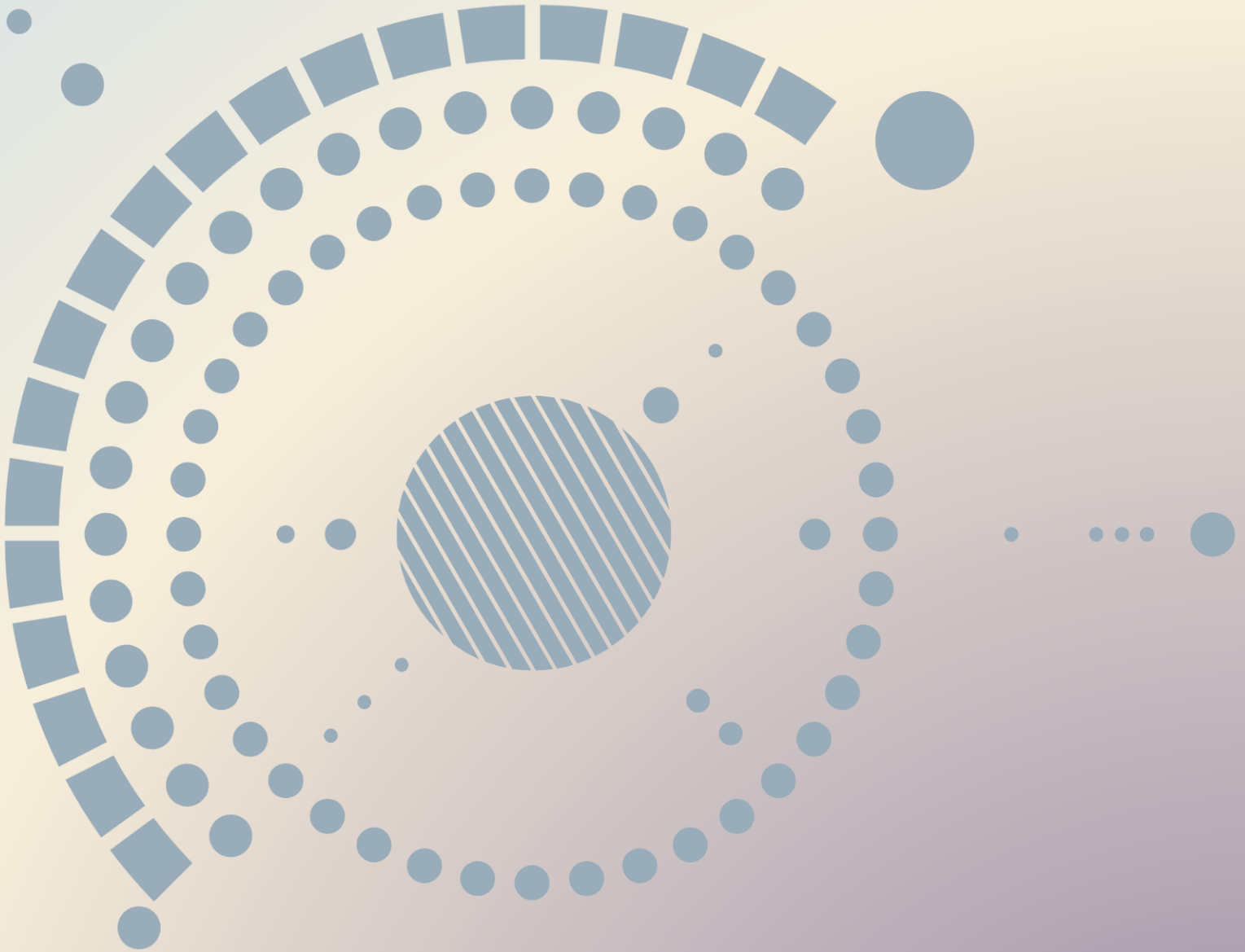


Planning Board Staff Report

July 11, 2023



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



AGENDA
ROCKY MOUNT PLANNING BOARD MEETING
