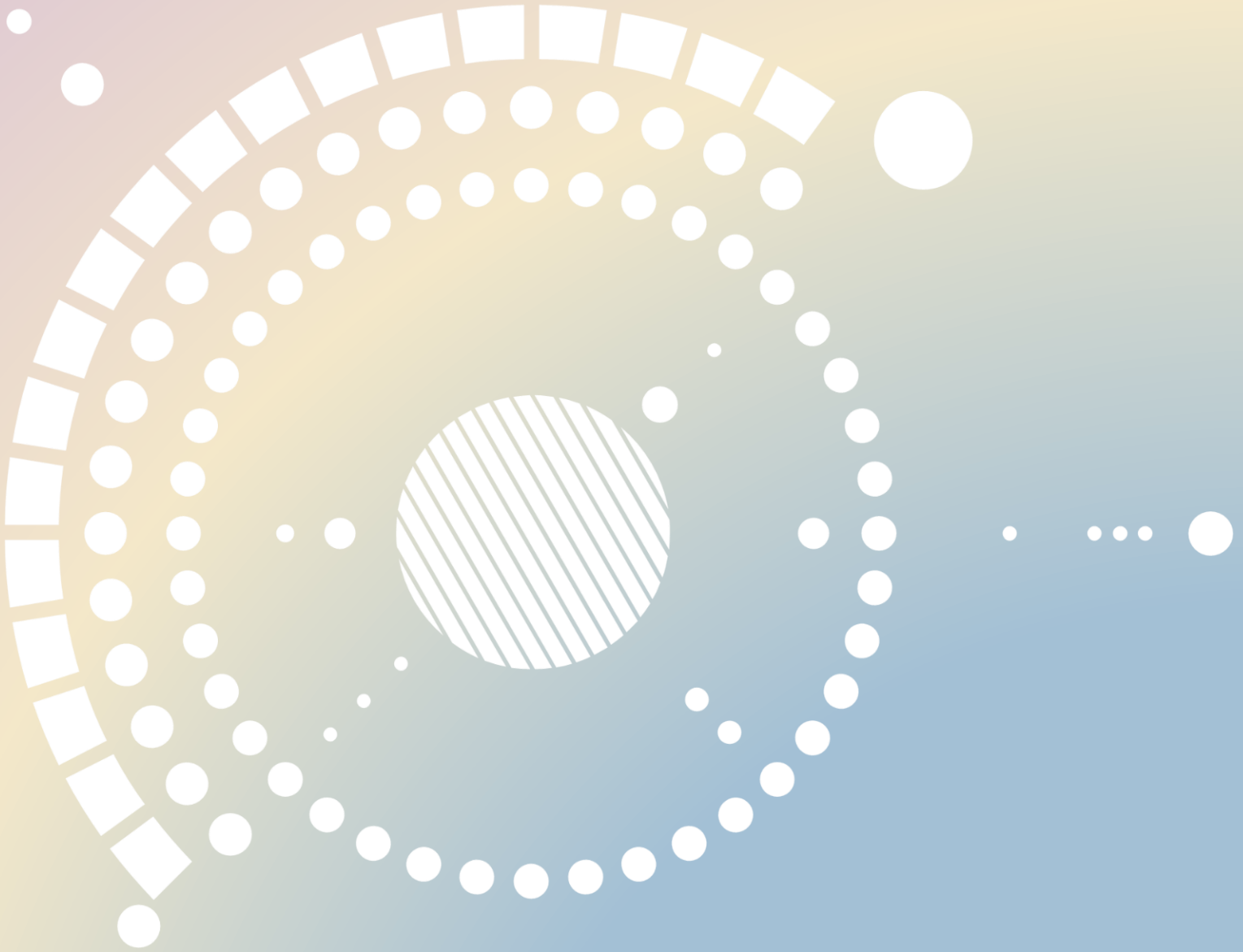


# Planning Board Staff Report

January 10, 2023



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



**AGENDA**  
**ROCKY MOUNT PLANNING BOARD MEETING**  
**JANUARY 10, 2023, 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 Monika Underhill

**Edgecombe County:** Vacant

**Nash County:** Vacant

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Meeting Minutes:** December 13, 2022
- 4. Development Review**

**4.1 East Haven Apartments Construction Planned Building Group #756**

Requested Action:	Construction Planned Building Group
Location:	Glory Drive [PIN 386040671000]
Existing Land Use:	Undeveloped
Site Plan Data:	±5.74 acres
Applicable Regulations:	LDC Sec. 712. D. 3. b
Owner:	Kelley Development Company, LLC
Applicant:	Ted Heilbron
Prepared By:	Chris Bostic, PE; Kimley-Horn and Associates, Inc.
Case Manager:	JoSeth Bocook, Planning Administrator
Voting Representatives:	City Members

**5. Zoning Review**

**5.1 Rezoning Request # 12-01-23**

Requested Action:	O-I to B-2CD
Location:	3321 Sunset Avenue
Site Data:	± 1.07 acres
Existing Land Use:	Financial Institution
Applicant:	Amanda Flora; Flora's Jewelry, Inc.
Property Owner(s):	New Republic Savings Bank
Case Manager:	JoSeth Bocook, Planning Administrator
Voting Representatives:	City Members

