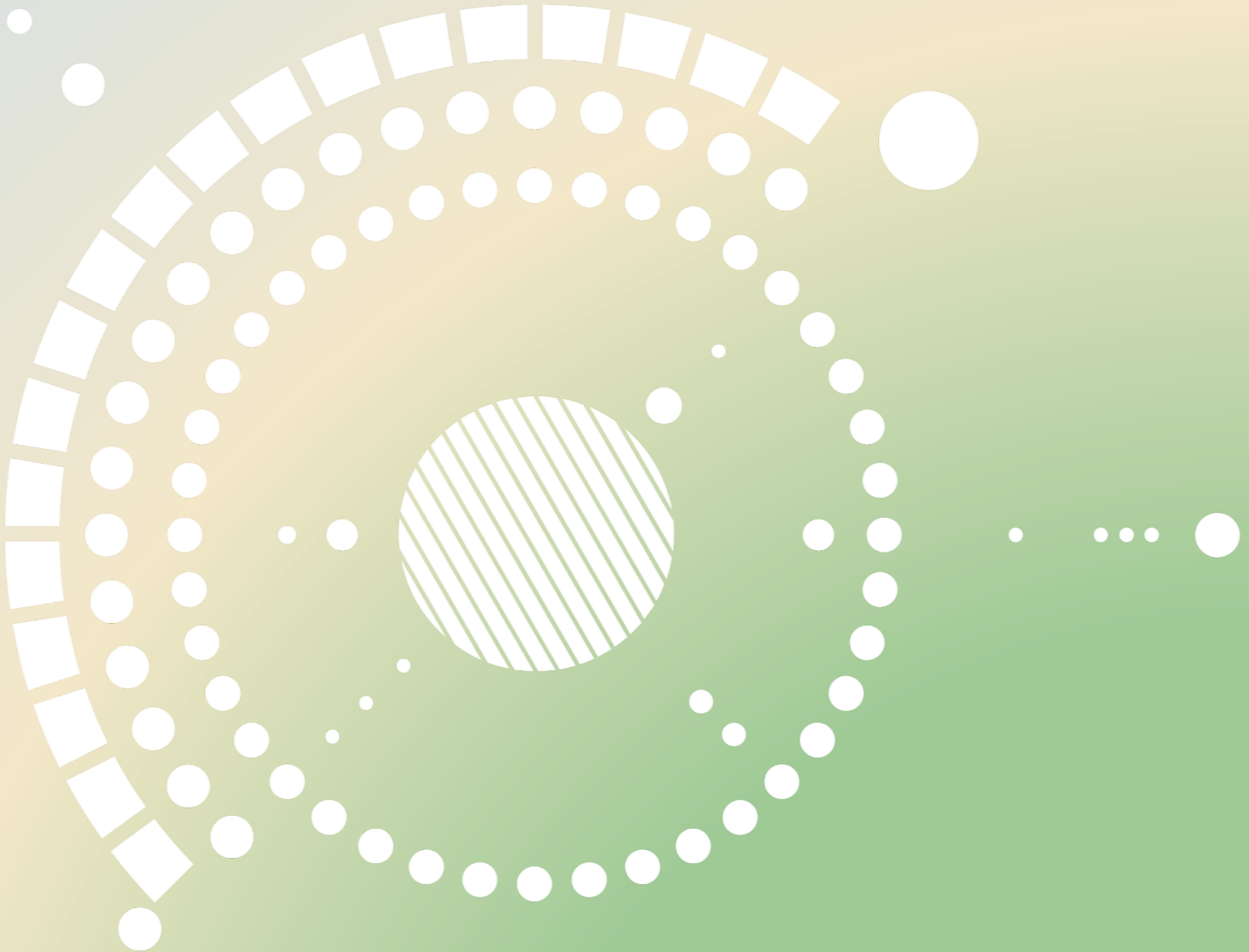


Planning Board Staff Report

March 14, 2023



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



AGENDA
ROCKY MOUNT PLANNING BOARD MEETING
MARCH 14, 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:** January 10, 2023
- 4. Development Review**

