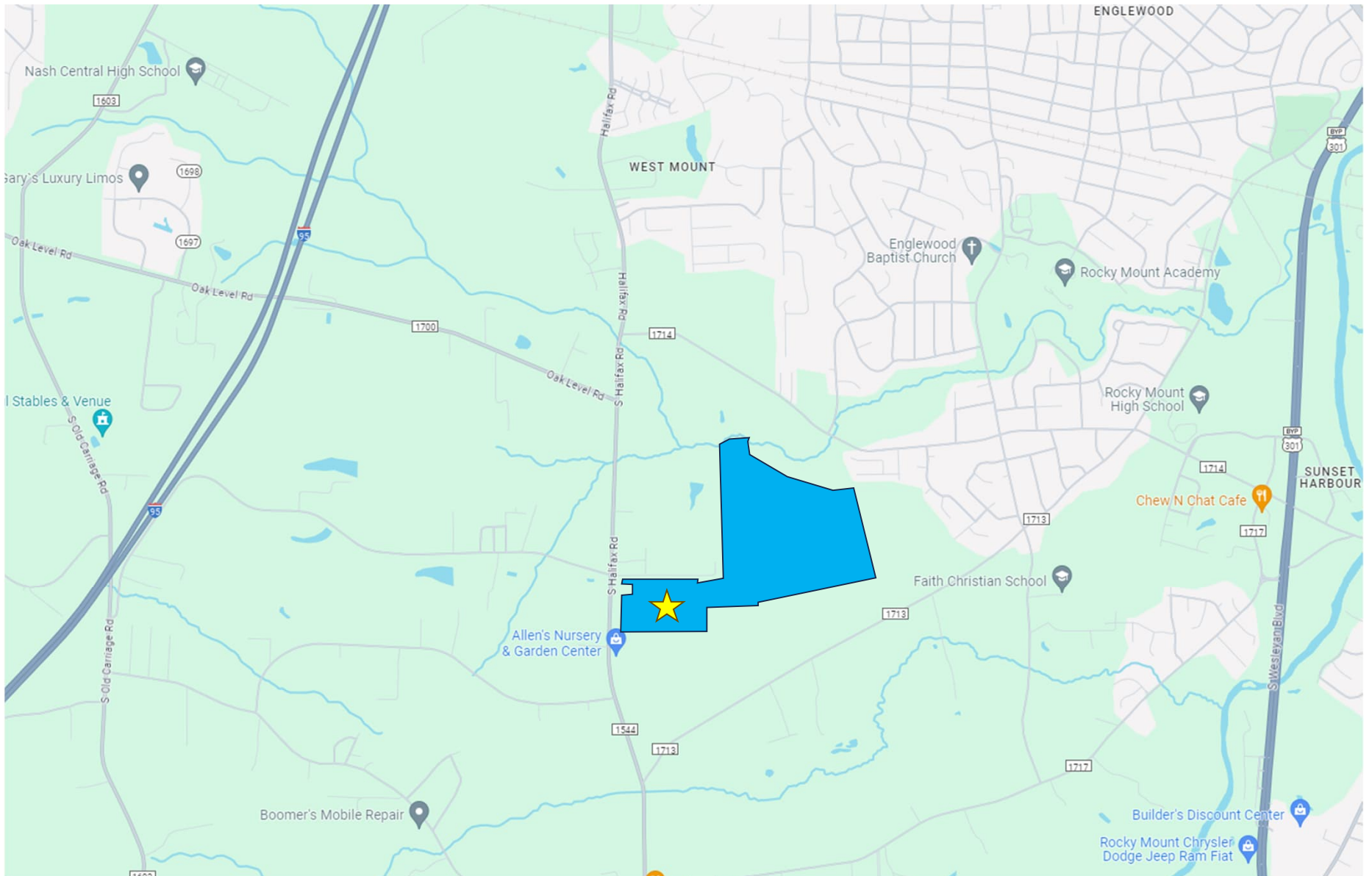
NAME/ORGANIZATION	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Mitchell Skinner	2040 Cottage Way		
Tim Scott	1013 Garden Gate		
Cory + Tracy Jenkins	1016 Garden Gate Dr		
Darius & Cynthia Roblin	160 Beth Eden Ct.		

