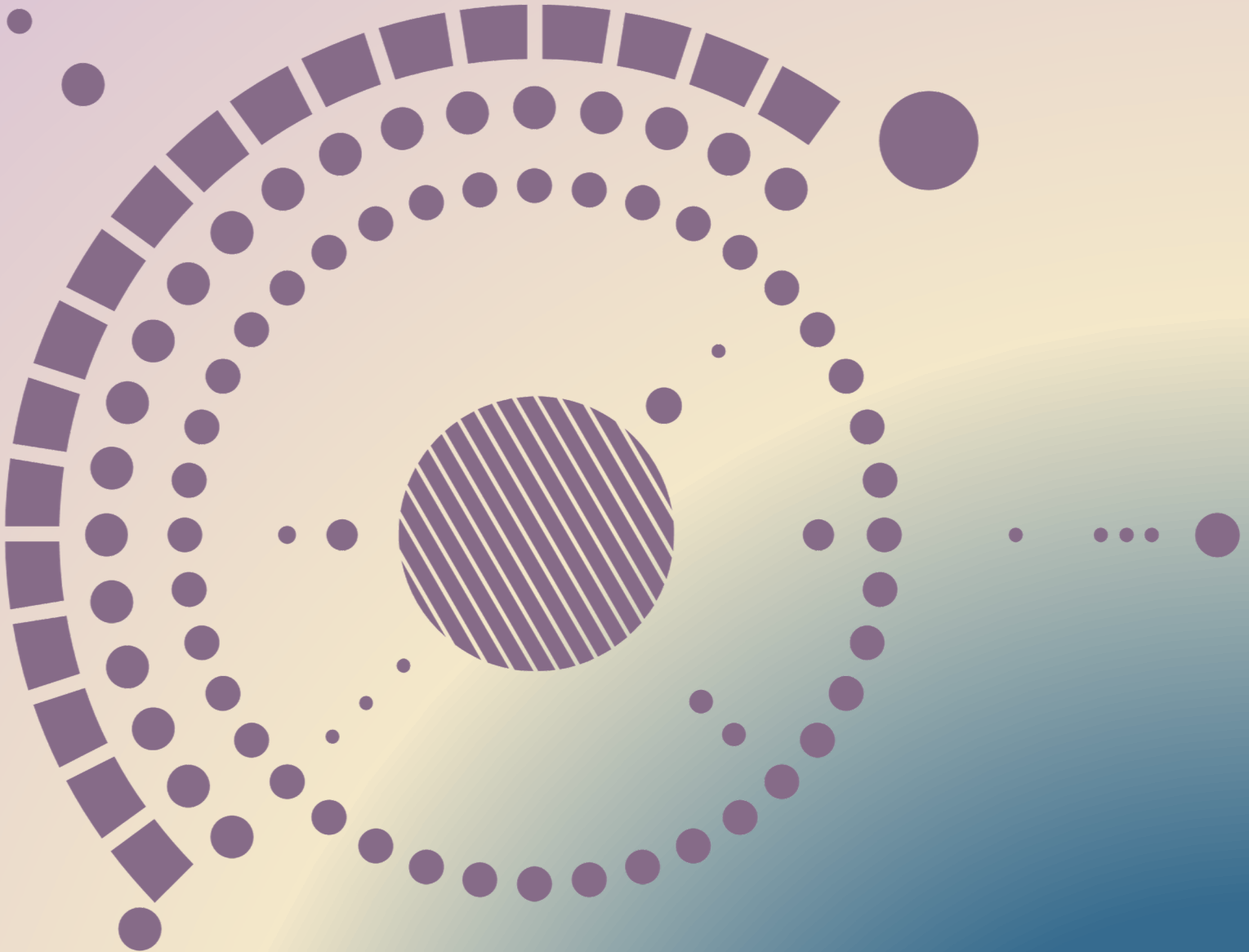


Planning Board Staff Report

September 12, 2023



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



AGENDA
ROCKY MOUNT PLANNING BOARD MEETING
SEPTEMBER 12, 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:** August 8, 2023
- 4. Development Review**

4.1 Maple Creek Preliminary Major [Cluster] Subdivision Plat #762

Requested Action: Preliminary Major Cluster Subdivision Plat
Location: 1930 Bethlehem Road
[PINs 373908986297, 373908988825U, 373908983727]
Existing Land Use: Single-Family Dwelling, Undeveloped (Agricultural)
Site Plan Data: ±21.60 acres
Applicable Regulations: LDC Sec. 712. D. 5.
Owner: Oak Level Ventures LLC
Applicant: Marvin Shearin; Oak Level Ventures LLC
Prepared By: Nick Rightmeyer, PE; Joyner Keeny, PLLC
Case Manager: JoSeth Bocook, Deputy Director of Development Services
Voting Representatives: City Members

4.2 Springhill Suites Preliminary Planned Building Group #763

Requested Action: Preliminary Planned Building Group
Location: 190 Wellspring Drive
Existing Land Use: Undeveloped
Site Plan Data: ±2.249 acres
Applicable Regulations: LDC Sec. 712. D. 3. A
LDC Sec. 1404. A
Owner: Jai Amba Maa (JAM) Hospitality Rocky Mt. LLC
Applicant: Ron Patel; Mycroft Construction, Inc.
Prepared By: Briana Eddy; Joyner Keeny, PLLC
Case Manager: JoSeth Bocook, Deputy Director of Development Services
Voting Representatives: City Members

5. Zoning Review

5.1 Rezoning Request # 04-09-23

Requested Action: I-2 to B-5
Location: N Wesleyan Boulevard @ SE Intersection of Thomas A Betts Parkway [PIN 386214343819U]
Site Data: ± 7.01 acres
Existing Land Use: Undeveloped
Applicant: RaceTrac, Inc.
Property Owner(s): Thomas Pearsall, Jr. et al. Trust
Case Manager: Stephanie Goodrich, Senior Planner
Voting Representatives: City Members

5.2 Rezoning Request # 05-09-23

Requested Action: I-2 to MHP
Location: Sunset Avenue [PIN 382008972953U]
Site Data: ± 1.57 acres (portion of ± 50.14 -acre site)
Existing Land Use: Undeveloped
Applicant: Thomas White; Axiom Development, LLC
Property Owner(s): Clifton Price Harper, Jr.
Case Manager: Bernetta Smith, Planner
Voting Representatives: City & Nash Members

6. Planning Review

7. Other

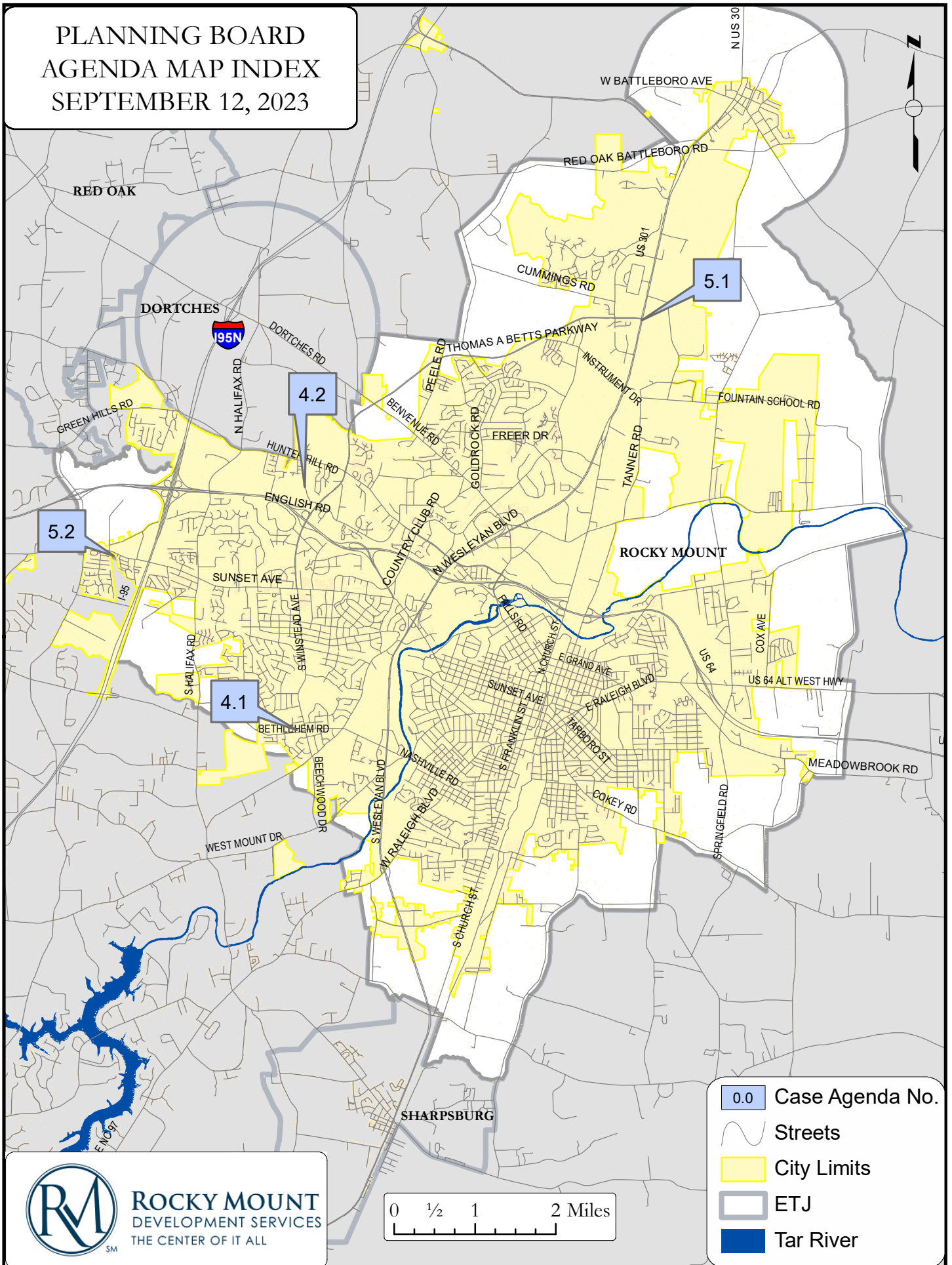
8. Items from the Planning Board

8.1 Election of board chairperson and vice chairperson

9. Items from the Secretary

10. Adjournment (Next regular meeting: October 10, 2023)

PLANNING BOARD
AGENDA MAP INDEX
SEPTEMBER 12, 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 AUGUST 8, 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, Deputy Director
Scott Miles, Assistant City Engineer–Stormwater
Ramon Muckle, Traffic Engineer
Emilie Pinkston, Development Services Director
Slade Rand, Civil Engineer Intern
Jordan Reedy, Principal Transportation Planner
Tiffany Wright, Planning Technician

1. Call to Order

The chair called the meeting to order at 5:30 p.m.