4.1 Joyner Park Townhomes Preliminary Planned Building Group #757

Requested Action:	Preliminary Planned Building Group
Location:	Bethlehem Road, 1400 block [PIN 374906377954]
Existing Land Use:	Undeveloped
Site Plan Data:	±28.33 acres
Applicable Regulations:	LDC Sec. 712. D. 3. a
Owner:	Sandra J. Tharrington, Mary C. Daughtride Edwards
Applicant:	Kevin Varnell; Stocks Engineering
Prepared By:	J. Michael Stocks, PE; Stocks Engineering
Case Manager:	JoSeth Bocook, Planning Administrator
Voting Representatives:	City Members

5. Zoning Review

5.1 Rezoning Request # 13-03-23

Requested Action:	R-6MFA to I-2
Location:	Sherrod Street [PIN 376904442800]
Site Data:	± 3.07 acres
Existing Land Use:	Undeveloped
Applicant:	Matthew McClure; Butterfields Butter, LLC
Property Owner(s):	Butterfields Butter, LLC
Case Manager:	JoSeth Bocook, Planning Administrator
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 11, 2023)

[illegible]

ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL

0 1/2 1 2 Miles

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

**MINUTES OF THE
ROCKY MOUNT PLANNING BOARD MEETING
HELD JANUARY 10, 2023 AT 5:30 P.M.
IN THE FREDERICK E. TURNAGE MUNICIPAL BUILDING, GEORGE W. DUDLEY CITY COUNCIL CHAMBER**

MEMBERS PRESENT

Bruce Berry
Robert Hudkins
Johnnie Mayo, Jr., vice chair
Matthew Sperati, chair

MEMEBERS ABSENT

James Davis
Robert Davis
Monica Underhill

STAFF PRESENT

Samantha Andelin, Administrative Assistant
JoSeth Bocook, Planning Administrator
Brad Kerr, Public Works Director
Ramon Muckle, Traffic Engineer
Steve Yetman, Assistant Public Works Director Transportation

1. Call to Order

The chair called the meeting to order at 5:32 p.m.

2. Approval of the Agenda

The chair presented the agenda. Staff advised there was one addition: 7.1 Mission Field Phase I Future Public Right of Way; the board approved the revised agenda.

3. Approval of the Meeting Minutes: December 13, 2022

The chair presented the December 13, 2022 meeting minutes to the board. A motion was made by Mr. Mayo seconded by Mr. Berry and unanimously carried to approve the minutes of the December 13, 2022 Planning Board meeting as presented.

4. Development Review

4.1 East Haven Apartments Construction Planned Building Group #756

At the request of the chair, Chris Bostic, PE; Kimley-Horn and Associates, Inc. representative of the property owner, Kelley Development Company, LLC, was available to answer any questions from the board of the project for the construction planned building group located on Glory Drive [PIN 386040671000] containing ± 5.74 acres with the existing land uses of being undeveloped. The project is for a 62-unit multifamily development. The public right of way will be extended off Glory Drive.

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

At the request of the chair, Mr. Bocook stated staff recommends approval of the Construction Planned Building Group and that all comments from the Development Review Committee have been resolved.

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

Mr. Berry inquired as to the location of the project. Mr. Bocook clarified that it is in the Meadowbrook area adjacent to existing apartments and single-family dwellings, adding it will be a positive addition to the area and looks forward to the project moving forward.

Mr. Sperati stated that given the anticipated downturn in the economy, it is good to have developers that are in the position to continue with their projects.

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. Mayo and unanimously carried to approve the construction planned building group project on Glory Drive given all comments from the Development Review Committee have been resolved.

5. Zoning Review

5.1 Rezoning Request #12-01-23

At the request of the Chair, JoSeth Bocook presented the request for rezoning submitted by Amanda Flora; Flora's Jewelry, Inc., representative of New Republic Bank, property owner, for the subject site located at 3321 Sunset Avenue, totaling $+1.23$ acres from O-I to B-2CD. The permitted uses proposed are pawn shop; retailing or servicing 20,000 or less gross sq. ft. per unit with operations conducted and merchandise displayed inside and/or outside a building and not otherwise listed herein. 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).