Exhibit "D"

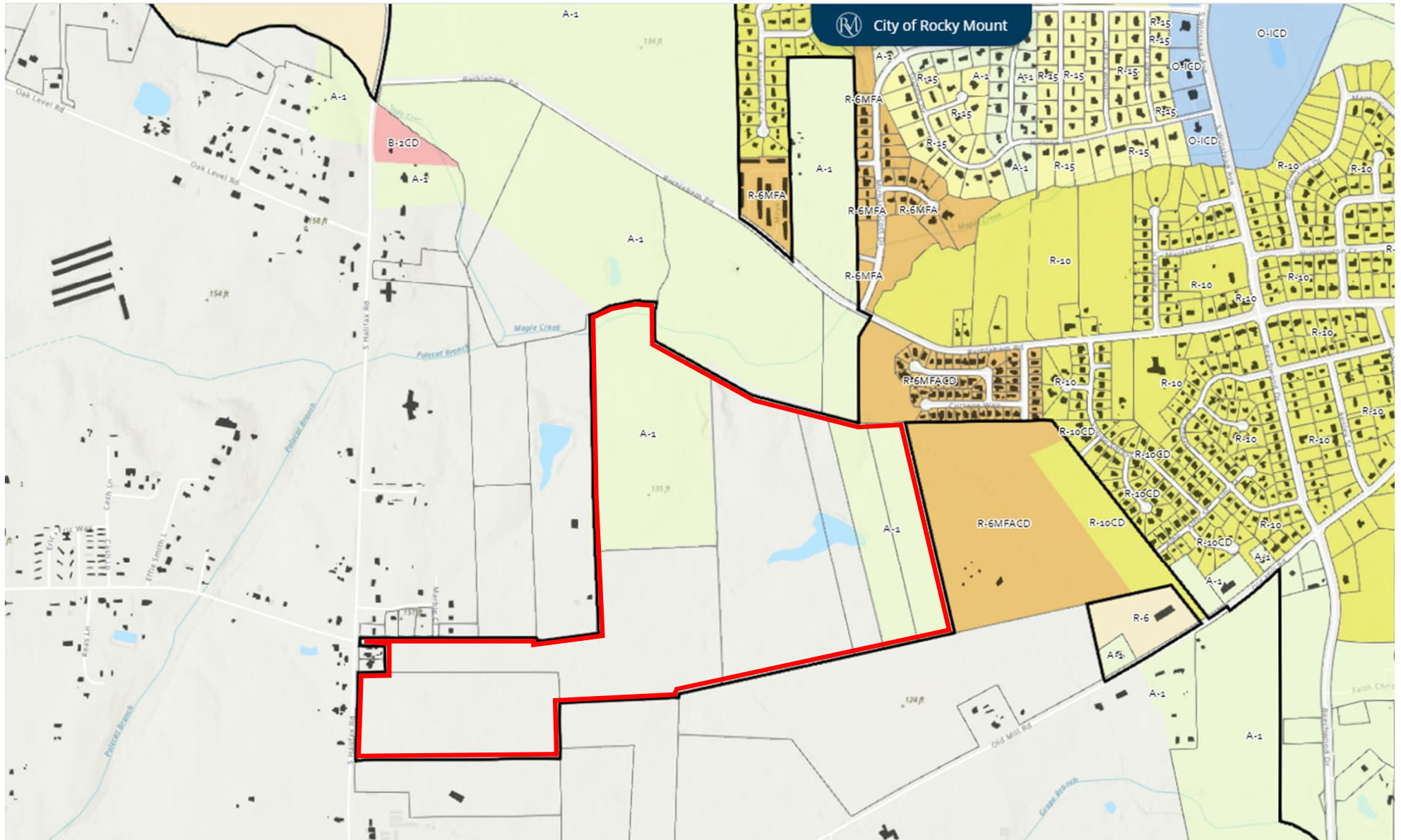
Neighborhood Informational Meeting
Rezoning Request +/- 176.10 Ac.
From A-1 to R-6MFA