JULY 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

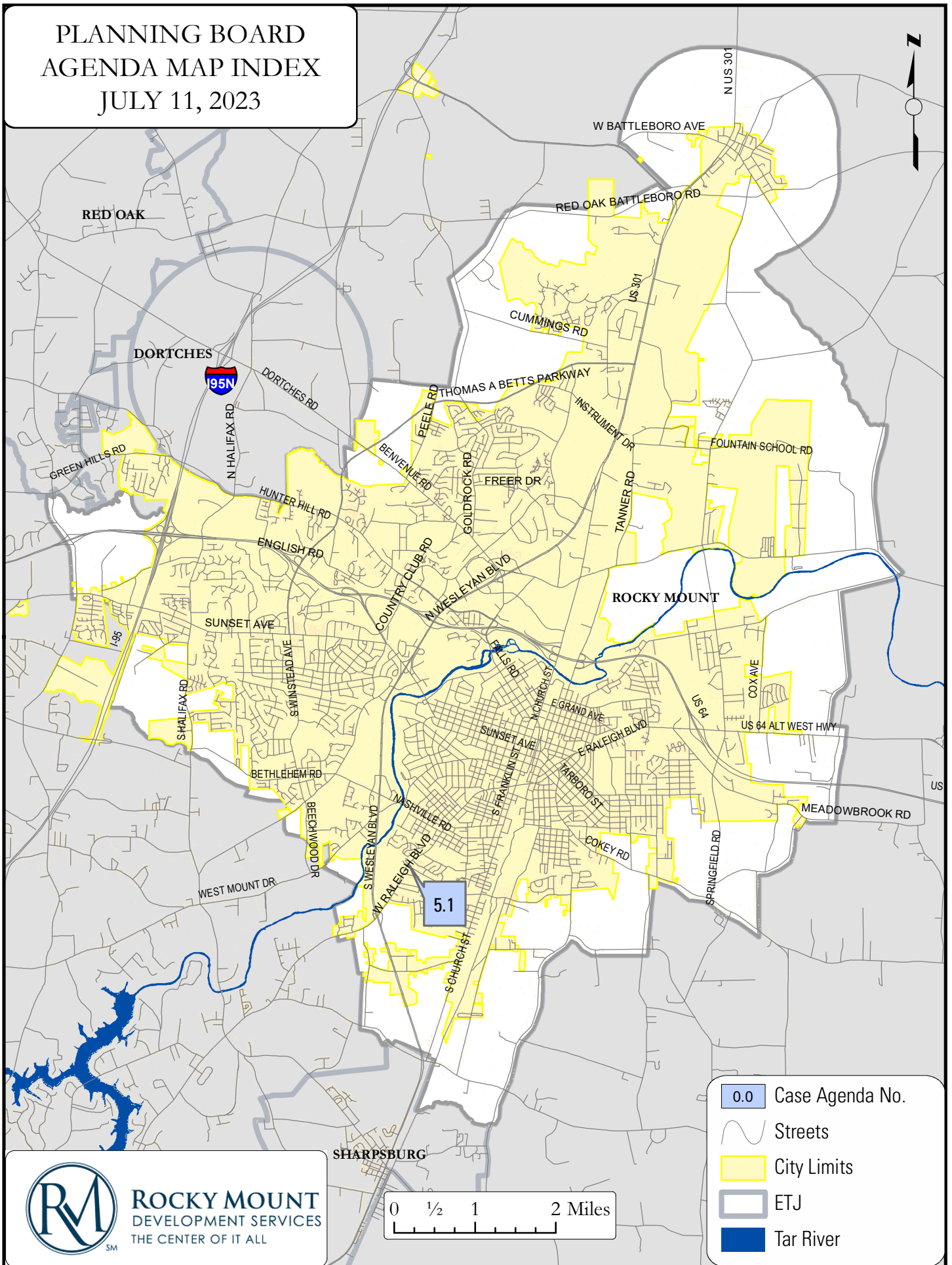
- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Meeting Minutes:** June 13, 2023
- 4. Development Review**
- 5. Zoning Review**