2. Approval of the Agenda

The chair presented the agenda and staff advised there was one change. Number 3, Approval of Meeting Minutes should be for July 11, 2023 not June 13, 2023. With the change noted the board approved the agenda.

3. Approval of the Meeting Minutes: July 11, 2023

The chair presented the July 11, 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 Construction Planned Building Group #760

At the request of the chair, Kevin Varnell, of Stocks Engineering, representative for the developer of the project, provided an overview of the construction planned building group located on Bethlehem Road, across from Rocky Mount High School, containing approximately 28.33 acres. Mr. Varnell stated that there is one single access point into the neighborhood directly off Bethlehem Road and there are no proposed road connections into the Weathervane subdivision. The property is zoned R-6MFA, after it was rezoned twice in 2022. The proposed development will have 125 townhomes. A landscape buffer is required and will be provided along the eastern and western property lines to shield from the adjacent property owners. Also, a 25' wide streetscape buffer will be planted along Bethlehem Road. In previous neighborhood meetings there were concerns raised about stormwater, the new stormwater pond is proposed at the rear of the site and the proposed development runoff will be 32% less than the predevelopment flows. A neighborhood meeting was held at Arlington Baptist Church where 16 people were in attendance with 10 properties represented of the 160 property owners that were invited. Some of the neighbor concerns were drainage and flooding along the eastern boundary of the adjoining property. The new stormwater system through that area that will facilitate drainage from the Joyner Park property and will capture the runoff and direct it to the retention pond. Other flood areas along Old Mill Road and Bethlehem Road were pointed out and after review was noted that they were not connected and had no effect on each other. There were also concerns regarding sewage overflow onto Old Mill Road near the rock quarry, again this area has little to do with development in Joyner Park. Residents discussed traffic concerns with Weathervane subdivision, stating it is already difficult to make left or right movements out of the Weathervane subdivision onto Bethlehem Road due to traffic from the school. Bethlehem Road is maintained by NCDOT with five lanes including a center turn lane. A driveway permit will have to be obtained through NCDOT for the subject property; no other improvements are proposed. Bethlehem Road currently has an average daily traffic count of 9,700 vehicles per day (vpd); in comparison, Sunset and Winstead Avenue have the same lane configuration with current daily traffic counts of 21,500 vpd and 19,500 vpd respectively. The proposed development will not exceed the City's Engineering Departments requirement of a Traffic Impact Analysis, however NCDOT has requested one. The study is on hold until school restarts in late August; but the developer will agree to any roadway modifications required. Residents at the meeting also asked about the style, size and cost of the proposed homes. The Joyner Park engineer representative described the homes as being two-story, approximately 2,000 square feet; based on current building prices they would sell for \$350K - \$400K.

The chair called for questions/comments from the board for the applicant. Mr. Sperati asked for clarification on the suggested connection from the Weathervane subdivision to the proposed development. Mr. Varnell stated that there is an existing stub out of Weathervane; however, it goes directly into delineated wetlands and would have a negative environmental impact and residents in Weathervane subdivision that participated in the neighborhood meetings did not want the connection.

Mr. Berry stated that it appears that the concerns about the drainage on the west side of the property had been addressed, seeing that there are some inlets. Mr. Varnell stated that drainage was put on the east and west side of the property.

Mr. Sperati asked if the three outstanding concerns noted within the staff report have been resolved. Mr. Varnell responded that documentation accounting for them have been submitted to the city.

At the request of the chair, Development Services Deputy Director JoSeth Bocook stated that the currently undeveloped property on Bethlehem Road was rezoned from R-10 to R-6 and subsequently to R-6MFA. In theory, the Land Development Code would allow up to 684 units from a property this size; however, what is being proposed is just a fraction. There are landscape buffers required and proposed along the eastern and western boundaries as well as the streetscape. Mr. Bocook stated that city staff recommends approval of the construction planned building group on condition that the following comments are resolved: provide wetland delineation data; include calculation for 0.01 lb/ac/yr of TP buydown in calculation package; 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. Mr. Sperati asked for clarification on the Traffic Impact Analysis and if they were still pending. Mr. Bocook stated that Bethlehem Road is a state road and NCDOT will be reviewing it, noting the estimated trip generation doesn't trigger the city requirement.

The chair called for questions/comments from the public in support of the request. There were none.

The chair called for questions/comments from the public in opposition to the request. Teresa Kelly from the Weathervane community stated that she has been a resident there for over 17 years and it has been a nice and friendly community. She stated that due to miscommunication and false information many of the residents missed the zoning meeting for the new townhomes being built. Some concerns from existing residents are decreased property values and owners of the townhomes renting them out. She asked if a homeowner's clause could be added forbidding the townhomes being rented out. There were also concerns about the traffic due to the traffic from the school, noting there have been several car accidents.

Mr. Sperati asked for clarity on the statement that many residents missed the rezoning meeting due to miscommunication and false information. Ms. Kelly stated that when the area was being cleared, many residents asked, and called the Planning Division asking what was being proposed on the site and were told that at that time they did not know. Ms. Kelly stated that she did not know at the time, but now does, that she should have contacted the councilmember for her Ward—and she has. She stated that they could have done better in finding out information. Mr. Sperati asked if she recalls seeing any public hearing notice signs, she stated that she does not. Mr. Sperati stated that the city does not get involved with homeowner associations and covenants and that NCDOT has requested the traffic analysis and she should contact the regional NCDOT office about traffic concerns as they maintain the road.

Mr. Mayo stated that he believes if someone invests \$350k - \$400k into a home they will most likely live there as opposed to renting it out to others.

There being no further questions/comment from the public, the public portion of the hearing was closed.

A motion was made by Bruce Berry seconded by Johnnie Mayo, Jr. and unanimously carried, to approve the construction planned building group located on Bethlehem Road on the condition that all outstanding comments are resolved.

4.2 City of Rocky Mount Fire Station No. 2 Construction Planned Building Group #761

At the request of the chair, Kevin Varnell, of Stocks Engineering, representative of the property owner, City of Rocky Mount, provided an overview of the construction planned building group, located at 824 S. Grace Street, containing approximately 1.135 acres. This is the existing location for the City of Rocky Mount Fire Station 2 at

the northwest corner of Grace Street and Raleigh Road. The Board of Adjustment approved a variance at their meeting on July 18, 2023, allowing the proposed building to encroach into the required side setback along Grace Street so that a landscape buffer can be maintained on the western side of the property. Driveways are located on both Grace Street and Raleigh Boulevard; with Raleigh Boulevard being an exit for firetrucks.

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

At the request of the chair, Development Services Deputy Director JoSeth Bocook stated that the property is located at 824 S Grace Street with the existing land use listed as Fire Station. This project involves demolition of the existing building and new construction. The proposed building will contain 11,286 square feet. The need for the variance was to accommodate the encroachment and to add a landscape buffer adjacent to the residential district. Currently, there is no landscape buffer. Also, trees will be planted along the road to satisfy streetscape buffer requirements. Mr. Bocook stated that city staff recommends approval of the construction planned building group and that all comments from the Development Review Committee have been resolved.

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

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 Johnie Mayo, Jr., seconded by Bruce Berry, and unanimously carried to approve the construction planned building group located at 824 S. Grace Street as all comments from the Development Review Committee have been resolved.

5. Zoning Review

5.1 Rezoning Request #02-08-23

At the request of the chair, JoSeth Bocook presented the request for rezoning submitted by Robert J Walker, property owner, for the subject site located at 1837 S Wesleyan Blvd and an unaddressed parcel immediately south, having tax parcel identification number (PIN) 374816749682, from B-2 to B-5. The subject site contains two parcels with approximately 4.19 acres located on the eastside of S Wesleyan Boulevard. The subject property is currently zoned commercial corridor district (B-2) with the northern parcel developed as commercial, and the southern lot being undeveloped. Surrounding properties are zoned either commercial corridor district (B-2), business service district (B-5), or agricultural district (A-1).

Mr. Bocook 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 2009, the property having PIN 374816942379 was rezoned from A-1 to B-2CD. In 2015, the property at 529 Cooley Road was rezoned from B-2 to A-1.