**6. Planning Review**

**7. Other**

**7.1 Mission Field Phase I Future Public Right-of-Way**

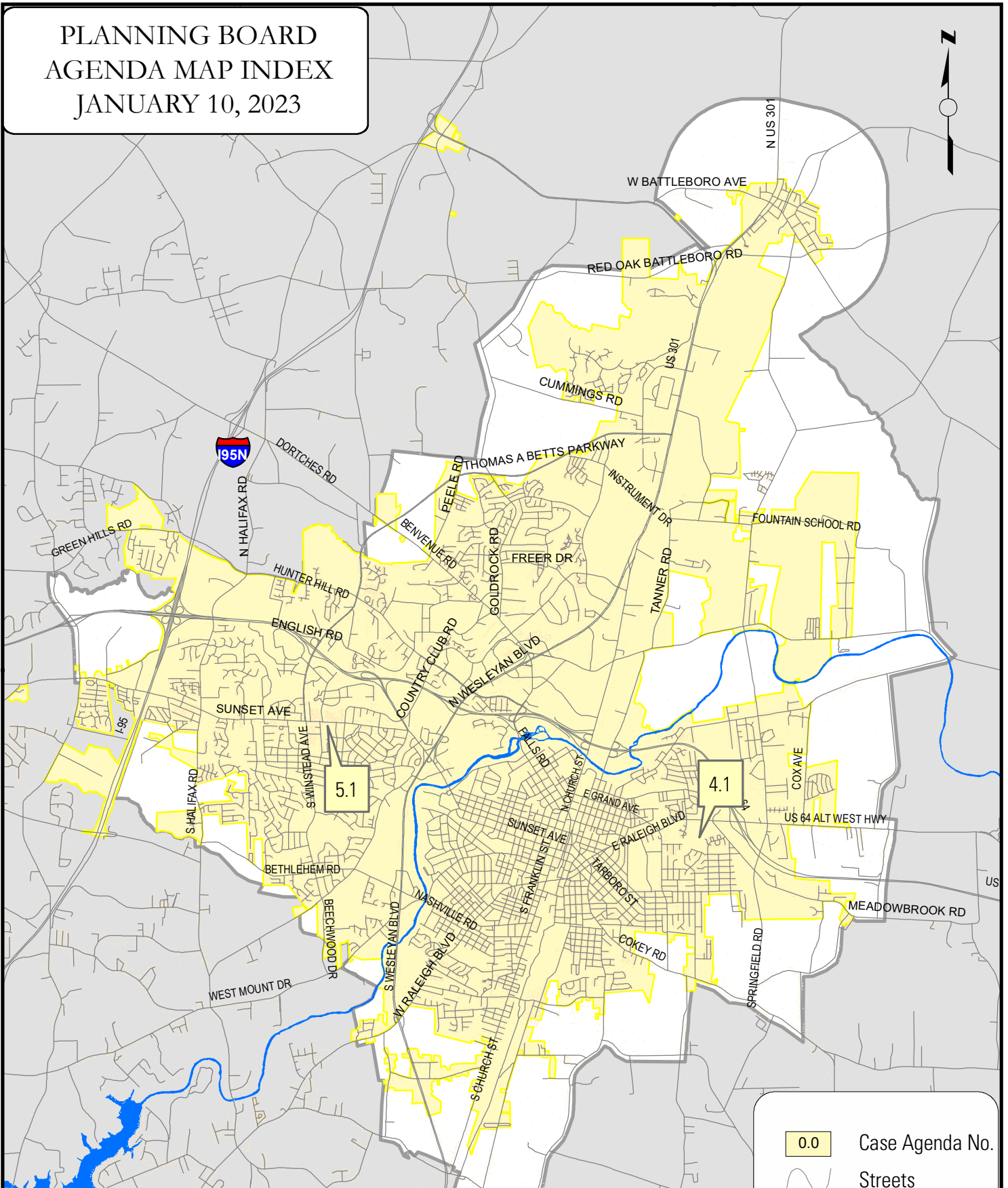
Requested Action:	Future Public Right-of-Way
Location:	1401 S. Winstead Avenue
Existing Land Use:	Undeveloped
Site Plan Data:	<u>±</u> 5.74 acres
Applicable Regulations:	LDC Sec. 1301
Owner:	Englewood Baptist Church, Inc.
Applicant:	Kevin Varnell, PE; Stocks Engineering
Prepared By:	J. Michael Stocks, PE; Stocks Engineering
Case Manager:	JoSeth Bocook, Planning Administrator
Voting Representatives:	City Members

**8. Items from the Planning Board**

**9. Items from the Secretary**

**10. Adjournment** (Next regular meeting: February 14, 2023)

PLANNING BOARD  
AGENDA MAP INDEX  
JANUARY 10, 2023



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

0 1/2 1 2 Miles

- Case Agenda No.
- Streets
- City Limits
- ETJ
- Tar River

**MINUTES OF THE  
ROCKY MOUNT PLANNING BOARD MEETING  
HELD DECEMBER 13, 2022 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 Hudkins [via telephone]  
Johnny Mayo, Jr., vice chair  
Matthew Sperati, chair

**MEMEBERS ABSENT**

Robert Davis  
Monica Underhill

**STAFF PRESENT**

Samantha Andelin, Administrative Assistant  
JoSeth Bocook, Planning Administrator  
Stephanie Goodrich, Senior Planner  
Brad Kerr, Public Works Director  
Ramon Muckle, Traffic Engineer  
Jordan Reedy, Principal Transportation Planner  
Linda Rideout, Transportation Planner  
Bernetta Smith, Planner

## **1. Call to Order**

The chair called the meeting to order at 5:33 p.m.

## **2. Approval of the Agenda**

The chair presented the agenda and staff advised there were no changes; therefore, the board approved the agenda as presented.

## **3. Approval of the Meeting Minutes: October 11, 2022**

The chair presented the October 11, 2022 meeting minutes to the board. A motion was made by Mr. Berry seconded by Mr. J. Davis and unanimously carried to approve the minutes of the October 11, 2022 Planning Board meeting as presented. The Planning Board Meeting scheduled for November 9, 2022, was cancelled due to lack of quorum.

## **4. Development Review**

### **4.1 Ample Storage Amended Construction Planned Building Group #736**

At the request of the chair, Ron Sutton of Herring-Sutton & Associates, P.A., representative of the property owner, Turtle Run, LLC, was available to answer any questions from the board of the project for the amended construction planned building group located at 4053 Sunset Avenue containing  $\pm 16.11$  acres with the existing commercial land use of self-storage, retail, etc. Mr. Sutton stated that this is an expansion of an existing storage facility.

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

The chair, Mr. Sperati, stated that staff is still reporting two unresolved issues: indicate radius of proposed concrete access road to ensure fire apparatus accessibility; and illustrate existing natural gas facilities. Mr. Bocook confirmed that the plans are still under review by the City's Development Review Committee.

At the request of chair, Ms. Smith reiterated that this is an addition to an existing property located at 4053 Sunset Avenue and is zoned B-2CD. She stated that it is possible the revised plans satisfying the two outstanding comments may have been submitted for review. Staff recommends approval of the Amended Construction Planned Building Group on condition that the following comments are resolved: indicate radius of proposed concrete access road to ensure fire apparatus accessibility; and illustrate existing natural gas facilities.

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 or in opposition to the request, there being none the public portion of the hearing was closed.

A motion was made by Mr. Berry, seconded by Mr. J. Davis and unanimously carried to approve the amended construction planned building group project on condition the two noted issues are resolved.

## **5. Zoning Review**

### **5.1 Rezoning Request #08-11-22**

At the request of the Chair, JoSeth. Bocook presented the request for rezoning from A-1 to R-6MFA submitted by Milan Mehta representative of MF Tringle, LLC, property owner, for the subject site located on Glendale Drive just south of Rollinwood Drive being a  $\pm 11.98$ -acre property having tax parcel identification number 376952172600. Currently, this property is undeveloped and zoned Agricultural Residential District (A-1). The National Wetlands Inventory maintained by the US Fish & Wildlife Service denotes that the easternmost

portion of the subject site is a seasonally saturated needle-leaved evergreen forested nontidal wetland dominated by trees, shrubs, persistent emergents, emergent mosses or lichens.

Mr. Bocook stated that all the properties in the immediate surrounding area to the south and west, across S Glendale Drive are zoned A-1; these properties contain a mix of agricultural and undeveloped land, single-family detached dwellings, and religious institutions. Immediately north are detached single-family dwellings on property zoned Medium Density Single-family Residential District (R-6). Also, across Rollinwood Dr is a multifamily development for seniors zoned Conditional Medium Density Multifamily Residential District (R-6MFACD).

Mr. Bocook advised that since the adoption of the current comprehensive plan [2003], there have been two amendments to the city's zoning map within the vicinity of the subject site. In 2005, the aforementioned property containing the senior apartments was rezoned from A-1 to R-6MFACD on condition that each unit be occupied by at least one person 55 years of age or older. Also in 2005, the parcel at 225 S Glendale Drive was rezoned from R-6MFACD to A-1.

