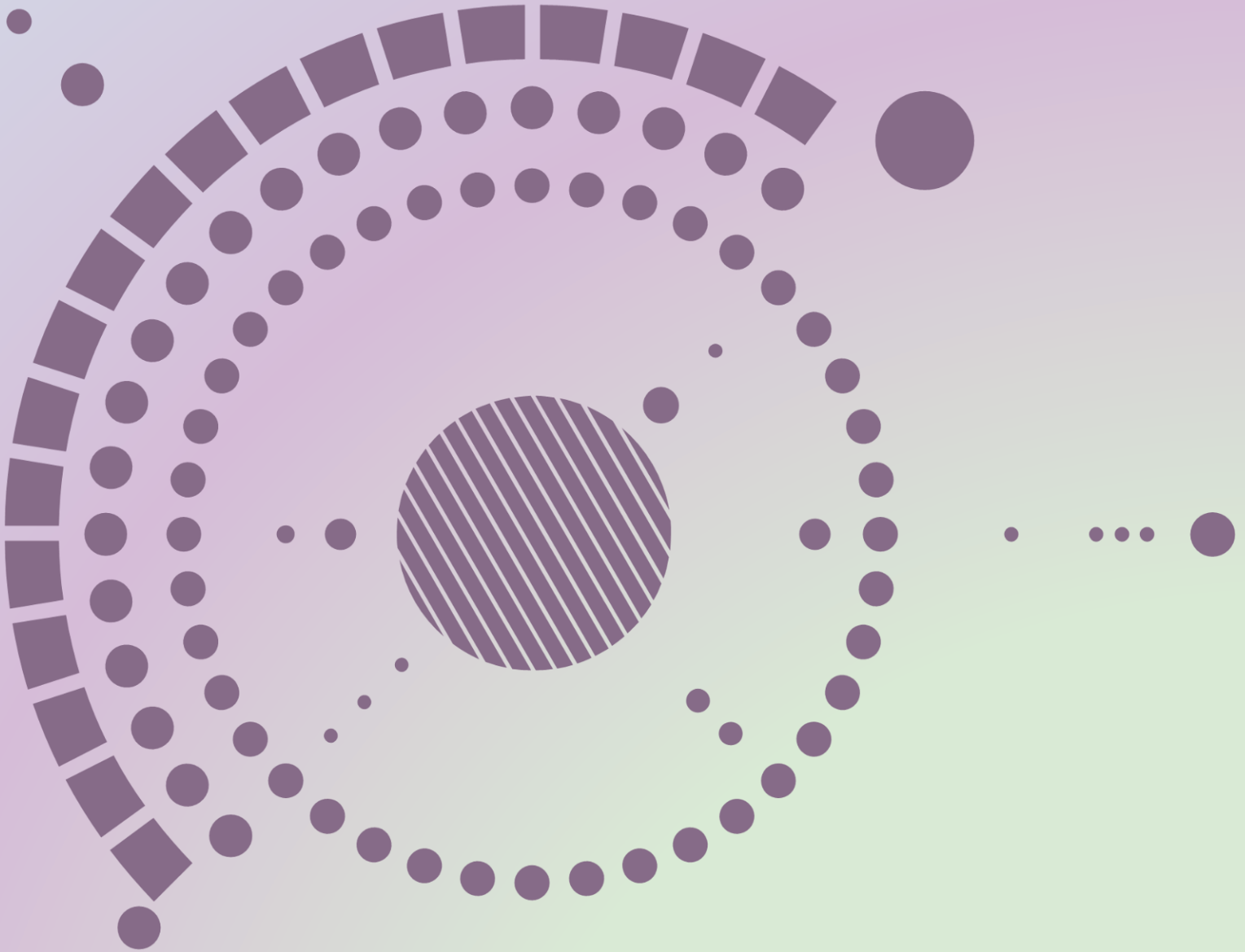


# Planning Board Staff Report

June 13, 2023



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



**AGENDA**  
**ROCKY MOUNT PLANNING BOARD MEETING**  
**JUNE 13, 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

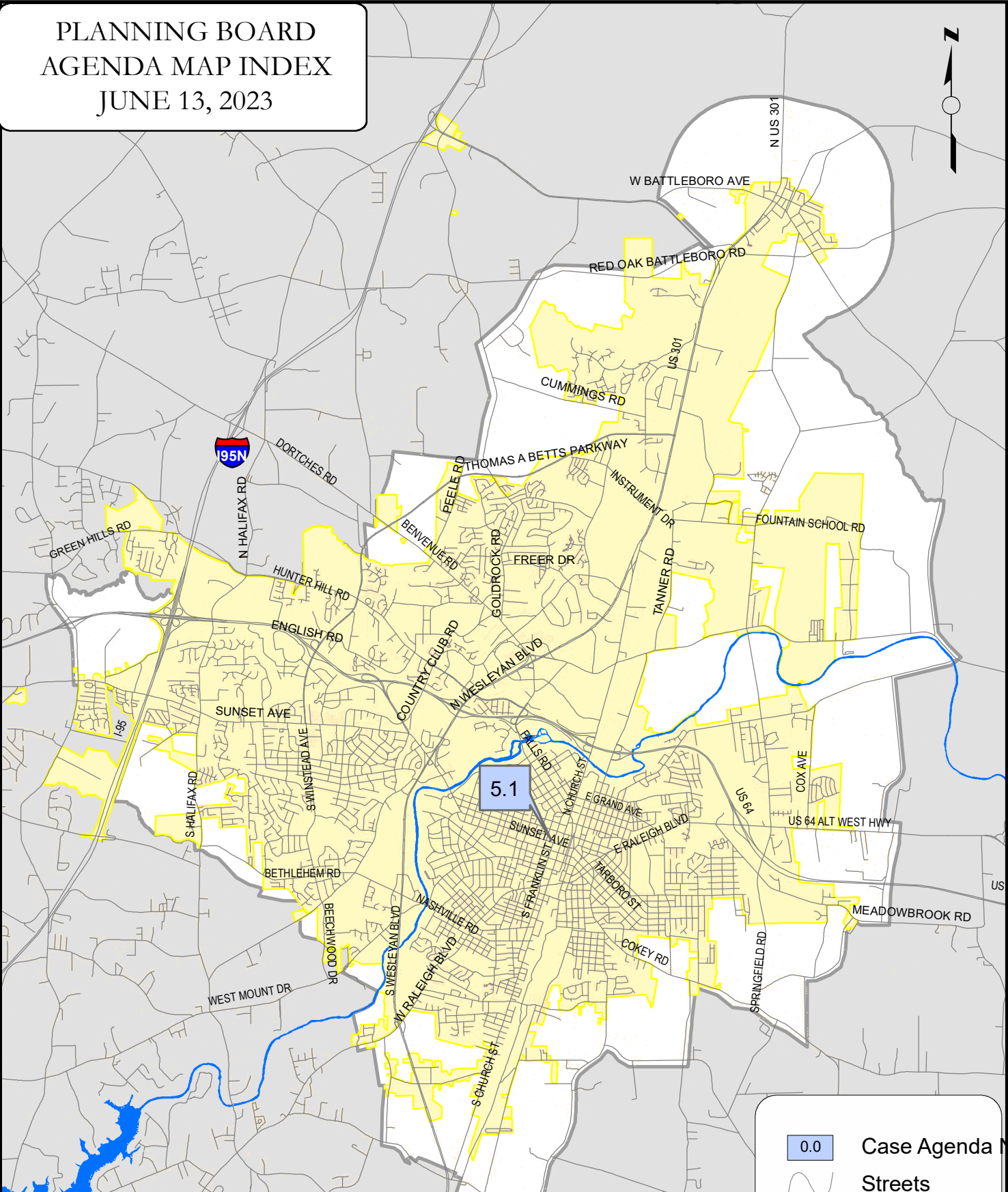
**Edgecombe County:** Vacant

**Nash County:** Vacant

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Meeting Minutes:** May 9, 2023
- 4. Development Review**
- 5. Zoning Review**
  - 5.1 Rezoning Request # 18-06-23**

Requested Action:	O-I to B-4
Location:	300 Sunset Avenue
Site Data:	±0.93 acres
Existing Land Use:	Office
Applicant:	Kena Avent
Property Owner(s):	MN Ventures, LLC
Case Manager:	Stephanie Goodrich, Senior Planner
Voting Representatives:	City Members
- 6. Planning Review**
- 7. Other**
- 8. Items from the Planning Board**
- 9. Items from the Secretary**
- 10. Adjournment** (Next regular meeting: July 11, 2023)