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

Mr. Bocook advised that the subject properties share approximately 638.6 feet of road frontage on S. Wesleyan Boulevard (US 301 Bypass North). The nearest intersection is Cooley Road, to the north, at approximately 615 feet from the northernmost of the two parcels. At this location, US 301 North is a four-lane, two-way, median divided major arterial roadway with estimated practical capacity of 41,700 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of about 11,000 VPD, per NCDOT data from 2020. The subject parcel has no direct access to Tar River Transit, bicycle amenities, nor sidewalks.

The B-5 zoning district normally allows for numerous land uses such as business and warehouse support services, adult and childcare, or medical offices. Although one of the two parcels is small and alone may not significantly affect traffic, volumes may be affected depending on how the larger, or combined parcels are developed.

According to the Institute of Transportation Engineers “Trip Generation Manual” rezoning the subject site to B-5 may generate 112 new vehicle trips per day on an average weekday.

Mr. Bocook stated that it is recommended that a NCDOT Driveway Permit is received for any new driveways, alterations, or changes in use, onto S Wesleyan Boulevard. The driveway permit will be reviewed concurrently by NCDOT and the City of Rocky Mount. Any new developments at this site will require a payment in-lieu of installing sidewalk along the ditch-lined road frontage. A traffic impact analysis (TIA) will be required if the new development adds 1,000 new trips per day, or 100 new peak hour trips.

Mr. Bocook 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 that the business service 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. It is designed to support a wide variety of commercial uses in the adjacent rail sidings, primary streets adjacent to the traditional downtown central business district, and related areas of mixed commercial enterprises. The subject parcel is outside of the 2003 comprehensive plan’s planned growth area. There are multiple parcels to the south of the subject property that are zoned B-5, and one directly across the street on the southwest corner of Wesleyan and Cooley.

Mr. Bocook advised that notification of this public hearing was sent property owners within 250’ of the subject site. A notification sign was posted on the subject property and the Planning Board agenda is listed on the City’s website.

Mr. Bocook advised that staff recommends that the request be forwarded to the Rocky Mount City Council recommending approval on the basis that the proposed rezoning of the subject site will have minimal to no negative impact and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

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

The chair called for questions/comments from the Board for the applicant. Tim Ward, representative of the applicant Robert J. Walker was available to answer questions. Mr. Ward stated that after speaking with city staff, he discovered that they should be zoned B-5 instead of B-2 with the business that is being operated on the property. The property owner has been operating a tree service business with outside storage of equipment/supplies there since 2017 and it was just brought to their attention that it needs to be rezoned. There were no questions from the board.

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.

A motion was made by Bruce Berry, seconded by James Davis, and carried unanimously to recommend to the Rocky Mount City Council approval of the request to rezone the parcels totaling a combined ± 4.19 acres at 1837 S Wesleyan Boulevard and PIN 374816749682 from B-2 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 complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

5.2 Rezoning Request #03-08-23

At the request of the chair, JoSeth Bocook presented the request for rezoning submitted by Grey Berry, representative of WH Culpepper Limited Partnership, LLC., property owner, for the subject site located on Bethlehem Road being an approximately 45.55-acre portion of property having PIN 373907595080 from A-1 and Nash County Single- and Two-Family Residential District (Nash County R-30) to R-6. Mr. Bocook clarified that the northern portion of the subject site is located within the city’s ETJ [extraterritorial jurisdiction], and the southern half is in Nash County’s planning and zoning jurisdiction. The subject site is being presented

for consideration because a petition to annex the property has been submitted to the city. The properties to the north and east of the subject site are zoned A-1. To the west of the subject site are properties zoned A-1 and B-2CD. To the south are properties zoned A-1 and Nash County.

Mr. Bocook advised 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 2021, the parcel at 1801 S. Halifax Road, had the conditions of the B-2CD district revised to allow retail sales in addition to auto sales.

Mr. Bocook advised that The Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as being in an "undeveloped area".

Mr. Bocook advised that Bethlehem Road is a two-lane roadway with estimated practical capacity of about 12,000 VPD and an estimated AADT of about 5,600 VPD, per 2019 NCDOT data. Halifax Road is a two-lane roadway with an estimated practical capacity of about 11,500 VPD and an estimated AADT of about 7,200 vehicles per day, per 2019 NCDOT data. The subject parcel has no direct access to Tar River Transit, bicycle amenities, nor sidewalks.

According to the Institute of Transportation Engineers "Trip Generation Manual" rezoning 50 acres into a Medium Density Single-family Residential District could potentially generate 1,000 new vehicle trips per day on an average weekday should 100 residential single-family dwelling units be built.

Mr. Bocook stated that it is recommended that NCDOT driveway permits will be required for access to the site on Bethlehem Road. Any development at this site will require a payment in-lieu of installing sidewalk along the ditch-lined road frontage. A traffic impact analysis (TIA) will be required if the new development adds 1,000 new trips per day, or 100 new peak hour trips. Site development plans should be reviewed to substantiate the need for possible turn lanes or directional turn prohibitions on either of the affected roads. Other mitigation measures may be required as site development plans are reviewed.

Mr. Bocook stated that the R-6 district is intended to provide for urban residential development, which is designed to provide a medium-density area containing single-family dwellings along with related recreational facilities protected from intrusion of commercial and industrial activity. Permitted uses are designed to stabilize and protect the essential characteristics of the area and permit certain home occupations as set forth within the Land Development Code.

Mr. Bocook advised that the applicant conducted a neighborhood meeting with area stakeholders on July 19, 2023; minutes from the meeting are enclosed in the staff report. Notification of this public hearing was sent to property owners within 250' of the subject site. A notification sign was posted on the subject property and the Planning Board agenda is listed on the City's website.

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

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

The chair called for questions/comments from the Board for the applicant. Grey Berry representative for PBG Land Company stated that they do not have a lot of details related to the development of this property at this time. He stated that rezoning and annexation was the first steps they had to take to proceed with construction drawings. He stated that growth is heading in this direction, especially with the I-95 interchange that will be completed soon. He stated that residents attending the neighborhood meeting brought up two main concerns:

flooding from Maple Creek and quality of housing stock. Mr. Berry stated that they intend and will be required to adhere to any state statutes and city of Rocky Mount stipulations. He stated that they would also conduct their own personal and professional investigations into potential impacts to Maple Creek and will address it accordingly. They do not want to adversely effect the environment or cause any undue stress on surrounding property owners regarding storm water control measures. In terms of housing stock, they are looking at mirroring a development they produced in Zebulon [Weaver's Pond subdivision] on a smaller scale.

The chair called for questions/comments from the public in support of the request. There were none.

The chair called for questions/comments from the public in opposition of the request. Mr. Tyler Morgan (1873 S Halifax Road) stated that his family's land abuts the site proposed for rezoning on the opposite banks of Maple Creek and his concern is not only for his family but also for residents and businesses along Maple Creek as it winds itself through Rocky Mount before converging into the Tar River. His family has been on the property for three generations and with time comes experience. He stated that they have seen it rise year after year and has seen its destructive force at its worse when flooding occurs. He stated that he believes a proposed development will create runoff that will negatively impact residents. He stated that some of the residents that this would impact did not receive notice of the meeting due to being outside of the 250-foot required radius but have the right to know. He stated that he has spent time looking into the FEMA website on flooding, and even small changes to Maple Creek could have devastating implications for existing residents.

Mr. Berry looked to city staff on clarification that Planning Board Meetings are open to the public and do not require an invitation. Mr. Bocook verified that to be true. Mr. Morgan contended that they would have attended if they received the same letter as he did being he is in the 250-foot required notification radius. Mr. Berry asked Mr. Morgan about his experiences growing up there. Mr. Morgan spoke about the flooding that occurred in 1999 with Hurricane Floyd and recommended that the members of the Planning Board take a look at the FEMA site.

Mr. Bill Morgan (1873 S Halifax Road) stated that his son spoke before him and that he has seen the effects of the rain, noting even smaller storms impact Maple Creek. He stated that during Floyd roads in the area were impassable. He stated that due to the way Maple Creek winds it affects so many residents along its path. He stated that new development would impact many people.

Mr. Berry stated that Hurricane Floyd was an unusual event and asked if there had not been development that Mr. Morgan's area would not have flooded during Floyd. Mr. Morgan stated that not even considering the flooding of Floyd, that with heavy rain the area around him floods including the road. Mr. Berry stated that the subject site is downstream from Mr. Morgan.

There being no further questions/comment from the public, the public portion of the hearing was closed.

Mr. Sperati stated that during the rezoning request the board usually does not have a lot of detailed information available that is available during the time a site development plan or division plat is presented. He stated that a lot of the concerns the Morgan's have would be addressed during the that phase of development review.

Mr. Berry asked city staff if any studies will be done on Maple Creek to determine if more capacity would be needed. Mr. Bocook stated that FEMA and the Army Corps of Engineers periodically update the flood insurance studies where they model the impacts of development on existing streams and areas subject to flooding hazards. Mr. Bocook stated that the city's maps were revised in 2004 and 2013. The city has adopted floodplain development regulations that follow the states model ordinance and, in many aspects, exceed the minimum recommended requirements for properties that are subject to flooding. That ordinance was revised in 2013, and again in 2019. During development review the committee takes into consideration the impact

proposed development would have on the property itself and the surrounding area. There are also storm water requirements that are in place to mitigate the impacts of development and minimize stormwater runoff and flooding to adjacent properties and the property itself. Mr. Berry asked that construction would only be allowed outside of the area. Mr. Bocook stated that there are three levels of special flood hazard areas: the floodway does not allow any development or alteration of the property; the 100-year floodplain, which represents an annual 1% chance of flooding, has higher development standards such as elevating buildings; and the 500-year floodplain that has an annual 0.2% chance of flooding but no special development regulations.