Mr. Bocook advised that the Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as a "Southeast Smart Growth Area." The Southeast Smart Growth Area is one of three "outward growth" areas – and one of five, when including the "inward growth" areas – selected during the comprehensive planning process. The smart growth areas encourage pedestrian-friendly communities with transportation choices and an intensity of development, incentive packages, and programs to be established to promote development and growth in this planning area. Targeted incentives include participating financially with developers in the construction of collector streets and major drainage structures, marketing surplus land for private housing, expediting development review and waiving zoning, subdivision and building permit fees, and funding commercial revitalization strategies for façade improvement or rental assistance.

Mr. Bocook advised that the CRM Public Works Department, Engineering/Traffic Division commented that the subject property (approximately 12 acres) is bound by Glendale Drive and Rollinwood Drive. Glendale Drive is a two lane, two way, collector street with an estimated practical capacity of 12,000 vehicles per day (VPD), and an estimated average annual daily travel (AADT) of 1,100 VPD. Glendale Drive has access to Tar River Transit, via the Rocky Mount East route. There are currently no sidewalks, or bicycle amenities on Glendale Drive. It is estimated that the 12 acre parcel may support approximately 160 new multi-family dwelling units. This number of units may generate 1,120 new trips per day.

The CRM Public Works Department, Engineering/Traffic Division stated that a traffic impact analysis will be required if the projected traffic volume exceeds 100 additional peak hour vehicles, or 1000 new vehicle trips per day. Acquire driveway permit from NCDOT to add driveway onto Glendale Drive.

Mr. Bocook stated that this request will build upon the increases to zoning intensity of the immediate area seen with prior zoning map amendments and land development activity. The Smart Growth element of the comprehensive plan seeks to promote pedestrian friendly communities with transportation choices and an intensity of development.

The R-6MFA district is intended to provide for urban residential development, which is designed to provide for medium-density areas for multifamily, two- to four-family, and single-family units 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.

Mr. Bocook advised that the applicant has conducted a community meeting with area stakeholders; minutes from the meeting were enclosed in the printed staff report. Notification of the public hearing was sent to

adjoining property owners, 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 a positive growth 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.

Mr. Sperati stated that there were questions regarding emergency vehicles accessing the area due to obstruction from trains on the nearby railroad and asked Public Works Director Brad Kerr for clarity. Mr. Kerr stated that there was alternative access and that it would have to be a very long train for it to cause any issues. He stated that it is not something that Engineering would practically evaluate in this situation because alternative routes exist.

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

Mr. Mehta with MF Triangle, LLC stated that they intend to follow all development standards for the R-6MFA district as designed and a site development plan has not been prepared yet. A survey has not been conducted and is aware of the wetland on the property.

Mr. Berry asked if the 160 possible sites include the wetland area? Mr. Mehta advised that information did not come from his findings that it is based off the acreage/square footage and the R-6MFA zone. That number would more than likely be decreased after surveying is complete due accounting for the wetland area.

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

John Labrier of 2423 Cokey Road spoke in opposition of the request. Mr. Labrier stated his concerns are increased population in the area and emergency services responding in a timely manner and residents getting to the hospital due to potential for a train to obstruct the crossing on Glendale Drive. Mr. Labrier asked if a protective barrier between the properties would be installed, he is concerned for him and his neighbors of trespassers and vandals. Mr. Labrier stated he purchased that property because it was in a rural area without any subdivisions and now it appears that development is moving further out.

Mr. Berry stated that he was unclear on the concern of the train and how this request will change the matter. Mr. Labrier stated that the train crosses over on Glendale Rd. and Cokey Rd. and if they are both blocked no one can get in or out of the area in a timely manner and adding more people to the environment would change that.

Mr. Berry stated that it is a very common practice to request rezoning of parcels prior to development plans being received. Mr. Berry stated that the Planning Board meets every month and there is regularly discussion of new housing development.

Mr. Labrier stated that he believes he and his neighbors should have the right to know what is being built on the subject property. Mr. Sperati stated that the request this evening on the subject property is just to rezone from A-1 to R-6MFA and plans are not required at this point. Mr. Sperati stated that the Rocky Mount Land Development Code on the City's website details what can be done on a property zoned R-6MFA. Mr. Sperati explained that when development plans are submitted that it will be brought back to the Planning Board with specific details to be heard by the Committee and the Public, and that he can have input at that time as well.



Mr. Mayo stated on the subject of getting emergency transportation into the area there is a nearby bridge that allows traffic to pass over the tracks [Springfield Road].

Mr. Bocook advised that this board only recommends items to the City Council for final approval and that, the board will make a recommendation to the City Council for them to consider at a subsequent public hearing at their meeting on the second Monday in January. He stated that this board does take into consideration and is tasked with considering all uses permitted within the requested zoning district. Stormwater management would be addressed at the time of development and landscape buffers are required between dissimilar uses.

The chair closed the public comment portion of the meeting.

Board action: A motion was made by Mr. Mayo and seconded by Mr. Berry and carried unanimously to recommend to the Rocky Mount City Council the approval of the request to rezone the  $\pm 11.98$ -acre parcel [PIN 376952172600] located on Glendale Drive, just south of Rollinwood Drive. from A-1 to R-6MFA on the basis that the proposed rezoning of the subject site will have a positive growth impact on the area and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

## **5.2 Rezoning Request #09-11-22**

At the request of the Chair, JoSeth Bocook presented the request for rezoning submitted by Crystal Wimes-Anderson; Unseen Walls, Inc., property owner, for the subject site located at 1301 Pitt Street, totaling  $\pm 0.51$  acres from a I-2 to B-1. This property is located at the southeast quadrant of the intersection of Pitt Street and Sherrod Street, just north of Cokey Road. Currently, this property contains two unoccupied, single-story commercial buildings.

Mr. Bocook stated that all the properties in the immediate surrounding area are zoned I-2 and B-1 (Neighborhood Commercial). The Butterfield's Butter facility is located to the north of the subject site, across Sherrod St. The remainder of the block, and the properties across Pitt Street, contains vacant commercial buildings and warehouse, storage structures. One block to the east there are undeveloped lots and detached single-family dwellings and duplexes on property zoned Medium Density Multifamily Residential District (R-6MFA). Along Cokey Road are a mix of detached single-family dwellings, and neighborhood scale commercial buildings on properties zoned R-6MFA, B-1 and B-2 (Commercial Corridor District)

Mr. Bocook advised that since the adoption of the current comprehensive plan [2003], there have not been any rezoning requests approved by City Council in the immediate vicinity of the subject property.

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 CRM Public Works Department, Engineering/Traffic Division commented that the subject property (approximately .5 acres) is located near Cokey Road, a two lane, two way, minor arterial with a practical capacity of 16,000 vehicles per day (VPD) and an average annual daily travel (AADT) of 3,100 VPD. 1301 Pitt Street has access to Tar River Transit, via the Rocky Mount East Line. Pitt Street currently does not have sidewalks or bicycles amenities. A gas station / convenience mart is one of the most intense land uses permitted in the B-1 zone. Such a development may generate approximately 400 new VPD. Based on the existing traffic volume, and the capacity of Cokey Road, the local system should be capable of serving the anticipated increase in traffic volume. Currently, there are no recommendations from CRM Public Works Department, Engineering/Traffic Division.

