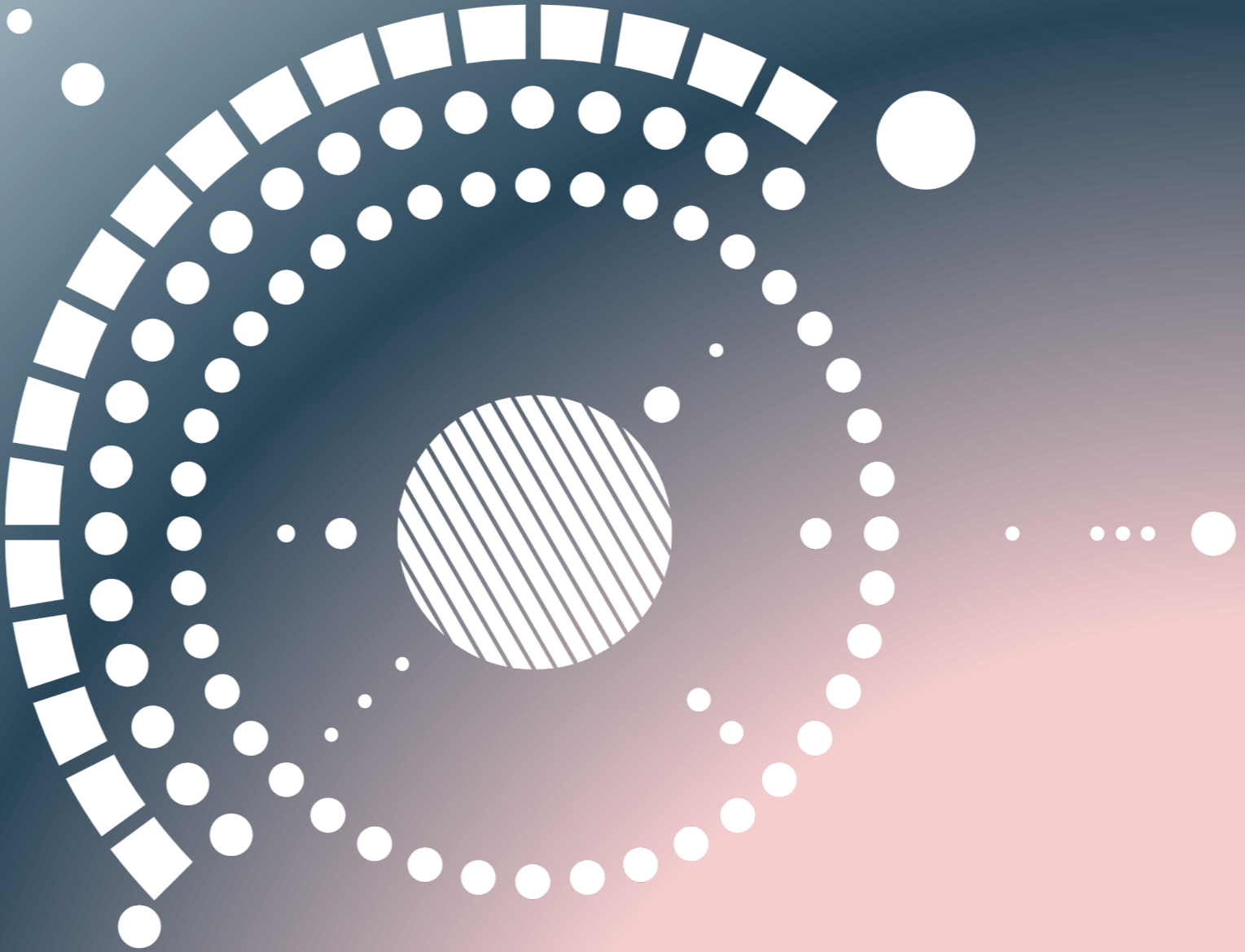


Planning Board Staff Report

April 11, 2023



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



AGENDA
ROCKY MOUNT PLANNING BOARD MEETING
APRIL 11, 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:** March 14, 2023
- 4. Development Review**

4.1 Hunter Hill Townhomes Major Subdivision Preliminary Plat #758

Requested Action: Preliminary Major Subdivision Plat
Location: Hunter Hill Road [PIN 384113049237]
Existing Land Use: Undeveloped
Site Plan Data: ±33.96 acres
Applicable Regulations: LDC Sec. 1404.A
Owner: Betty L. Baker, et al
Applicant: Kevin Varnell; Stocks Engineering, PA
Prepared By: J. Michael Stocks, PE; Stocks Engineering, PA
Case Manager: JoSeth Bocook, Planning Administrator
Voting Representatives: City Members

4.2 Dollar General Construction Planned Building Group #759

Requested Action: Construction Planned Building Group
Location: 940 Cokey Road
Existing Land Use: Undeveloped [Brownfield]
Site Plan Data: ±1.57 acres
Applicable Regulations: LDC Sec. 712. D .3
Owner: City of Rocky Mount
Applicant: Glandon Forest Equity, LLC
Prepared By: Brent Purdum, Bowman North Carolina Ltd.
Case Manager: JoSeth Bocook, Planning Administrator
Voting Representatives: City Members

5. Zoning Review

5.1 Rezoning Request # 14-04-23

Requested Action: Nash County R-30 to O-I2
Location: 9121 West Mount Drive
Site Data: ±7.11 acres
Existing Land Use: Single-Family Dwelling
Applicant: James D. Gailliard
Property Owner(s): James & Angela Gailliard
Case Manager: JoSeth Bocook, Planning Administrator
Voting Representatives: *City & Nash Members

5.2 Rezoning Request # 15-04-23

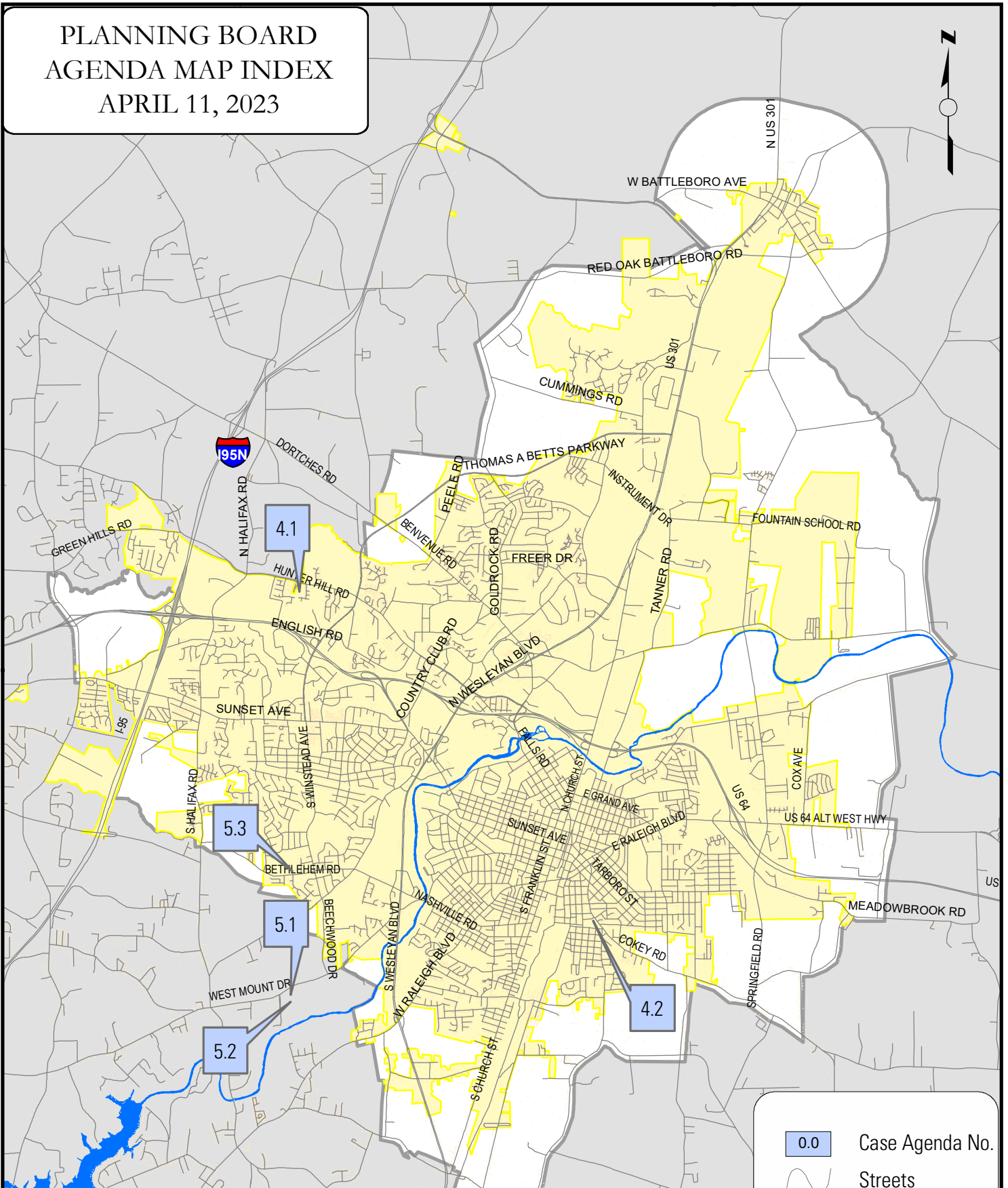
Requested Action: Nash County R-30 to O-I
Location: 9041 and 9053 West Mount Drive
[PINs 373920809143, 373800991544, 373800906177, 373920908350]
Site Data: ±59.41 acres
Existing Land Use: Open Space, Cemetery, Single-Family Dwelling, Health Club/Gym Spa [Private Recreation]
Applicant: James D. Gailliard; Word Tabernacle Church
Property Owner(s): Word Tabernacle Church
Case Manager: JoSeth Bocook, Planning Administrator
Voting Representatives: *City & Nash Members

5.3 Rezoning Request # 16-04-23

Requested Action: R-10 to R-6MFACD
Location: 1930 Bethlehem Road
[PINs 373908986297, 373908988825U, 373908983727]
Site Data: ±22.43 acres
Existing Land Use: Single-Family Dwelling, Undeveloped (Agricultural)
Applicant: DeLeon Parker, Jr.; Oak Level Ventures, LLC
Property Owner(s): Oak Level Ventures, 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: May 9, 2023)

PLANNING BOARD
AGENDA MAP INDEX
APRIL 11, 2023



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 MARCH 14, 2023, 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
Johnnie Mayo, Jr., vice chair
Matthew Sperati, chair
Monica Underhill

MEMEBERS ABSENT

Robert Davis

STAFF PRESENT

Samantha Andelin, Administrative Assistant
Gabrielle Bryson, Stormwater Engineer
Will Deaton, Development Services Director
Ramon Muckle, Traffic Engineer
Jordan Reedy, Principal Transportation Planner

1. Call to Order

The chair called the meeting to order at 5:38 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: January 10, 2023

The chair presented the January 10, 2023, meeting minutes to the board. A motion was made by Bruce Berry seconded by James Davis and unanimously carried to approve the minutes as presented.

4. Development Review

4.1 Joyner Park Townhomes Preliminary Planned Building Group #757

At the request of the chair, Kevin Varnell, of Stocks Engineering, representative of the property owner, Sandra J. Tharrington and Mary C. Daughtridge Edwards, was available to answer any questions from the board for the preliminary planned building group located on the 1400 block of Bethlehem Road, having tax parcel identification number 374906377954, containing ± 28.33 acres. Presently, the site is undeveloped. The project is for 125 townhomes with 30 visitor spaces scattered throughout.

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

At the request of the chair, Director of Development Services Will Deaton provided a staff recommendation for approval of the preliminary planned building group on condition the following comments are resolved: a major subdivision plat approval shall be required; note the driveway length from garage to right-of-way on typical home unit diagram; and roadway construction details shall be provided with subsequent construction plan review.

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 Johnnie Mayo, Jr., seconded by James Davis, and unanimously carried, to approve the preliminary planned building group project on Bethlehem Road.

5. Zoning Review

5.1 Rezoning Request #13-03-23

At the request of the Chair, Will Deaton presented the request for rezoning submitted by Matthew McClure of Butterfields Butter, LLC, property owner, for the subject site located at the northeast quadrant of the intersection of Sherrod Street and the unimproved portion of Parrish Street, having tax parcel identification number 376904442800, totaling approximately 3.07 acres from R-6MFA to I-2. 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).

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

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

Mr. Deaton advised that 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.

Mr. Deaton stated that it is recommended that Sherrod Street be paved upon site development, to accommodate for heavy truck traffic.

Mr. Deaton stated that 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.”

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

Mr. Deaton 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.

Bruce Berry stated that it appeared that the rezoning request is being asked because they do have the tractor trailer trucks parked on the subject site currently and are trying to stay within the zoning requirements. Mr. Deaton explained that it appears they currently drive through the business property to park on the subject site.

The chair called for questions/comments from the Board for the applicant. Matthew McClure of Butterfields Butter, LLC, was available to answer any questions.

Mr. McClure confirmed that the information provided on the reason for rezoning was accurate and was happy to answer any further questions.

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

Samantha Marine approached and stated that she has investment property in the area and was asking if this was just for parking. Mr. Sperati explained the rezoning process and stated that once a property is rezoned, the property owner can use the property in any way that is allowed for that zone per the City’s Land Development Code. He stated that it does appear that the property owner in this case wants it rezoned to an I-2 so that the

trailers can be parked there, but he can use it for any use that the City allows within the heavy industrial district. Mr. Berry stated that the Planning Board only makes recommendation to the City Council for approval and that nothing would go into effect immediately. Mr. Sperati advised Mrs. Marine that if she had other questions or concerns, she could reach out to city staff and/or attend the City Council Meeting when the case is heard.

There being no further questions the public portion of the meeting was closed.

Board action: A motion was made by Bruce Berry seconded by James Davis and carried unanimously to recommend approval to the Rocky Mount City Council of the request to rezone the parcel located at northeast quadrant of the intersection of Sherrod Street and the unimproved portion of Parrish Street [PIN 376904442800] 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

There were no items for review.

8. Items from the Planning Board

All members present formally introduced themselves.

9. Items from the Secretary

There were no items for review.

10. Adjournment (Next regular meeting: April 11, 2023)

There being no further business, the meeting was adjourned at 5:50 p.m.

Respectfully submitted,

Rocky Mount Planning board
Will Deaton, Secretary

Development Review

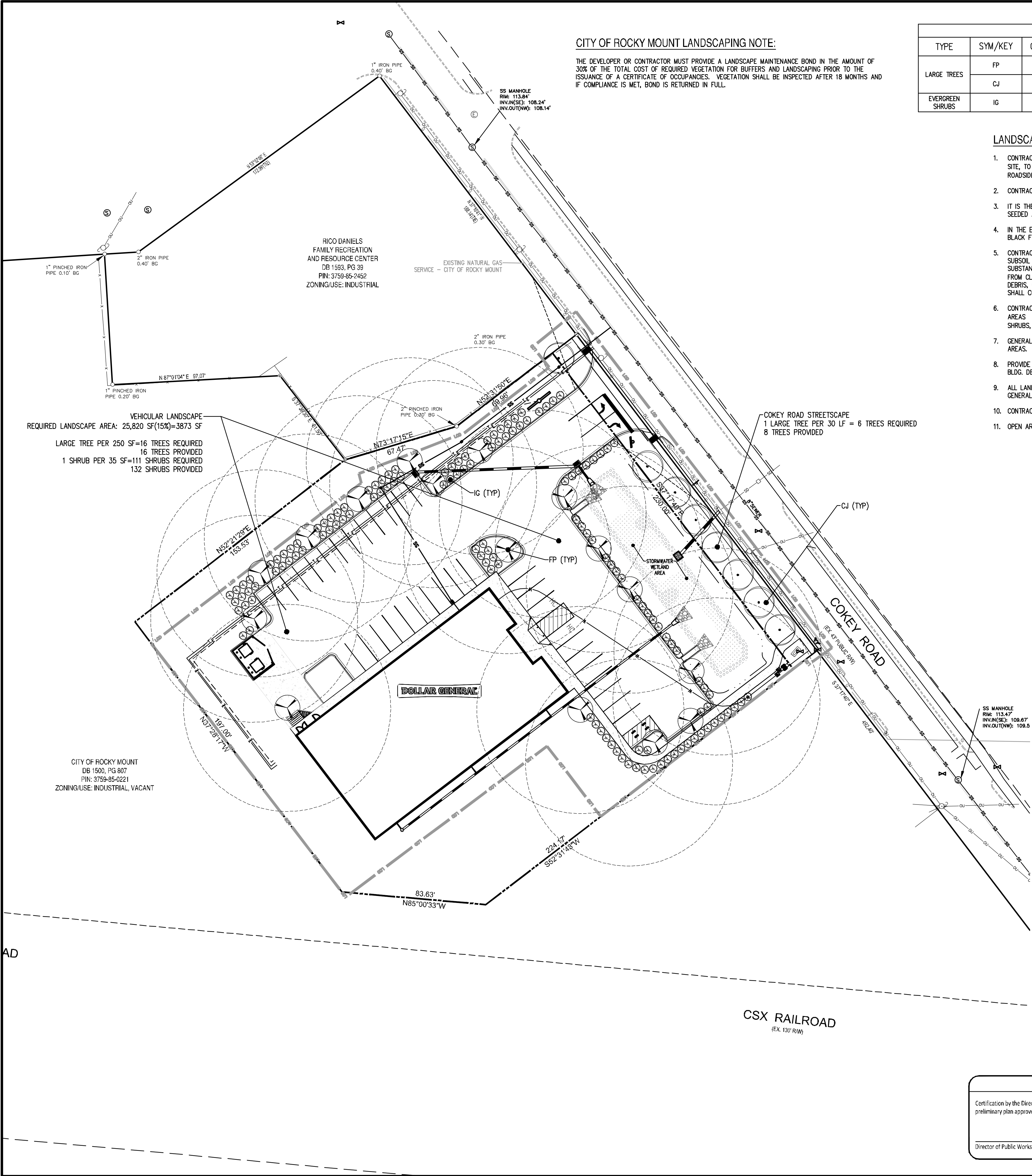
Requested Action:	Preliminary Major Subdivision Plat
Location:	Hunter Hill Road [PIN 384113049237]
Existing Land Use:	Undeveloped
Site Plan Data:	+33.96 acres
Applicable Regulations:	LDC Sec. 1404.A
Owner:	Betty L. Baker, et al
Applicant:	Kevin Varnell; Stocks Engineering, PA
Prepared By:	J. Michael Stocks, PE; Stocks Engineering, PA
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: Subsequent submission of a Planned Building Group site development plan will be required for the proposed townhomes.
2. Traffic and Parking: Illustrate the two left turn lanes at Hunter Hill & Wellspring/Sportsman that you all are adding in-lieu of a traffic impact analysis.
3. Traffic and Parking: Illustrate street cross-sections as graded for double-sided sidewalk with only one side actually being installed.
4. Traffic and Parking: A private street serving mail kiosk also serves nine townhomes; this along with its short block distance and perpendicular parking stalls will be allowed as long as it remains private.
5. Traffic and Parking: Roadway construction details shall be provided with subsequent construction plan review.
6. Fire: Install fire hydrant at Silverleaf and Wellington.