5.1 Rezoning Request # 01-07-23

Requested Action:	R-6MFA to B-2
Location:	2175 W Raleigh Boulevard
Site Data:	±0.58 acres
Existing Land Use:	Single-Family Dwelling
Applicant:	Lemanuel Williams; Building Shalom, Inc.
Property Owner(s):	Building Shalom, Inc.
Case Manager:	Bernetta Smith, 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: August 8, 2023)

PLANNING BOARD
AGENDA MAP INDEX
JULY 11, 2023



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL

**MINUTES OF THE
ROCKY MOUNT PLANNING BOARD MEETING
HELD JUNE 13, 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
Johnnie Mayo, Jr., vice chair
Matthew Sperati, chair
Monica Underhill

MEMEBERS ABSENT

Robert Davis
Robert Hudkins

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
Tiffany Wright, Planning Technician

1. Call to Order

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

2. Approval of the Agenda

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

3. Approval of the Meeting Minutes: May 9, 2023

The chair presented the May 9, 2023, meeting minutes to the board. A motion was made by Mr. Berry, seconded by Mr. Mayo, and unanimously carried to approve the minutes as presented.

4. Development Review

There were no items for review.

5. Zoning Review

5.1 Rezoning Request #18-06-23

At the request of the chair, Stephanie Goodrich presented the request for rezoning submitted by Kena Avent; MN Ventures, LLC, property owner, for the subject site located at 300 Sunset Avenue totaling ± 0.93 acres from O-I to B-4. 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 O-I.

Ms. Goodrich advised that 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 Industrial (I-2) to Neighborhood Commercial (B-1).

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

Ms. Goodrich advised that 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 VPD and AADT of 3,100 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.

Ms. Goodrich advised that it is recommended that a 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.

Ms. Goodrich stated this request will 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.

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 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.

The chair called for questions/comments from the Board for staff. Mr. Berry asked for clarification on if this request will result in an increase in the zoning intensity of the immediate area, as the staff report indicated it will not. Ms. Goodrich stated that "not" needs to be marked out on the report as it will. Mr. Sperati asked why would it increase the intensity since it was just going to a B-4, is it because B-4 is more of an intense use. Ms. Goodrich stated that was correct. Mr. Sperati stated that there were already properties zoned as B-4 in the area. Ms. Goodrich agreed.

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

The applicant Ms. Kena Avent stated the reason she is seeking a rezoning is to help the area. Her vision is to have an arcade and possible escape room(s) that would attract people to downtown.

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. Davis, and carried unanimously to recommend to the Rocky Mount City Council approval of the request to rezone the parcel located at 300 Sunset Avenue from O-I to B-4 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.

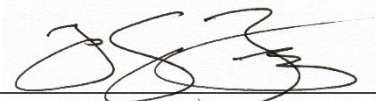
9. Items from the Secretary

There were no items for review.

10. Adjournment (Next regular meeting July 11, 2023)

There being no further business, the meeting was adjourned at 5:43p.m.

Respectfully submitted,



Rocky Mount Planning Board
JoSeth Bocook, Secretary

Zoning Review

Requested Action: R-6MFA to B-2
Location: 2175 W Raleigh Boulevard
Site Data: ± 0.58 acres
Existing Land Use: Single-Family Dwelling
Applicant: Lemanuel Williams; Building Shalom, Inc.
Property Owner(s): Building Shalom, Inc.
Case Manager: Bernetta Smith, Planner
Voting Representatives: City Members

ANALYSIS:

a) Land uses: Subject site and vicinity

The subject site is approximately ± 0.58 acres area located on the northeast corner of W. Raleigh Boulevard and Powell Drive. The subject property is zoned Medium-Density Multifamily Residential District (R-6MFA).

The properties to the north of the subject site are zoned B-2CD and MHP. To the west and southwest of the subject site are properties zoned A-1. To the south and southeast and east are properties zone R-6MFA and R-10.

b) Zoning history

There has been one amendment 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 2020, the parcel at 2280 W Raleigh Boulevard, was rezoned from A-1 to B-5 (Commercial Services District)

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."