After further discussion between the board and Assistant City Engineer for Stormwater Scott Miles detailing the flood and stormwater mitigation regulations for development the chair asked if further questions or discussion was needed. There was none.

A motion was made by Bruce Berry, seconded by Johnnie Mayo Jr., and carried unanimously to recommend to the Rocky Mount City Council approval of the request to rezone the ± 45.55 -acre portion of PIN 373907595080 on Bethlehem Road from A-1 and Nash County R-30 to R-6 on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area and finds it in conformance with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

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.

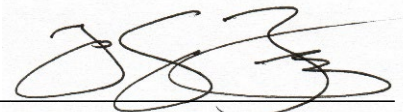
9. Items from the Secretary

JoSeth Bocook introduced new Director of Development Services Emilie Pinkston. Ms. Pinkston thanked staff for all the help and insight over the past couple of days and gave a brief introduction of herself and background. Afterwards, members introduced themselves highlighting their time served on the board.

10. Adjournment (Next regular meeting September 12, 2023)

There being no further business, the meeting was adjourned at 6:41 p.m.

Respectfully submitted,



Rocky Mount Planning Board
JoSeth Bocook, Secretary

Development Review

Requested Action:	Preliminary Major Cluster Subdivision Plat
Location:	1930 Bethlehem Road [PINs 373908986297, 373908988825U, 373908983727]
Existing Land Use:	Single-Family Dwelling, Undeveloped (Agricultural)
Site Plan Data:	±21.60 acres
Applicable Regulations:	LDC Sec. 712. D. 5.
Owner:	Oak Level Ventures LLC
Applicant:	Marvin Shearin; Oak Level Ventures LLC
Prepared By:	Nick Rightmeyer, PE; Joyner Keeny, PLLC
Case Manager:	JoSeth Bocook, Deputy Director of Development Services
Voting Representatives:	City Members

PLANNING BOARD CONSIDERATIONS:

A residential cluster development is defined as a development design wherein conventional zoning standards are relaxed to permit modifications in lot area, lot width, lot frontage, lot coverage, rear and side required yards, sidewalks, and public street access, and to save infrastructure development cost, environmental damage, energy use and land resources by concentrating dwellings in specific areas of the site without increasing the net density above that which would normally be allowed pursuant to LDC Sec. 601 – District Dimensional Standards.

LDC Sec. 712.D.5. grants the Planning Board freedom to decide the appropriateness of the following:

- Should the first tier of lots on the east side of the proposed cluster development, which is immediately adjacent to an existing single-family subdivision, be developed without utilizing the residential cluster development regulations?
- Is the proposed reduction in lot size and front, side, and rear building setbacks appropriate at this location?
- Is the common area legally and practically accessible to the residents of the development?
- Is the location and arrangement of the proposed open space sufficient?

RECOMMENDATION:

City staff recommends approval of the amended construction planned building group with consideration given to the noted development alternatives and on condition that the following Development Review Committee comments are resolved:

1. Fire: Please show location of proposed Fire Department Connection (FDC) on the plan to ensure proposed hydrant location is acceptable.

LDC Sec. 712. – Site development plans. D. *Required contents for site plans.*

5. Residential cluster developments. Residential cluster development provides an alternative to conventional single-family residential development. Plans for the construction of a residential cluster development shall be approved by the planning board in accordance with the requirements of the subdivision ordinance.

A residential cluster development is defined as a development design wherein conventional zoning standards are relaxed to permit modifications in lot area, lot width, lot frontage, lot coverage, rear and side required yards, sidewalks, and public street access, and to save infrastructure development cost, environmental damage, energy use and land resources by concentrating dwellings in specific areas of the site without increasing the net density above that which would normally be allowed pursuant to [section 601 District Dimensional Standards](#).

It is the intent of this section to allow a reduction in lot size with the result that land area "saved" by so doing will become usable open space (common area) accessible by all residents of the residential cluster development.

1) General requirements.

- a) Residential cluster developments shall contain not less than five (5) net acres. For the purposes of this section, "net acres" shall be the total area of all lots and common area(s) exclusive of public street rights-of-way. Addition to any existing residential cluster development may be allowed provided such addition meets or exceeds all other applicable requirements.
- b) Residential cluster development is a use-by-right in A-1, O-I, R-15, R-10, R-8, R-6, R-6MFA and PDR districts. Such development shall be exempt from the conventional zoning standards relative to lot area, lot width, lot frontage, lot coverage, and required yards, normally applicable to such districts provided such development complies with minimum standards set forth in this section.
- c) Land uses specified as a special use in the applicable districts by the table of permitted uses shall meet all of the requirements as identified in this LDC.
- d) In locations where the residential cluster development is proposed to be developed immediately adjacent to a developed or undeveloped single-family subdivision which is recorded in the register of deeds office and is zoned solely for single-family land use, the planning board may require at its discretion one (1) tier of lots not utilizing the residential cluster development regulations to be developed around the perimeter or a portion thereof of the property in which the residential cluster development design is to be employed.
- e) Streets may be offered for public dedication or may be privately owned by homeowners' association. Streets must meet the applicable design requirements set forth in the subdivision ordinance.
- f) The director shall have the authority to authorize the developer to substitute sidewalks with alternate pedestrian walkways, such as nature trails.

- 2) Density. The maximum number of dwelling units allowed per acre are shown in the residential cluster development density table below. These requirements for residential cluster development supersede the requirements of the table of area, yard and height requirements of this LDC.