Mr. Bocook stated that this request will not result in an increase in the zoning intensity of the immediate area. The B-1 district is intended for local retail and personal services of limited size and service area that provide for the regular needs and convenience of those residing in the adjacent residential neighborhoods.

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. There were none.

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

Mrs. Wimes-Anderson stated that she is a registered nurse and to convert the property into an office/facility that focuses on health and wellness.

The Chair called for questions/comments from the public in support or in opposition to the request; there being none, the public portion of the meeting was closed.

Board action: A motion was made by Mr. Mayo seconded by Mr. J. Davis and carried unanimously to recommend approval to the Rocky Mount City Council of the request to rezone the parcel located at 1301 Pitt Street totaling  $\pm 0.51$  acres from I-2 to B-1 on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area and finds it in conformance with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

### **5.3 Rezoning Request #10-11-22**

At the request of the Chair, JoSeth Bocook presented the request for rezoning submitted by Grey Berry; F & B Development Company, representative of Jammy Scott Mason & Sharon Pearce Mason, property owners, for the subject site located on S Halifax Road, [portions of PIN 373912861673U, 373912769624, 373912766624U, and 373911670078U] totaling  $\pm 7.08$  acres from A-1 to R-6. The subject site consists of portions of four parcels located within the city's extraterritorial jurisdiction (ETJ) located south of Bethlehem Road with access via S Halifax Road. Currently, this property is undeveloped and zoned Agricultural Residential District (A-1). 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.

The properties in the immediate surrounding area that are located within the city's ETJ are primarily zoned A-1, while 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. To the north and west of the subject site, are properties zoned Conditional Medium Density Multifamily Residential District (R-6MFACD) that contain the Beth Eden subdivision with detached single-family dwellings, and a large undeveloped parcel.

Mr. Bocook advised that since the adoption of the current comprehensive plan [2003], there have not been any rezoning requests approved by City Council in the immediate vicinity of the subject property.

Mr. Bocook advised that the Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as an "undeveloped and "Planned Infill Growth Area."

Mr. Bocook advised that the CRM Public Works Department, Engineering/Traffic Division commented that the subject property (approximately 165 acres) is located along South Halifax Road, a two lane, two way, ditch section minor arterial with a practical capacity of 11,000 Vehicles Per Day (VPD) and an average annual daily travel of 5,100 VPD. At this location, South Halifax Road does not have Tar River Transit access, sidewalks, or bicycle amenities.

If the properties in question were to be built out to its maximum potential, some 660 new single family units may be constructed. According to the Institute of Traffic Engineers, Trip Generation Manual, 9.5 trips may be generated per dwelling unit daily. Such development may generate 6,270 new daily trips, or 660 peak hour trips. It is unknown if Halifax Road will be able to accommodate the increase in traffic, based on the roads current configuration.

The CRM Public Works Department, Engineering/Traffic Division stated that a driveway permit from NCDOT must be acquired to add a driveway onto Halifax Road. A traffic impact analysis will be required if the projected traffic volume exceeds 100 additional peak hour vehicles, or 1000 new vehicle trips per day.

Mr. Bocook stated that this request will build upon the increases to zoning intensity of the immediate area seen with prior zoning map amendments and land development activity. The city has received a petition to annex the remaining portions of the subject properties that lie beyond the city's planning area, joined with additional parcels. The petitioner has requested these lands be designated Medium Density Single-family Residential District (R-6) upon the effective date of the annexation, also. 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 within the Land Development Code.

Mr. Bocook advised that notification of this public hearing was mailed to adjoining property owners and a sign was posted on the subject property. The Planning Board agenda was posted 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.

Mr. Berry asked for clarification on what area is the Planning Board voting on. Mr. Bocook advised the Planning Board may only vote on the  $\pm 7.08$  acres that the City has jurisdiction over. Mr. Sperati asked if the subject property map was correct and Mr. Bocook advised that it was.

David Revoir with Appian Consulting Engineers was present to answer any questions.

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 or in opposition to the request; there being none, the public portion of the meeting was closed.

Board action: A motion was made by Mr. Berry seconded by Mr. J. Davis and carried unanimously to recommend to the Rocky Mount City Council the approval of the request to rezone portions of PIN 373912861673U, 373912769624, 373912766624U, and 373911670078U on S Halifax Road totaling  $\pm 7.08$  acres from A-1 and R-6 on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area and finds it in conformance with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

#### **5.4 Rezoning Request #11-12-22**

At the request of the Chair Stephanie Goodrich presented the request for rezoning submitted by James Leach of Rocky Wesleyan LLC, representative of Thomas Pearsall, Jr, et, al, property owner. The subject site is a 2.79-acre portion of an approximately 39.88-acre parcel located on the SE Corner of Wesleyan Blvd and Bishop Rd. It

is currently in the process of be subdivided into a separate parcel, but as of this staff report it has not been recorded. Currently, this property is undeveloped and used for crop production (agriculture).

Properties in the immediate area include O-I across N Wesleyan Blvd, for the university; Industrial on most of the east side of US-301 and B-2 to the north of Bishop Road. The northwest corner of Wesleyan and Bishop is zoned B-2CD.

Mrs. Goodrich advised that one amendment has been made to the city's zoning map within the vicinity of the subject site since the adoption of the current comprehensive plan [2003]. In 2008, two parcels were rezoned from I-2 to B-2. Those parcels lie directly to the north of Bishop Road on the east side of Wesleyan and now house a convenience store/gas station and a small retail store.

Mrs. Goodrich advised that the Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as a "Planned Infill Growth Area."

Mrs. Goodrich advised that the subject property (approximately 2.79 acres) is located on the South East corner of Bishop Road and Wesleyan Blvd. Bishop Road is a two lane, two way, minor arterial with a practical capacity of 10,500 vehicles per day (VPD) and an average annual daily travel (AADT) of 2,000 VPD. Wesleyan Blvd is a Multi-lane major arterial with a practical capacity of 42,000 VPD and an AADT of 23,500. The Wesleyan Blvd property in question has access to Tar River Transit, via the Battleboro/Goldrock Shuttle. Bishop Road has existing sidewalks north of the subject site. Wesleyan Blvd currently does not have sidewalks or bicycles amenities.

The B-2 zone was established to accommodate major retail and service activities outside of the central business district. According to the Institute of Traffic Engineers "Trip Generation Manual" a quality sit-down restaurant may generate 90 new trips a day, per 1000 feet of developed gross floor area. Such a development on a portion of this parcel may generate approximately 500 new VPD. Based on the existing traffic volume, and the capacity of Bishop Road, and Wesleyan Blvd the local system should be capable of serving the anticipated increase in traffic volume.

Mrs. Goodrich stated that a driveway permit from NCDOT must be acquired. A traffic impact analysis will be required if the projected traffic volume exceeds 100 additional peak hour vehicles, or 1000 new vehicle trips per day.