# PLANNING BOARD AGENDA MAP INDEX JUNE 13, 2023



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

0 1/2 1 2 Miles

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

**MINUTES OF THE  
ROCKY MOUNT PLANNING BOARD MEETING  
HELD MAY 9, 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

**MEMEBERS ABSENT**

Robert Davis  
Monica Underhill

**STAFF PRESENT**

Samantha Andelin, Administrative Assistant  
JoSeth Bocook, Development Services Interim Director  
Gabriele Bryson, Stormwater Engineer  
Stephanie Goodrich, Senior Planner  
Ramon Muckle, Traffic Engineer  
Jordan Reedy, Principal Transportation Planner

**1. Call to Order**

The chair called the meeting to order at 5:39p.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: April 11, 2023**

The chair presented the April 11, 2023, meeting minutes to the board. A motion was made by Mr. Berry seconded by Mr. Davis and unanimously carried to approve the minutes as presented.

**4. Development Review**

**4.1 Wedgewood Commons Section II Major Subdivision Construction Plat #429**

At the request of the chair, Mr. Sperati asked for a representative to come forward, one was not present. Mr. Sperati was able to connect with the property owner, Johnny High of Highland Company of Eastern NC, LLC, via telephone. Mr. Sperati put the call on speaker so that he would be available to answer any questions from the board for the major subdivision construction plat located on Greystone Drive, containing  $\pm 7.80$  acres.

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

At the request of the chair, Development Services Interim Director, JoSeth Bocook stated that the property is located on Greystone Drive with the existing land use listed as undeveloped. Mr. Bocook stated that this is identified as Wedgewood Commons Section Two containing 23 lots. The development is proposed as a cluster subdivision, which is a provision within the Land Development Code that allows for a reduction in dimensional standards such as lot size and setbacks provided open space accessible by all residents is included. Mr. Bocook stated that city staff recommends approval of the major subdivision construction plat on condition that the following comments are resolved: Replace any polyvinyl chloride (PVC) pipes with high-density polyethylene (HDPE). HDPE is acceptable for pipes outside of the right of way. All other pipes must be reinforced concrete pipe (RCP); provide soil moisture/wetland identification details; and provide original signed and notarized financial responsibility/ownership (FRO) form and payment.

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

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

A motion was made by Mr. Mayo seconded by Mr. Berry and unanimously carried, to approve the preliminary major subdivision plat on Greystone Drive on the condition that all three comments are resolved.

**5. Zoning Review**

**5.1 Rezoning Request #17-05-23**

At the request of the Chair, Stephanie Goodrich presented the request for rezoning submitted by Brad Shields; Shields Family Partnership, property owner, for the subject site located at 803 Carter Street and 612 N Tillery Street totaling  $\pm 0.32$  acres from I-1 to B-5. Currently the subject site is developed as storage units.

The property directly south (608 N Tillery) is zoned B-5 and is vacant with an abandoned warehouse building. Adjacent properties to the west are zoned I-1 and are vacant. Parcels across Carter Street and Tillery Street are zoned B-5 currently used as commercial or automotive warehousing, and the parcel across

Carr Street is I-1, used as industrial warehousing. The proposed Monk to Mill trail will be within a block of the subject site.

Ms. Goodrich advised that there have been no rezoning requests in the immediate area since the adoption of the current comprehensive plan [2003]. Prior to the adoption of the comp plan there were three requests in the adjacent areas to rezone from I-1 to B-5, all of which were approved.

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

Ms. Goodrich advised that the subject properties (approximately .32 acres) are located along multiple two-lane, two-way local streets with estimated practical capacities of 6,000 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of less than 1,000 VPD. Sidewalk partially exists on the west side of N Tillery Street; otherwise, the subject parcels do not have access to Tar River Transit, or bicycle amenities. The B-5 zoning district is intended for business and warehouse support services that support the regular needs of the primary activities in the B-4 District, along rail sidings, and primary streets. Such development on a .32-acre parcel may generate some 50 trips per day, according to the Institute of Transportation Engineers “Trip Generation 5.1 Rocky Mount Planning Board May 2023 Manual”. Based on the existing traffic volume, and the capacity of Carter Street and Tillery Street, the local system should be capable of serving the anticipated increase in traffic volume.