Requested Action:	Construction Planned Building Group
Location:	940 Cokey Road
Existing Land Use:	Undeveloped [Brownfield]
Site Plan Data:	±1.57 acres
Applicable Regulations:	LDC Sec. 712. D .3
Owner:	City of Rocky Mount
Applicant:	Glandon Forest Equity, LLC
Prepared By:	Brent Purdum, Bowman North Carolina Ltd.
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.



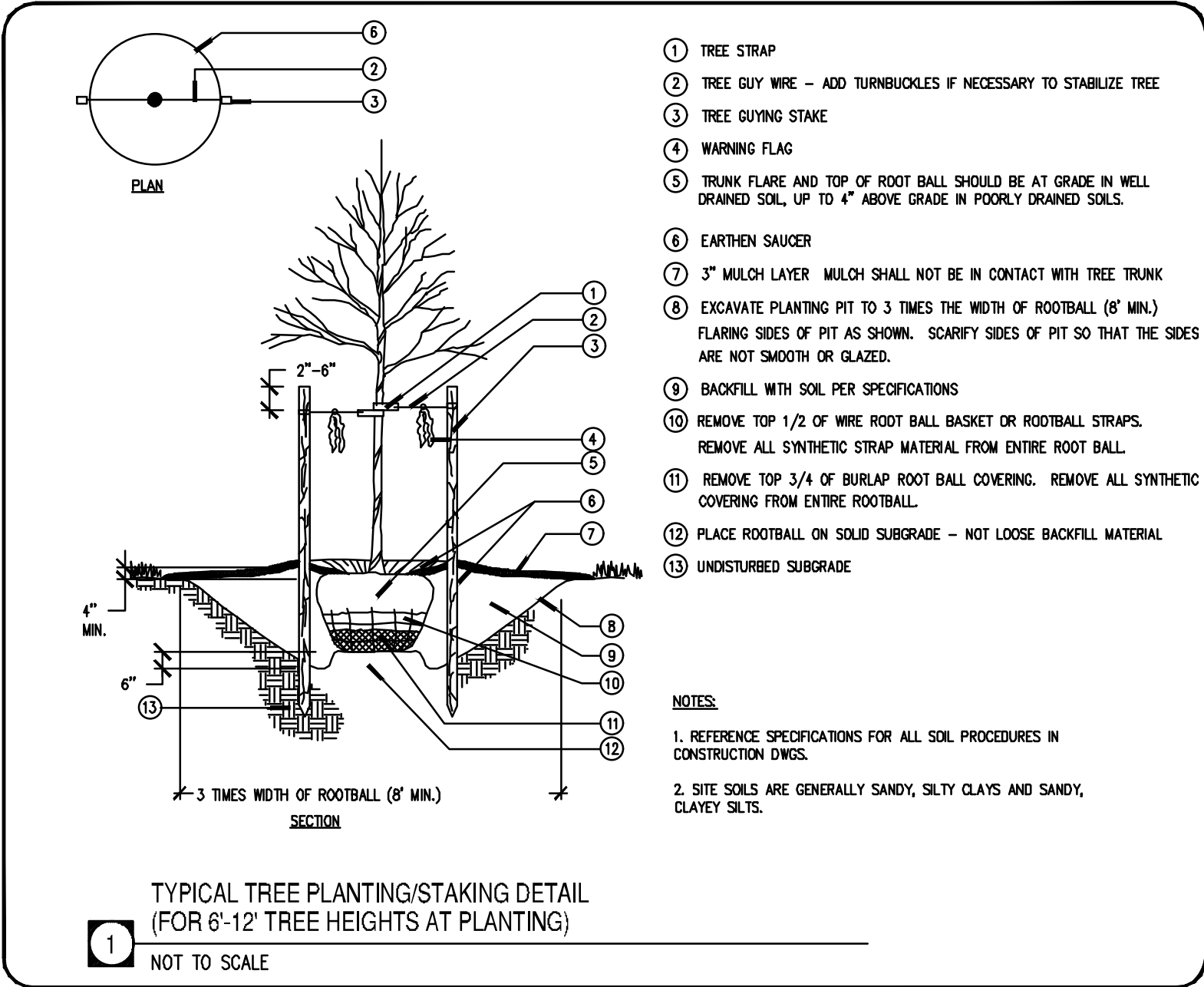
MASTER PLANT LIST											
TYPE	SYM/KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SYMBOL	CALIPER	HEIGHT	SPREAD	ROOT	SPACING	OTHER
LARGE TREES	FP	16	Fraxinus pennsylvanica	Green Ash		10/16TH IN	8' MIN		B&B	AS SHOWN	
	CJ	8	Cercidiphyllum japonicum	Katsura Tree		10/16TH IN	8' MIN		B&B	AS SHOWN	
EVERGREEN SHRUBS	IG	132	Ilex Glabra	Inkberry Holly		-	5 GAL		5 GAL.	AS SHOWN	

LANDSCAPING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ALL REQUIRED LANDSCAPING FOR THE ENTIRE SITE, TO INCLUDE BUT NOT LIMITED TO: SOODED/SEEDED AREAS, SHRUB BEDS, PARKING LOT ISLANDS, ROADSIDE SIGN BASE(S) AND MONUMENT PLANTERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
- IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE CONTRACTOR SHALL INSTALL BLACK FABRIC WEED BLOCK LANDSCAPE MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
- CONTRACTOR SHALL PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDERANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF: (a) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (b) THE DATE THAT DOLLAR GENERAL OPENS FOR BUSINESS TO THE PUBLIC.
- GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ALL GRASS AREAS.
- PROVIDE LANDSCAPE PLANS TO DOLLAR GENERAL AND AS REQUIRED BY LOCAL JURISDICTION TO THE BLDG. DEPT. FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
- ALL LANDSCAPING, TRESS, SHRUBS, ETC. SHALL NOT INTERFERE WITH THE VISIBILITY OF DOLLAR GENERAL SIGNAGE
- CONTRACTOR TO VERIFY QUANTITIES PRIOR TO COMMENCING WORK.
- OPEN AREAS WITHIN PLANTING BEDS SHALL BE MULCHED.

GENERAL LANDSCAPE NOTES:

- ANY DISTURBED AREAS NOT SCHEDULED FOR HARDSCAPE, PLANTINGS, OR MULCH SHALL BE SEEDED LAWN.
- NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE.
- ALL PLANT AND BED LINE LOCATIONS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ALL PLANTINGS SHALL BE INSTALLED WITH THE SPECIFIED LAYER OF MULCH. REFERENCE DETAILS AND SPECIFICATIONS FOR DEPTH AND TYPE OF MULCH. ALL TREES AND SHRUBS SHALL BE PLANTED IN MULCH BEDS AND SHALL BE SEPARATED FROM TURF GRASS AREAS.
- GRASS COVERAGE TO EXTEND FROM PROPERTY LINES TO BACK OF CITY SIDEWALKS AND/OR CURBS.
- MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL AND ADD 18" NEW TOPSOIL, OR TILL AND AMEND THE TOP 18" OF EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
- LARGE MATURING TREES MAY NOT BE PLANTED WHERE THERE ARE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS, WATER, PHONE, AND ELECTRICAL LINES.)
- ATTENTION LANDSCAPER: NOTIFY OWNER OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.



ROCKY MOUNT PLAN CERTIFICATE

Certification by the Director of Development Services and the Director of Public Works that this planned building group construction plan conforms to the preliminary plan approved by the Development Review Committee on _____ (date) and meets the standards set forth in the Land Development Code.

Director of Public Works Director of Development Services



Know what's below.
Call before you dig.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

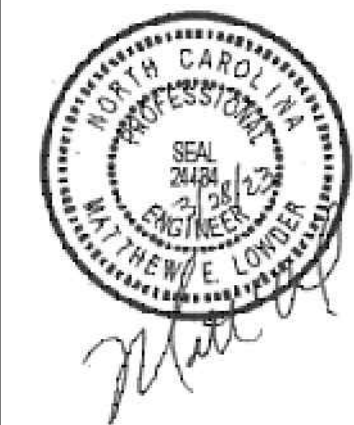
Bowman

Bowman North Carolina Ltd.
4006 BARRETT DR
Suite 104
RALEIGH, NC 27609
Phone: (919)559-6570
bowman.com
Bowman North Carolina Ltd.

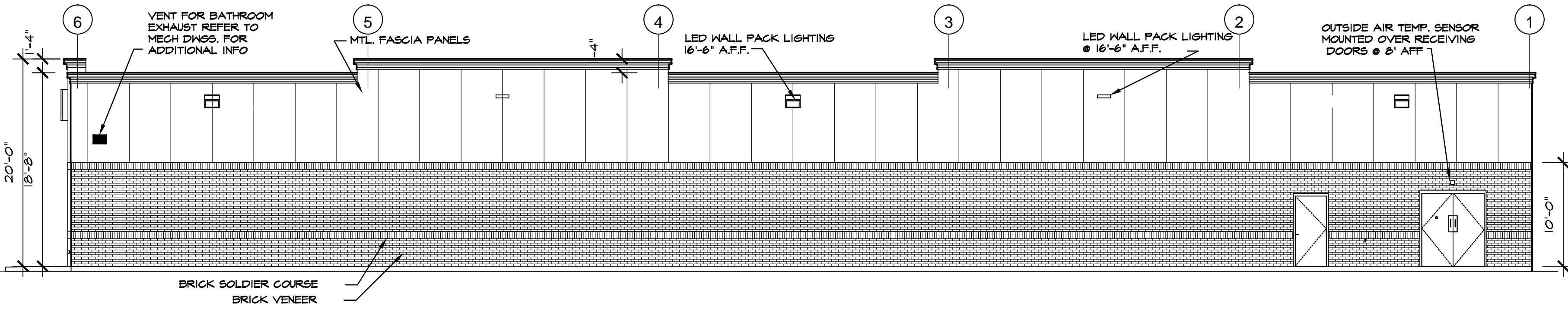
LANDSCAPE PLAN

DOLLAR GENERAL

COKEY ROAD ROCKY MOUNT
EDGECOMBE COUNTY, NORTH CAROLINA

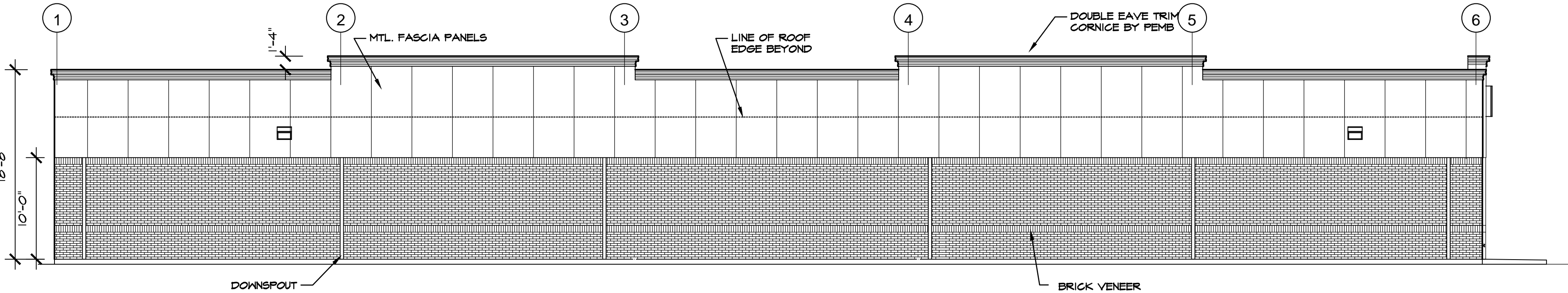


PLAN STATUS	
12/16/22	1ST SUBMISSION
2/24/23	2ND SUBMISSION
3/16/23	3RD SUBMISSION
3/28/23	4TH SUBMISSION
DATE	DESCRIPTION
ML DESIGN	KXO DRAWN BP/ML CHKD
SCALE	H: 1" = 30' V: 1"
JOB No.	220158-01-001
DATE	DECEMBER 16, 2022
FILE No.	
SHEET	C7.0



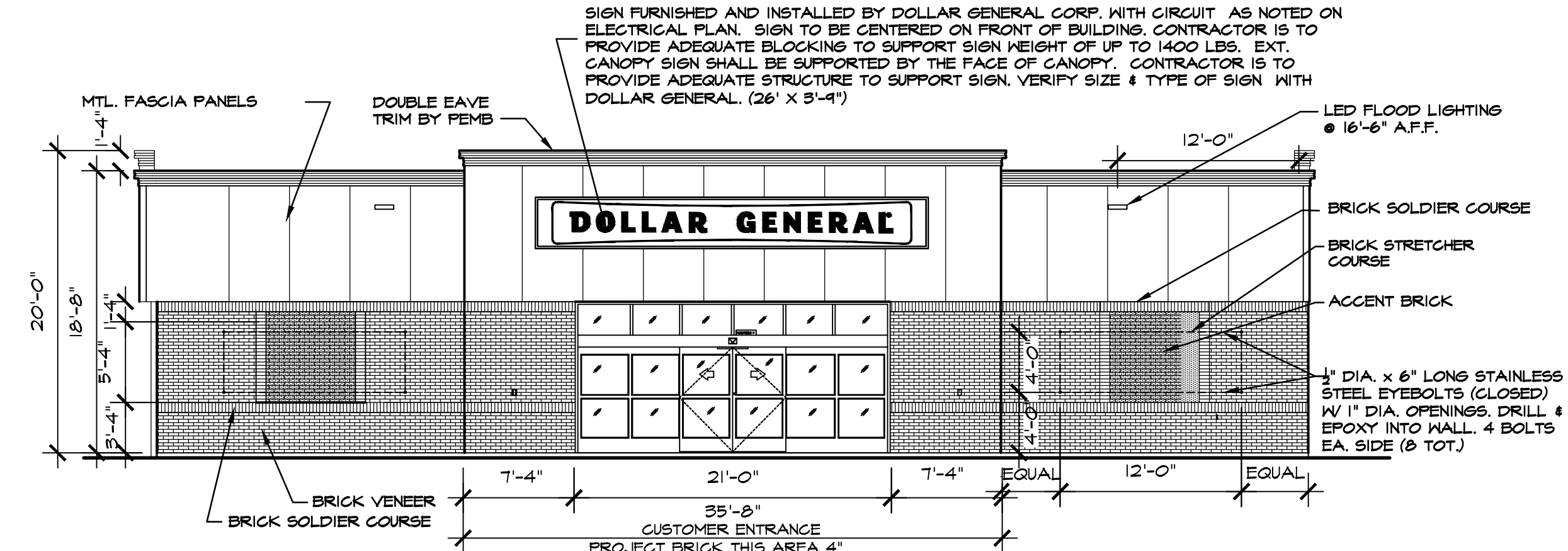
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



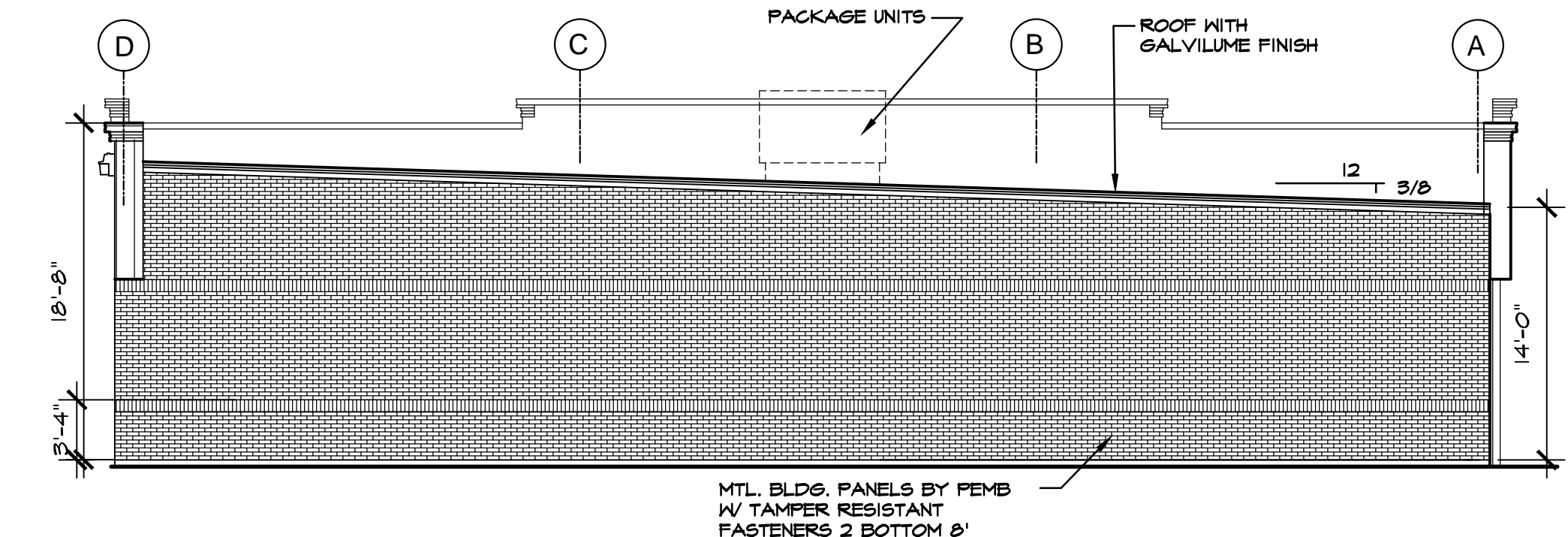
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