Table 7-9.
Density for Cluster Developments

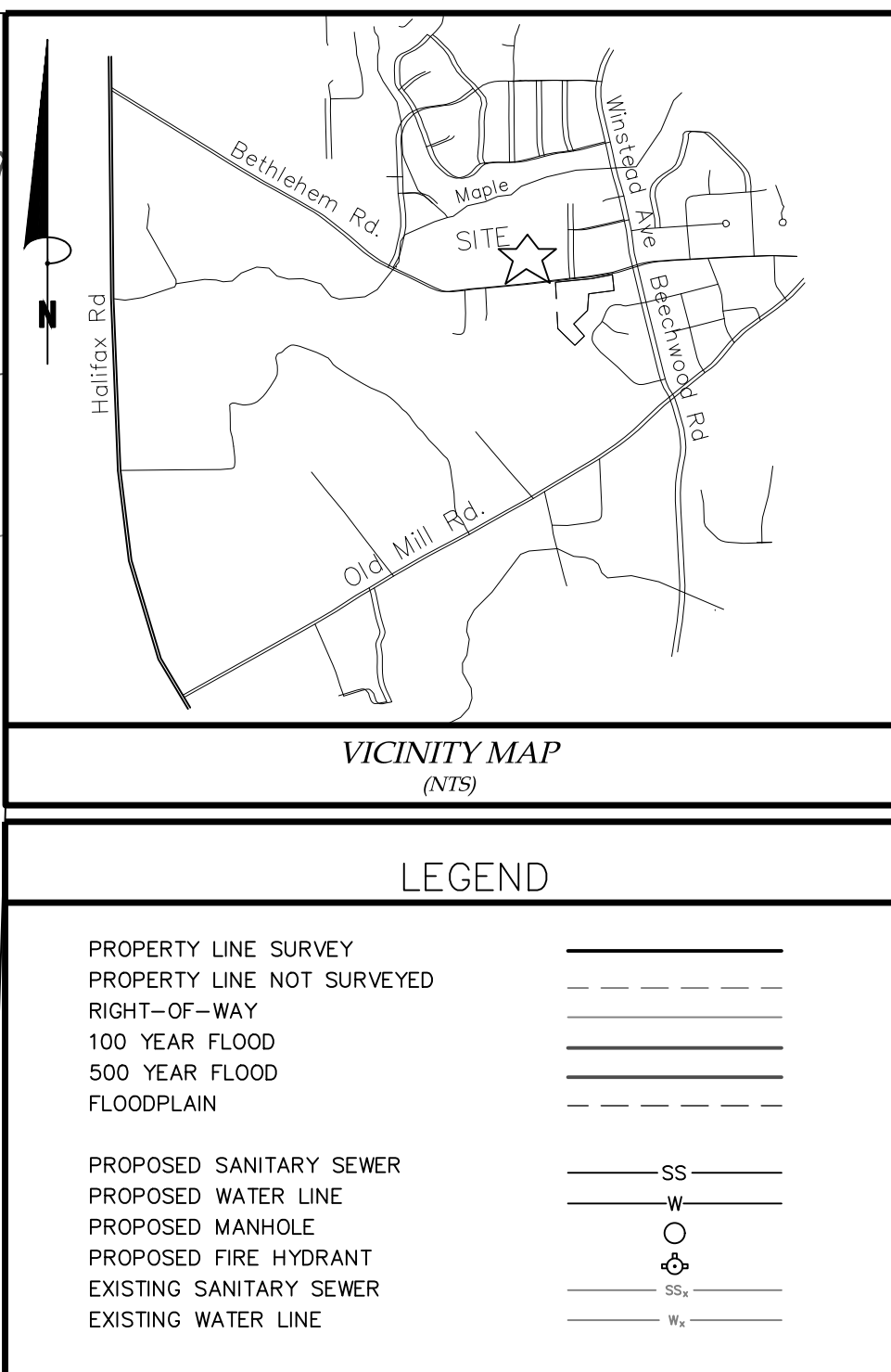
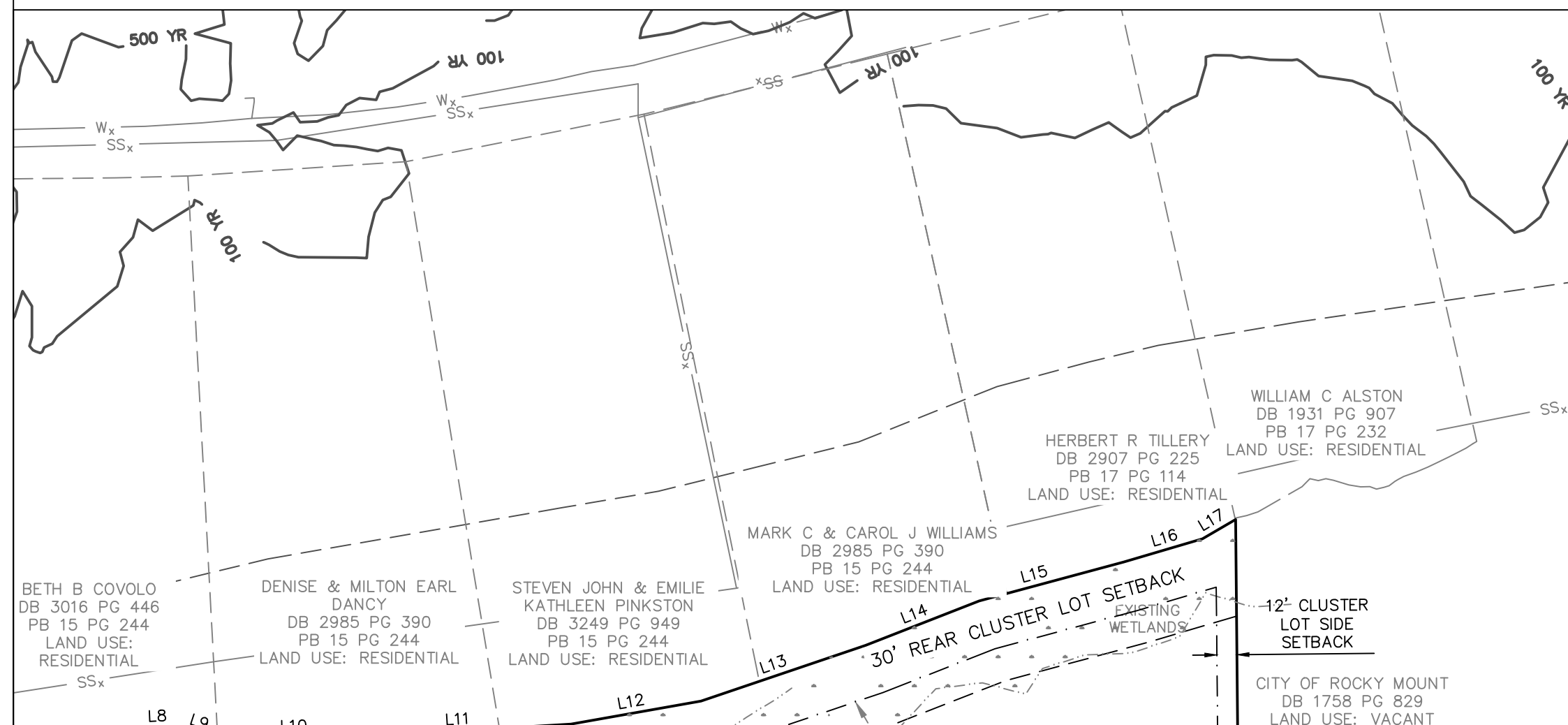
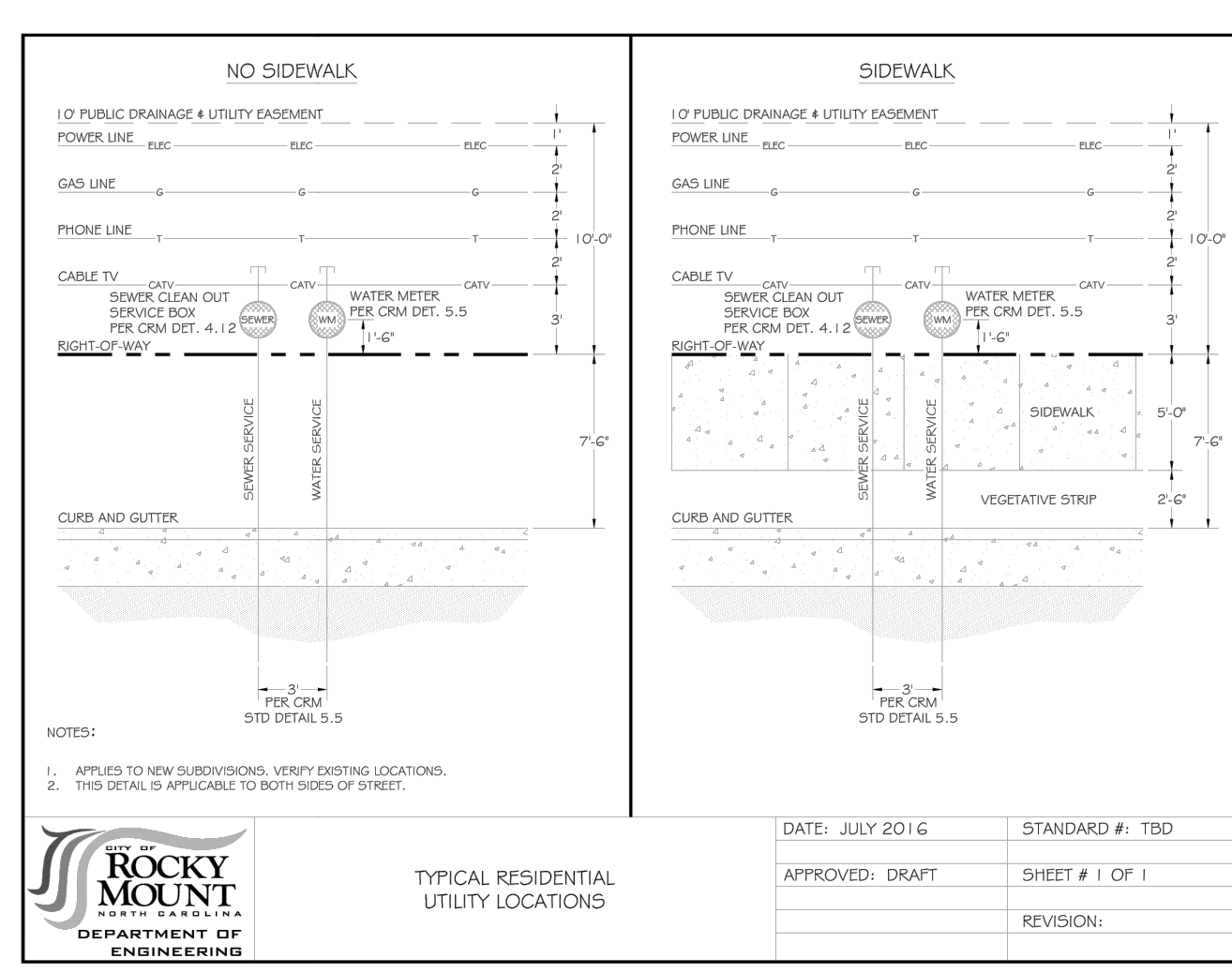
(District)	(Dwelling Units Per Acre)
A-1	2
R-15	3
R-10	4
R-8	5
R-6	6
R-6MFA	10*/6**
O-I	10*/6**
PDR	6

*For cluster developments with more than five (5) net acres and less than ten (10) net acres.