Mr. Bocook advised that since the adoption of the current comprehensive plan [2003], there have been three amendments to the city's zoning map approved within the vicinity of the subject. 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.

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 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.

Mr. Bocook stated that 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 serves to minimize the adverse effects of commercial uses on other land uses within the immediate area and provides opportunities for investment.

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.

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. Sperati asked for clarification of acreage requesting to be rezoned. Mr. Bocook stated that it is for the entire parcel of record.

The chair called for questions/comments from the Board for the applicant. Alex Flora, daughter of applicant, Amanda Flora stated that her mother was unable to attend this evening. She stated that her mother was the owner of Carolina Jewelry Pawn and Gun as well as Flora's Jewelry Company. They have been operating the business from a rented building on Sunset Avenue for 30 years and have been through four flood events and are ready to move and purchase their own building.

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. Berry and carried unanimously to recommend approval to the Rocky Mount City Council of the request to rezone the parcel located at 3321 Sunset Avenue from O-I to B-2CD 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

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

At the request of the chair, Mike Stocks, PE, Stock Engineering, on behalf of the City of Refuge Mission Field Phase I project. Mr. Stocks stated that they are proposing to create a park on Winstead Avenue across from Englewood Baptist Church and part of it is a publicly dedicated road that will serve a portion of the 33-acre site. The proposed road will align with an existing driveway in front of Englewood Baptist Church and will become a dedicated right-of-way with a temporary cul-de-sac that will eventually extend towards the Rocky Mount Academy property. The playground will go through the city's Development Review Committee for approval; however, the dedicated road requires approval from the Planning Board.

Mr. Stocks stated that he is aware of the City's comments and have addressed most if not all of them at this time and noted they will resolve any additional ones as needed.

Mr. Sperati stated that it appears the only condition is that a construction plat be submitted for review.

Mr. Bocook stated as noted and depicted on the staff report and provided site plan, the city has reviewed this as part of the construction for the proposed park. The park itself does not fall into a category that will require approval of the Planning Board. Mr. Bocook advised that 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.

The chair called for questions/comments from the Board for 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 meeting was closed.

Board action: A motion was made by Mr. Berry seconded by Mr. Mayo and carried unanimously to recommend approval of the creation of the Public Right of Way on the condition that a construction plat is submitted for review by the City's Development Review Committee.

8. Items from the Planning Board

Mr. Sperati inquired about follow-up on the status of Ms. Underhill (Ward 4) and her commitment to serve on the Planning Board, as she has not been in attendance. Mr. Bocook stated that he has reached out to the Councilmember in which Ward she is in, however, has not had a conversation with them. Mr. Bocook stated that he will keep the Planning Board updated.

Mr. Sperati stated that he is concerned about the speed limit on Sunset between Walgreens and Rose's which is 45 mph, he thinks that is too high and recalls that the Sunset Avenue Corridor Study [2020] recommended it be lowered to 35 mph. He asked if there was any consideration to changing it.

Mr. Kerr stated that the average speed of traffic at this location is less than 35 mph. Mr. Kerr agreed that the segment of Sunset Avenue is at times congested and worthy of a conversation with DOT to lower the speed limit. Mr. Kerr stated that the speed limit could be lowered by a request to DOT if the City Council passed a resolution to do so.

Mr. Yetman stated that in looking at the upcoming years' budget, the city may propose a feasibility study in that area to install a roundabout at Sunset Avenue, Buck Leonard Boulevard, and Forest Hill Avenue as suggested within the Sunset Avenue Corridor Study.

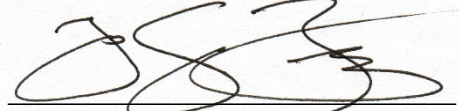
9. Items from the Secretary

Mr. Bocook expressed his appreciation to the Board for their input, feedback, and commitment to the city and the Planning Board.

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

There being no further business, the meeting was adjourned at 5:55 p.m.