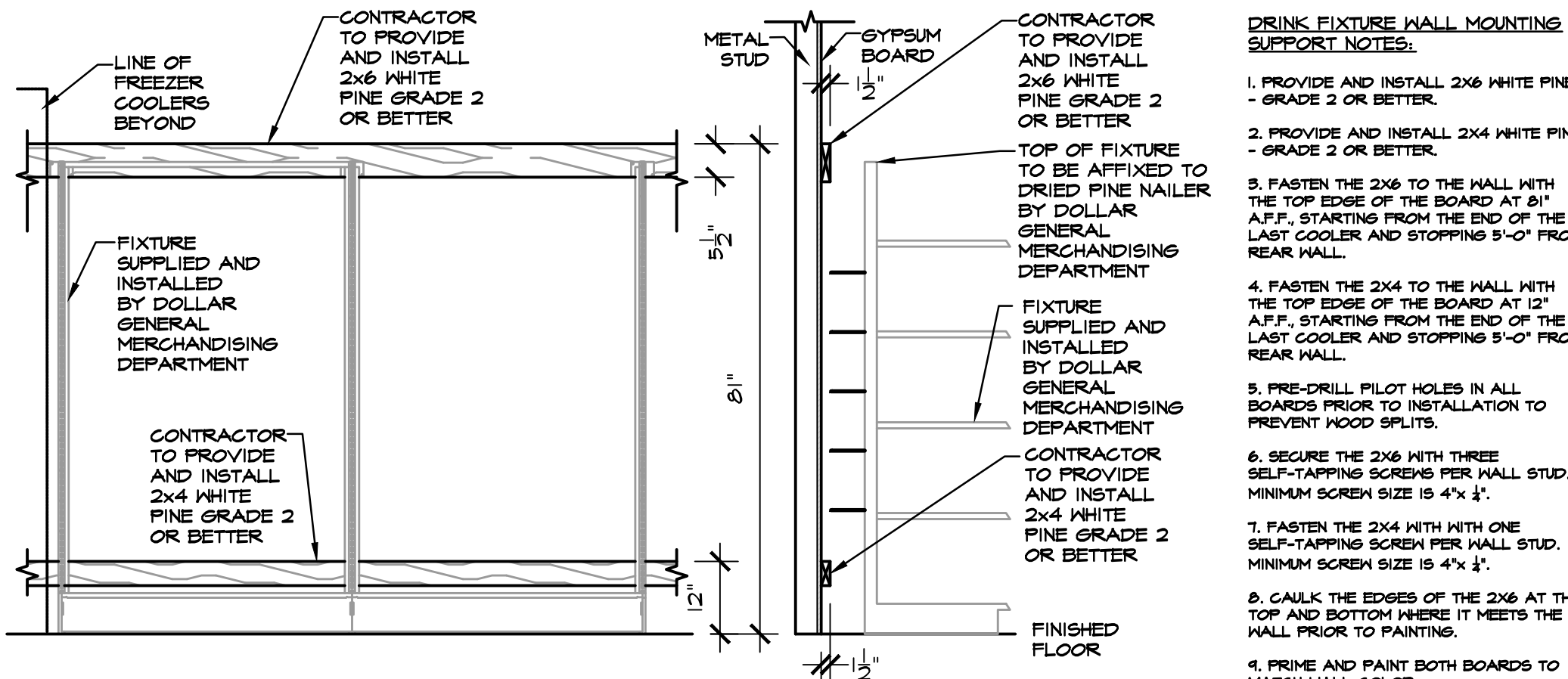
SCALE: 1/8" = 1'-0"



REAR ELEVATION

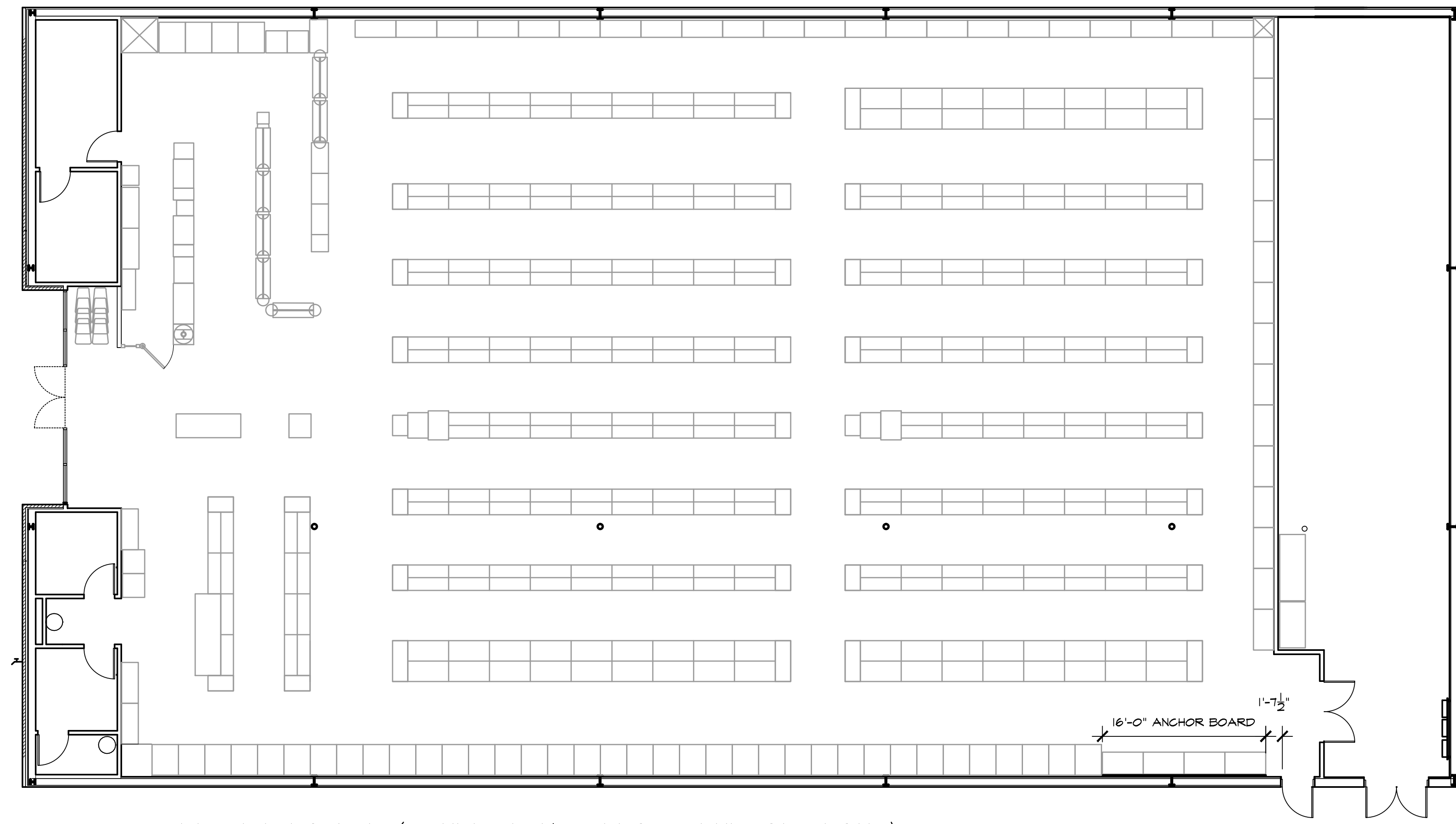
SCALE: 1/8" = 1'-0"

PRE-ENGINEERED METAL BUILDING VENDOR	VP BUILDINGS ATTN: DAVID ENGLISH (301) 748-6103	STAR BUILDING SYSTEMS ATTN: JEFF HORN (866) 864-8899	NJCOR BUILDING SYSTEMS ATTN: BOB BARRY (315) 622-4440 (260) 837-7881	BIG BEE STEEL BUILDINGS, INC. ATTN: KEVIN BUSLER (308) 395-4628 (308) 390-8199	CHIEF BUILDINGS ATTN: ERIN SULLIVAN (308) 395-4628 (308) 390-8199
EXTERIOR FINISHES	COOL EGYPTIAN WHITE PATRICIA BRONZE KYNAR 500	COOL COTTON WHITE LIGHTSTONE MEDIUM BRONZE KYNAR 500	COOL COTTON WHITE LIGHTSTONE MEDIUM BRONZE KYNAR 500	COOL COTTON WHITE LIGHTSTONE MEDIUM BRONZE KYNAR 500	COOL COTTON WHITE LIGHTSTONE MEDIUM BRONZE KYNAR 500
GUTTERS					
DOWN SPOUTS					
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS					
BRICK VENEER - LEE BRICK 206					
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA					
BUILDING PARAPET WALL AND CANOPY					
STOREFRONT SYSTEM					
STANDING SEAM METAL ROOF PANELS					
LINER PANELS (INTERIOR SALES FLOOR)					



DRINK FIXTURE SUPPORT DETAIL

SCALE: 1/2" = 1'-0"



FIXTURE LAYOUT (CONFIRM W/ DOLLAR GENERAL PLANS)

SCALE: 1/8" = 1'-0"



ISSUED FROM:
WILMINGTON OFFICE
805 North Fourth Street
Wilmington, NC 28401
Phone: 910.251.8899
Facsimile: 910.251.9989
WILSON OFFICE
1111 South 1st Street
Wilson, NC 27893
Phone: 252.399.2700
Facsimile: 252.399.2701

HOOD • HERRING
ARCHITECTURE
PLLP
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DOLLAR GENERAL
STORE # 25019
COKEY ROAD
ROCKY MOUNT, NORTH CAROLINA

JOB NUMBER
DRAWN BY
MAH
DATE
01/12/23
REVISIONS

SHEET NUMBER
A-2
OF

Zoning Review

Requested Action:	Nash County R-30 to O-I2
Location:	9121 West Mount Drive
Site Data:	±7.11 acres
Existing Land Use:	Single-Family Dwelling
Applicant:	James D. Gailliard
Property Owner(s):	James & Angela Gailliard
Case Manager:	JoSeth Bocook, Planning Administrator
Voting Representatives:	*City & Nash Members

ANALYSIS:

a) Land uses: Subject site and vicinity

The subject site consists of a single parcel having a deeded area of 7.11-acres located at 9121 West Mount Drive. Currently, the subject site contains a single-family detached dwelling. The property is located within Nash County's planning jurisdiction and is zoned as a Single- and Two-Family Residential District (R-30). The property owner has submitted a petition for non-contiguous annexation of the property; it is located approximately 0.6 miles west of the city's jurisdiction.

Most of the properties within the vicinity of the subject site contain detached single-family dwellings on property zoned Nash County R-30. There is a church about 0.1 mile west of the subject site.

b) Zoning history

There has been one zoning map amendment request approved within the immediate area of the subject site since the adoption of the 2003 Together Tomorrow: Tier I Smart Growth Comprehensive Plan. In 2010, property at 1317 West Mount Drive was rezoned from R-10 to O-ICD; an adjacent property containing a telecommunications facility was rezoned to O-I in 1976. A property at 1622 West Mount Drive was rezoned from County R-30 to R-6MFACD in 2000; the conditions limited multifamily development to 10 dwelling units per acre.

c) Conformance with Comprehensive Plan

The Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as being in a "Planned Infill Growth Area" and "Undeveloped Area."

d) Transportation

9121 West Mount Drive is located on the south side of West Mount Drive, East of Halifax Road, and West of Beechwood Drive. West Mount Drive is a minor arterial, with a practical capacity of 39,000 vehicles per day (VPD) and currently generates 3,800 average daily trips (AADT). Tar River Transit does not offer any bus service to this area, and there are currently no sidewalks or bicycle amenities on West Mount Drive.

The O-I2 District is a mix-use district that allows office, residential and limited business. If the property owners of 9121 West Mount Drive were to use this land for a restaurant or wedding

venue (as mentioned in the application), some 600 new trips per day, according to the Institute of Transportation Engineers Trip Generation Manual. Based on the existing traffic volume, and the capacity of West Mount Drive, the local system should be capable of serving the anticipated increase in traffic volume.

RECOMMENDATIONS: Obtain driveway permit from NCDOT for any additional driveways onto the subject properties. A traffic impact analysis will be required if the projected traffic volume exceeds 100 additional peak hour vehicles, or 1,000 new vehicle trips per day.

e) Community impact

The O-I2 district is considered a transitional zoning district— typically acting as a buffer between residential and commercial districts while maintaining opportunity for investment. The business and office uses permitted within the O-I2 district are intended to allow and fulfill service and convenience needs of the surrounding area. The relatively expansive size of the parcel in relation to others that have been developed in the vicinity of the site coupled with required landscape buffers between differing land uses should aid in mitigating any potential negative impacts from future use of the property.

f) Notice and public response

The applicant conducted a community meeting with area stakeholders; minutes from the meeting are enclosed.

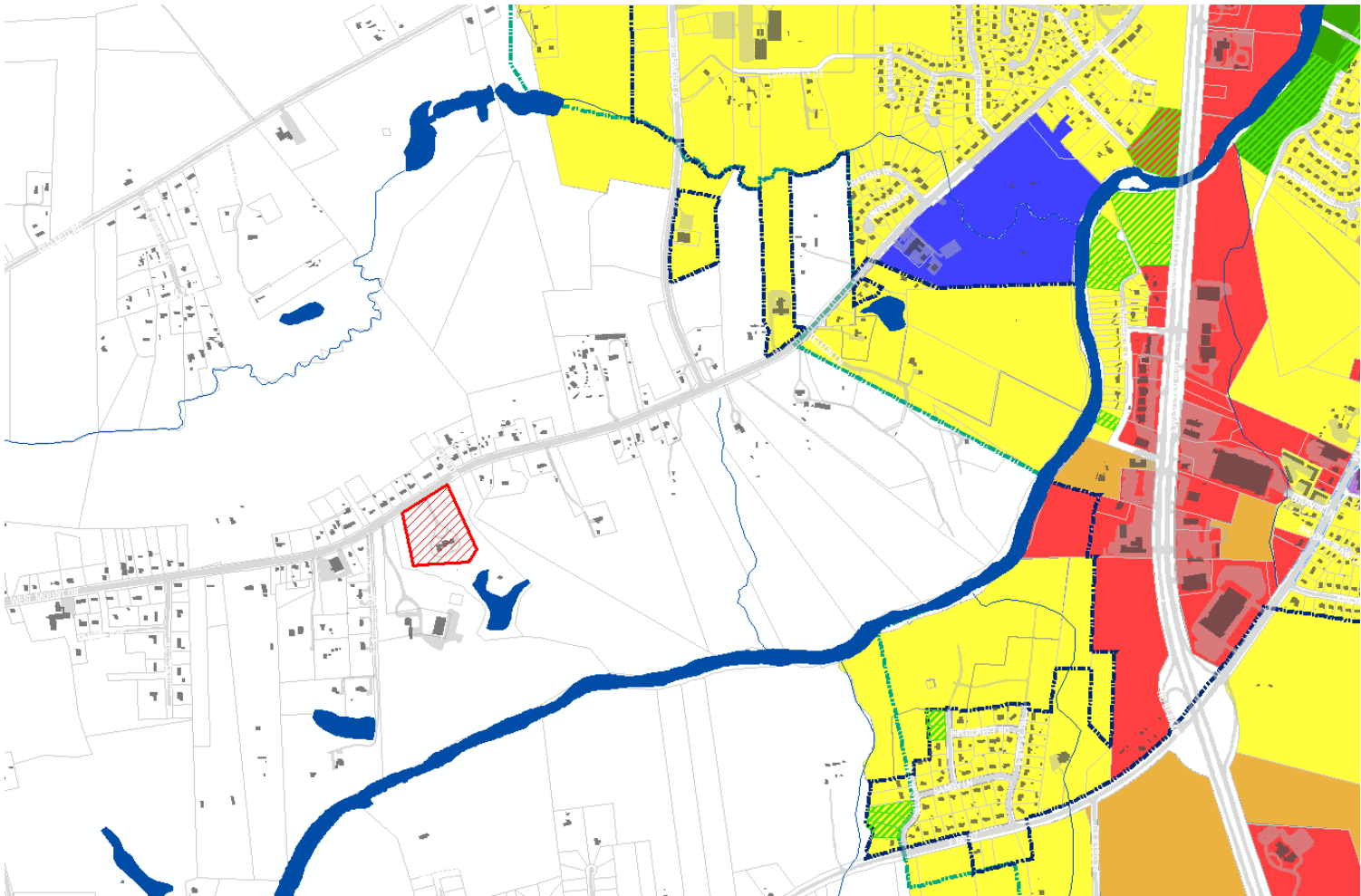
Notification of this public hearing was mailed to property owners within 250' of the subject site (see attachments). A notification sign was posted on the subject property and the Planning Board agenda is listed on the City's website.

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 and complies with the adopted Together Tomorrow: Tier I Smart Growth Comprehensive Plan.

5.1 – Rezoning Request # 14-04-23
Zoning Map

Nash County R-30 to O-I2
[Nash County]



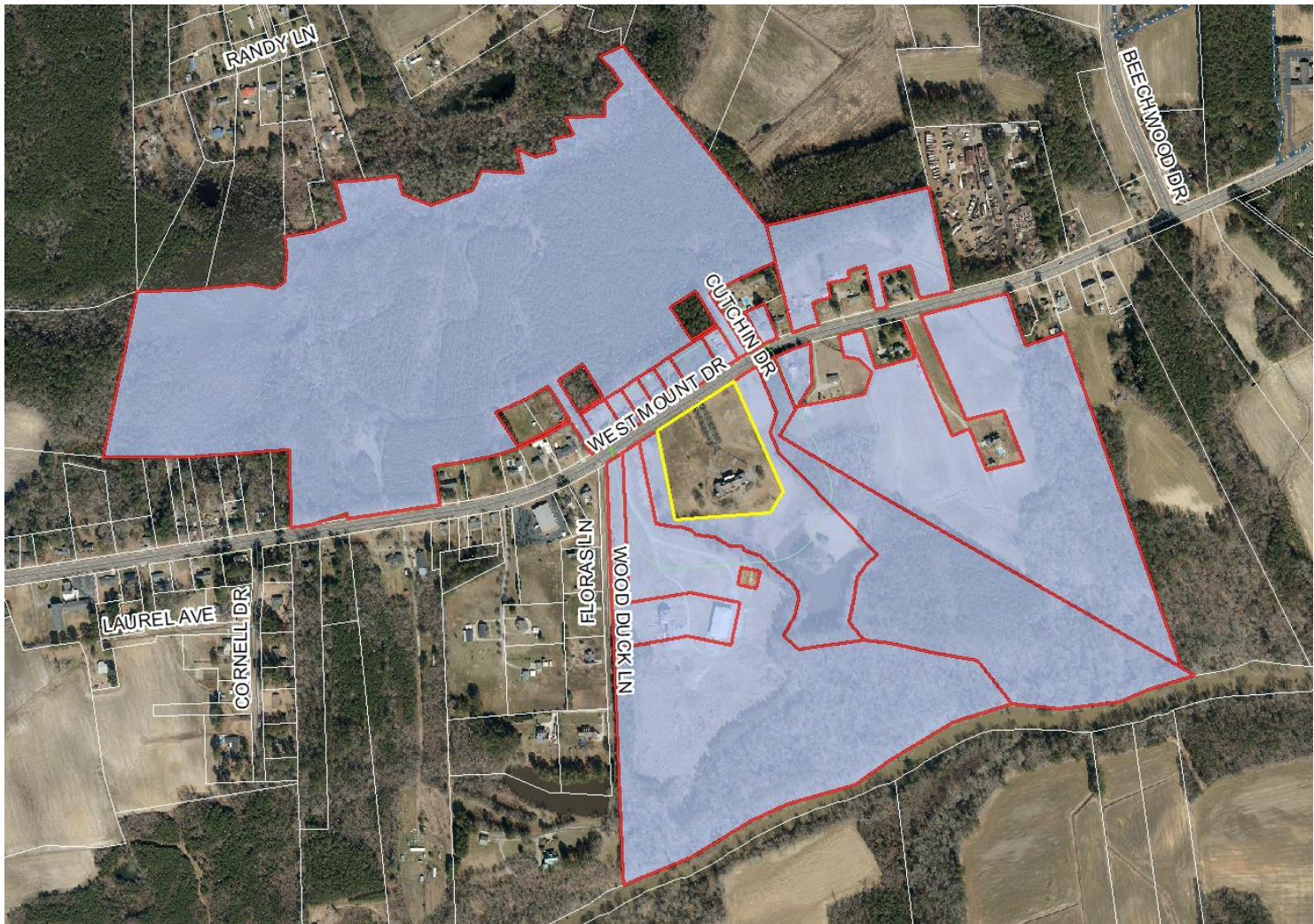
ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL






 Subject Property

5.1 – Rezoning Request # 14-04-23
Aerial Image & Adjacent Owners Notice Map

Nash County R-30 to O-I2
[Nash County]



-  Subject Property
-  Property Owners Mailed Notice
-  Streets

TYSON JULIAN C
9186 W MOUNT DR
ROCKY MOUNT NC 27803

MELTON HOWARD GENE MARY S
PO BOX 2294
ROCKY MOUNT NC 27802

COCKRELL DAVID SCOTT
9030 W MOUNT DR
ROCKY MOUNT NC 27803

WORD TABERNACLE CHURCH
821 WORD PLAZA
ROCKY MOUNT NC 27804-

WORD TABERNACLE CHURCH
821 WORD PLAZA
ROCKY MOUNT NC 27804-

PARKER TIMOTHY WAY JRKAREN P
9172 W MOUNT DR
ROCKY MOUNT NC 27803

WINSTEAD JAMES D ET AL
9116 WEST MOUNT DR
ROCKY MOUNT NC 27803

RACKLEY ANNIE W
9100 WEST MOUNT DR
ROCKY MOUNT NC 27803-

DRUPPEL GRACE
9243 WEST MOUNT DR
ROCKY MOUNT NC 27803

BRIGGS STEPHEN P & VICKI S
413 SPRUCE PINE TR
KNIGHTDALE NC 27545

WHITEHEAD WESSIE W JR
9062 WEST MOUNT DR
ROCKY MOUNT NC 27803

JIREH TRUST
833 TARBORO ST
ROCKY MOUNT NC 27801

TYSON JACKIE L REGINA L
2306 BUNNIE DR
ELM CITY NC 27822

JOYNER AARON C WILLA MAE B
1516 JEREMY LN
ROCKY MOUNT NC 27803-1518

MELVIN CODY M & ASHLEY C
9257 WEST MOUNT DR
ROCKY MOUNT NC 27803

GAILLIARD JAMES D
9121 WEST MOUNT DR
ROCKY MOUNT NC 27803

COBB MAVIS B ET AL
9346 W MOUNT DR
ROCKY MOUNT NC 27803-

WORD TABERNACLE CHURCH
821 WORD PLAZA
ROCKY MOUNT NC 27804-

James D. Gailliard
9121 West Mount Drive
Rocky Mount, NC 27803

March 13, 2023

Subject: Neighborhood Informational Meeting – Rezoning Request for the addition of property filed by James D. Gailliard to rezone approximately seven (7) acres located at **9121 West Mount Drive, Rocky Mount, North Carolina 27803 from R15 to O-I2.**

March 23, 2023, 5:00pm

Word Tabernacle Church
Chapel
821 Word Plaza
Rocky Mount, NC 27804

Dear Property Owner:

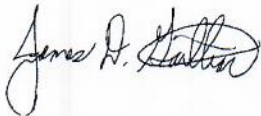
We have filed the above-mentioned request to amend the zoning map with the City of Rocky Mount seeking to rezone an approximately **seven (7)-acre site located at 9121 West Mount Drive – 373920904637.**

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, March 23, 2023 at 5:00pm in the Chapel at Word Tabernacle Church, 821 Word Plaza, 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 Sita Redding by calling 252-442-2925 x1016 or emailing sita.redding@wordtab.net.

Sincerely,



James D. Gailliard

cc: T.J. Walker, Councilman, (Ward 4)
Mayor C. Saunders Roberson
Will Deaton, Director of Development

Community Meeting Summary

The Neighborhood Information Meetings regarding the properties at 9121 West Mount Drive, and 9041 and 9053 West Mount Drive, Rocky Mount, North Carolina 27803, took place on Thursday, March 23, 2023, at 5:00pm and 5:30pm respectively. The purpose of both meetings was to discuss the rezoning of and the plans for the properties with owners and organizations, whom, according to the City of Rocky Mount, own property that adjoins, is located across the street from, or is near the subject property. These meetings were held in accordance with the requirements of the City of Rocky Mount's Land Development Code.

The 5:00pm meeting opened with a verbal review of the "Rules of Order" followed by a brief history about which the seven (7)-acre 9121 West Mount Drive property was acquired, both done by James D. Gailliard, Senior Pastor of Word Tabernacle Church. This history included that this property was acquired in 2011 which had an existing structure, followed by the intent to convert this structure into a venue for weddings, other special events and a restaurant. During the review of the 9121 West Mount property, the cemetery which was established in 2014 upon the death of his oldest son, Kyol, was discussed. This cemetery currently holds over 100 people, 80% of whom are not members of Word Tabernacle Church.

Pastor Gailliard opened the 5:30pm meeting with a review of the 9041 and 9053 West Mount Drive properties, totaling 59 acres, both of which are owned by Word Tabernacle Church, also acquired in 2011. There were two existing structures included with the purchase of these two properties about which Gailliard explained in detail the history of each building and for what each structure currently is and would be designated. Building 1, a commercial building, is an athletic facility and health center. Building 2, an unfinished 10 thousand sq. ft. home is planned to be a Retreat Center to attract missionaries, youth groups, and corporate retreats. The land is designated to becoming a baseball field; installations of volleyball, pickleball, and tennis courts; walking trails established; affordable housing built for younger citizens within the \$40 thousand dollar pay scale desiring to become homeowners with a special focus on teachers, EMT workers, and First Responders; and a Senior Living Facility for aging adults to have an affordable and safe environment.

The primary concerns, questions and comments voiced by the public were regarding noise, curfews, and alcohol as it pertained to the wedding venue and the baseball field. Some see the development of these properties as an abuse of privacy. There were concerns voiced about the presence of guns and teenagers wandering aimlessly, and how these concerns would be policed. Questions were posed about whether Section 8 housing would be established there

despite there being no mention of this during Pastor Gailliard's presentation, nor did he ever imply there would be.

The plans and vision for the properties were clearly and concisely shared. All attendees received a preliminary site plan which served as a visual tool for discussion.

Pastor Gailliard answered each question and acknowledged each comment, while maintaining order. Gailliard was challenged by one resident regarding non-profit versus for-profit, upon which he eloquently explained, "The delineation between non-profit and for-profit is that we are in the business of changing the lives of people in the Name of Jesus." When challenged about the noise and developing the land, he stated, "We have a track record in establishing stable, safe environments and we don't plan on ruining that track record. We've laid out a dream on paper and we want to do this in a way to make it more palliative for everyone. We are not holding this meeting to strong-arm the residents of this community." He continued, "We want to contribute to the neighborhood. We can be a good neighbor. We are good developers."

Of the 30 letters sent to current residents within the West Mount Community, approximately one-third attended. According to our sign-in sheets 76 people attended these Neighborhood Informational Meetings, some of whom are members of Word Tabernacle Church. The meeting was adjourned shortly after 6:15pm.

Attached are the following:

- Transcription, including the "Rules of Order"
- Attendance/Sign-In Sheets
- Preliminary Site Plan

Neighborhood Informational Meeting

Petitioners: James D. Gailliard/Word Tabernacle Church

Date: March 23, 2023

Meeting Location: Word Tabernacle Church, Chapel

Time: 5:00pm/5:30pm

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

RULES OF ORDER

Both posted and read aloud at the start of the meeting.

- The purpose of this Neighborhood Informational Meeting is to receive comments and questions from the public related only to the specific subject of this meeting.
- This is **not** a time for debate.
- This is a time to pose questions and receive responses.
- Each speaker shall be limited to three (3) minutes.
- No speaker may speak more than once.
- Speakers may not yield time to another speaker.
- We have a reporting requirement, thusly notes will be recorded and our final report will be submitted to the Planning Department.

5:00PM Meeting

RE: 9121 West Mount Drive was purchased by Word Tabernacle Church April 6, 2011.

Intent of 9121: to convert it into a venue for weddings, other special events and a restaurant.

The following are responses to questions and comments:

The primary buildings are already built on the existing property

There are plans to build out a parking lot and commercial kitchen

Satellite annexation is non-continuous because it is not a part of the City of Rocky Mount.

The cemetery holds 125 people and was started in 2014 when Kyol (Pastor Gailliard's son) passed.

If a couple wants to book the venue and get an ABC permit for liquor that may happen down the line.

Primary use will be the venue. Restaurant will be opened to the community.

Probably a 10-million-dollar investment.

Kyle: this could guarantee an increase in property value (made in his comments); he further explained that through his experience as a wedding photographer that property values increase.

Question regarding weddings: Due diligence work on his part as a business owner and owners of the properties by Word Tabernacle Church because we'd keep the same standard across the board.

A question was posed about how Gailliard would manage noise. He stated we'd be governed by the same noise ordinances.

5:30PM MEETING

RE: 9041 & 9053 West Mount Drive

DISCUSSION OF GOALS: Existing properties and buildings
Cemetery still there; Plan was to have a larger cemetery but changed to a smaller.

Building 1:

- Initially designed to be a garage; One of the finest built commercial buildings around.
- Athletic uses for our church to support athletic events, healthy lifestyles.
- The church obtained the Certificate of Occupancy one to one and a half years ago.
- It is handicap accessible.

Building 2:

- Unfinished house 10K Sq ft property
- This property would be used as a Retreat Center to attract missionaries, youth groups, corporate retreats

Land:

- Baseball field, volleyball courts, tennis courts, pickleball courts, picnic area, etc.
- Benefit to community: this would be a shared use space
- Provide West Mount Facilities for walking, playing tennis, etc. for the community

Provide affordable housing

Examples: Teachers, first responders, EMS; earners of \$40k who cannot afford homes for themselves and families but would like to become homeowners.

Young families, young people

Down from cemetery: Senior Living Facility
Create an environment safe & affordable

These are all **LONG-RANGE STRATEGIC GOALS FOR THE COMMUNITY**

Q&A/COMMENTS:

Q: Will Word (Tabernacle Church) move?

A: No; however, there is space for Amphitheater for outdoor religious event considered a possibility in the event we enter another pandemic

Q: Weddings: Are they for anyone?

A: Yes.

Q: Alcohol?

A: Yes, could be.

Q: Rowdy crowd, is that on "y'all?"

A: The adjacent property owners are Word Tabernacle residents; we have a vested interest as.
G: very difficult to answer "suppose" future answer
We have a track record in stable safe, environments and we don't plan on ruining that track record.

Q: (Outlaw) Public sewer before the build out?

A: We would not be able to without a two to three-acre sewer field; cannot do any housing without fixing waste water issues but a baseball field doesn't need a sewer.

No bedrooms have been added to the house.

Planning dept will come back based on the plans.

****NOTE:** Although the Rules of Order were read and acknowledged at the time of sign-in and Pastor Gailliard read them aloud at the start of the meeting, Outlaw refused to follow the guidelines by having several outbursts, rebuttals and attempts in engaging in debates.

Additional Comment: (Outlaw) stated that this is totally inconsistent with the initial residential use of the property.

Kyle: The use of land over time, the need changes over time; county land changes over time based on the people who want to develop it.
Seems some personal vendetta issues and motives beyond simply developing land.

Georgia: I've lived in the community (inaudible amount of years)

She sees this as abuse of privacy and livelihood'

Why don't you live in part of your house and use the rest in the other part?

Gailliard: We've owned the property since 2011 so how many times have you have

We've been a very respectful and considerate neighbor.

Georgia: Who from the West Mount community is buried in your cemetery?

You have a tendency to say one thing and do another.

Gailliard: 59 of the acres is still owned by Word (Tabernacle Church)

William Joyner: "I respectfully ask that you put a house on your seven acres."

Gailliard: I thank you for your comment.

Comment (Leah, Member of WTC):	Things changes, places change. Either you have progress or you die; young people leave and never return and this is why This facility will serve the community.
Gailliard addresses Cemetery Q:	100 bodies are buried in the community and 80% not members of WTC
Charlie Daniels:	Lives at back of Wood Duck house behind the tract. Some very concerning to him; lots of traffic down the road and noise; cars turning around in people's front yard. What about curfews, lights etc.? He did not sign up for this when he bought the home.
Gailliard:	Apologized and empathized about and with the cars turning around in peoples' driveway because he, too, experiences this as a resident of the West Mount Community
Gailliard:	We've laid out a dream on paper; wants to do it in a way to make it more palliative for everyone. Not holding this meeting to strong-arm the residents of the community.
Stanley R.:	Lived their 50 years and seen nothing like this and he said he has no reason to believe that as a Senior Pastor "y'all won't get rid of him" and then it will turn into a honkytonk then what?
Inge Joyner:	Reviewed the history of the property (who built and owned prior to) then stated "you want to change it from residential to commercial."
Gailliard:	Technically it's O-I not commercial.
Inge Joyner:	Facilities will it be free to Nash and Rocky Mount communities?
Gailliard:	We are not-for-profit.
Inge Joyner:	Churches are non-profit.
Gailliard:	The delineation between non-profit and for-profit is we are in the business of changing the lives of people in the Name of Jesus.
Inge Joyner:	Gun shots - she can count on one hand how many times she's heard gunshots from the hunting club; this is a rural community and we hunt and we are not dangerous and we are not a threat; we just want a peaceful community. You can imagine the chaos and everything you're building is going to cause in the community. It will affect those who live near the property.

Gailliard: I don't want this to be the final meeting. I think these concerns can coexist and we can reach a palliative resolution.

Sandy Harper: I am a member and we do not intend to get rid of the Pastor. This is God's doing and no one is going to stop it.

Amanda Rosco: Husband is a Navy vet, PTSD, multiple anxiety disorder and we waited a long time to find a home in a quiet community to find peace. Concern is that peace is going to be wrecked. No one is going to enjoy their peace being wrecked. I made the choice to not buy in the city. We waited a long time to find our home.

Gailliard: We want to contribute to the neighborhood.
We can be a good neighbor.
We are good developers, we have shown that we are.

Outlaw: I am not here as a commissioner; you keep addressing me as commissioner! I am here as Wayne Outlaw!

Gailliard: Sir, I am only showing you respect by addressing you by your title.

Outlaw: I have the rest of my comments here and if anyone would like them, please see me and I will email them to you!

Elderly Gent: Lived there 65 years, I'm on the way up. I am not sure this is a good thing or a bad thing. Hate to think that we've worked so hard that it will be destroyed.

Sara Daniels: 1 mile & 1.5 trails seem to go right up Wood Duck Lane where they live.

Gailliard: They do not, go up to buffer line of trees

Sara Daniels: There really is not a buffer of trees.

Gailliard: You mentioned low income housing. No section 8 housing?

No, affordable housing for teachers, sheriff's deputies EMS workers, etc. and used his son who is a sheriff's deputy as an example.

Sara Daniels: She asked about curfew and how will teenagers be controlled from wandering.

Gailliard: We have a vested interest in making the residents of this community happy.

The meeting was adjourned shortly after 6:00PM.

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church March 23, 2023 Meeting Location: Word Tabernacle Church, Chapel

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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

NAME/ORGANIZATION	SIGN IN
STEPHEN P. BRIGGS	
VICKI S. BRIGGS	
LAUREN E. BULLUCK	
CONNOR B. BENJAMIN	
JOHN B. CHEATHAM	
SAMANTHA L. CHEATHAM	
MAVIS B. COBB	
DAVID S. COCKRELL	
ROBERT V. CONE	
TRACY CONE	
SHIRLEY HAGENS CURTIS	
CHARLES R. DANIELS, JR	
SARA E. DANIELS	
MARK A. DAVIS	

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church

March 23, 2023
Meeting Location: Word Tabernacle Church, Chapel

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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

NAME/ORGANIZATION	SIGN IN
NICOLE L. DAVIS	
GRACE DRUPPLE	
KEITH A. FERRY	
CARLA J. FERRY	
ALTON RAY FLORA	
JAMES D. GAILLIARD	
GRACE BAPTIST TEMPLE OF ROCKY MOUNT	
ROLAND MICHAEL HARPER	<i>R. Michael Harper</i>
JUANITA H. HART	<i>Juanita H. Hart</i>
JIREH TRUST	
AARON C. JOYNER	
WILLA MAE B. JOYNER	
BOBBY WARNELL JOYNER	
GERALD R. JOYNER	<i>Deceased</i>

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church

March 23, 2023

Meeting Location: Word Tabernacle Church, Chapel

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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NAME/ORGANIZATION	SIGN IN
INGE A. JOYNER	
HOWARD GENE MELTON	
MARY S. MELTON	
CODY M. MELVIN	
TIMOTHY WAY PARKER, JR	
KAREN P. PARKER	
ANNIE W. RACKLEY	
JACKIE L. TYSON	
REGINA L. TYSON	
JULIAN C. TYSON	
WESSIE W. WHITEHEAD, JR.	
JAMES D. WINSTEAD	

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church Meeting Location: Word Tabernacle Church, Chapel March 23, 2023

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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PRINT NAME	SIGN IN	Print	Sign
Wayne Dukes	Wayne Dukes	JERRY GREENE	Jerry Greene
Johnnie McCreary	Johnnie McCreary		
Ricky L. Vaughan	Ricky L. Vaughan		
Rebecca Vaughan	Rebecca Vaughan		
Matthew Gailliard	M. Gailliard		
DAXIE DOZIER	Daxie Dozier		
Lucy L. Jones	Lucy L. Jones		
Linda B. Narrod	Linda B. Narrod		
Paula Walker	Paula Walker		
Ann Jones	Ann Jones		
Ann S. Kirkman	Ann S. Kirkman		
IRISH PITMAN	Irish Pitman		
Buck Pitman	Buck Pitman		
Sharon Outlaw Martha Clay	Sharon Outlaw Martha Clay		