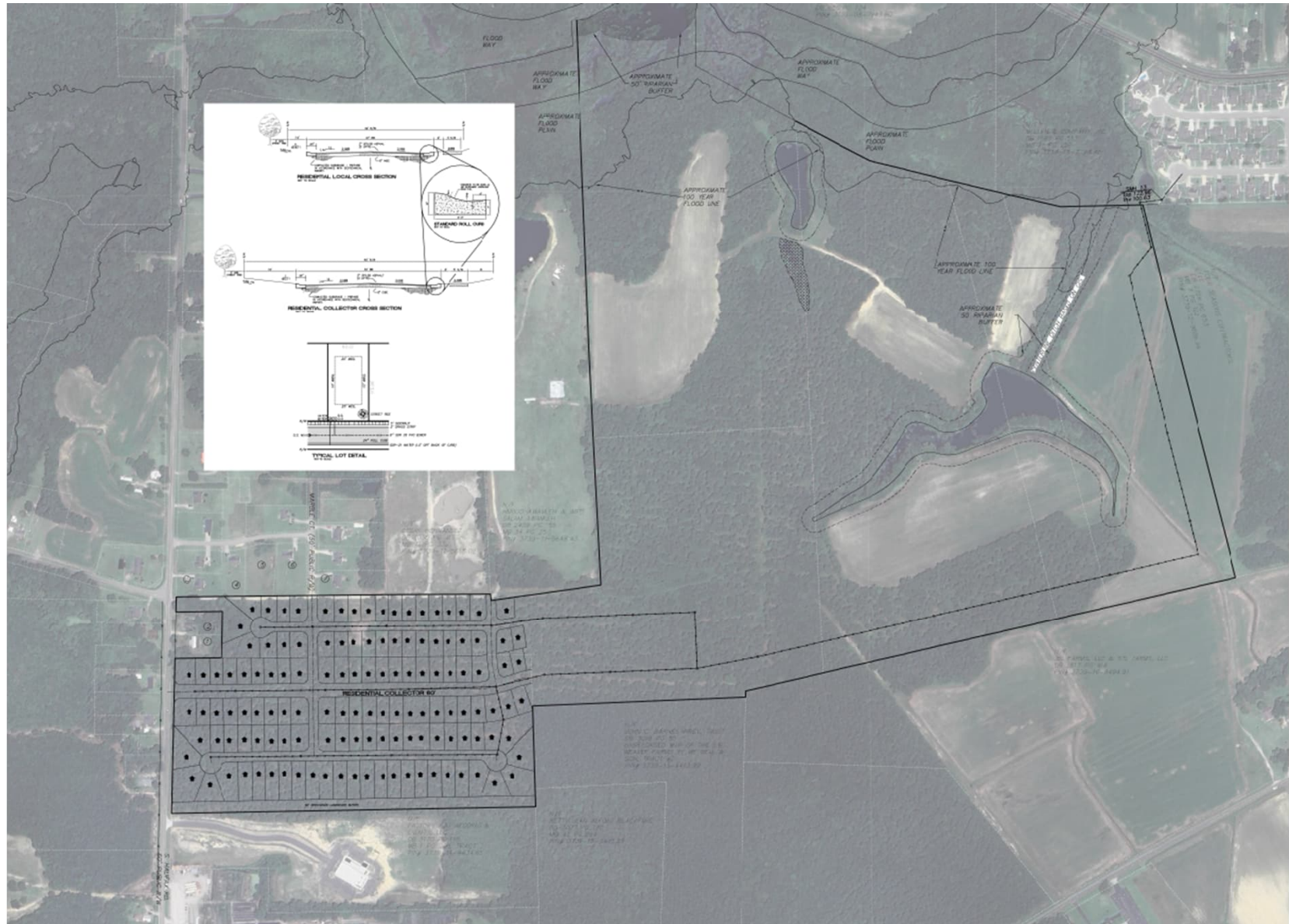
February 20th, 2024 @ 5:00 PM

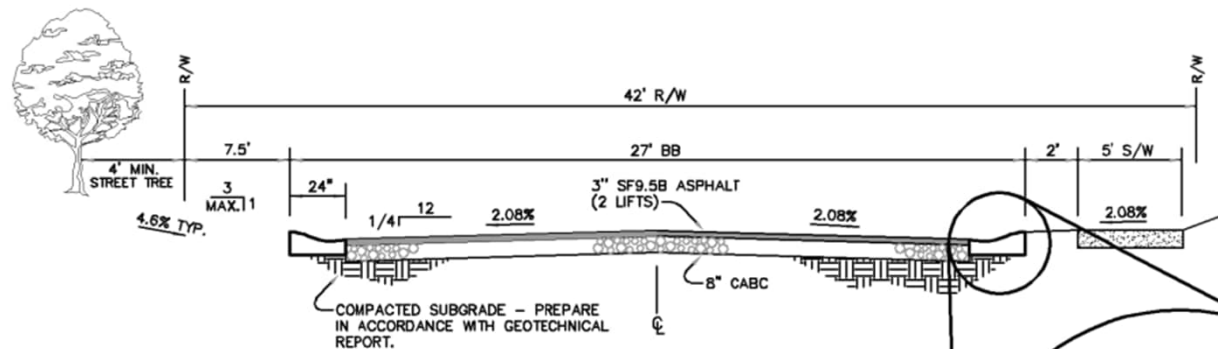
Holiday Inn - Meeting & Event Room
200 Enterprise Drive, Rocky Mount, NC 27804