Mrs. Goodrich stated that this request will not result in a great increase in the zoning intensity of the immediate area. Retail and commercial growth along the North Wesleyan corridor is appropriate for the goals of direct community scale development in Chapter 4 of the Comprehensive Plan.

Mrs. Goodrich advised that notification of this public hearing was mailed to adjoining property owners and a sign was posted on the subject property. The Planning Board agenda was posted 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 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. There were none.

The Chair called for questions/comments from the Board for the applicant. Jim Eatmon made himself available for questions. There were none.

The Chair called for questions/comments from the public in support or in opposition to the request; there being none, the public portion of the meeting was closed.

Board action: A motion was made by Mr. Berry seconded by Mr. J. Davis and carried unanimously to recommend to the Rocky Mount City Council the approval of the request to rezone the partial parcel on the Southeast corner of N Wesleyan Blvd and Bishop Rd [PIN 386206484507] totaling  $\pm 2.79$  acres of the  $\pm 39.88$  acres from I-2 to B-2 on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area and finds it in conformance with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

## **6. Planning Review**

There were no items for review.

## **7. Other**

Mr. Bocook shared the presentation prepared by the City of Rock Mount Parks and Recreation Department detailing the planned renovations to Sunset Park. All member's present were in support of the Sunset Park renovations and pursuit of grant funding.

## **8. Items from the Planning Board**

None.

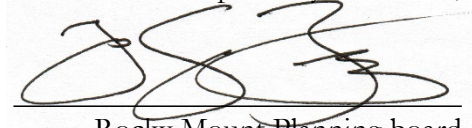
## **9. Items from the Secretary**

There was discussion on sending notification to tenants as well as property owners. Mr. Bocook advised that after researching and polling other municipal and county governments in North Carolina there were only a few that follow that practice. However, he added staff was willing to add the requirement if the board perceived it would be beneficial. The members of the Planning Board agreed that tenants would see the posted sign placed onsite so additional mailings would not be necessary.

## **10. Adjournment (Next regular meeting: January 10, 2023)**

There being no further business, the meeting was adjourned at 6:48 p.m.

Respectfully submitted,



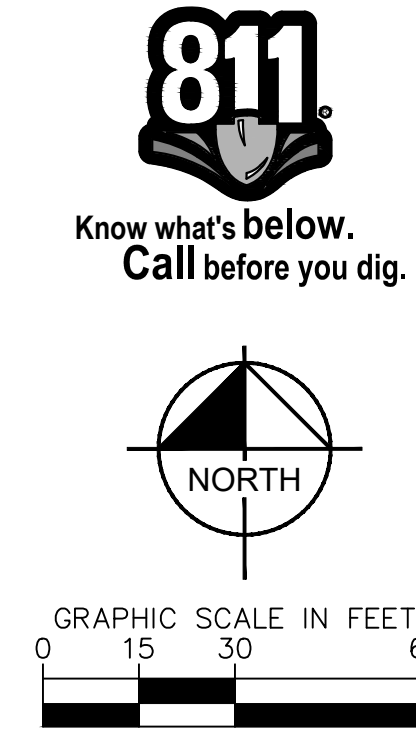
Rocky Mount Planning board  
JoSeth Bocook, Secretary

# **Development Review**

Requested Action:	Construction Planned Building Group
Location:	Glory Drive [PIN 386040671000]
Existing Land Use:	Undeveloped
Site Plan Data:	$\pm 5.74$ acres
Applicable Regulations:	LDC Sec. 712. D. 3. b
Owner:	Kelley Development Company, LLC
Applicant:	Ted Heilbron
Prepared By:	Chris Bostic, PE; Kimley-Horn and Associates, Inc.
Case Manager:	JoSeth Bocook, Planning Administrator
Voting Representatives:	City Members

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





DIRECTOR OF PUBLIC WORKS	DIRECTOR OF DEVELOPMENT SERVICES
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# **Zoning Review**

Requested Action: O-I to B-2CD  
Location: 3321 Sunset Avenue  
Site Data:  $\pm$  1.07 acres  
Existing Land Use: Financial Institution  
Applicant: Amanda Flora; Flora's Jewelry, Inc.  
Property Owner(s): New Republic Savings Bank  
Case Manager: JoSeth Bocook, Planning Administrator  
Voting Representatives: City Members

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## CONDITIONS:

### Permitted Uses - *proposed*

- Pawn shop
- Retailing or servicing 50,000 or less gross sq. ft. per unit with operations conducted and merchandise displayed inside and/or outside a building and not otherwise listed herein

## ANALYSIS:

### a) Land uses: Subject site and vicinity

The subject site is a 1.23-acre parcel located at 3321 Sunset Avenue. The property is developed with a single-story 3,700 sq. ft. building having off-street parking and drive-thru lanes. The property is privately owned. Currently, the building is unoccupied; the building formerly housed a financial institution.

Properties along the south side of Sunset Avenue within the block bound by Timberlane Drive to the east and Tyson Avenue to the west are zoned Office and Institutional (O-I); a financial institution anchors [State Employees' Credit Union] the block with various other office land uses. To the north, across Sunset Avenue are properties zoned O-I and R-6MFA (Medium-Density Multifamily Residential) containing offices, a beauty salon, single-family and multifamily dwellings. Also, there is a church at the corner of Jones Road and Sunset Avenue zoned Low Density Residential District (R-10).

### b) Zoning history

There have been three amendments to the city's zoning map approved within the vicinity of the subject site since the adoption of the current comprehensive plan [2003].

In 2021, two properties at the southwest intersection of Tyson Avenue and Sunset Avenue were rezoned from O-I to B-2 (Commercial Corridor District). Likewise, the property adjacent to these properties were rezoned from O-I to B-2, in 2015.

In 2011, the zoning conditions for the property at 3217 Sunset Avenue were amended to expand the permitted uses of the B-2CD zone.

Beginning in the late 1970s, properties in the immediate area were rezoned from residential to transitional districts. The 1980s and 90s saw properties radiating from the intersection at Sunset Avenue and Winsted Avenue converted to commercial districts.

c) Conformance with Comprehensive Plan

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

d) Transportation

Sunset Avenue is a major arterial roadway with an estimated practical capacity of 39,400 vehicles per day (vpd). Sunset Avenue has a five-lane cross section with a two-way left turn center lane. In 2019, NCDOT recorded a traffic volume of 21,500 vpd in the vicinity of this property. Currently, the site is serviced by Rocky Mount Transit Route 7. There is sidewalk on the opposite side of Sunset Avenue, but no bicycle facilities.

The B-2 zone was established to accommodate major retail and service activities outside of the central business district. Based on the existing traffic volume, and the capacity of Sunset Avenue the local transportation network should be capable of serving any increase in traffic volume a pawn shop or small-scale retail operation would generate.

The Sunset Avenue Corridor Study [2020] identified this section of Sunset Avenue as a potential complete streets commercial transition zone with enhanced features encouraging transportation options and safety including: 8’ to 10’ multiuse path along south side of road, 5’ Sidewalk along north side of road, pedestrian countdowns and high visibility crosswalks at intersections, a 12’ planted median with left turn pocket storage to calm traffic, speed limit reduction to 35 miles per hour, and pedestrian-level lighting.