The Raleigh Road/Raleigh Street [Raleigh Boulevard] Corridor Plan identifies the subject site as a future commercial/mixed use site.

d) Transportation

West Raleigh Boulevard (NC 97) is a five-lane road with a center turn lane, having an estimated practical capacity of 39,400 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of less than 9,000 VPD (2019). Powell Drive is a two-lane local road.

The subject parcel has access to Tar River Transit via Route 3 (South Rocky Mount route) along W. Raleigh Blvd. The parcel does not have direct access to bicycle amenities. Sidewalks exist on both sides of W. Raleigh Blvd, but not on Powell Dr.

According to the Institute of Transportation Engineers “Trip Generation Manual” a 0.58-acre parcel allowing for major retail and service activities may generate 15 new VPD, per 1,000 square feet of gross floor area development, on an average weekday. Land use activity permitted within the B-2 district (e.g. gas station, restaurant or office) would be limited by the acreage of the subject property, and therefore, should not adversely affect traffic on W. Raleigh Blvd.

RECOMMENDATIONS: Receive NCDOT Driveway Permit for any new driveways, alterations, or changes in use, onto Raleigh Blvd. The driveway permit will be reviewed concurrently by NCDOT and the City of Rocky Mount. A traffic impact analysis (TIA) will be required if new development adds 1,000 trips per day, or 100 peak hour trips.

e) Community impact

This request will not result in an increase in the zoning intensity of the immediate area. The B-2 district is established for major retail and service activities removed from the Central Business District, with major arterial access and with adequate open space and parking. This district is intended to serve the resident, non-residents, and transient traffic using major arterials that run through or around the city.

f) Notice and public response

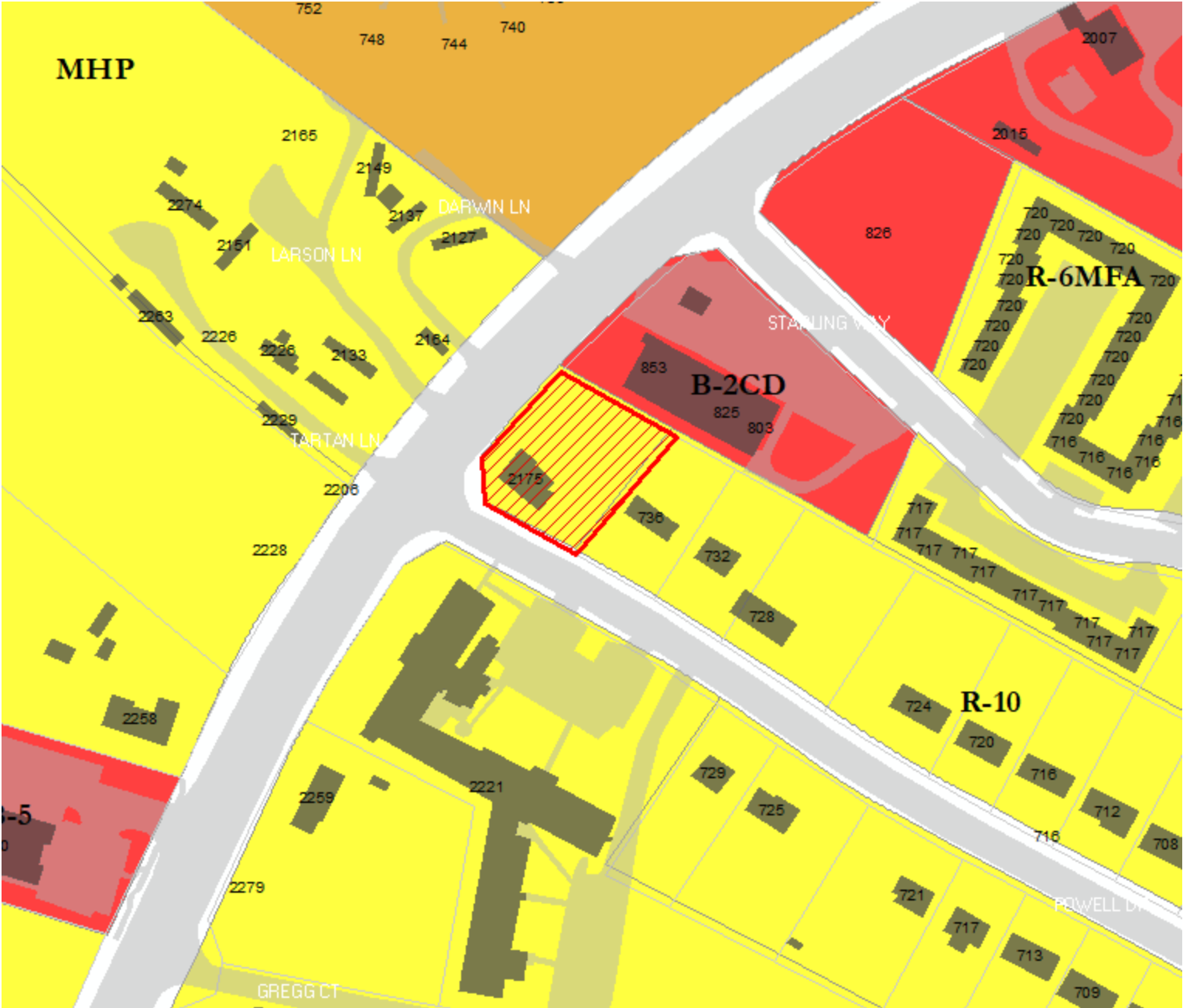
Notification of this public hearing was sent to adjoining property owners (see attachments). A notification sign was posted on the subject property and the Planning Board agenda is listed on the City’s website.