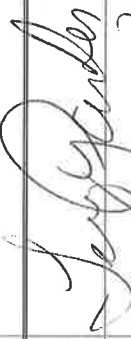








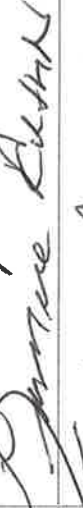



Neighborhood Informational Meeting Sign-In Sheet

March 23, 2023
Meeting Location: Word Tabernacle Church, Chapel

Petitioners: James D. Gailliard/Word Tabernacle Church

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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















PRINT NAME	SIGN IN
Terry Parker	
CONSTANCE PARKER	
William D Joyner	
Cynthia Johnson	
Brenda J. Sumner	
Anita G. Lowe	
CHARLIE HERRINGTON	
Lillie R. Worsley	
Tesia Bynum	
Quince Burton	
Edna Burton	
Deann Fitt	
James Seath	

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church Meeting Location: Word Tabernacle Church, Chapel March 23, 2023

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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PRINT NAME	SIGN IN
Henry J Carter	
Perré Scott	
AMANDA ROOSCUPT	
Ann Densky	
Edward Dentz	
Violet Guston	
Pam Batten	
Angela Becker	
Vickie Glover	
NANCY FARMER	
Roslyn Haynes	
Gloria Holt	
Sorja Williams	
Leo Henry	

Neighborhood Informational Meeting Sign-In Sheet

March 23, 2023





Petitioners: James D. Gailliard/Word Tabernacle Church

Meeting Location: Word Tabernacle Church, Chapel

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803

R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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

PRINT NAME	SIGN IN
Michael A. Larkie	
Tristan Hunter	
Mindi Collins	Mindi Collins
Stanley Robbins	Stanley Robbins
Georgan Robbins	Georgan Robbins
Deleor Parker	
Max Steel	Max Steel
Bessie Lynch	Bessie Lynch
Beverly Perry	Beverly Perry
Sydney meeks	Sydney meeks
Kesler D. Cleason	
Angela Gailliard	Angela Gailliard
Janice W. Holloway	Janice W. Holloway
Claudia Riggs	Claudia Riggs

Neighborhood Informational Meeting Sign-In Sheet

March 23, 2023

Petitioners: James D. Gailliard/Word Tabernacle Church

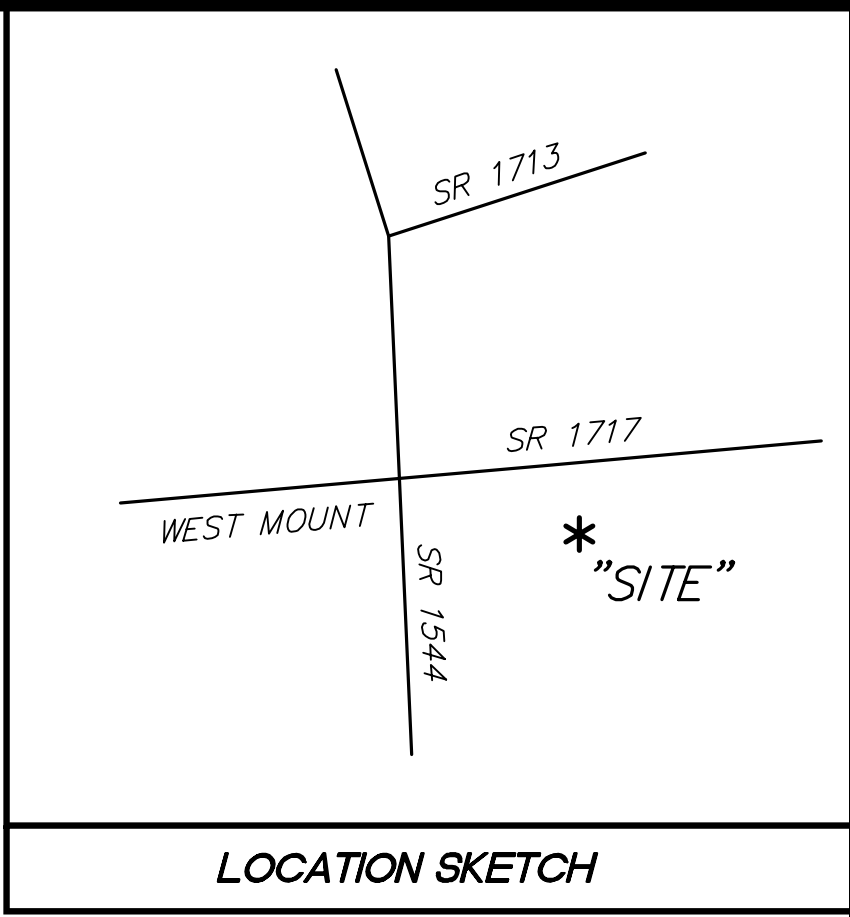
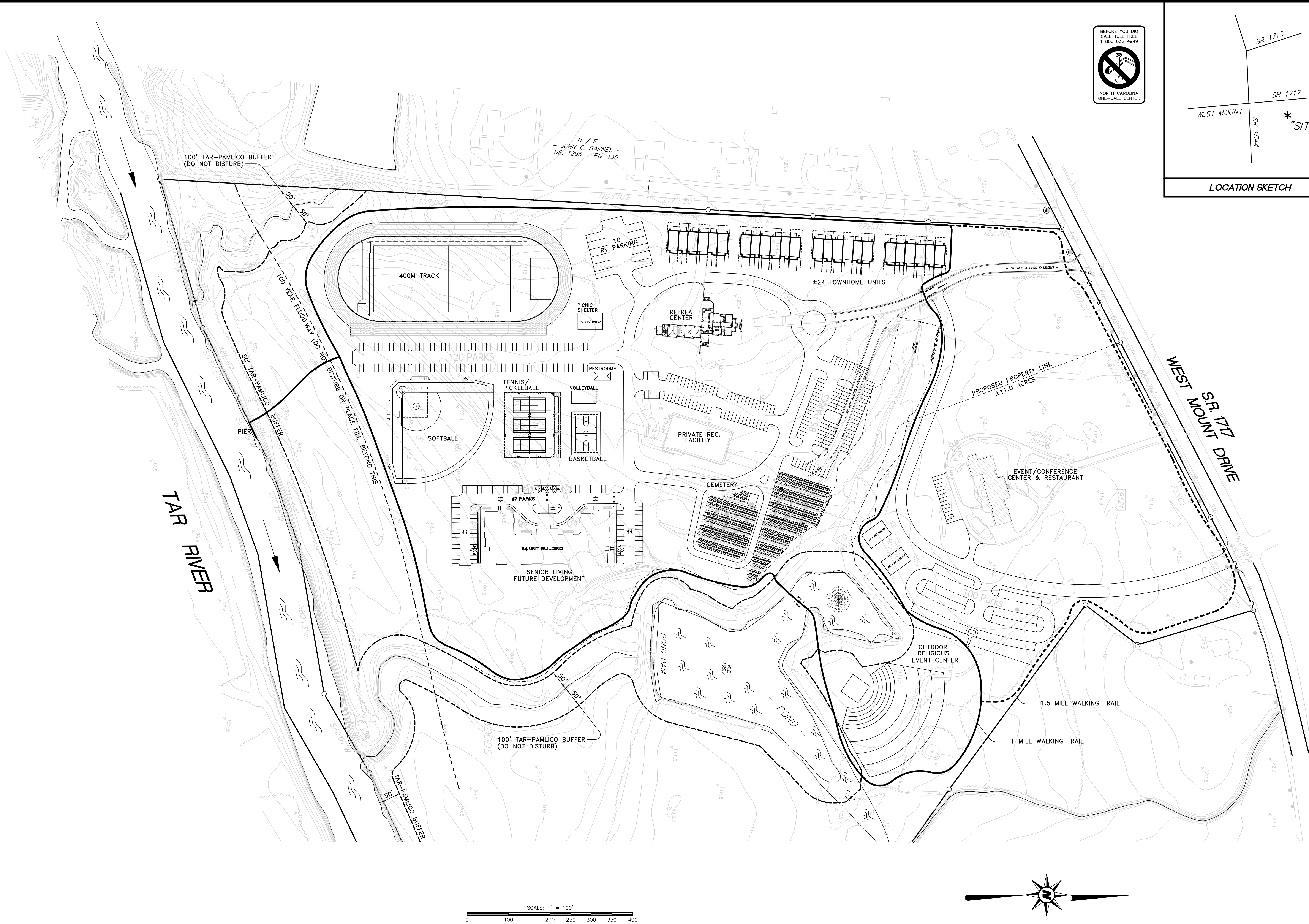
Meeting Location: Word Tabernacle Church, Chapel

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803

R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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

PRINT NAME	SIGN IN
Sandra L Harper	Sandra L Harper
Dyquan Turner	Dyquan Turner
Rashonda Turnage	Rashonda Turner
Cassandra Greene	Cassandra Greene
Edna Williams	Edna Williams
Donasia Chavis	Donasia Chavis
Chandra Bryant	Chandra Bryant
Kyle Durrell Johnson	Kyle Durrell Johnson
SITA D. REISING	SITA D. REISING



REVISIONS		DATE	DESCRIPTION
1			
2			
3			
4			
5			

DATE:	MARCH 22, 2023	HORIZ. SCALE:	1" = 100'
FILE NO.	2011-028	VERT. SCALE:	NONE

PRELIMINARY MASTER for WORD TABERNACLE
NASH COUNTY, ROCKY MOUNT, N.C.

STOCKS ENGINEERING, P.A.
PHONE: (615) 459-8196
FAX: (615) 459-8196
MOBILE: (615) 903-6891
801 E. WASHINGTON STREET
PO BOX 118
NASHVILLE, N.C. 27856

Requested Action: Nash County R-30 to O-I
 Location: 9041 and 9053 West Mount Drive
 [PINs 373920809143, 373800991544, 373800906177, 373920908350]
 Site Data: ±59.41 acres
 Existing Land Use: Open Space, Cemetery, Single-Family Dwelling, Health Club/Gym Spa [Private Recreation]
 Applicant: James D. Gailliard; Word Tabernacle Church
 Property Owner(s): Word Tabernacle Church
 Case Manager: JoSeth Bocook, Planning Administrator
 Voting Representatives: *City & Nash Members

ANALYSIS:

a) Land uses: Subject site and vicinity

The subject site consists of four parcels having a deeded area of 59.41-acres addressed as 9041 and 9053 West Mount Drive. Currently, the subject site contains an unoccupied 9,042 square foot structure and private recreation club [PIN 373920809143], cemetery [PIN 373800906177], and undeveloped/open space [PIN 373800991544]. The property is located within Nash County's planning jurisdiction and is zoned as a Single- and Two-Family Residential District (R-30). FEMA Flood Insurance Rate Maps indicate the Tar River floodway and 100-year floodplain encroach on a majority of the subject site. The property owner has submitted a petition for non-contiguous annexation of the property; it is located approximately 0.6 miles west of the city's jurisdiction.

Most of the properties within the vicinity of the subject property contain detached single-family dwellings on property zoned Nash County R-30. There is a church about 0.1 mile west of the subject site.

b) Zoning history

There has been one zoning map amendment request approved within the immediate area of the subject site since the adoption of the 2003 Together Tomorrow: Tier I Smart Growth Comprehensive Plan. In 2010, property at 1317 West Mount Drive was rezoned from Low Density Residential District (R-10) to Conditional Office and Institutional District (O-ICD); an adjacent property containing a telecommunications facility was rezoned to O-I in 1976.

c) Conformance with Comprehensive Plan

The Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as being in a "Planned Infill Growth Area" and "Undeveloped Area."

d) Transportation

The subject properties (approximately 59 acres) fall on the south side of West Mount Drive, a four lane, two-way street, with a two-way center turn lane. West Mount Drive is a minor arterial, with a practical capacity of 39,000 vehicles per day (VPD) and currently generates 3,800 average

daily trips (AADT). Tar River Transit does not offer any bus service to this area, and there are currently no sidewalks or bicycle amenities on West Mount Drive.

The O-I District is intended to provide for the conduct of general and professional office, medium or high-density housing and related activity. Such development on multiple parcels equaling 59 acres may generate some 9,500 new daily trips (according to the highest use in the Institute of Transportation Engineers Trip Generation Manual). Based on the existing traffic volume, and the capacity of West Mount Drive, the local system should be capable of serving the anticipated increase in traffic volume.

RECOMMENDATIONS: Obtain driveway permit from NCDOT for any additional driveways onto the subject property. A traffic impact analysis will be required if the projected traffic volume exceeds 100 additional peak hour vehicles, or 1,000 new vehicle trips per day.

e) Community impact

The Office and Institutional district is considered a transitional zoning district—typically acting as a buffer between residential and commercial districts while maintaining opportunity for investment. The relatively expansive size of the parcel in relation to others that have been developed in the vicinity of the site coupled with required landscape buffers between differing land uses should aid in mitigating any potential negative impacts from future use of the property. Also, the city's requirements relating to floodplain development and stormwater management should mitigate the impact of development on the surrounding environs.

f) Notice and public response

The applicant conducted a community meeting with area stakeholders; minutes from the meeting are enclosed.

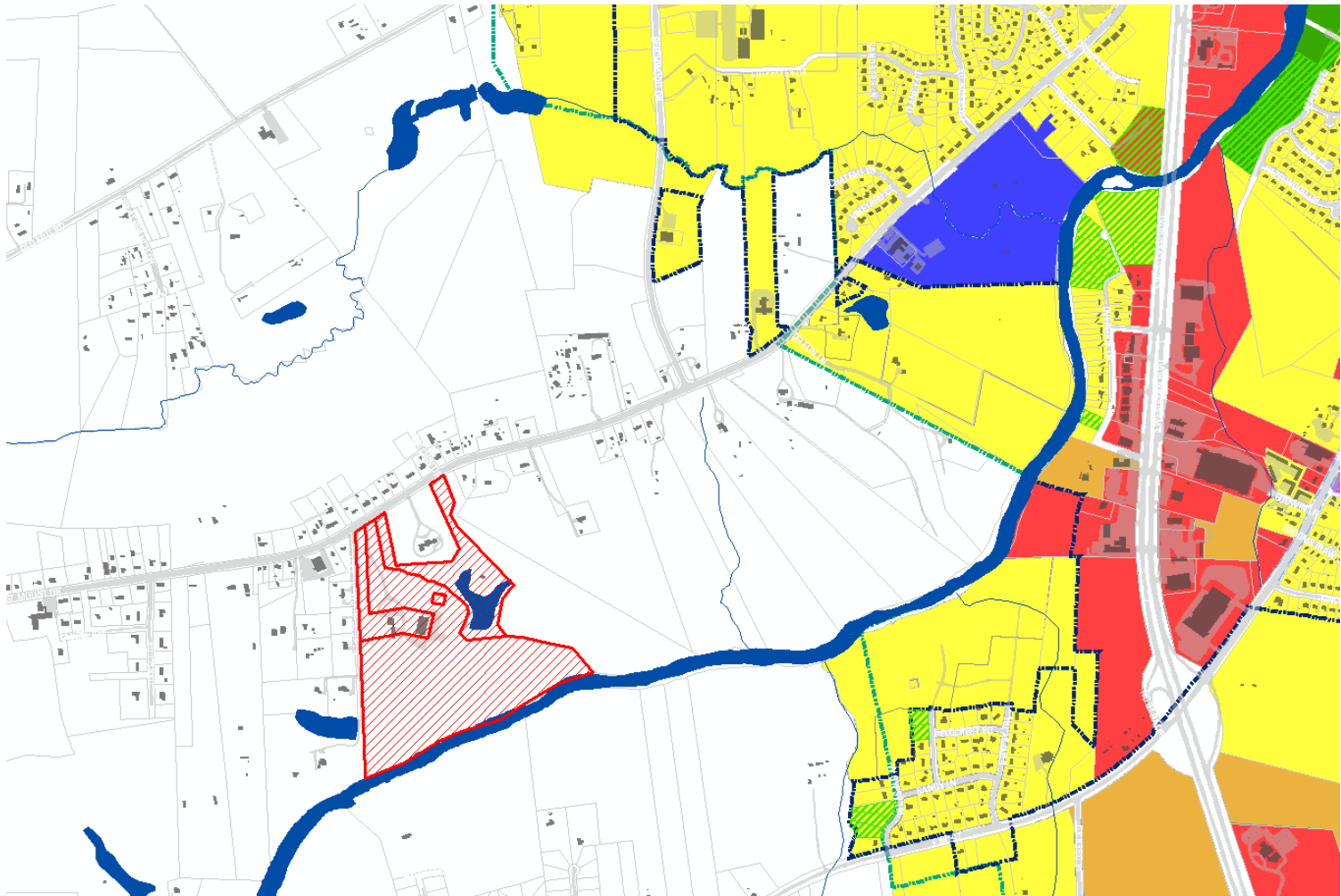
Notification of this public hearing was mailed to property owners within 250' of the subject site (see attachments). A notification sign was posted on the subject property and the Planning Board agenda is listed on the City's website.

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 and complies with the adopted Together Tomorrow: Tier I Smart Growth Comprehensive Plan.