RECOMMENDATIONS: None.

e) Community impact

This request will not result in a great increase in the zoning intensity of the immediate area. The applicant’s proposal to limit the permissible land uses at the subject site serve to minimize the adverse effects of commercial uses on other land uses within the immediate area and provide opportunities for investment.

f) Notice and public response

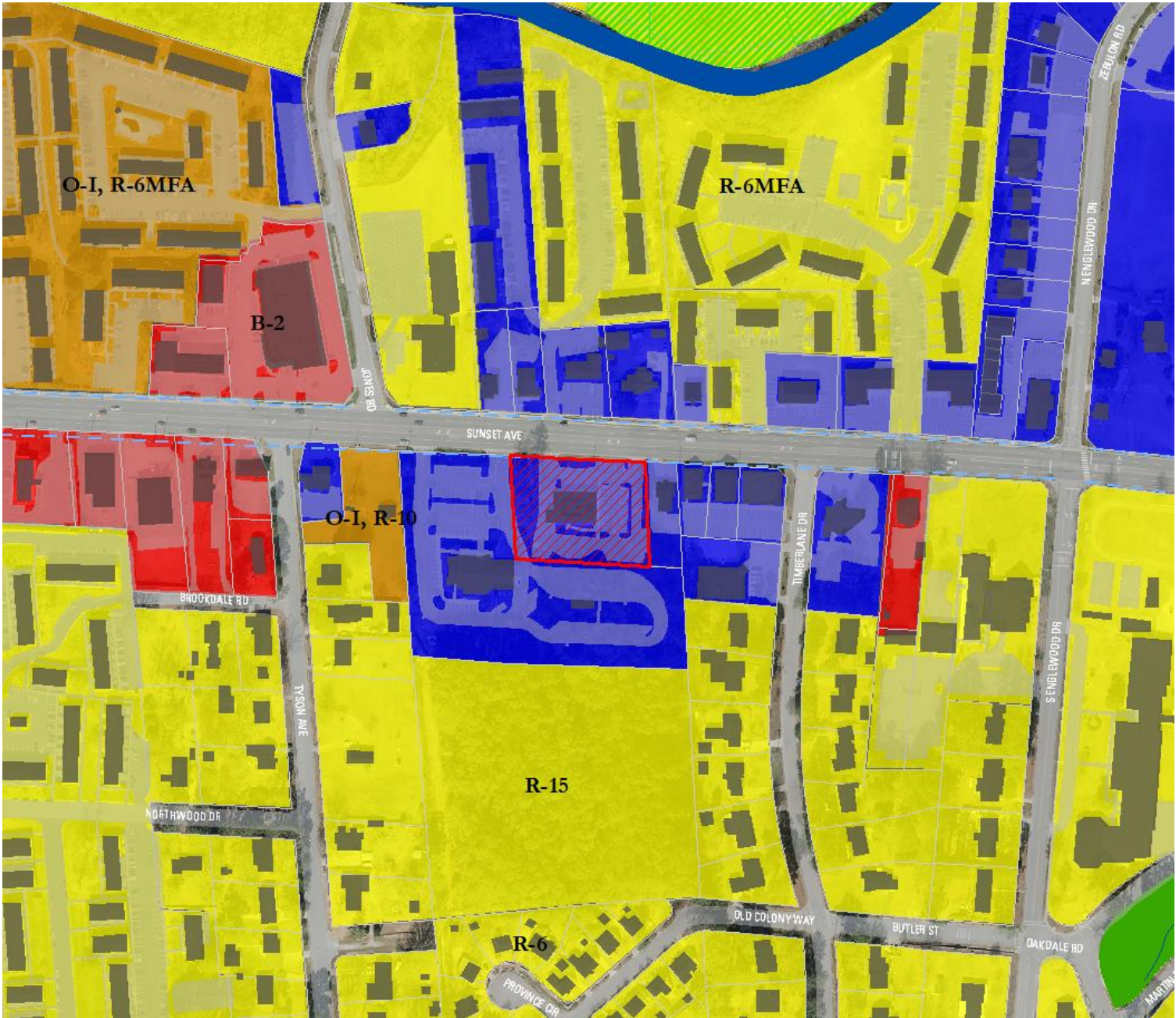
Notification of this public hearing was sent to adjoining property owners (see attachments). A notification sign was posted on the subject property and the Planning Board agenda is listed on the City’s website.

**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 and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

5.1 – Rezoning Request # 12-01-23  
Zoning Map

O-1 to B-2CD  
[Ward 6]