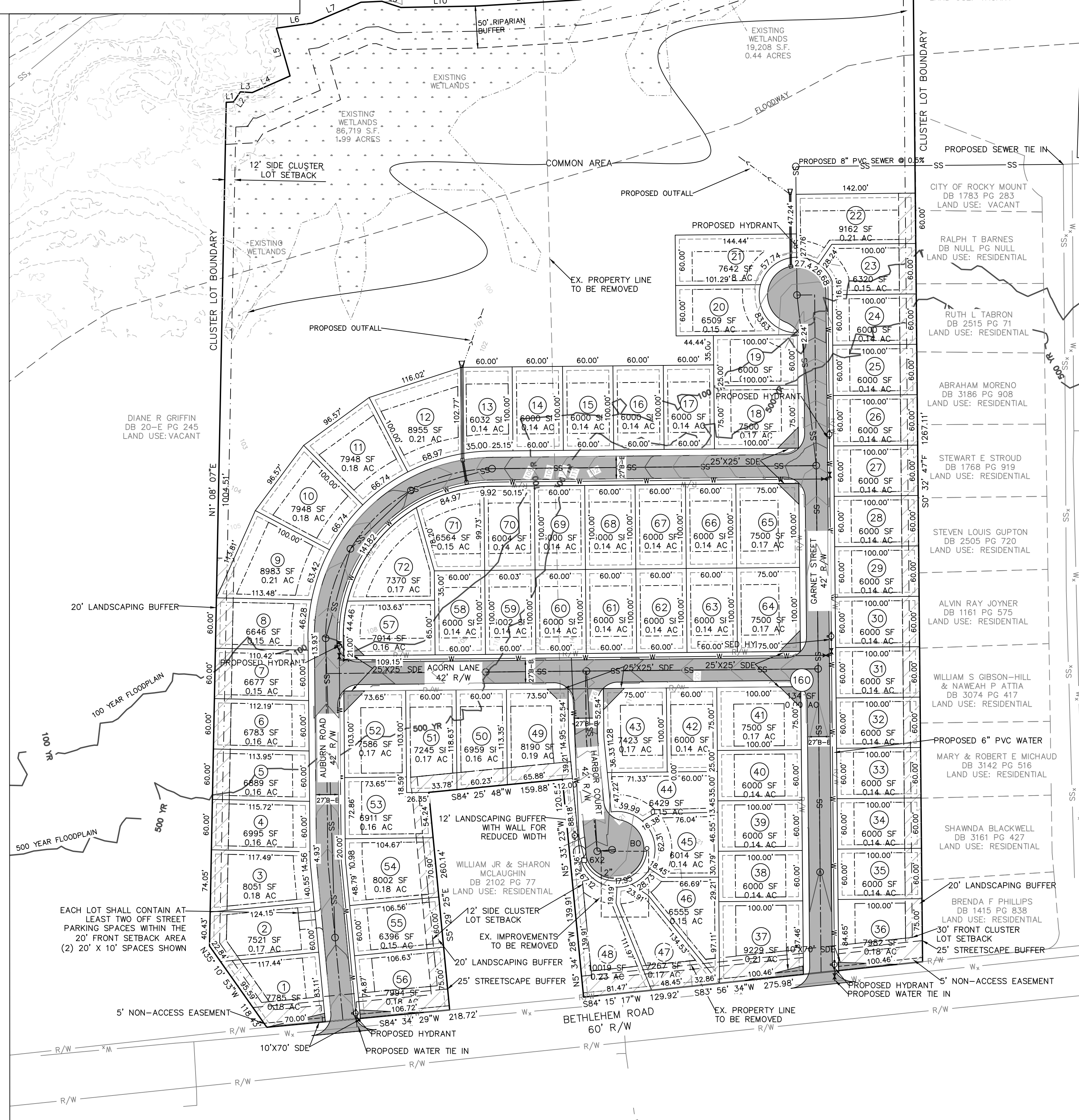
**For cluster developments with greater than ten (10) net acres.

- 3) Lot design and minimum dimensional standards.
- Because the dwelling unit density identified in the preceding section is consistent with conventional single-family development within the district in which the development is located, no minimum lot size or width is required for the subdivision of a residential cluster lot.
 - For all of the residential cluster subdivision construction plats approved by the Planning Board prior to June 13, 1994, the following yard setback provisions shall apply. There are no yard setbacks required for buildings constructed for residential cluster development purposes from interior lot lines for residential cluster lots.
 - Any residential or nonresidential building construction shall setback a minimum of twenty (20) feet from any public or private street right-of-way line as identified on the planning board approved construction plat and the initial tract of land of the residential cluster development perimeter.
 - For residential cluster development construction plats approved by the planning board after June 13, 1994, the following shall apply. The conventional lot setbacks identified in the Table of Area, Yard and Height Requirements for each district shall apply to each cluster lot. In instances where a dwelling shares a common wall with another dwelling unit on one (1) or both sides, there shall be no side yard setback from the built-on side lot line. Minimum side and rear yard setbacks shall be five (5) feet from all interior side and interior rear lot lines.
 - There shall be a minimum setback of twenty (20) feet from the perimeter of the initial tract of land of the residential cluster development. This area may be counted toward the dwelling density if the area is dedicated as common area and is accessible to the residents of the development.
 - Each lot shall abut a public or private street right-of-way.

- 4) Common area. A residential cluster development shall provide open space subject to all of the following requirements:
 - a) Such open space shall be greater or equal in area to the total amount of area by which each lot was reduced below the minimum lot size requirement of the prevailing zoning district, or as provided under subsection b) below, whichever is greater.
 - b) Residential cluster developments shall reserve not less than twenty (20) percent of the net acreage as common space.
 - c) Such area shall not be used as a residential building site. For the purposes of this section, picnic areas or shelters, ball fields, walking or jogging trails, boat ramps and docks or similar recreational facilities may be allowed.
 - d) Such area shall not be devoted to any public street right-of-way or private street easement, private driveway, or parking area.
 - e) Such area shall be left in its natural or undisturbed state if wooded at the time of development, except for the cutting of trails or walking or jogging or, if not wooded at the time of development, is improved for the uses listed under subsection c) above, or is properly vegetated and landscaped with the objectives of creating a wooded area or other area that is consistent with the objective set forth in subsection f) below.
 - f) Such area shall be capable of being used and enjoyed for purposes of informal and unstructured recreation and relaxation or for horticulture if not devoted to other allowable uses in this subsection.
 - g) Such area shall be legally and practically accessible to the residents of the development.
 - h) A minimum of one-half ($\frac{1}{2}$) of the required open space shall be contained in one (1) continuous undivided part. An open space area designed around the perimeter of the cluster development shall not constitute any portion of this required open space.
 - i) Such area shall be perpetually owned and maintained for the purposes of this section by the homeowners' association.
 - j) The location and arrangement of any open space shall be subject to planning board approval.
 - k) There shall be no further subdivision of homeowners' association owned property when the final plat of the initial subdivision of the residential cluster development has been recorded in the register of deeds office.
- 5) Homeowners' association. See [section 713](#) of this LDC for regulations relative to homeowners' associations.
- 6) Validity. Approved site development plans shall be valid for a period of two (2) years from the date of approval. Upon the expiration of said two (2) year period of validity, a revised site development plan shall be required to be submitted as a new project.



1. All required improvements shall conform to the City of Rocky Mount's Land Development Code and Manual of Specifications and Details, latest edition. All lots shall equal or exceed the minimum development standards specified in Chapters 4, 5, and 6 of the Land Development Code.
2. This plan is valid for two (2) years from the date of approval.
3. All stop/street signs and sign placement shall conform to Tables 7-6 and 7-7 of the Land Development Code and MUTC-D (latest edition)
4. The City of Rocky Mount will not record a final plan for this project until the developer or contractor provides a landscape maintenance bond.
5. The disturbed area for this project is greater than 0.5 acre. Therefore, stormwater detention and nutrient management are typically required. Nutrient management for this project is accomplished utilizing in-lieu fee payment). The increase in peak flow between the pre-development and post-development conditions does not exceed 10%. Therefore, stormwater detention is not required for this project.
6. The disturbed area for this project is greater than 1.0 acre. Therefore, a formal sedimentation and erosion control plan and permit are required prior to any grading or construction on the site.
7. Construction of all permits and approved plans must be kept on site in a permit box that is conspicuously located and easily accessible during construction. This includes approved construction plans, encroachment agreements, and driveway permits.
8. Contours on these plans were obtained from an actual field survey performed by William A Bartlett on 3/30/23. Reference horizontal datum is NAD 83 and reference vertical datum is NAVD 88.
9. Portions of the Site lie in Flood Zone _AEFV, AE, and X, per FEMA FIRM # 3720373900K & 3720374900K dated 6/18/13 Base flood (100-year) elevation is 107.6. A Class 2 Floodplain Development Permit is required to be approved by the Planning Board.
10. Contractor/Developer shall contact City of Rocky Mount Construction Inspector Bill Prigden at 252/343-3156 Major Subdivision Preliminary Plan Checklist Revised 12/11/2011 3 of 3 one week prior to beginning construction.
11. Contractor/owner/developer shall contact City of Rocky Mount Public Utilities at 252/467-4808 to coordinate the installation of electric services and 252/467-4827 to coordinate the installation of natural gas utilities.
12. The electric contractor shall own and be responsible for the installation of electric service to the point of delivery identified by Rocky Mount Public Utilities.
13. The developer/owner is responsible for all costs related to the relocation of any existing utilities.
14. For underground utilities, the developer/owner is responsible for all costs of borings, conduit, pavement patching and landscaping replacement.
15. The property owner shall provide an executed right-of-way easement prior to the installation of gas or electric utilities.
16. The contractor is responsible for calling the NC One Call Center at 811 to locate existing utilities prior to beginning work.
17. The contractor shall provide firm ground surface with vehicular access to all structures under construction at all times. In areas where ground surfaces are soft or are likely to become soft, the contractor shall provide and maintain stable all weather surfaces.
18. A geotechnical report and pavement design sealed by a N.C. registered professional engineer must be approved by the Director of Engineering prior to construction of any roadway improvements.
19. Roadway sub-grade soil conditions must be evaluated by a Geotechnical Engineer for conformance with pavement design conditions. A pro-roll must be witnessed and approved by a City of Rocky Mount Department of Engineering representative prior to placement of stone base.
20. Construction may not begin until a Major Subdivision Construction Plan showing all required design details and calculations is approved by the Development Review Committee.
21. Water and sewer fees may be due on this project. Please contact Negrete Silver at 252/972-1126 for fee information.
22. Ensure all hydrants are oriented so that the large diameter discharge outlet is facing the street/intersection.
23. At least one (1) large tree and one (1) small tree shall be provided on all single-family residential lots.