STAFF RECOMMENDATION:

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

5.1 – Rezoning Request # 01-07-23
Zoning Map

R-6MFA to B-2
[Ward 4]



-  Subject Property
-  Transitional
-  Commercial
-  Residential
-

5.1 – Rezoning Request # 01-07-23

Aerial Image & Adjacent Owners Notice Map

R-6MFA to B-2

(Ward 4)



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Subject Property



Property Owners Mailed Notice



Streets

Adjacent Property Owners Notified – 2175 W Raleigh Blvd

5.1

JLJB III LLC
PO Box 7921
Rocky Mount NC 27804

Powell C H C Steve Builders
150 Moye Ct
Rocky Mount NC 27803

L Scott & Janie P Weaver
2156 Joelene Dr
Rocky Mount NC 27803

Powell Earl Properties LLC
PO Box 2952
Wilson NC 27894

Curtis H Andrew Jr
PO Box 443
Battleboro NC 27809

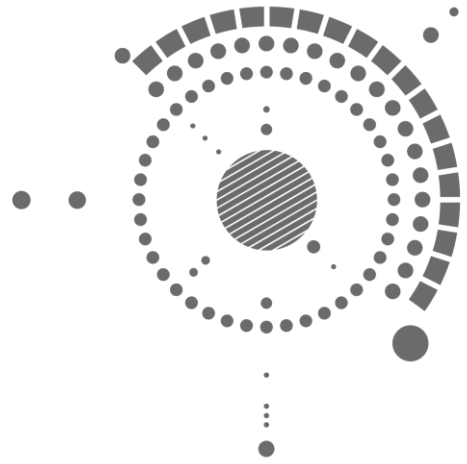
Roushan Ara Ullah
625 Sunset Ave
Rocky Mount NC 27856

AFRESHNEWSTART LLC
PO Box 383
Rocky Mount NC 27802

Andrews Management LTD PTSHP
1117 S Wesleyan Blvd
Rocky Mount NC 27803

Powell Lineage Cross Creek LLC
PO Box 7947
Rocky Mount NC 27804

Peacemakers of Rocky Mount
Incorporated
2221 W Raleigh Blvd
Rocky Mount NC 27803



ATTENTION:

The next regular meeting of the
City of Rocky Mount Planning Board
is scheduled for
Tuesday, August 8, 2023 at 5:30 p.m.