Respectfully submitted,



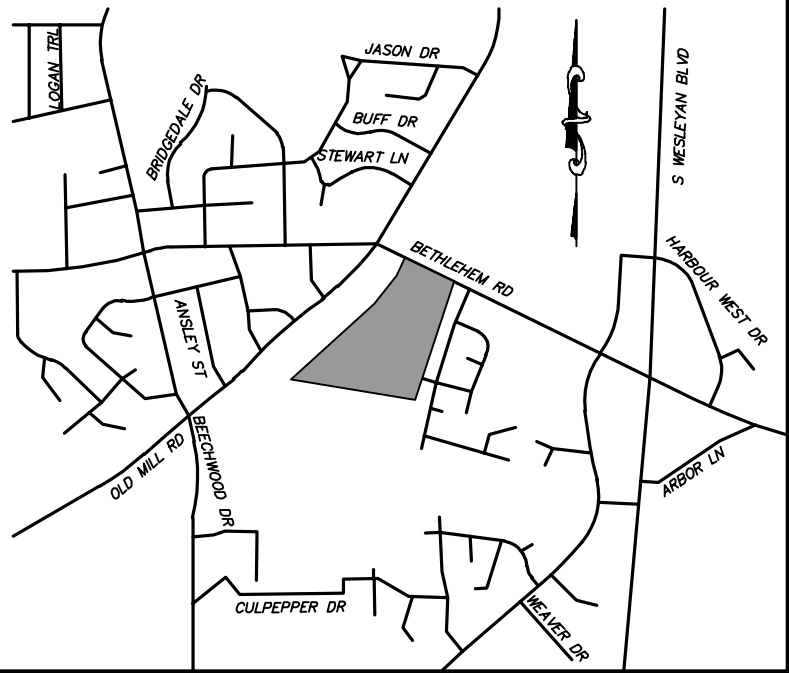
Rocky Mount Planning board
JoSeth Bocook, Secretary

Development Review

Requested Action:	Preliminary Planned Building Group
Location:	Bethlehem Road, 1400 block [PIN 374906377954]
Existing Land Use:	Undeveloped
Site Plan Data:	±28.33 acres
Applicable Regulations:	LDC Sec. 712. D. 3. a
Owner:	Sandra J. Tharrington, Mary C. Daughtridge Edwards
Applicant:	Kevin Varnell; 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 amended construction planned building group on condition that the following comments are resolved:

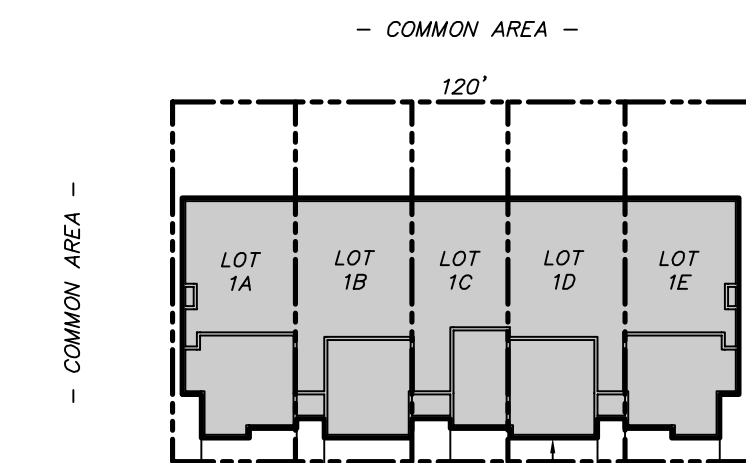
1. Planning: A major subdivision plat approval shall be required.
2. Traffic and Parking: Note driveway length from garage to ROW on Typical Home Unit diagram.
3. Traffic and Parking: Roadway construction details shall be provided with subsequent construction plan review.



VICINITY MAP N.T.S.