Total Area (Ac)	21.97
R/W Area (Ac)	2.80
Net Area (Ac)	19.17
Lot Area (Ac)	11.26
Open Area Required (Ac)	4.39
Open Area Shown (Ac)	7.91
Number of Lots Allowed	88
Number of Lots Shown	73

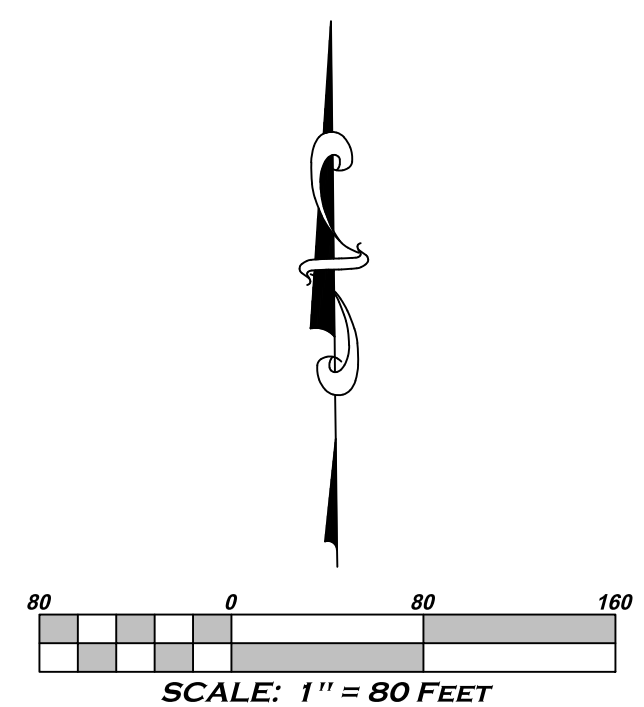
Line Table		
Line #	Bearing	Distance
L1	N83° 53' 22.99"E	8.80'
L2	N36° 49' 46.70"E	14.43'
L3	S86° 21' 37.49"E	14.14'
L4	N66° 19' 05.25"E	49.25'
L5	N15° 58' 26.14"W	59.19'
L6	N81° 58' 11.02"E	42.69'
L7	N66° 54' 20.70"E	63.54'
L8	N87° 27' 53.91"E	24.98'
L9	S72° 04' 24.43"E	23.74'
L10	N88° 56' 36.36"E	89.65'
L11	N86° 34' 51.37"E	123.11'
L12	N79° 59' 14.49"E	78.80'
L13	N71° 17' 11.47"E	103.79'
L14	N68° 40' 54.74"E	72.67'
L15	N74° 56' 07.83"E	89.49'
L16	N73° 32' 34.47"E	48.83'
L17	N59° 48' 18.72"E	22.94'

Certification by the department of development services that this preliminary plat was approved by the city planning board on _____ day of _____, 20__

Date
Director of Development Services

Certification by the city engineering department that this preliminary plat meets the appropriate city standards

Date *Director of Public Works*



RESIDENTIAL CLUSTER DEVELOPMENT
MAJOR SUBDIVISION PRELIMINARY PLAT
MAPLE CREEK SUBDIVISION

5/22/23

7-00

WDB

JOB NUMBER
3303364

DRAWING FILE
230226A - Prelim Pl

LAYOUT TAB
Prelim Plat

#	DATE	DESCRIPTION	BY
R			
E			
V			
I			
S			
O			
N			
S			

NOTE

#

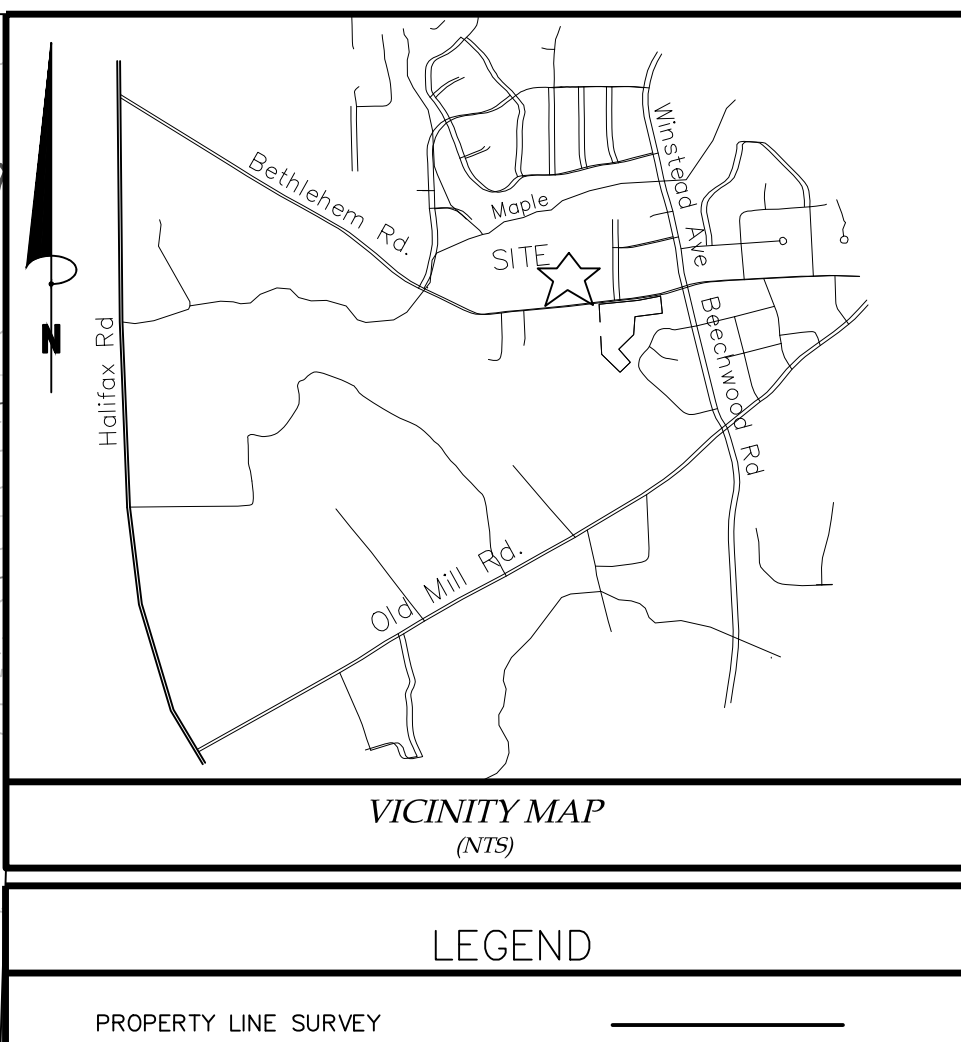
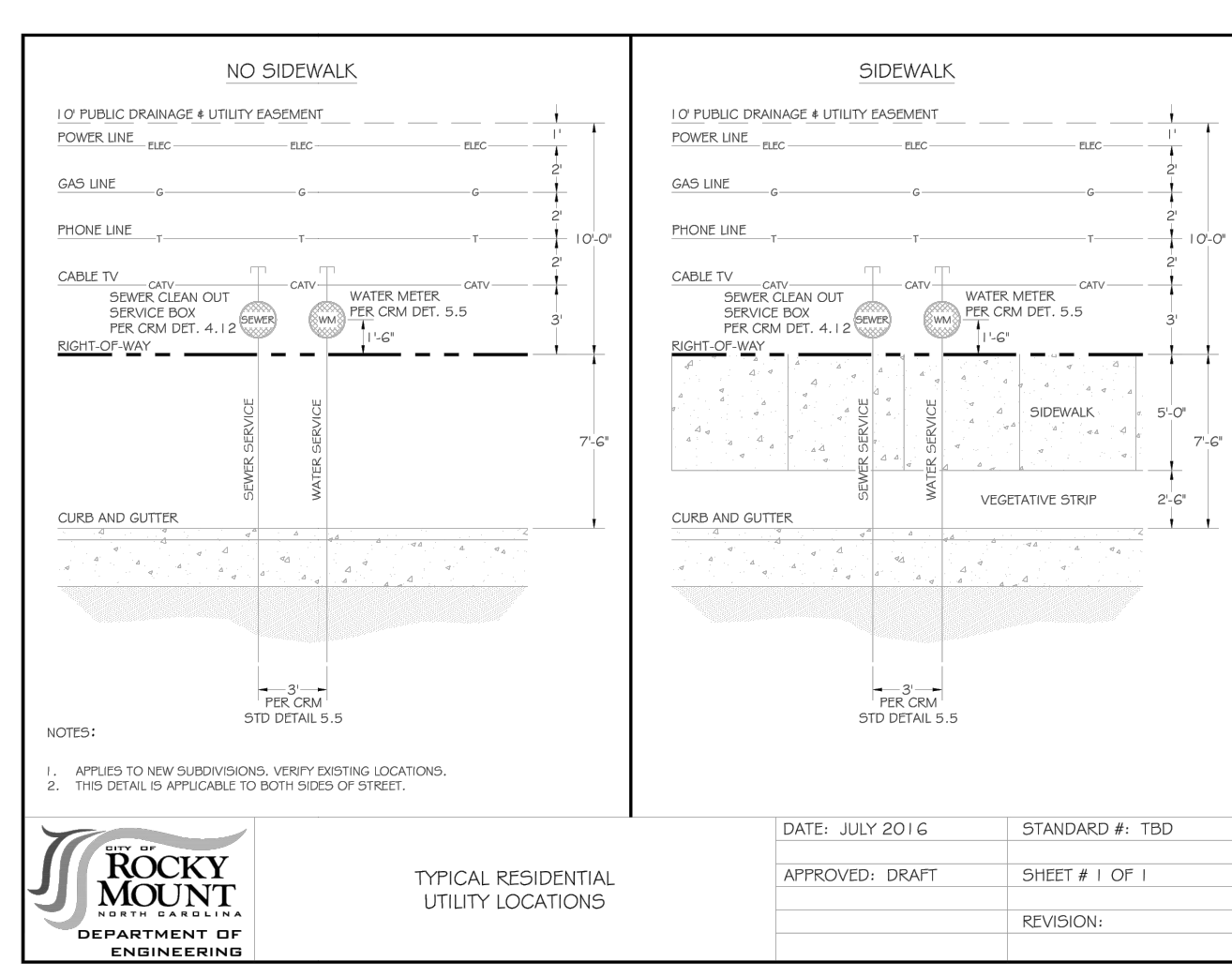
1

1

**1051 N. Winstead Avenue - P.O. Box 7533
Rocky Mount, North Carolina 27804
North Carolina Firm No. P-0551
V: 252.977.3124
F: 252.985.6026**

PRELIMINARY
NOT FOR CONSTRUCTION

C-01



Architectural drawing of a decorative vertical element, possibly a finial or ornament, featuring a central vertical shaft with symmetrical, curved, and fluted sections. Below the drawing is a scale bar marked with 0, 80, and 160 feet. The scale is labeled "SCALE: 1" = 80 FEET".