Ms. Goodrich stated this request will not result in an increase in the zoning intensity of the immediate area. The city’s Land Development Code states “This district is intended for business and warehouse support services that support the regular needs of the primary activities in the (central business) district.” This is a less intensive use than the light industrial zoning which is designated for manufacturing activities.

Ms. Goodrich advised that notification of this public hearing was sent to adjoining property owners, a notification sign was posted on the subject property, and the Planning Board agenda is listed on the City’s website.

Ms. Goodrich advised that staff recommends 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.

The chair called for questions/comments from the Board for staff. Mr. Berry asked for clarification of the parcels requesting rezoning. Ms. Goodrich elaborated on the exact location and confirmed the two parcels.

The chair called for questions/comments from the Board for the applicant. Mike Tolson of Mack Gay Associates, representative of the applicant, was available to answer any questions. Mr. Tolson advised that there was not much to add to the staff report. He stated that the property owner is seeking to acquire parcels adjacent to the subject site to make it into a larger tract. He stated that the setbacks in I-1 are significantly greater than those in the B-5 district, and the lots are an estimated 50 feet wide which makes it almost unable to redevelop. There were no questions from the board for the applicant.

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

Board action: A motion was made by Mr. Berry seconded by Mr. Mayo and carried unanimously to recommend approval to the Rocky Mount City Council of the request to rezone the parcels located at 803 Carter Street and 612 N Tillery Street from I-1 to B-5 on the basis that the proposed rezoning of the subject

site will have minimal to no negative impact on the area and 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**

There were no items for review.

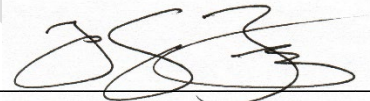
9. **Items from the Secretary**

There were no items for review.

10. **Adjournment (Next regular meeting June 13, 2023)**

There being no further business, the meeting was adjourned at 5:54p.m.

Respectfully submitted,

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

Rocky Mount Planning Board  
JoSeth Bocook, Secretary

# **Zoning Review**



Requested Action: O-I to B-4  
Location: 300 Sunset Avenue  
Site Data:  $\pm 0.93$  acres  
Existing Land Use: Office  
Applicant: Kena Avent  
Property Owner(s): MN Ventures, LLC  
Case Manager: Stephanie Goodrich  
Voting Representatives: City Members

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## ANALYSIS:

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

The subject site contains one parcel having an approximately  $\pm 0.93$  acres area located on the northwest corner of Sunset Avenue and Franklin Street. The subject property is currently zoned Office and institutional (O-I) and was developed as a bank.

Surrounding properties are zoned either Central Business District (B-4), Business Service District (B-5), or Office and Institutional (O-I).

### b) Zoning history

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

In 2021, the parcel at 133 S. Franklin Street, one block south of the subject site, was rezoned from O-I to B-4.

In 2016, the property at 430 W. Thomas Street was rezoned from Heavy Industria (I-2) to Neighborhood Commercial (B-1).

### c) Conformance with Comprehensive Plan

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

### d) Transportation

The subject property is a 0.93-acre parcel at the corner of Sunset Ave (BUS 64) and N. Franklin St (BUS 301). Sunset Ave is a one-way, three lane road at this location, with sidewalks on the north and south side of the road. Sunset Ave is a major arterial with a practical capacity of 39,400 vehicles per day (VPD) and an average annual daily travel (AADT) of 2,700 VPD in 2019 near this location per the NCDOT. N. Franklin St is also a one-way, three lane road with sidewalks on both the east and west sides of the road. N. Franklin St is a minor arterial with a practical capacity of 22,000 vehicles per day (VPD) and an average annual daily travel (AADT) of 3100 VPD in 2019. Access to the parcel is from driveways on Sunset Ave, and N. Franklin St. The subject parcel is served by the Sunset Route of Tar River Transit along Sunset Ave, and by the Battleboro/Goldrock Shuttle and the Golden East Line along N. Franklin St. There are

existing plans to add bike lanes along Franklin Street, but currently there are no cyclist amenities along either corridor.

The B-4 zoning designation is intended for the Central Business District, with a wide variety of commercial uses in the traditional downtown business area. Such development on a parcel this size may generate approximately 100 new trips per day, and 11 new peak hour trips, according to the Institute of Transportation Engineers “Trip Generation Manual”. Based on the existing traffic volume, and the capacity of Sunset Ave and N. Franklin St., the local system should be capable of serving the anticipated increase in traffic volume.