5.2 – Rezoning Request # 15-04-23
Zoning Map

Nash County R-30 to O-I
[Nash County]



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



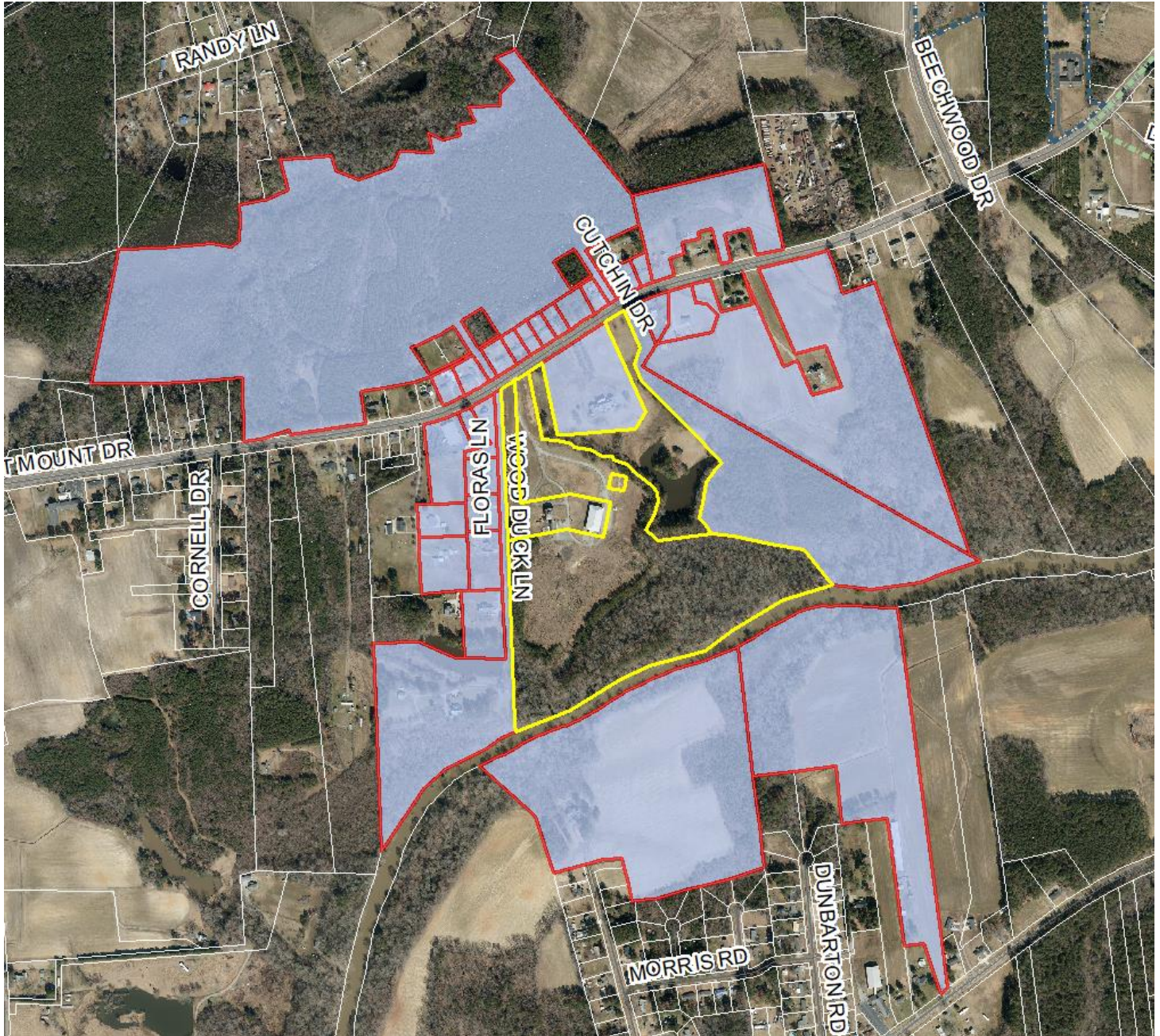
 Subject Property

5.2 – Rezoning Request # 15-04-23

Aerial Image & Adjacent Owners Notice Map




Nash County R-30 to O-I

[Nash County]



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



-  Subject Property
-  Property Owners Mailed Notice
-  Streets

TYSON JULIAN C
9186 W MOUNT DR
ROCKY MOUNT NC 27803

TYSON JACKIE L REGINA L
2306 BUNNIE DR
ELM CITY NC 27822

CURTIS SHIRLEY HAGENS
3506 SHENANDOAH DR
ROCKY MOUNT NC 27803

JOYNER BOBBY WARNELL
12030 E NC HIGHWAY 97
ROCKY MOUNT NC 27803-

MELVIN CODY M & ASHLEY C
9257 WEST MOUNT DR
ROCKY MOUNT NC 27803

WORD TABERNACLE CHURCH
821 WORD PLAZA
ROCKY MOUNT NC 27804-

COCKRELL DAVID SCOTT
9030 W MOUNT DR
ROCKY MOUNT NC 27803

COBB MAVIS B ET AL
9346 W MOUNT DR
ROCKY MOUNT NC 27803-

PARKER TIMOTHY WAY JR KAREN P
9172 W MOUNT DR
ROCKY MOUNT NC 27803

WORD TABERNACLE CHURCH
821 WORD PLAZA
ROCKY MOUNT NC 27804-

HART JUANITA H
8961 W MOUNT DR
ROCKY MOUNT NC 27803

RACKLEY ANNIE W
9100 WEST MOUNT DR
ROCKY MOUNT NC 27803-

CHEATHAM JOHN B SAMANTHA L
3551 WOOD DUCK LN
ROCKY MOUNT NC 27803

CONE ROBERT V & TRACY
3448 FLORA LN
ROCKY MOUNT NC 27803

GRACE BAPTIST TEMPLE OF RY MT
8923 W MOUNT DR
ROCKY MOUNT NC 27803

WINSTEAD JAMES D ET AL
9116 WEST MOUNT DR
ROCKY MOUNT NC 27803

WORD TABERNACLE CHURCH
821 WORD PLAZA
ROCKY MOUNT NC 27804-

BULLUCK LAUREN ELIZABETH & BENJAMIN
3454 FLORA LN
ROCKY MOUNT NC 27803

DRUPPEL GRACE
9243 WEST MOUNT DR
ROCKY MOUNT NC 27803

JOYNER GERALD R INGE A
8966 W MOUNT DR
ROCKY MOUNT NC 27803

BRIGGS STEPHEN P & VICKI S
413 SPRUCE PINE TR
KNIGHTDALE NC 27545

FLORA ALTON RAY BETTY V
9000 W MOUNT DR
ROCKY MOUNT NC 27803

DANIELS CHARLES R JR & SARA E
3577 WOOD DUCK LN
ROCKY MOUNT NC 27803

JIREH TRUST
833 TARBORO ST
ROCKY MOUNT NC 27801

CEMETERY

-

HARPER ROLAND MICHAEL
2343 OAK LEVEL RD
ROCKY MOUNT NC 27804-

JOYNER AARON C WILLA MAE B
1516 JEREMY LN
ROCKY MOUNT NC 27803-1518

WHITEHEAD WESSIE W JR
9062 WEST MOUNT DR
ROCKY MOUNT NC 27803

MELTON HOWARD GENE MARY S
PO BOX 2294
ROCKY MOUNT NC 27802

DAVIS MARK A & NICOLE L
8993 WEST MOUNT DR
ROCKY MOUNT NC 27803

GAILLIARD JAMES D
9121 WEST MOUNT DR
ROCKY MOUNT NC 27803

FERRY KEITH A CARLA J
3408 FLORA LN
ROCKY MOUNT NC 27803

Word Tabernacle Church
821 Word Plaza
Rocky Mount, NC 27804

March 13, 2023

Subject: Neighborhood Informational Meeting – Rezoning Request for the addition of property filed by Word Tabernacle Church to rezone approximately 59 acres located at **9041 and 9053 West Mount Drive, Rocky Mount, North Carolina 27803 from R15 to O-I.**

March 23, 2023, 5:30pm

Word Tabernacle Church
Chapel
821 Word Plaza
Rocky Mount, NC 27804

Dear Property Owner:

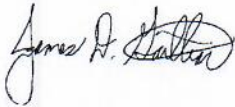
We have filed the above-mentioned request to amend the zoning map with the City of Rocky Mount seeking to rezone an approximately **59-acre site located at 9041 and 9053 West Mount Drive (PIN 3738 0099 1544); PIN 3739 2090 8350; PIN 3739 2080 9143; PIN 3738 0090 6177.**

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, March 23, 2023 at 5:30pm in the Chapel at Word Tabernacle Church, 821 Word Plaza, 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 Sita Redding by calling 252-442-2925 x1016 or emailing sita.redding@wordtab.net.

Sincerely,



James D. Gailliard

cc: T.J. Walker, Councilman (Ward 4)
Mayor C. Saunders Roberson
Will Deaton, Director of Development

Community Meeting Summary

The Neighborhood Information Meetings regarding the properties at 9121 West Mount Drive, and 9041 and 9053 West Mount Drive, Rocky Mount, North Carolina 27803, took place on Thursday, March 23, 2023, at 5:00pm and 5:30pm respectively. The purpose of both meetings was to discuss the rezoning of and the plans for the properties with owners and organizations, whom, according to the City of Rocky Mount, own property that adjoins, is located across the street from, or is near the subject property. These meetings were held in accordance with the requirements of the City of Rocky Mount's Land Development Code.

The 5:00pm meeting opened with a verbal review of the "Rules of Order" followed by a brief history about which the seven (7)-acre 9121 West Mount Drive property was acquired, both done by James D. Gailliard, Senior Pastor of Word Tabernacle Church. This history included that this property was acquired in 2011 which had an existing structure, followed by the intent to convert this structure into a venue for weddings, other special events and a restaurant. During the review of the 9121 West Mount property, the cemetery which was established in 2014 upon the death of his oldest son, Kyol, was discussed. This cemetery currently holds over 100 people, 80% of whom are not members of Word Tabernacle Church.

Pastor Gailliard opened the 5:30pm meeting with a review of the 9041 and 9053 West Mount Drive properties, totaling 59 acres, both of which are owned by Word Tabernacle Church, also acquired in 2011. There were two existing structures included with the purchase of these two properties about which Gailliard explained in detail the history of each building and for what each structure currently is and would be designated. Building 1, a commercial building, is an athletic facility and health center. Building 2, an unfinished 10 thousand sq. ft. home is planned to be a Retreat Center to attract missionaries, youth groups, and corporate retreats. The land is designated to becoming a baseball field; installations of volleyball, pickleball, and tennis courts; walking trails established; affordable housing built for younger citizens within the \$40 thousand dollar pay scale desiring to become homeowners with a special focus on teachers, EMT workers, and First Responders; and a Senior Living Facility for aging adults to have an affordable and safe environment.

The primary concerns, questions and comments voiced by the public were regarding noise, curfews, and alcohol as it pertained to the wedding venue and the baseball field. Some see the development of these properties as an abuse of privacy. There were concerns voiced about the presence of guns and teenagers wandering aimlessly, and how these concerns would be policed. Questions were posed about whether Section 8 housing would be established there

despite there being no mention of this during Pastor Gailliard's presentation, nor did he ever imply there would be.

The plans and vision for the properties were clearly and concisely shared. All attendees received a preliminary site plan which served as a visual tool for discussion.

Pastor Gailliard answered each question and acknowledged each comment, while maintaining order. Gailliard was challenged by one resident regarding non-profit versus for-profit, upon which he eloquently explained, "The delineation between non-profit and for-profit is that we are in the business of changing the lives of people in the Name of Jesus." When challenged about the noise and developing the land, he stated, "We have a track record in establishing stable, safe environments and we don't plan on ruining that track record. We've laid out a dream on paper and we want to do this in a way to make it more palliative for everyone. We are not holding this meeting to strong-arm the residents of this community." He continued, "We want to contribute to the neighborhood. We can be a good neighbor. We are good developers."

Of the 30 letters sent to current residents within the West Mount Community, approximately one-third attended. According to our sign-in sheets 76 people attended these Neighborhood Informational Meetings, some of whom are members of Word Tabernacle Church. The meeting was adjourned shortly after 6:15pm.

Attached are the following:

- Transcription, including the "Rules of Order"
- Attendance/Sign-In Sheets
- Preliminary Site Plan

Neighborhood Informational Meeting

Petitioners: James D. Gailliard/Word Tabernacle Church

Date: March 23, 2023

Meeting Location: Word Tabernacle Church, Chapel

Time: 5:00pm/5:30pm

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

RULES OF ORDER

Both posted and read aloud at the start of the meeting.

- The purpose of this Neighborhood Informational Meeting is to receive comments and questions from the public related only to the specific subject of this meeting.
- This is **not** a time for debate.
- This is a time to pose questions and receive responses.
- Each speaker shall be limited to three (3) minutes.
- No speaker may speak more than once.
- Speakers may not yield time to another speaker.
- We have a reporting requirement, thusly notes will be recorded and our final report will be submitted to the Planning Department.

5:00PM Meeting

RE: 9121 West Mount Drive was purchased by Word Tabernacle Church April 6, 2011.

Intent of 9121: to convert it into a venue for weddings, other special events and a restaurant.

The following are responses to questions and comments:

The primary buildings are already built on the existing property

There are plans to build out a parking lot and commercial kitchen

Satellite annexation is non-continuous because it is not a part of the City of Rocky Mount.

The cemetery holds 125 people and was started in 2014 when Kyol (Pastor Gailliard's son) passed.

If a couple wants to book the venue and get an ABC permit for liquor that may happen down the line.

Primary use will be the venue. Restaurant will be opened to the community.

Probably a 10-million-dollar investment.

Kyle: this could guarantee an increase in property value (made in his comments); he further explained that through his experience as a wedding photographer that property values increase.

Question regarding weddings: Due diligence work on his part as a business owner and owners of the properties by Word Tabernacle Church because we'd keep the same standard across the board.

A question was posed about how Gailliard would manage noise. He stated we'd be governed by the same noise ordinances.

5:30PM MEETING

RE: 9041 & 9053 West Mount Drive

DISCUSSION OF GOALS: Existing properties and buildings
Cemetery still there; Plan was to have a larger cemetery but changed to a smaller.

Building 1:

- Initially designed to be a garage; One of the finest built commercial buildings around.
- Athletic uses for our church to support athletic events, healthy lifestyles.
- The church obtained the Certificate of Occupancy one to one and a half years ago.
- It is handicap accessible.

Building 2:

- Unfinished house 10K Sq ft property
- This property would be used as a Retreat Center to attract missionaries, youth groups, corporate retreats

Land:

- Baseball field, volleyball courts, tennis courts, pickleball courts, picnic area, etc.
- Benefit to community: this would be a shared use space
- Provide West Mount Facilities for walking, playing tennis, etc. for the community

Provide affordable housing

Examples: Teachers, first responders, EMS; earners of \$40k who cannot afford homes for themselves and families but would like to become homeowners.

Young families, young people

Down from cemetery: Senior Living Facility
Create an environment safe & affordable

These are all **LONG-RANGE STRATEGIC GOALS FOR THE COMMUNITY**

Q&A/COMMENTS:

Q: Will Word (Tabernacle Church) move?

A: No; however, there is space for Amphitheater for outdoor religious event considered a possibility in the event we enter another pandemic

Q: Weddings: Are they for anyone?

A: Yes.

Q: Alcohol?

A: Yes, could be.

Q: Rowdy crowd, is that on "y'all?"

A: The adjacent property owners are Word Tabernacle residents; we have a vested interest as.
G: very difficult to answer "suppose" future answer
We have a track record in stable safe, environments and we don't plan on ruining that track record.

Q: (Outlaw) Public sewer before the build out?

A: We would not be able to without a two to three-acre sewer field; cannot do any housing without fixing waste water issues but a baseball field doesn't need a sewer.
No bedrooms have been added to the house.
Planning dept will come back based on the plans.

****NOTE:** Although the Rules of Order were read and acknowledged at the time of sign-in and Pastor Gailliard read them aloud at the start of the meeting, Outlaw refused to follow the guidelines by having several outbursts, rebuttals and attempts in engaging in debates.

Additional Comment: (Outlaw) stated that this is totally inconsistent with the initial residential use of the property.

Kyle: The use of land over time, the need changes over time; county land changes over time based on the people who want to develop it.
Seems some personal vendetta issues and motives beyond simply developing land.

Georgia: I've lived in the community (inaudible amount of years)
She sees this as abuse of privacy and livelihood'
Why don't you live in part of your house and use the rest in the other part?

Gailliard: We've owned the property since 2011 so how many times have you have
We've been a very respectful and considerate neighbor.

Georgia: Who from the West Mount community is buried in your cemetery?
You have a tendency to say one thing and do another.

Gailliard: 59 of the acres is still owned by Word (Tabernacle Church)

William Joyner: "I respectfully ask that you put a house on your seven acres."

Gailliard: I thank you for your comment.

Comment (Leah, Member of WTC):	Things changes, places change. Either you have progress or you die; young people leave and never return and this is why This facility will serve the community.
Gailliard addresses Cemetery Q:	100 bodies are buried in the community and 80% not members of WTC
Charlie Daniels:	Lives at back of Wood Duck house behind the tract. Some very concerning to him; lots of traffic down the road and noise; cars turning around in people's front yard. What about curfews, lights etc.? He did not sign up for this when he bought the home.
Gailliard:	Apologized and empathized about and with the cars turning around in peoples' driveway because he, too, experiences this as a resident of the West Mount Community
Gailliard:	We've laid out a dream on paper; wants to do it in a way to make it more palliative for everyone. Not holding this meeting to strong-arm the residents of the community.
Stanley R.:	Lived their 50 years and seen nothing like this and he said he has no reason to believe that as a Senior Pastor "y'all won't get rid of him" and then it will turn into a honkytonk then what?
Inge Joyner:	Reviewed the history of the property (who built and owned prior to) then stated "you want to change it from residential to commercial."
Gailliard:	Technically it's O-I not commercial.
Inge Joyner:	Facilities will it be free to Nash and Rocky Mount communities?
Gailliard:	We are not-for-profit.
Inge Joyner:	Churches are non-profit.
Gailliard:	The delineation between non-profit and for-profit is we are in the business of changing the lives of people in the Name of Jesus.
Inge Joyner:	Gun shots - she can count on one hand how many times she's heard gunshots from the hunting club; this is a rural community and we hunt and we are not dangerous and we are not a threat; we just want a peaceful community. You can imagine the chaos and everything you're building is going to cause in the community. It will affect those who live near the property.

Gailliard: I don't want this to be the final meeting. I think these concerns can coexist and we can reach a palliative resolution.

Sandy Harper: I am a member and we do not intend to get rid of the Pastor. This is God's doing and no one is going to stop it.

Amanda Rosco: Husband is a Navy vet, PTSD, multiple anxiety disorder and we waited a long time to find a home in a quiet community to find peace. Concern is that peace is going to be wrecked. No one is going to enjoy their peace being wrecked. I made the choice to not buy in the city. We waited a long time to find our home.

Gailliard: We want to contribute to the neighborhood.
We can be a good neighbor.
We are good developers, we have shown that we are.

Outlaw: I am not here as a commissioner; you keep addressing me as commissioner! I am here as Wayne Outlaw!

Gailliard: Sir, I am only showing you respect by addressing you by your title.

Outlaw: I have the rest of my comments here and if anyone would like them, please see me and I will email them to you!

Elderly Gent: Lived there 65 years, I'm on the way up. I am not sure this is a good thing or a bad thing. Hate to think that we've worked so hard that it will be destroyed.

Sara Daniels: 1 mile & 1.5 trails seem to go right up Wood Duck Lane where they live.

Gailliard: They do not, go up to buffer line of trees

Sara Daniels: There really is not a buffer of trees.

Gailliard: You mentioned low income housing. No section 8 housing?

No, affordable housing for teachers, sheriff's deputies EMS workers, etc. and used his son who is a sheriff's deputy as an example.

Sara Daniels: She asked about curfew and how will teenagers be controlled from wandering.

Gailliard: We have a vested interest in making the residents of this community happy.

The meeting was adjourned shortly after 6:00PM.