Standard Notes

- All required improvements shall conform to the City of Rocky Mount's Land Development Code and Manual of Specifications and Details, latest edition. All lots shall equal or exceed the minimum development standards specified in Chapters 4, 5, and 6 of the Land Development Code.
- This plan is valid for two (2) years from the date of approval.
- All signs shown on this plan shall conform to Tables 7-6 and 7-7 of the Land Development Code.
- The City of Rocky Mount will not record a final plat for this project until the developer or contractor provides a landscape maintenance bond.
- Phase II meets stormwater peak flow requirements based on Rocky Mount LDC Section 802.F.3.a. that the development impervious area is less than 15 percent of the total site.
- The disturbed area for this project is greater than 1.0 acre. Therefore, a formal sedimentation and erosion control plan and permit are required prior to any grading or construction on the site.
- Copies of all permits and approved plans must be kept on site in a permit box that is conspicuously located and easily accessible during construction. This includes approved construction plans, encroachment agreements, and driveway permits.
- Contours on these plans have been taken from City of Rocky Mount LIDAR information. Reference horizontal datum is NAD 83 and reference vertical datum is NAVD 88.
- Site lies in Zone X, per FEMA FIRM 3720374900K dated 6/16/13.
- Contractor/Developer shall contact City of Rocky Mount Construction Inspector Bill Pridden at 252/343-3156 one week prior to beginning construction.
- Contractor/owner/developer shall contact City of Rocky Mount Public Utilities at 252/467-4808 to coordinate the installation of electric services and 252/467-4827 to coordinate the installation of natural gas services.
- The electric customer shall own and be responsible for the installation of electric service to the point of delivery identified by Rocky Mount Public Utilities.
- The developer/owner is responsible for all costs related to the relocation of any existing utilities.
- For underground utilities, the developer/owner is responsible for all costs of borings, conduit, pavement patching and landscaping replacement.
- The property owner shall provide an executed right-of-way easement prior to the installation of gas or electric utilities.
- The contractor is responsible for calling the NC One Call Center at 811 to locate existing utilities prior to beginning work.
- The contractor shall provide the Fire Department with vehicular access to all structures under construction at all times. In areas where ground surfaces are soft or are likely to become soft, the contractor shall provide and maintain stable all weather surfaces.
- A geotechnical report and pavement design sealed by a N.C. registered professional engineer must be approved by the Director of Engineering prior to construction of any roadway improvements.
- Roadway sub-grade soil conditions must be evaluated by a geotechnical engineer for conformance with pavement design conditions. A proof-roll must be witnessed and approved by a City of Rocky Mount Department of Engineering representative prior to placement of stone base.
- Omitted.
- Water and sewer fees may be due on this project. Please contact Negrete Silver at 252/972-1126 for fee information.
- Omitted.
- At least one (1) large tree and one (1) small tree shall be provided on all single-family residential lots.
- Duplex lots shall require one (1) large tree per unit. Multifamily units shall require one (1) large tree per each four (4) units.
- Proposed street names shall be submitted in conformance with SEC 715 of the LDC. Coordinate with Erika Hart, E911 CAD Coordinator, at 252-972-1510 to have addresses assigned.
- Fire Department vehicular access, no less than 18 feet in width shall be provided to all structures under construction. In areas where ground surfaces are soft or likely to become soft, hard all-weather roads shall be provided.
- Fire Protection water supply system including fire hydrants, shall be installed and in service prior to recording the subdivision, or if no subdivision is involved, the placing of combustible building materials for structures or combustible pre-tested fabricated building assemblies on the project site or utilizing them in the construction of building structures. If phased coordination is planned, coordinate installation of the fire protection water system is permitted.
- Omitted.
- Fire hydrants are to utilize a Storz type connection on main connections and 2 1/2 caps & bonnet must be color coded based on flow rate in accordance with nationally recognized standards.
- Storz caps are to be permanently stamped with the following:
Property of the City of Rocky Mount Fire Department - Do Not Purchase As Scrap
- The electric customer shall own and be responsible for the installation of electric service to the point of delivery identified by Rocky Mount Public Utilities.
- The developer/owner is responsible for all cost related to the relocation of any existing utilities.
- For underground utilities, the developer/owner is responsible for all cost of borings, conduit, pavement patching and landscaping replacement.
- The property owner shall provide an executed right-of-way easement prior to the installation of gas or electric utilities.
- The contractor is responsible for calling the NC One Call Center at 811 to locate existing utilities prior to beginning work.
- Natural gas mains will be installed 8 ft behind the curb/edge of pavement at a depth of no less than 24 inches of finished grade.
- Omitted.
- Prior to recording the final plat, the following items will need to be submitted to the City of Rocky Mount Department of Engineering:
 - Engineer's certification, record drawings, and tap cards for the public sewer lines.
 - Engineer's certification, record drawings, and signed and notarized operation and maintenance agreement for the stormwater facilities.
 - Engineer's certification, record drawings, and final approval from NCDEM Public Water Supply for the public water lines.
- Primary electric lines and related facilities will be installed 10 ft behind the curb/edge of pavement at a depth of no less than 48 inches of finished grade.
- all HVAC and mechanical equipment shall be screened from view along the entire length of the public right-of-way.
- HOA documents shall restrict parking on alleys and have enforcement procedures for violations.
- Plans for Roadway Construction will be submitted and reviewed under a separate submittal. This plan is for Planning Board Approval only.