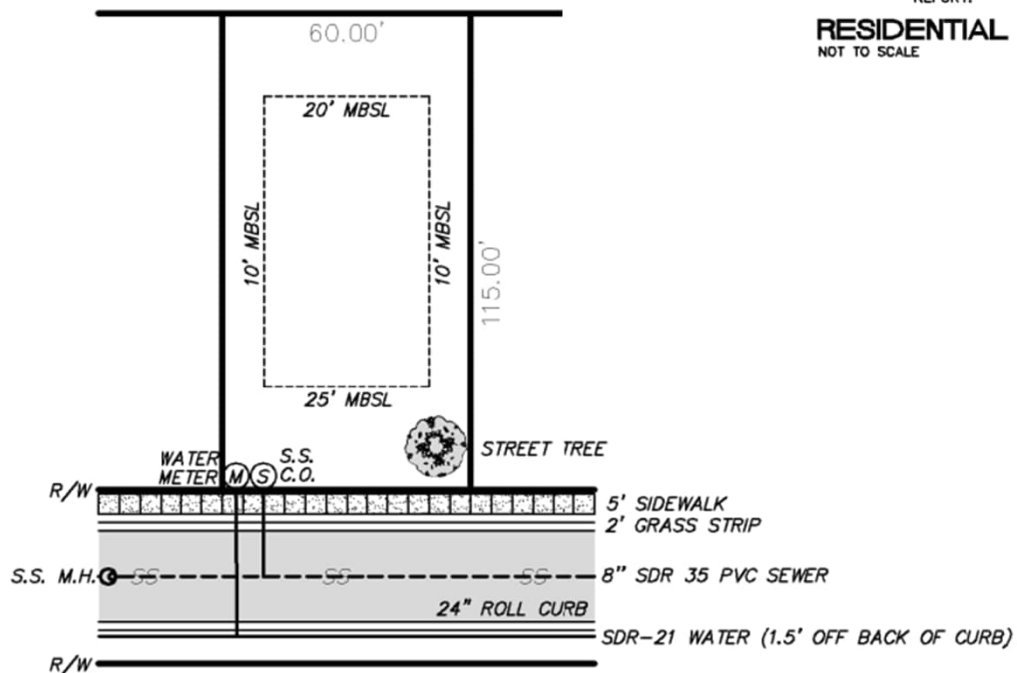
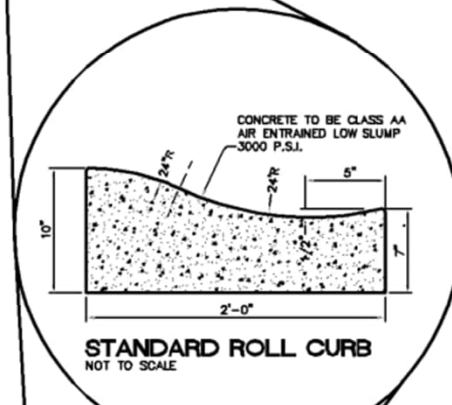




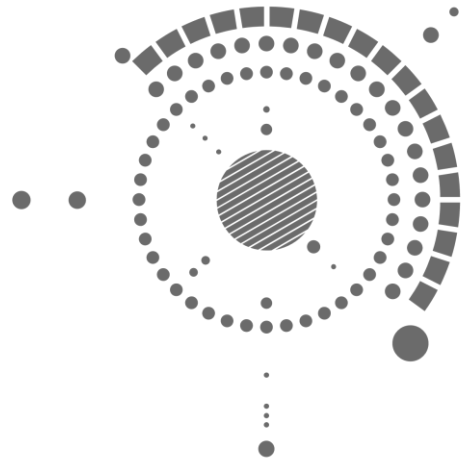




RESIDENTIAL LOCAL CROSS SECTION
NOT TO SCALE



TYPICAL LOT DETAIL
NOT TO SCALE



ATTENTION:

The next regular meeting of the
City of Rocky Mount Planning Board
is scheduled for
Tuesday, April 9, 2024 at 5:30 p.m.