**RECOMMENDATIONS:** Receive NCDOT Driveway Permit for any new driveways, alterations, or changes in use, onto Sunset Ave or Franklin Street. The driveway permit will be reviewed concurrently by NCDOT and the City of Rocky Mount. A traffic impact analysis (TIA) will be required if the new development adds 1000 new trips per day, or 100 new peak hour trips.

e) Community impact

This request will not result in an increase in the zoning intensity of the immediate area. The city’s Land Development Code states that the Central Business District “is intended for the conduct of personal and business services and the general retail trade of the core business center of the community. It is designed to accommodate a wide variety of commercial uses in the traditional downtown business area and related areas of mixed commercial enterprises. It is designed to maintain, support, and facilitate compatible redevelopment of existing and new uses within the core area. Residential uses may be appropriate above the ground floor of commercial, office or other uses within the CBD district.”

The comprehensive plan promotes the Downtown Smart Growth Planning Area for infill and community re-investment. Rezoning this parcel to B-4 which can include, but is not limited to office use, retail, and certain entertainment endeavors will accommodate more uses than O-I, which is typically intended to act as a buffer between residential and commercial activities.

f) Notice and public response

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

**STAFF RECOMMENDATION:**

Staff recommends that the request be forwarded to the Rocky Mount City Council recommending approval on the basis that the proposed rezoning of the subject site will serve the intent of the Downtown Smart Growth area and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

5.1 – Rezoning Request # 18-06-23  
Zoning Map

0-I to B-4  
[Ward 2]



ROCKY MOUNT  
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-  Subject Property
-  Transitional
-  Commercial
-  Residential
-  Industrial