TYPICAL HOME UNIT

1" = 40'

N/F
LEWIS M. SANDERS AND WIFE,
SUSIE M. SANDERS
PIN: 374909274220
DB 214 PG 389
RESIDENTIAL

N/F
VIRGINIA CONTINENTAL CORP.
PIN: 374910276317
DB 2618 PG 825
RESIDENTIAL

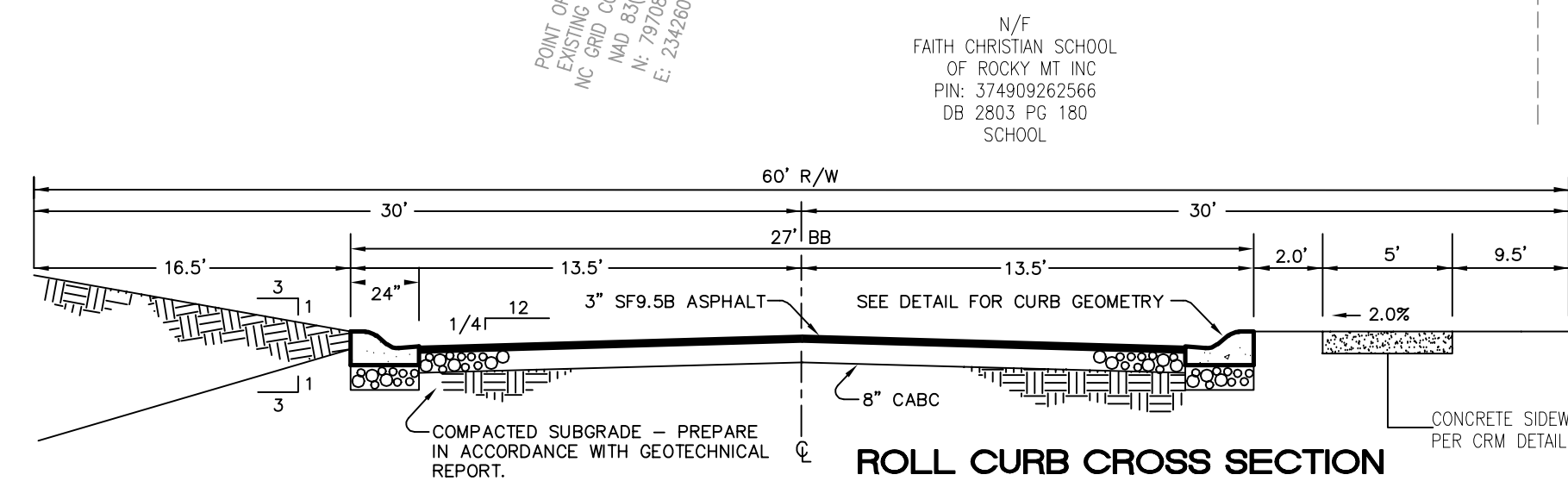
N/F
HAGER CONSTRUCTION
& REMODELING INC
PIN: 374910276368
DB 2968 PG 560
RESIDENTIAL