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church

March 23, 2023
Meeting Location: Word Tabernacle Church, Chapel

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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

NAME/ORGANIZATION	SIGN IN
STEPHEN P. BRIGGS	
VICKI S. BRIGGS	
LAUREN E. BULLUCK	
CONNOR B. BENJAMIN	
JOHN B. CHEATHAM	
SAMANTHA L. CHEATHAM	
MAVIS B. COBB	
DAVID S. COCKRELL	
ROBERT V. CONE	
TRACY CONE	
SHIRLEY HAGENS CURTIS	
CHARLES R. DANIELS, JR	
SARA E. DANIELS	
MARK A. DAVIS	

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church

March 23, 2023
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R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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NAME/ORGANIZATION	SIGN IN
NICOLE L. DAVIS	
GRACE DRUPPLE	
KEITH A. FERRY	
CARLA J. FERRY	
ALTON RAY FLORA	
JAMES D. GAILLIARD	
GRACE BAPTIST TEMPLE OF ROCKY MOUNT	
ROLAND MICHAEL HARPER	<i>Roland Michael Harper</i>
JUANITA H. HART	<i>Juanita H. Hart</i>
JIREH TRUST	
AARON C. JOYNER	
WILLA MAE B. JOYNER	
BOBBY WARNELL JOYNER	
GERALD R. JOYNER	<i>Deceased</i>

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church

March 23, 2023

Meeting Location: Word Tabernacle Church, Chapel

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R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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NAME/ORGANIZATION	SIGN IN
INGE A. JOYNER	
HOWARD GENE MELTON	
MARY S. MELTON	
CODY M. MELVIN	
TIMOTHY WAY PARKER, JR	
KAREN P. PARKER	
ANNIE W. RACKLEY	
JACKIE L. TYSON	
REGINA L. TYSON	
JULIAN C. TYSON	
WESSIE W. WHITEHEAD, JR.	
JAMES D. WINSTEAD	

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church Meeting Location: Word Tabernacle Church, Chapel March 23, 2023

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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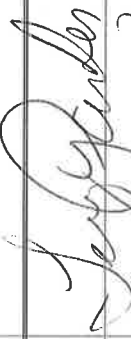








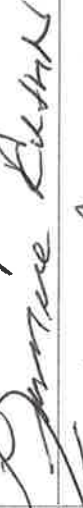



PRINT NAME	SIGN IN	Print	Sign
Wayne Dukes	Wayne Dukes	JERRY GREENE	Jerry Greene
Johnnie McCreary	Johnnie McCreary		
Rickey L. Vaughan	Rickey L. Vaughan		
Rebecca Vaughan	Rebecca Vaughan		
Matthew Gailliard	M. Gailliard		
DAXIE DOZIER	Daxie Dozier		
Lucy L. Jones	Lucy L. Jones		
Linda B. Narrod	Linda B. Narrod		
Paula Walker	Paula Walker		
Ann Jones	Ann Jones		
Ann S. Kirkman	Ann S. Kirkman		
IRISH PITMAN	Irish Pitman		
Buck Pitman	Buck Pitman		
Sharon Outlaw Martha Clay	Sharon Outlaw Martha Clay		

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church Meeting Location: Word Tabernacle Church, Chapel March 23, 2023

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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












PRINT NAME	SIGN IN
Terry Parker	
CONSTANCE PARKER	
William D Joyner	
Cynthia Johnson	
Brenda J. Sumner	
Anita G. Lowe	
CHARLIE HERRINGTON	
Lillie R. Worsley	
Tesia Bynum	
Quince Burton	
Edna Burton	
Deann Fitt	
Jessie Seath	

Neighborhood Informational Meeting Sign-In Sheet

Petitioners: James D. Gailliard/Word Tabernacle Church Meeting Location: Word Tabernacle Church, Chapel March 23, 2023

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803
R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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

PRINT NAME	SIGN IN
Henry J Carter	
Perre Scott	
AMANDA ROOSCUPT	
Ann Densky	
Edward Dentz	
Violet Guston	
Pam Batten	
Angela Becker	
Vickie Glover	
NANCY FARMER	
Roslyn Haynes	
Gloria Holt	
Sorja Williams	
Leo Henry	

Neighborhood Informational Meeting Sign-In Sheet

March 23, 2023





Petitioners: James D. Gailliard/Word Tabernacle Church

Meeting Location: Word Tabernacle Church, Chapel

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803

R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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

PRINT NAME	SIGN IN
Michael A. Larkie	
Tristan Hunter	
Mindi Collins	Mindi Collins
Stanley Robbins	Stanley Robbins
Georgan Robbins	Georgan Robbins
Deleor Parker	
Max Steel	Max Steel
Bessie Lynch	Bessie Lynch
Beverly Perry	Beverly Perry
Sydney meeks	Sydney meeks
Kesler D. Cleason	
Angela Gailliard	Angela Gailliard
Janice W. Holloway	Janice W. Holloway
Claudia Riggs	Claudia Riggs

Neighborhood Informational Meeting Sign-In Sheet

March 23, 2023

Petitioners: James D. Gailliard/Word Tabernacle Church

Meeting Location: Word Tabernacle Church, Chapel

Rezoning Projects: R15 to O-I2/9121 West Mount Dr., Rocky Mount, NC 27803

R15 to O-I/9041 & 9053 West Mount Dr., Rocky Mount NC 27803

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

PRINT NAME	SIGN IN
Sandra L Harper	Sandra L Harper
Dyquan Turner	Dyquan Turner
Rashonda Turnage	Rashonda Turner
Cassandra Greene	Cassandra Greene
Edna Williams	Edna Williams
Donasia Chavis	Donasia Chavis
Chandra Bryant	Chandra Bryant
Kyle Durrell Johnson	Kyle Durrell Johnson
SITA D. REISING	SITA D. REISING

Requested Action:	R-10 to R-6MFACD
Location:	1930 Bethlehem Road [PINs 373908986297, 373908988825U, 373908983727]
Site Data:	±22.43 acres
Existing Land Use:	Single-Family Dwelling, Undeveloped (Agricultural)
Applicant:	DeLeon Parker, Jr.; Oak Level Ventures, LLC
Property Owner(s):	Oak Level Ventures, LLC
Case Manager:	JoSeth Bocook, Planning Administrator
Voting Representatives:	City Members

CONDITIONS:

The following uses shall be permitted as proposed by the applicant:

- Accessory dwelling
- Accessory structure
- Accessory use
- Childcare home occupation
- Dwelling, single-family attached
- Dwelling, single-family detached
- Family care home
- Group home for developmentally disabled adults
- Health club/gym spa
- Home occupation
- Open/passive space
- Private recreation club or swimming club (s/BOA)
- Public recreation, such as community center building, parks, museum, playgrounds, and similar facilities operated on a nonprofit basis
- Residential Cluster Development
- Temporary use
- Yard sale

ANALYSIS:

a) Land uses: Subject site and vicinity

The subject site consists of three parcels having a deeded area of 22.43-acres located at 1930 Bethlehem Road. Currently, one parcel contains a single-family detached dwelling, while the two larger parcels are undeveloped and used for agriculture; the site is zoned Low Density Single-family Residential District (R-10). FEMA Flood Insurance Rate Maps indicate the Maple Creek floodway and 100-year floodplain encroach on roughly half of the subject site. Also, the National Wetlands Inventory maintained by the US Fish & Wildlife Service denotes that the northernmost portion of the subject site is a seasonally flooded broad-leaved deciduous forested nontidal wetland dominated by trees, shrubs, persistent emergents, emergent mosses or lichens.

Adjacent to west, are single-family detached dwellings [Maplewood Subdivision] zoned R-10. To the north, across Maple Creek, are single-family detach dwellings [Nob Hill Subdivision] zoned Very Low-Density Residential District (R-15). To the east, along Bethlehem Road are single-family detached dwellings and large undeveloped parcels zoned R-10. Across Bethlehem Road is the Spring Forest Subdivision containing single-family detached dwellings zoned R-10 and the Beth Eden Subdivision, zoned Conditional Medium-Density Multifamily Residential District (R-6MFACD) containing single-family detached dwellings.

b) Zoning history

There have not been any zoning map amendment requests approved within the immediate area of the subject site since the adoption of the 2003 Together Tomorrow: Tier I Smart Growth Comprehensive Plan.

The most recent request was approved in April 1999, where the Beth Eden Subdivision property was rezoned from R-10 to R-6MFACD with conditions limiting the permitted uses to two-family attached dwellings, and single-family dwellings. Historically, the residential subdivisions in the vicinity of the subject site were rezoned from Agricultural Residential (A-1) to their current designation in the 1980s and '90s.

c) Conformance with Comprehensive Plan

The Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as being in a “Planned Infill Growth Area” and “Critical & Sensitive Area.”

d) Transportation

The subject site (approximately 22.5 acres) is along Bethlehem Road, a two lane, two-way, minor arterial with a practical capacity of 11,500 vehicles per day (VPD) and an average annual daily travel (AADT) of 4,800 VPD. The subject property has access to Tar River Transit, via the NCC/Little Easonburg route (#8). Bethlehem Road currently does not have sidewalks or bicycles amenities.

The R-6MFA zoning district allows for medium density multifamily residential development. Rezoning these properties may result in the development of single-family homes, accessory dwellings, childcare home occupation, group homes, private recreation clubs, etc. Such development on a 22.5-acre site may generate some 650 new trips per day, according to the Institute of Transportation Engineers “Trip Generation Manual”. Based on the existing traffic volume, and the capacity of Bethlehem Road, the local system should be capable of serving the anticipated increase in traffic volume.

RECOMMENDATIONS: Obtain driveway permit from NCDOT for any additional driveways onto the subject properties. 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.

e) Community impact

This rezoning request will not result in an increase in zoning intensity of the immediate area. The R-6MFA district is intended to provide for urban residential development, which is designed to provide for medium density areas with related recreational facilities protected from intrusion of commercial and industrial activity. The conditions proposed by the applicant prohibit development of the more intensive land uses (e.g., multifamily dwellings). Also, the city's requirements relating to floodplain development, stormwater, and landscape buffers will mitigate the impact of development on the surrounding environs.

f) Notice and public response

The applicant conducted a community meeting with area stakeholders; minutes from the meeting are enclosed.

Notification of this public hearing was mailed 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.

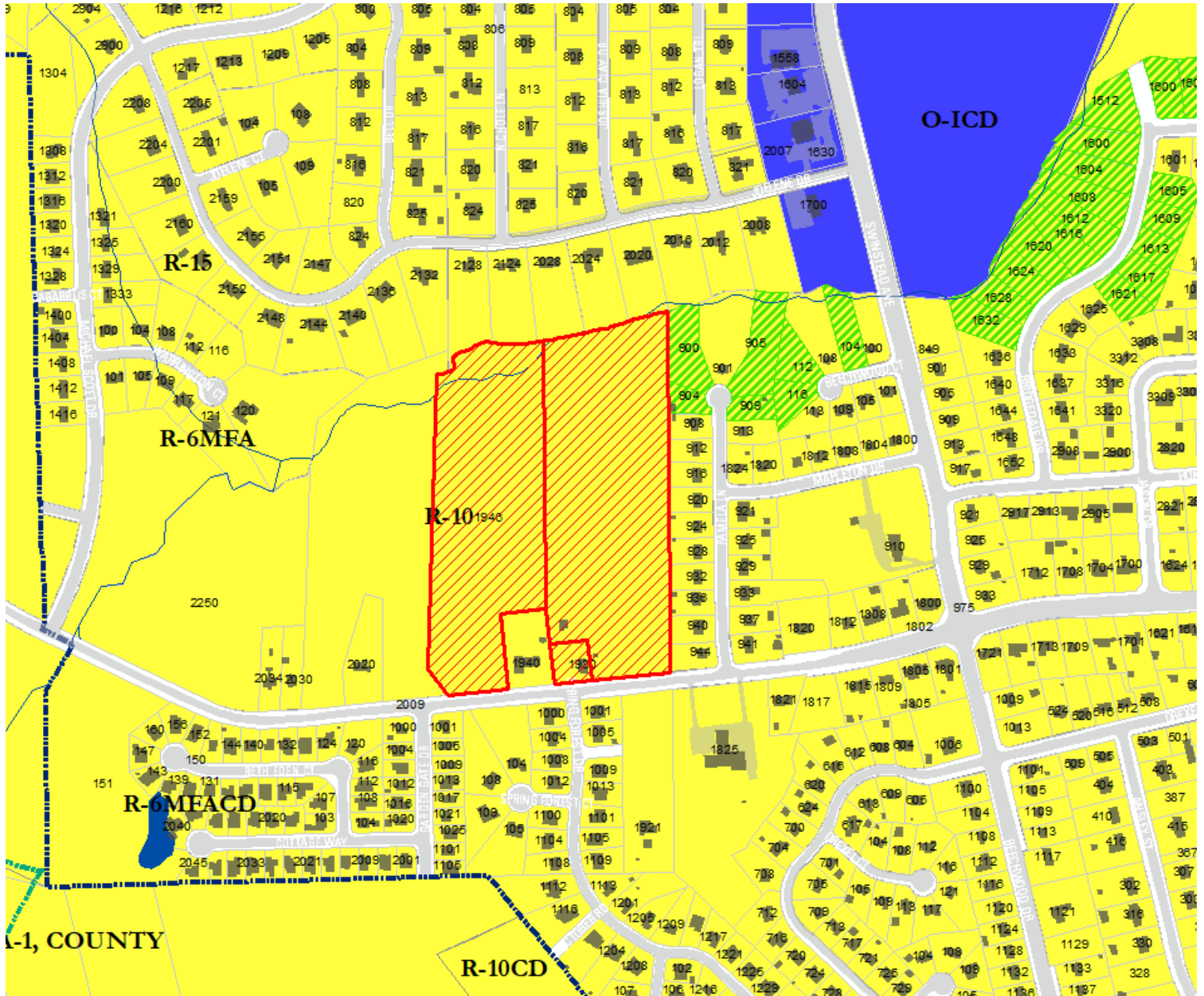
STAFF RECOMMENDATION:

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 and complies with the adopted Together Tomorrow: Tier I Smart Growth Comprehensive Plan.

5.3 – Rezoning Request # 16-04-23

Zoning Map

R-10 to R-6MFACD
[Ward 6]



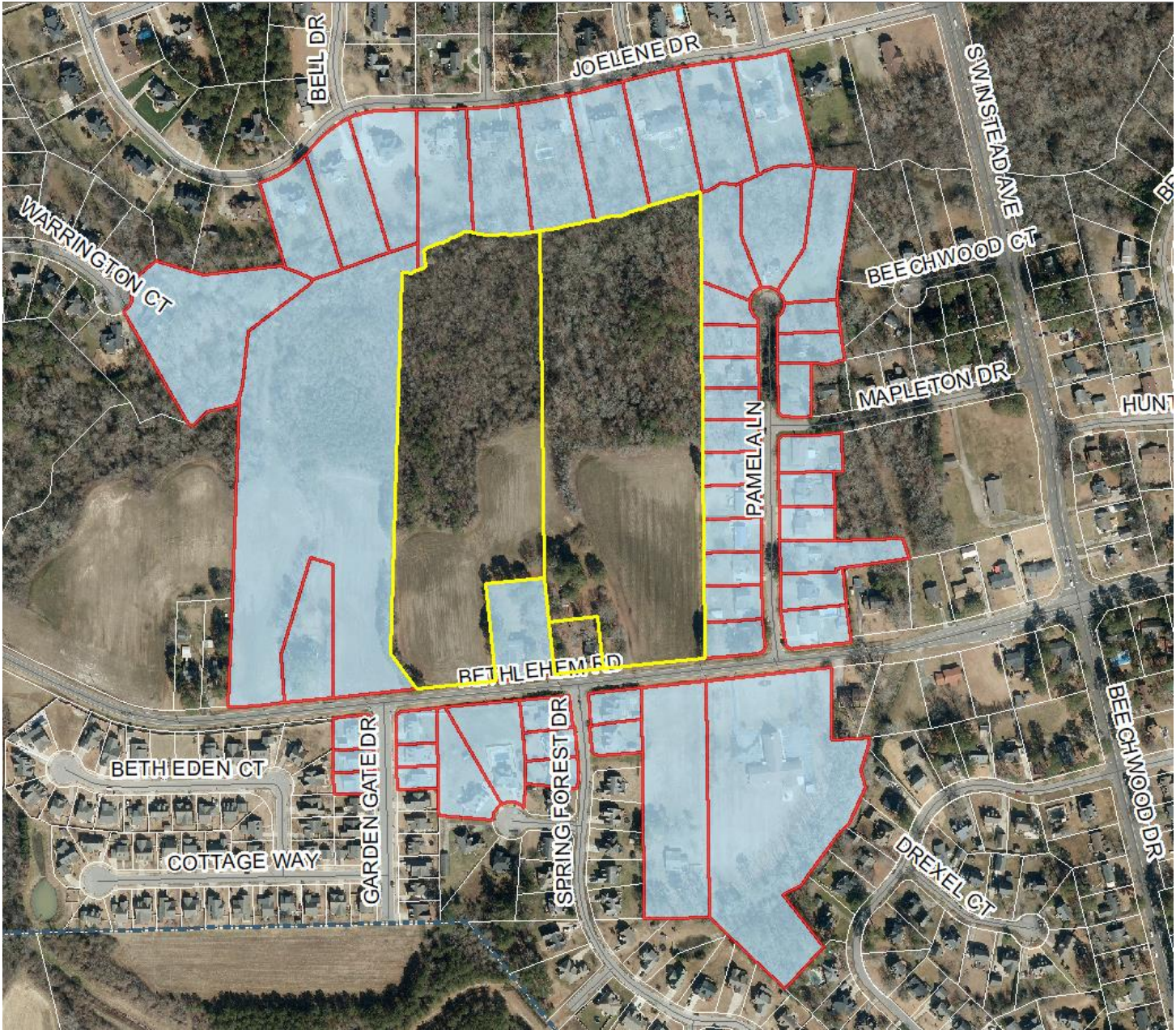
ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL






Subject Property

5.3 – Rezoning Request # 16-04-23
Aerial Image & Adjacent Owners Notice Map

R-10 to R-6MFACD
[Ward 6]



-  Subject Property
-  Property Owners Mailed Notice
-  Streets

BLACKWELL SHAWNDA
940 PAMELA LN
ROCKY MOUNT NC 27803

CITY OF ROCKY MOUNT
PO BOX 1180
ROCKY MOUNT NC 27802

ADKINS MICHELLE DENISE
1000 SPRING FOREST DR
ROCKY MOUNT NC 27804

WOODRUFF IRREV TRUST 10/2/2018
1036 KINGSWAY DR
APEX NC 27502

HAKENSON JOHN EDWARD SHARON
108 SPRING FRST
ROCKY MOUNT NC 27803

FIRST FREE WILL BAPT CHURCH
UNKNOWN

PHILLIPS BRENDA F
944 PAMELA LN
ROCKY MOUNT NC 27803

FRAZIER LINSTER JR TIFFANY N
1004 SPRING FRST
ROCKY MOUNT NC 27803

HUNT TIFFANY DANIELLE
1009 GARDEN GATE DR
ROCKY MOUNT NC 27803

KNOX AMY LAUREN
1008 GARDEN GATE DR
ROCKY MOUNT NC 27803

GRIFFIN TERRY LEE
PO BOX 8391
ROCKY MOUNT NC 27804

STROUD STEWART E
920 PAMELA LN
ROCKY MOUNT NC 27803

MATTHEWS JAMES N SUZANNE D
104 SPRING FRST
ROCKY MOUNT NC 27803

ELEY MALISHA
120 BETH EDEN CT
ROCKY MOUNT NC 27803

DANCY DENISE & MILTON EARL
2124 JOELENE DR
ROCKY MOUNT NC 27804

RICKS TYRONDA
1008 SPRING FOREST DR
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WONG PATRICIA & TAMMY L SIMMONS
1004 GARDEN GATE DR
ROCKY MOUNT NC 27803