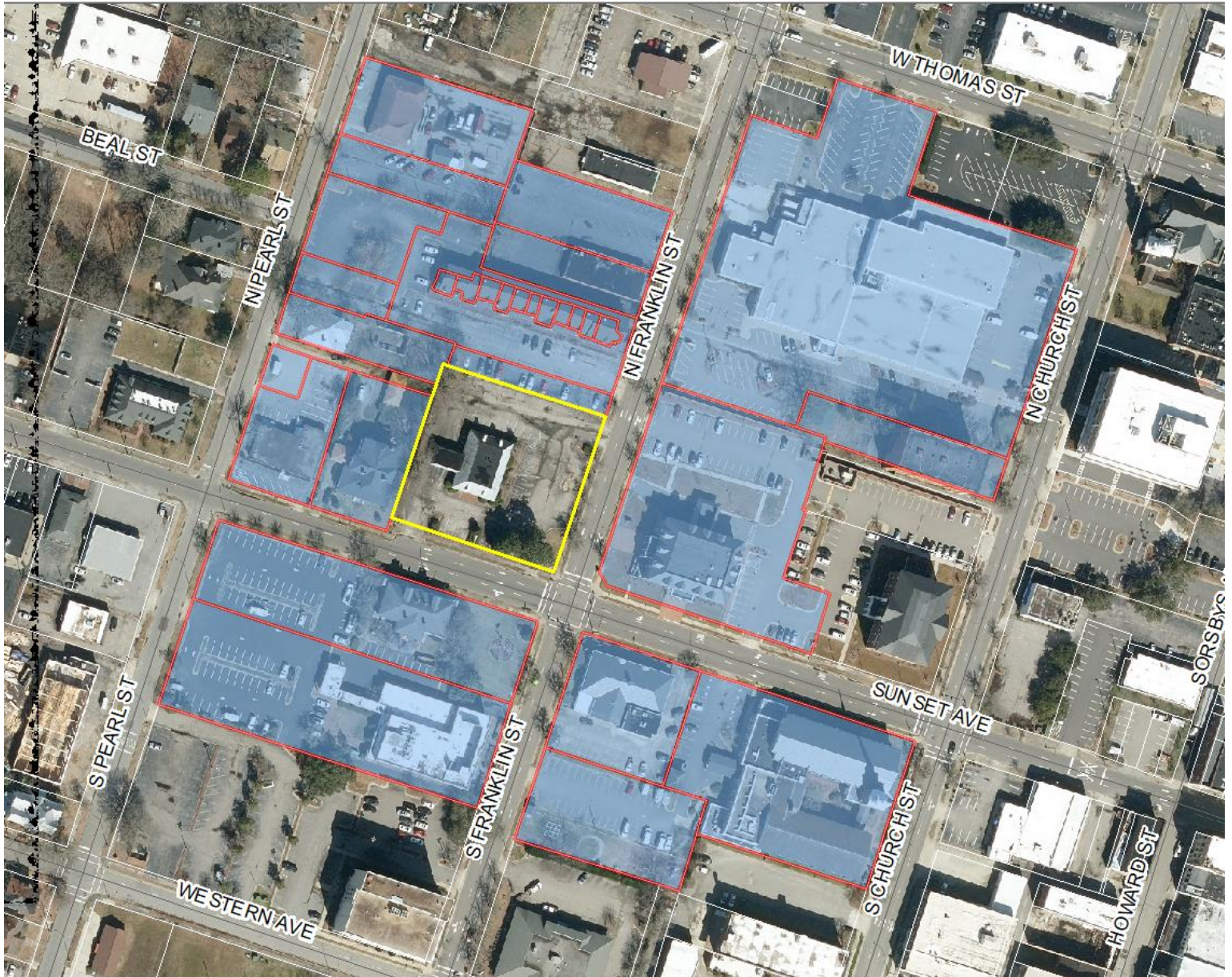


## 5.1 – Rezoning Request # 18-06-23

Aerial Image & Adjacent Owners Notice Map




**O-I to B-4**

(Ward 2)



**ROCKY MOUNT**  
DEVELOPMENT SERVICES  
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-  Subject Property
-  Property Owners Mailed Notice
-  Streets

## Adjacent Property Owners Notified – 300 Sunset Avenue

5.1

Wood Green Development Company  
PO Box 69  
Rocky Mount NC 27802

Irma Jacobs  
322 Sunset Ave  
Rocky Mount NC 27804

FLO Inc  
120 N Franklin St Suite E  
Rocky Mount NC 27804

C Ray & Delores D Joyner  
Po Box 2311  
Rocky Mount NC 27802

La Roca Ministries Inc  
PO Box 8734  
Rocky Mount NC 27804

Southern Bank & Trust Company  
PO Box 729  
Mount Olive NC 28365

Mayo Office LLC  
5028 Wedgewood Dr  
Charlotte NC 28210

FLO Inc  
PO Box 8334  
Rocky Mount NC 27804

MN Ventures LLC  
1731 Arrowhead Dr  
Durham NC 27705

Centura Bank Inc 4215  
130 S Jefferson St Suite 300  
Chicago IL 60661

WHL Lassiter Family Rev TR 5/21/21  
201 Cobblestone Ct  
Rocky Mount NC 27804

KINCOR Inc.  
411 Coalinga Ln Unit 104  
Raleigh NC 27610

Earl Lee Jacobs  
PO Box 1941  
Rocky Mount NC 27802

Jervay Agency LLC  
338 S Sharon Amity #302  
Charlotte NC 28211

Russell W & Lucretia Glass-Wooten  
1012 Sandberg Ln  
Rocky Mount NC 27803

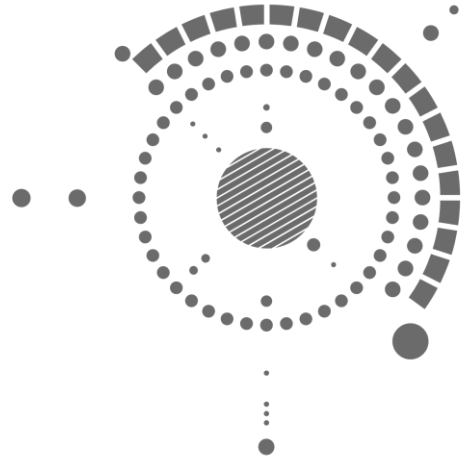
Oakland Grove Commercial Rentals LLC  
PO Box 518  
Nashville NC 27856

One Sixteen South Franklin LLC  
PO Box 69  
Rocky Mount NC 27802

John Charles & Nancy C Brooks  
516 N Blount St  
Raleigh NC 27604

KRT Realty LLC  
120 N Franklin St Suite C  
Rocky Mount NC 27804

First United Methodist Ch Trustee  
100 S Church St  
Rocky Mount NC 27804



## ATTENTION:

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