N/F
CARROLL HAYES W TRUSTEE
PIN: 374910277493
DB 2311 PG 521
RESIDENTIAL

N/F
WEST MOUNT EMMANUEL
HOLY CHURCH INC
PIN: 374906276661
DB 2212 PG 705
RESIDENTIAL

N/F
FAITH CHRISTIAN SCHOOL
OF ROCKY MOUNT
PIN: 374910351725
DB 2826 PG 673
SCHOOL

N/F
NEW SION LLC.
PIN: 374910355806
DB 2943 PG 623
SCHOOL



ROLL CURB CROSS SECTION

I lift up my eyes to the mountains, where does my help come from? My help comes from the Lord, the Maker of heaven and earth. PSALM 121: 1-2

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	121.95	800.00	8°44'03"	61.09	S21°25'11"W	121.83
C2	183.52	150.00	70°05'54"	105.22	N52°06'07"E	172.28
C3	131.20	150.00	50°06'57"	70.13	S67°47'28"E	127.06
C4	203.99	150.00	77°55'07"	121.29	S76°59'39"W	188.63
C5	85.74	530.00	9°16'09"	42.96	N42°40'10"E	85.65

SITE INFORMATION

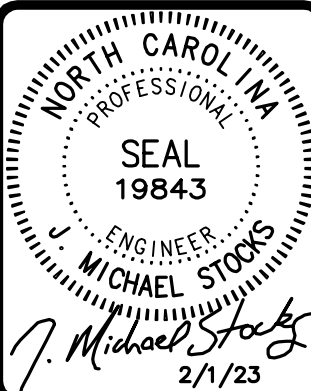
LOCATION: OFF OF BETHLEHEM
ROCKY MOUNT, N.C.
COUNTY: NASH COUNTY
TOTAL SITE ACREAGE: 28.33 Ac.
ZONING: RMFA

MINIMUM BUILDING SETBACKS: (R-6MFA)
FRONT: 25'
SIDE: 10'
REAR: 20'
SIDE STREET: 12.5'

PARKING: 30
VISITOR SPACES: 30
ITE TRIPS GENERAL: 7.38 ADT * 125 UNITS = 923 ADT

EXISTING USE: VACANT
PROPOSED USE: RESIDENTIAL
PARCEL ID: 049990
PIN: 3749 0637 7954
EX. IMPERVIOUS AREA: 0 Ac.
PRO. IMPERVIOUS AREA: ±8.0 Ac.
TOTAL IMPERVIOUS AREA: ±28%
(POST CONSTRUCTION)
RIVER BASIN: TAR-PAM
TOTAL NO. LOTS/TOWNHOMES: 125

PRELIMINARY PLANNED BUILDING GROUP JOYNER PARK TOWN HOMES CITY OF ROCKY MOUNT, NC



SKETCH PLAN

REVISIONS
2/1/23 TRC COMMENTS
3/6/23 TRC COMMENTS

FILE NO. 2021-84
HORZ. SCALE: 1"=80'
VERT. SCALE: NONE

CE-01



BLN-C-1874



SCALE: 1" = 80'
0 80 160 200 240 280 320

Zoning Review

Requested Action: R-6MFA to I-2
Location: Sherrod Street [PIN 376904442800]
Site Data: \pm 3.07 acres
Existing Land Use: Undeveloped
Applicant: Matthew McClure; Butterfields Butter, LLC
Property Owner(s): Butterfields Butter, LLC
Case Manager: JoSeth Bocook, Planning Administrator
Voting Representatives: City Members

ANALYSIS:

a) Land uses: Subject site and vicinity

The subject site is an approximately 3.07-acre parcel located at the northeast quadrant of the intersection of Sherrod Street and the unimproved portion of Parrish Street. Currently, this property is zoned Medium-Density Multifamily Residential District (R-6MFA) and is being utilized for parking of semi-trailers [not permitted in this district], while a portion closest to Sherrod Street remains in a wooded natural state.

The properties to the north, across the railroad, and to the east and south of the subject site are zoned R-6MFA; the properties contain detached single-family dwellings and duplexes or are undeveloped. To the west and southwest of the subject site are properties zoned Heavy Industrial (I-2) and Neighborhood Commercial (B-1); these parcels contain Butterfields Butter a food production facility, and vacant commercial buildings and warehouse, storage structures. 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).

b) Zoning history

There has been one rezoning request approved by City Council in the immediate vicinity of the subject property since the adoption of the current comprehensive plan [2003]—the property at 1301 Pitt Street was rezoned from I-2 to B-1 in January 2023.

c) Conformance with Comprehensive Plan

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

d) Transportation

The subject property (approximately 3.07 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. The parcel has access to Tar River Transit, via the Rocky Mount East Line. The subject parcel is located along Sharrod Street, a local unpaved road. Sharrod Street currently does not have sidewalks or bicycles amenities.