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL

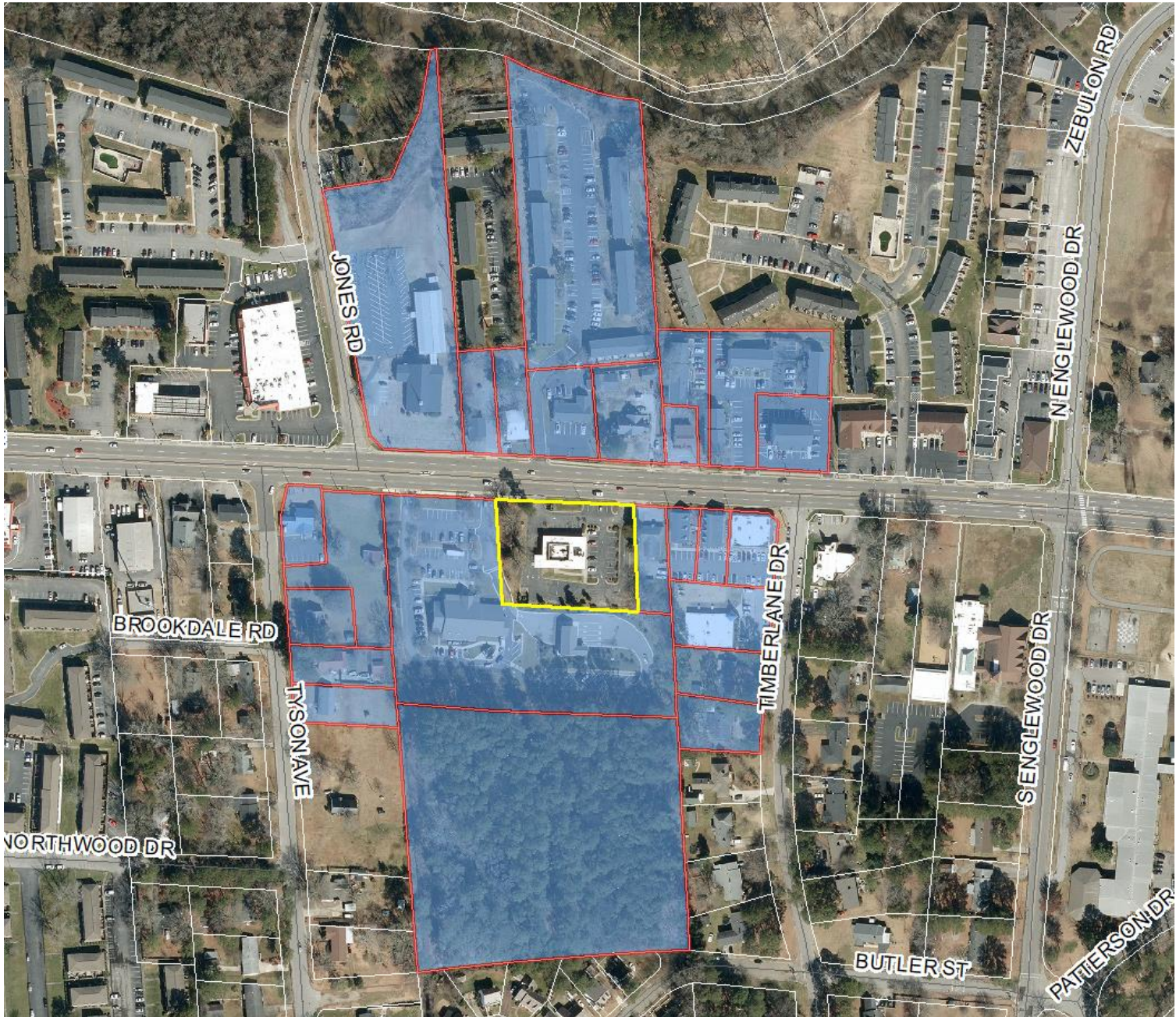


Subject Property






5.1 – Rezoning Request # 12-01-23  
Aerial Image & Adjacent Owners Notice Map

0-I to B-2CD  
[Ward 6]



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



-  Subject Property
-  Property Owners Mailed Notice
-  Streets

## 3321 Sunset Avenue – Property Owner(s) Notified

5.1

David J. & Mary T. Currie  
Po Box 7806  
Rocky Mount, NC 27804

Dawson & Hines, LLC  
3324 Sunset Ave Unit A-1  
Rocky Mount, NC 27804

John C. & Renee F. Habit  
3305 Sunset Ave  
Rocky Mount, NC 27804-

Robert Wilson Hedgepeth  
Po Box 8422  
Rocky Mount, NC 27804

Robert L. Hines  
3106 Metthame Dr  
Fayetteville, NC 28306-

Lamplighter Investors  
C/O Benchmark  
1701 Sunset Ave Ste 500  
Rocky Mount, NC 27804

Michael E. & Gail T. Trustees Nagy  
34681 Singletary Rd  
Myakka City, FL 34251

Marcus Chester & Rhonda Osterhoudt  
6244 Waters Edge Dr  
Rocky Mount, NC 27803

Henry Edward Parrish  
241 Westview Park Dr  
Rocky Mount, NC 27804

C. Steven & Robin W. Powell  
Steve Powell; BS Powell Bldrs  
6774 Sonny's Ln  
Rocky Mount, NC 27803

Carlton G. & Kathleen K. Purvis  
309 Old Coach Rd  
Rocky Mount, NC 27804

Cal D. Sagadraca & Skylar G. Gilley  
111 Tyson Ave  
Rocky Mount, NC 27804

Charlotte W. Spikes  
Po Box 7382  
Rocky Mount, NC 27804

State Employees Credit Union  
Po Box 26807  
Raleigh, NC 27611

Winfred Jones Ulrich  
3854 Riviera Dr  
Elm City, NC 27822

Village Rental Company, LLC  
3324 Sunset Ave # A  
Rocky Mount, NC 27804

Virginia Continental Corp.  
2360 Sw Water Oak Ct 321  
Vero Beach, FL 32962

Westview Baptist Church  
3408 Sunset Ave  
Rocky Mount, NC 27804

(Owner)  
New Republic Savings Bank  
PO Drawer 700  
Roanoke Rapids, NC 27870

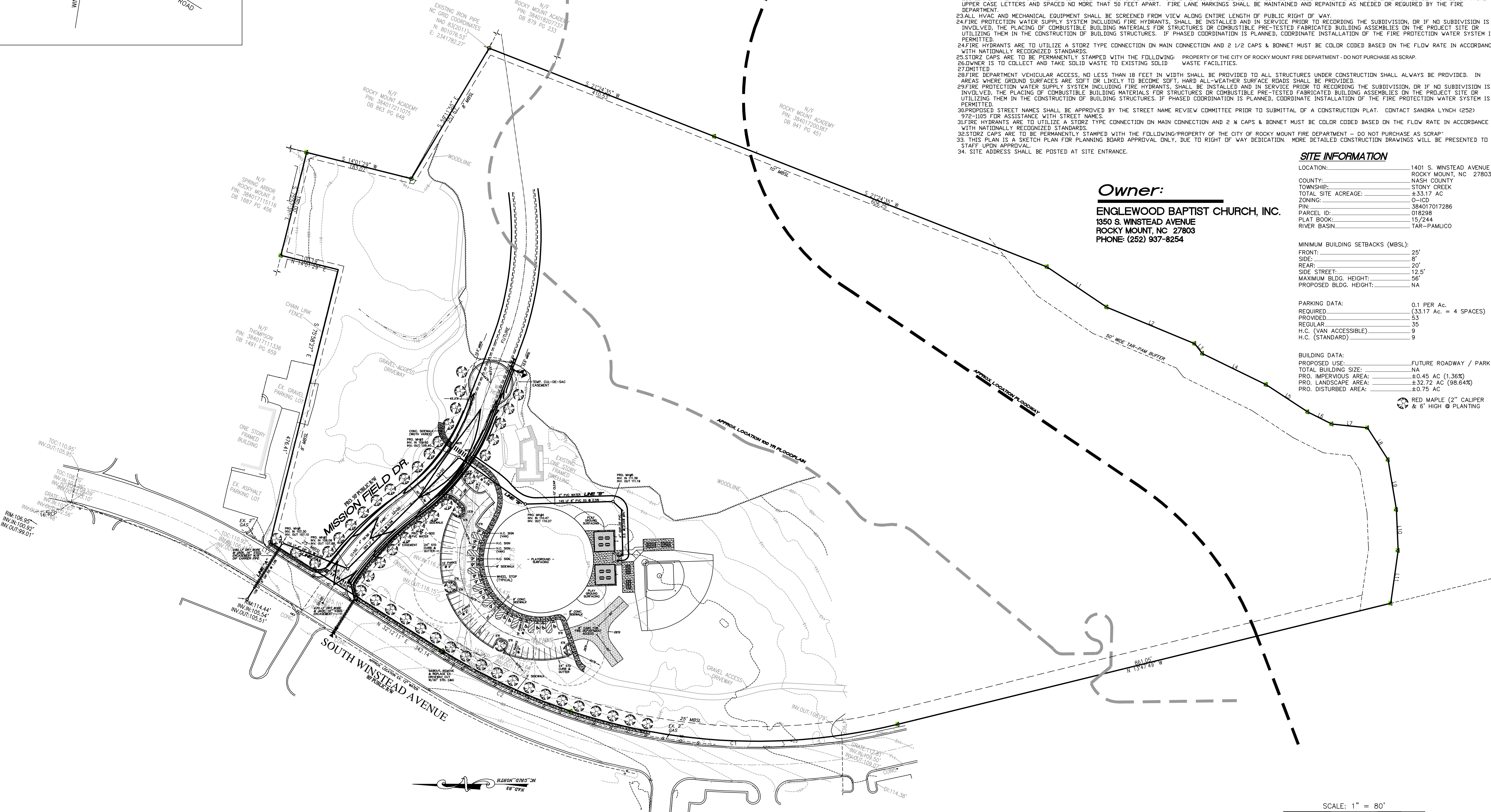
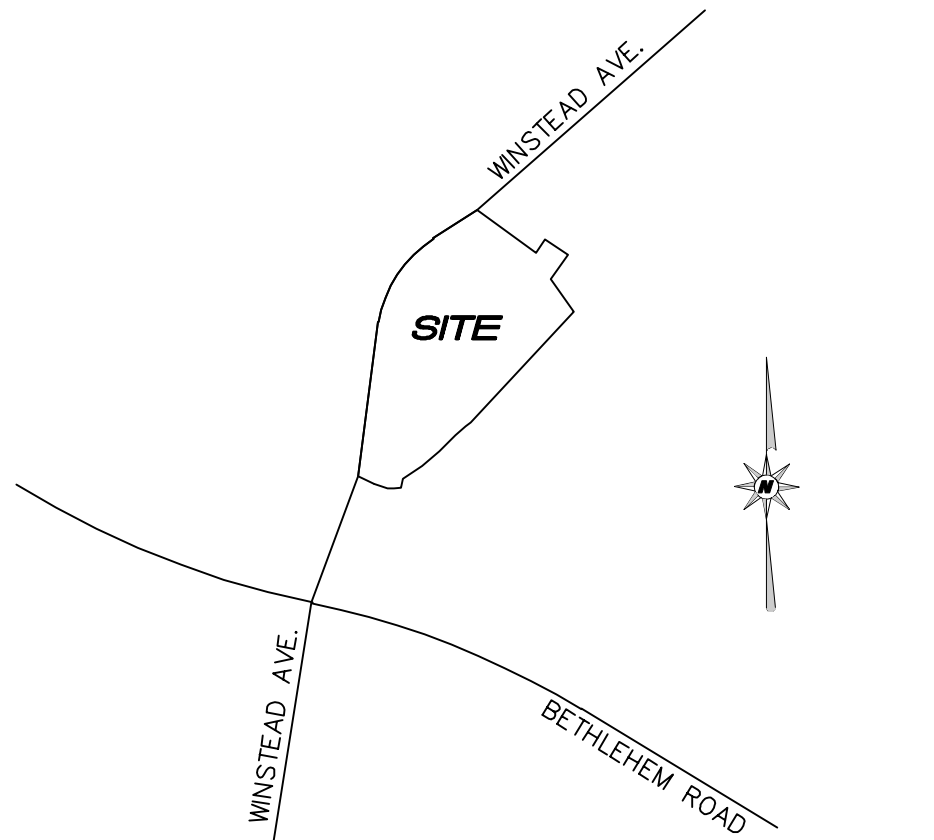
(Applicant)  
Amanda Flora  
2522 Sunset Avenue  
Rocky Mount, NC 27804