CITY OF ROCKY MOUNT
PO BOX 1180
ROCKY MOUNT NC 27802

WARD PAMELA & JANE WARD
1001 SPRING FOREST DR
ROCKY MOUNT NC 27803-

WOOTEN WILLIAM GRANT
7389 CEDAR GROVE SCHOOL LOOP RD
NASHVILLE NC 27856-8471

MORENO ABRAHAM
916 PAMELA LN
ROCKY MOUNT NC 27803

STOKES ELTON BERNICE
2655 SUN VALLEY DR
WALDORF MD 20603

SLACK FAMILY TRUST 8/11/2020
404 ELLIOT LN
PITTSBURGH PA 15229

RAY ARTHUR LEE JR
925 PAMELA LN
ROCKY MOUNT NC 27803-1522

ROBERDS LISA W DONNA HARDING
1036 KINGSWAY DR
APEX NC 27502

WOODRUFF IRREV TRUST 10/2/2018
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CARBONARO MARY & ROBERT E MICHAUD
936 PAMELA LN
ROCKY MOUNT NC 27803

MCLAUGHLIN WILLIAM JR SHARON
1940 BETHLEHEM RD
ROCKY MOUNT NC 27803

JOHNSON CHARLES WILLIAM JR & ESSIE RUTH
1005 SPRING FOREST DR
ROCKY MOUNT NC 27803

TILLERY HERBERT R
2020 JOELENE DR
ROCKY MOUNT NC 27803

TABRON RUTH L
912 PAMELA LN
ROCKY MOUNT NC 27803

JOYNER ALVIN RAY
928 PAMELA LN
ROCKY MOUNT NC 27803

DRAKE SHARON F STEPHEN C
1824 MAPLETON DR
ROCKY MOUNT NC 27803

JONES HANNAH V
120 WARRINGTON CT
ROCKY MOUNT NC 27803

PAYNE NORMA J
2136 JOELENE DR
ROCKY MOUNT NC 27803

WILLIAMS MARGARET P
PO BOX 1398
ROCKY MOUNT NC 27802-1398

WILLIAMS MARK C & CAROL J
2024 JOELENE DR
ROCKY MOUNT NC 27803

COVOLO BETH B
2128 JOELENE DR
ROCKY MOUNT NC 27803

ALSTON WILLIAM C
2016 JOELENE DR
ROCKY MOUNT NC 27803

NIDA COREY & ASHLEY
2012 JOELENE DR
ROCKY MOUNT NC 27803

GIBSON-HILL WILLIAM S & NAWEAH P ATTIA
209 ALLENDOWN LN
KNIGHTDALE NC 27545

BERNA RONALD J
2028 JOELENE DR
ROCKY MOUNT NC 27803

LAVELY DAVID M & TERESITA
2132 JOELENE DR
ROCKY MOUNT NC 27803

HODGE JAMES ALLEN JR SYBIL
933 PAMELA LN
ROCKY MOUNT NC 27803

K K A PROPERTIES LLC
2156 JOELENE DR
ROCKY MOUNT NC 27803

GRIFFIN TERRY LEE
PO BOX 8391
ROCKY MOUNT NC 27804

HARPER WILLIS H MARGARET W
2140 JOELENE DR
ROCKY MOUNT NC 27803

MILLER THOMAS V SANDRA B
4185 MEADOWVIEW LN
ROCKY MOUNT NC 27804

CITY OF ROCKY MOUNT
PO BOX 1180
ROCKY MOUNT NC 27802

DAVIDSON SPURGEON L & DIANE W
913 PAMELA LN
ROCKY MOUNT NC 27803

ODOM LARRY S & ANITA F
921 PAMELA LN
ROCKY MOUNT NC 27803

GUPTON STEVEN LOUIS
924 PAMELA LN
ROCKY MOUNT NC 27803

HIRSCHBERG ANDREW N ESTHER T
941 PAMELA LN
ROCKY MOUNT NC 27803-

CITY OF ROCKY MOUNT
PO BOX 1180
ROCKY MOUNT NC 27802

BARNES RALPH T
908 PAMELA LN
ROCKY MOUNT NC 27803

WARD TIMOTHY JUSTIN & ASHLEY NICOLE
929 PAMELA LN
ROCKY MOUNT NC 27803

Neighborhood Informational Meeting Report

Petitioner: Oak Level Ventures, LLC

22.85 Acres at 1930 Bethlehem Road, 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 March 20, 2023. 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 March 30, 2023 at 6:00 PM at 8277 West Mount Drive, Rocky Mount, NC 27803 (West Mount Ruritan Club).

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 DeLeon Parker, Jr., Attorney and J. Marvin Shearin, Manager of Oak Level Ventures, LLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Minutes: The Petitioner's agent, DeLeon Parker, Jr., welcomed the attendees and introduced the Petitioner's team. Mr. Parker indicated that the Petitioner proposed to rezone an approximately 22.85 site (the "Site") at 1930 Bethlehem Road from the R-10 to R-6MFA. Mr. Parker explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. Parker and Mr. Shearin provided background information about the Petitioner's experience and general information about the proposed development upon rezoning. He then presented a preliminary site plan and discussed the proposed homes that would be constructed. Mr. Shearin showed proposed renderings of similar Town Homes that provided the desired look and aesthetic that he would like to achieve for the development. Mr. Parker and Mr. Shearin used the preliminary site plan and the rendering to discuss the proposed development and homesites.

General comments and questions from the public are attached hereto as Exhibit D.

Respectfully submitted, this 6th day of April, 2023.



DeLeon Parker, Jr., Attorney for Applicant

Community Meeting - Owners to Notice - Exhibit A

JONES HANNAH V	120 WARRINGTON CT	ROCKY MOUNT NC 27803	
STROUD STEWART E	920 PAMELA LN	ROCKY MOUNT NC 27803	
ROBERDS LISA W DONNA HARDING	1036 KINGSWAY DR	APEX NC 27502	
GRIFFIN TERRY LEE	PO BOX 8391	ROCKY MOUNT NC 27804	
MILLER THOMAS V SANDRA B	4185 MEADOWVIEW LN	ROCKY MOUNT NC 27804	
CITY OF ROCKY MOUNT	PO BOX 1180	ROCKY MOUNT NC 27802	
ODOM LARRY S & ANITA F	921 PAMELA LN	ROCKY MOUNT NC 27803	
BLACKWELL SHAWNDA	940 PAMELA LN	ROCKY MOUNT NC 27803	
CITY OF ROCKY MOUNT	PO BOX 1180	ROCKY MOUNT NC 27802	
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GIBSON-HILL WILLIAM S & NAWEAH P ATTIA	209 ALLENDOWN LN	KNIGHTDALE NC 27545	
JOYNER ALVIN RAY	928 PAMELA LN	ROCKY MOUNT NC 27803	
GUPTON STEVEN LOUIS	924 PAMELA LN	ROCKY MOUNT NC 27803	
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ALSTON WILLIAM C	2016 JOELENE DR	ROCKY MOUNT NC 27803	
NIDA COREY & ASHLEY	2012 JOELENE DR	ROCKY MOUNT NC 27803	
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WOODRUFF IRREV TRUST 10/2/2018	1036 KINGSWAY DR	APEX NC 27502	DUPLICATE
WOOTEN WILLIAM GRANT	7389 CEDAR GROVE SCHOOL LOOP RD	NASHVILLE NC 27856-8471	
HUNT TIFFANY DANIELLE	1009 GARDEN GATE DR	ROCKY MOUNT NC 27803	
WONG PATRICIA & TAMMY L SIMMONS	1004 GARDEN GATE DR	ROCKY MOUNT NC 27803	
SLACK FAMILY TRUST 8/11/2020	404 ELLIOT LN	PITTSBURGH PA 15229	
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FRAZIER LINSTER JR TIFFANY N	1004 SPRING FRST	ROCKY MOUNT NC 27803	
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WILLIAMS MARGARET P	PO BOX 1398	ROCKY MOUNT NC 27802-1398	
ELEY MALISHA	120 BETH EDEN CT	ROCKY MOUNT NC 27803	
Tom Harris, Ward 6	801 Joshua Clay Dr	Rocky mount NC 27804	
C. Saunders Roberson, Jr., Mayor	130 S Franklin St	Rocky mount NC 27804	
Will Deaton, Director of DEvelopment	331 S Franklin St	ROCKY MOUNT NC 27804	

Exhibit B

Oak Level Ventures, LLC
c/o The Parker Law Office, PLLC
120 N. Franklin St, Suite E
Rocky Mount, NC 27804

March 20, 2023

Subject: Neighborhood Informational Meeting – Rezoning Request for Oak Level Ventures, LLC filed by The Parker Law Office, PLLC to rezone approximately **22.85 acres located at 1930 Bethlehem Road from R-10 to R-6 MFA.**

Thursday March 30, 2023 at 6:00 PM

**Meeting Location: West Mount Ruritan Club
8277 West Mount Drive, Rocky Mount, NC 27803**

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 22.85 acre site located at 1930 Bethlehem Road having Parcel Numbers 3739-0898-6297, 3739-0898-8825U, 3739-0898-3727.

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 **March 30, 2023 at 6:00 PM at West Mount Ruritan Club, 8277 West Mount Drive, Rocky Mount, NC 27803.** 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 DeLeon Parker, Jr. by calling 252-937-2255 ext. 202 or emailing parkerd@parkerlawpllc.com.

Sincerely,

DeLeon Parker, Jr.
Attorney for Oak Level Ventures

cc: Tom Harris – Ward 6
Mayor C. Saunders Roberson
Will Deaton, Director of Development

Bethlehem Road Rezoning
Community Meeting Attendance

Exhibit C

Letter Y/N	Printed Name	Address	Signature
Y	Andrew + Esther Hirschberg	941 Pamela Lane	Esther Hirschberg
Y	McLaughlin	1946 Bethlehem Rd	S.M
Y	Janet Slack	1000 Garden Gate Dr	J Slack
	Bobbie Scott	1013 Garden Gate Dr.	Bobbie Scott
	Tim Scott	1013 Garden Gate Dr.	Tim Scott
X	Sybil + Jim Hodge	933 Pamela Lane	Sybil Hodge
Y	James + Suzanne Matthews	104 Spring Forest St	S. Matthews
Y	Donald Rogers	1825 Bethlehem Rd	Donald Rogers
Y	Ralph Barnes	908 Pamela Ln.	Ralph Barnes

Bethlehem Road Rezoning Community Meeting Attendance

Letter Y/N Printed Name

Address

Signature

[illegible]

Bethlehem Road Rezoning Community Meeting Attendance

[illegible]

Exhibit D

Community Meeting Comments

Hirschberg asked if the road would need to be widened to accommodate turn lanes.

Slack asked if the homes would be for sale for owner occupied or rentals. Developer indicated it would likely be some of both, but lots would be sold.

Scott asked about the uses that are available in R-6MFA and what categories were removed in the application. Mr. Parker explained that the uses were limited to residential to allow either single family homes, or townhomes. No apartments are planned.

Matthews asked if there would be covenants. Developer indicated that there would be covenants.

Michaud asked how many entrances there would be to Bethlehem. Mr. Parker and Developer indicated that the preliminary sketch shows one which would likely be it unless required otherwise during development by planning or DOT. Also asked about whether they would get notices to meetings or future community meetings.

Michaud asked about fencing and whether privacy fencing would be required. Developer indicated uncertainty as to current planning requirements for fences between adjoining residential developments.

Scott asked about whether DOT would be widening the roads. He also asked if all homes would be brick as shown on the proposed renderings. Developer indicated they would likely do some brick or some non-brick, but those plans are not fully developed at this time.

Hirschberg asked about schedule. Mr. Parker explained about the time frame for rezoning. Mr. Shearin explained a potential timeline for development after zoning approval.

A question was asked about whether the HOA would cut the grass or owners. Developer indicated that HOA grass cutting was a possibility, but uncertain at this time.

Hodge lives on Pamela Lane and discusses the current traffic problem on Bethlehem Road. Speeding in the curves is an issue, as well as up and down Bethlehem Road.

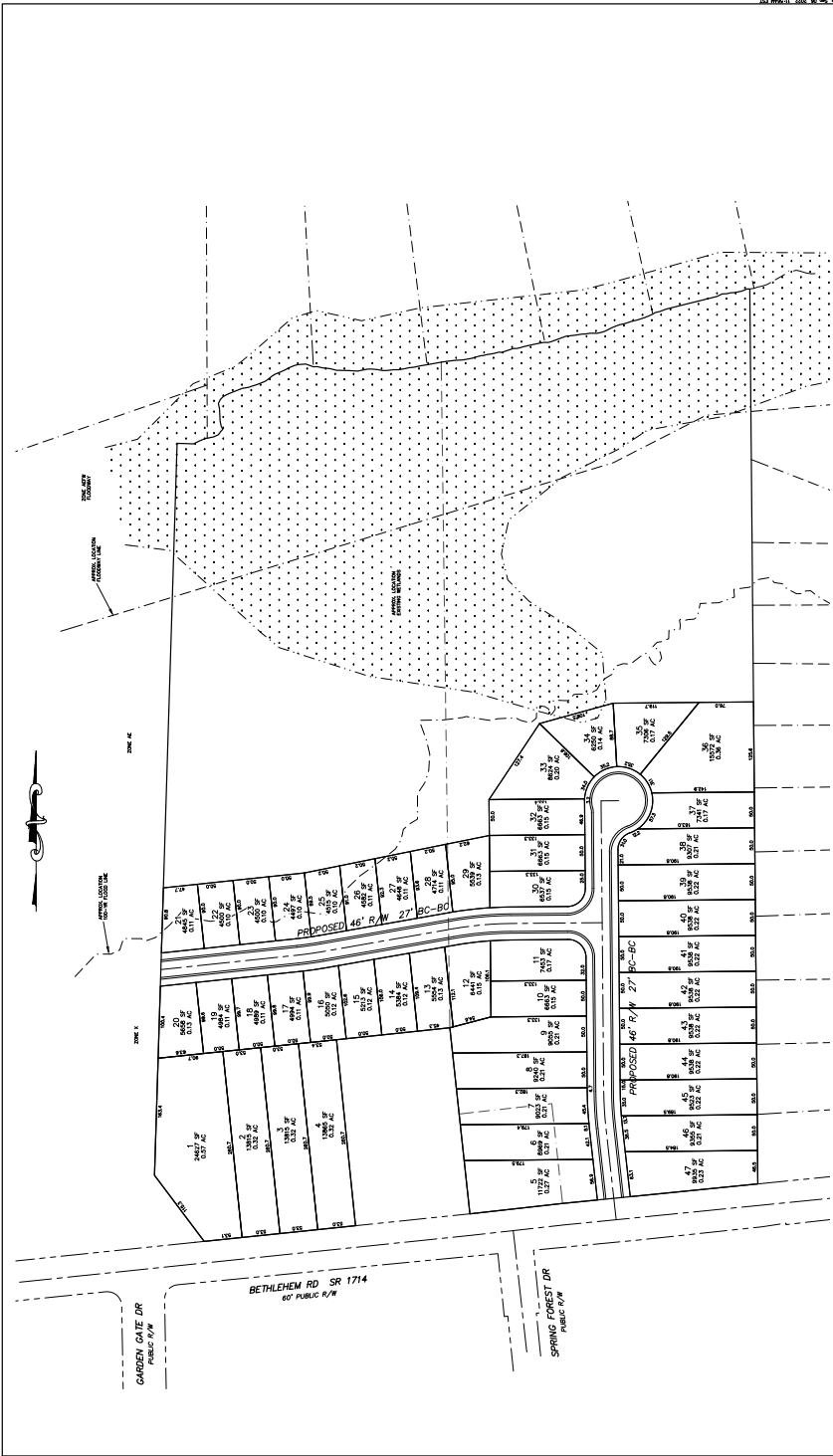
Several other members of the community voiced concerns about the speed of traffic on Bethlehem Road. They believed something should be done to slow traffic down on the road, and that the speed limit likely needed to be lowered. There was also concern about added traffic from the development and that in progress behind Beth Eden which they indicated would be feeding into Bethlehem.

A general discussion was had about clustering at Beth Eden and whether homes would be clustered at this site.

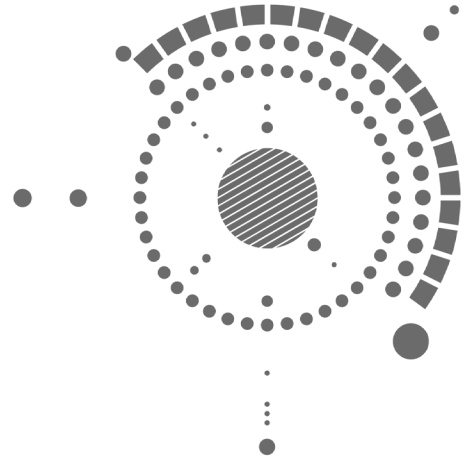
Michaud asked about setback requirements and how far homes would be from the Pamela Lane properties.

Several members expressed that they preferred to see the existing trees and field. The developer discussed that the back portion of the property is in wetlands and would likely remain undisturbed. Development would be on the front portion as generally shown on the preliminary site plan.

Hines asked if these would be single family. Also asked about potential DOT road widening.



<p>PRELIMINARY PLAT: NOT FOR CONVEYANCE, SALES OR CONVEYANCES</p>	<p>BARTLETT ENGINEERING & SURVEYING, PC 1006 NASH STREET, SUITE 100 WILSON, N.C. 27893-1728 LICENSE # NC 0-10251</p>	<p>SKETCH PLAN (CLUSTER OPTION)</p>	<p>BETHLEHEM ROAD SUBDIVISION</p>	<p>DATE: AUGUST 2022 SCALE: 1" = 80' SOURCES: 1" = 80' SOURCES: 1" = 80' SOURCES: 1" = 80'</p>	<p>STONY CREEK TWP. NASH COUNTY NORTH CAROLINA ZONE: R-10 SHEET: SK2</p>	<p>PROJECT NO. 2022-001 DATE: 08/01/2022 BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]</p>
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ATTENTION:

The next regular meeting of the
City of Rocky Mount Planning Board
is scheduled for
Tuesday, May 9, 2023 at 5:30 p.m.