The I-2 zoning designation allows for heavy industrial uses such as, bakery production, industrial operations, accessory use, outside storage, etc. Such development on a three-acre parcel may generate some 80 trips per day, according to the Institute of Transportation Engineers “Trip Generation Manual.” 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.

RECOMMENDATIONS: Pave Sharrod Street upon site development, to accommodate for heavy truck traffic.

e) Community impact

This request will not result in an increase in the zoning intensity of the immediate area. The city’s Land Development Code states “the purpose of the [heavy industrial] district is intended to provide a location for manufacturing and related industries that may, by nature, create nuisances. The intent is to preserve land for such industry in locations with access to major streets as designated on the arterial plan, as well as locations generally accessible to railroad transportation and to prohibit non-industrial uses. Due to the objectionable impacts that may be created in this district, special buffer or setback areas will be required.”

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 # 13-03-23

Zoning Map

R-6MFA to I-2
[Ward 3]



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Subject Property

5.1 – Rezoning Request # 13-03-23
Aerial Image & Adjacent Owners Notice Map

R-6MFA to I-2
[Ward 3]



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Subject Property

Brenda D Bryant, et al
1313 Proctor St
Rocky Mount NC 27801

Jerry Pleze Bulluck Jr
PO Box 1054
Battleboro NC 27809

Bunn-Brantley Enterprises
389 Instrument Dr
Rocky Mount NC 27804

John Phillips Carlton
PO Box 67
Pinetops NC 27864

Suzanne Crowther
23501 Avenida La Caza
Trabuco Canyon, Ca 92679-3963

Eric L Dawson, et al
2067 Meadowbrook Rd
Rocky Mount NC 27801

DMP Properties LLC
3192 Abbey Rd
Rocky Mount NC 27804

EBC Atom Project
702 W Raleigh Blvd
Rocky Mount NC 27803

JJ Enterprises B LLC
500 Westover Drive #8473
Sanford NC 27330

Katala Industries LLC
466 Belmont Lake Drive
Rocky Mount NC 27804

Elizabeth B Langston
120 S Englewood Dr
Rocky Mount NC 27804

Roland O Marine Et al
673 Capps Farm Road
Hollister NC 27844

Solomon W Maryland
611 Hill St
Rocky Mount NC 27801

Zachary Miles et al
628 Sherrod Hts
Enfield NC 27823

Quality Renters LLC
PO Box 7823
Rocky Mount NC 27804

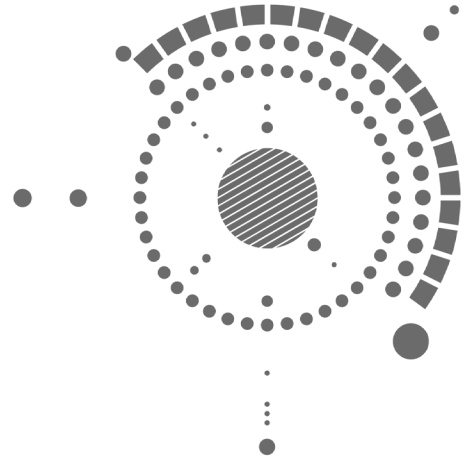
Tamara Rollins-Howell
1211 Planters St
Rocky Mount NC 27801

Sunrise Investment Group LLC
PO Box 4734
Rocky Mount NC 27803

Leroy Williams
1309 Proctor St
Rocky Mount NC 27801

Susie Wimberley Heirs et al
3529 Chelsia Drive
Rocky Mount NC 27803

[Applicant]
Butterfields Butter LLC
1201 Pitt Street
Rocky Mount NC 27801



ATTENTION:

The next regular meeting of the
City of Rocky Mount Planning Board
is scheduled for
Tuesday, April 11, 2023 at 5:30 p.m.