**Other**

Requested Action:	Future Public Right-of-Way
Location:	1401 S. Winstead Avenue
Existing Land Use:	Undeveloped
Site Plan Data:	$\pm 5.74$ acres
Applicable Regulations:	LDC Sec. 1301
Owner:	Englewood Baptist Church, Inc.
Applicant:	Kevin Varnell, PE; Stocks Engineering
Prepared By:	J. Michael Stocks, PE; Stocks Engineering
Case Manager:	JoSeth Bocook, Planning Administrator
Voting Representatives:	City Members

**Recommendation:** City staff recommends approval of the creation of the proposed public right-of-way on condition a construction plat is submitted for review to the city's Development Review Committee.





**Owner:**

ENGLEWOOD BAPTIST CHURCH, INC.  
1350 S. WINSTEAD AVENUE  
ROCKY MOUNT, NC 27803  
PHONE: (252) 937-8254

**SITE INFORMATION**

LOCATION: 1401 S. WINSTEAD AVENUE  
COUNTY: ROCKY MOUNT, NC 27803  
TOWNSHIP: NASH COUNTY  
TOTAL SITE ACREAGE: ±33.17 AC  
ZONING: 0-ICD  
PIN: 384017017286  
PARCEL ID: 018298  
PLAT BOOK: 15/244  
RIVER BASIN: TAR-PAMLICO

MINIMUM BUILDING SETBACKS (MBSL):  
FRONT: 25'  
SIDE: 8'  
REAR: 20'  
SIDE STREET: 12.5'  
MAXIMUM BLDG. HEIGHT: 58'  
PROPOSED BLDG. HEIGHT: NA

PARKING DATA: 0.1 PER AC. (33.17 AC. = 4 SPACES)  
REQUIRED: 53  
PROVIDED: 53  
REGULAR: 35  
H.C. (VAN ACCESSIBLE): 9  
H.C. (STANDARD): 9

BUILDING DATA:  
PROPOSED USE: FUTURE ROADWAY / PARK  
TOTAL BUILDING SIZE: NA  
PRO. IMPERVIOUS AREA: ±0.45 AC (1.36%)  
PRO. LANDSCAPE AREA: ±32.72 AC (98.64%)  
PRO. DISTURBED AREA: ±0.75 AC

RED MAPLE (2" CALIPER & 6' HIGH) PLANTING

SCALE: 1" = 80'  
0 80 160 200 240

MISSION FIELD - PHASE ONE  
CITY OF REFUGE  
ROCKY MOUNT, NORTH CAROLINA



OVERALL SITE SKETCH PLAN

REVISIONS  
12/2/22 TRC COMMENTS

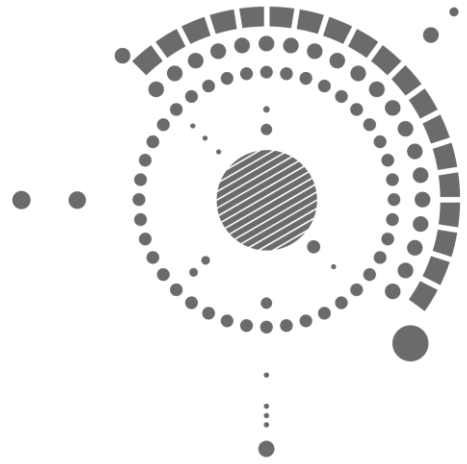
FILE NO. 2019-028  
HORZ. SCALE: 1"=80'  
VERT. SCALE: NA

CE-01

BLN-C-1874

STOCKS  
ENGINEERING  
801 EAST WASHINGTON STREET  
NASHVILLE, N.C. 27856  
P.O. BOX 1108  
PHONE: (252) 459-8196  
WWW.STOCKSENGINEERING.COM





## ATTENTION:

The next regular meeting of the  
City of Rocky Mount Planning Board  
is scheduled for  
**Tuesday, February 14, 2023 at 5:30 p.m.**