C-01

Neighborhood Informational Meeting Report

Petitioner: Mr. Martin Shearin

Maple Creek Subdivision – Bethlehem Road, Rocky Mount (2023-01344)

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 (August 7, 2023). A copy of the written notice is attached hereto as Exhibit B.

- An hour or so prior to the meeting on 8/29/23, Ms. Suzanne Matthews of 104 Spring Forest Court emailed to ask for the information being presented this evening since she will miss the meeting. Briana Eddy forwarded Ms. Matthews the PDF of the Preliminary Plan on display.
- No other neighbors have contacted Joyner Keeny regarding the Petition.

DATE, TIME AND LOCATION OF MEETING:

The neighborhood informational meeting was held on Tuesday, August 29, 2023 at 5:00PM at the City of Rocky Mount Municipal Building, Council Chambers at 331 S. Franklin Street, Rocky Mount NC.

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 Nicholas S. Rightmyer, PE and Briana Eddy, Project Manager.

SUMMARY OF PRESENTATION/DISCUSSION:

See attached minutes

Respectfully submitted, this 30th day of August, 2023.

Neighborhood Informational Meeting Minutes

Petitioner: Mr. Marvin Shearin

Maple Creek Subdivision – Bethlehem Road, Rocky Mount (2023-01344)

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.

August 29, 2023

Council Chambers, 3rd Floor

331 S. Franklin Street

Rocky Mount NC

Welcome, Introduction and Explanation of Process

Nick Rightmyer, PE, acting as design engineer was present to speak about the proposed Maple Creek Subdivision. The Maple Creek subdivision is off Bethlehem Road. The Preliminary Plat was displayed on the screens and copies handed out for neighbor review. Mr. Rightmyer also used the city GIS website to display the site in a more familiar aerial view which can display streets, homes, floodzones and other convenient information to describe the project.

The project is submitted as preliminary plat stage which has been reviewed the various city departments as part of the process. Joyner Keeny sent notices to everyone within 500' of the entrances of the two properties. The layout will go in front of the Planning Board for approval, then Joyner Keeny will be developing construction drawings. Joyner Keeny will submit for stormwater and erosion/sediment control permits from the City and the water distribution and sewer collection permits from the state. The driveways will be permitted through the NCDOT.

The presentation was paused to answer questions from audience.

Question and Answer Session

Is the property being rezoned? No, the zoning is currently the R-10 and will retain the R-10 density. The back of the property will have an open area which allows the 100-year flood zone and wetlands & creek to not have any structures near them.

How many lots will there be? 73 lots are proposed.

Are there any Restrictive Covenants in place? Restrictive Covenants will be up to the developer, Joyner Keeny knows of none at this time.

Is the Cluster Development option being utilized? Yes, the cluster option allows for the overall density to be maintained while only using a portion of the site.

How much runoff will come off site into the creek? The runoff is required to match the pre-development rates. That has not yet been determined. Joyner Keeny will begin the construction drawing process once the Planning Board has approved the project layout.

How will the runoff affect the areas that already flood? There is concern about the surrounding community homes. Joyner Keeny will produce pre-development and post-development plans that show the proposed design is in accordance with the City of Rocky Mount stormwater regulations. Joyner Keeny will be preparing stormwater drainage design plans, including roadway curb and gutter collection

Neighborhood Informational Meeting Minutes

Petitioner: Mr. Marvin Shearin

Maple Creek Subdivision – Bethlehem Road, Rocky Mount (2023-01344)

which will gather runoff and run into drainage areas at the back of the site. Drainage basins will be at the lowest point.

Who is responsible for the runoff if the area floods? If houses at Pamela Ln flood? Backyards by the creek are flooding currently. Pamela Ln is elevated and during hurricane, water came up to the windows. There is concern that water issues will persist after the houses are built. Mr. Bocook explained that plans are reviewed by various department staff, including planning, engineering, public works. There are some outstanding items remaining to be addressed on the current plan. This meeting tonight is a precursor to the Planning Board Meeting. The proposed Preliminary Plat will be presented to the Planning Board on Tuesday Sep 12th for final approval. Since there is no rezoning proposed with this subdivision, no action by the City Council is required. This is a Public hearing and people can speak.

When did this R-10 cluster plan come about? Used to be R-6. Will have more runoff, traffic, nice houses. Will they be rentals? Mr. Bocook confirmed that Cluster Development has been in the land development code since the 90's and is intended to protect sensitive areas like this area. Intended to set aside areas of common areas that are protected in perpetuity. This allows the density to the same and keep open space. There are the same amount of lots as if we did encroach in sensitive areas.

Mr. Bocook states the city has no ruling to control what type of homes can be on the site; no manufactured homes can be built. This location has not been designated a local landmark. Since this zone R-10 – traditional stickbuilt or modular homes are allowed. Modular homes have to meet same codes as stickbuilt ones.

Is it legal to build in a wetland or floodway? There are no land disturbance activities allowed within the floodway. In the 100-year flood plain you can add some fill. We have to provide mitigation within the 100-year flood plain. A residential building would have to have a finish floor 1' above the FEMA flood event. The stormwater regulations in place along with floodplain regulations are stricter now.

Stormwater regulations are in place that any runoff will be captured and filtered at the same or better rates as pre-development.

The city has had some sanitary spills; Mr. Bocook spoke with Water Resources Director and that is a known issue and the city has partially funded a project to mitigate the issue. Are they going to slow down development until they rectify this issue? Mr. Bocook has no knowledge.

What actions will neighbors have 5 years from now to deal with flooding issues? Some of this area is in the 100-year zone. Some existing properties are within the zone and will have water issues despite following any mandated design regulations.

There are traffic concerns for Bethlehem Road. Where are the driveways? Concerns about where the school kids will stand when they wait for the bus.

Driveway locations were displayed using the GIS website and the proposed plan. As part of our permitting process, DOT may require a traffic impact analysis. They may require an extra lane depending on the results. Joyner Keeny will design the site within the sight distance parameters of the DOT regulations and a permit approval is required to move forward.

Neighborhood Informational Meeting Minutes

Petitioner: Mr. Marvin Shearin

Maple Creek Subdivision – Bethlehem Road, Rocky Mount (2023-01344)

Is there a 20' Landscaping buffer proposed around the new property in between new site and Pamela Lane? Mr. Bocook confirmed 20' setback; single-family homes up against single family has no additional landscaping buffer requirements.

Will these homes be required to have a sidewalk? City development standards do require sidewalk on one side of the road, however a developer can pay into a fund to eliminate this requirement. Concerns about kids on buses not having sidewalk or a place to stand along the road to safely wait for a bus.

Does the city own the sidewalk? All new lots have a 5' drainage and utility easement and used to be 5' on the road as well but now there is 10' easement. The City can utilize the easement for sidewalk or use the fees collected for city to install sidewalks elsewhere.

How will the water get to the detention pond? The runoff will be routed into the pond through a gravity fed system. Ponds are typically placed in the lowest elevation areas. The stormwater design must be reviewed and approved by the City

Will the houses have slabs or crawl spaces? Joyner Keeny is unaware of the anticipated types of homes to be onsite at this time. The developer name is confirmed as on the plan shared.

Can concerned stakeholders attend the Planning board meeting and request that the subdivision not be approved? Mr. Bocook explained that a Cluster is permitted by right within this district. Stakeholders can attend the Planning Board meeting and advocate for less parcels.

Is there is any way to consider doing bigger lots with less homes; not using cluster option?

This may involve using more of the open space. Will be raising some of the lots and there is some unusable area.

Concerns raised about impacts to property values.

Will there be notice of the next Planning Board Meeting? No public notice requirement for Planning Board meeting, but Mr. Bocook will notify everyone of the upcoming meeting. The next Planning Board meeting is September 12th at 5:30pm in the Council Chambers room.

Respectfully submitted, this 30th day of August, 2023.

EXHIBIT A

Owners Adjacent/Maple Subdivision

ADKINS MICHELLE DENISE
ALASHMALI SHADDAD R & SYLVIA NAGI
ALSTON WILLIAM C
ARMSTRONG MICHAEL E
BARNES RALPH T
BATTLE ALICIA R & ALICIA JACKSON
BENTON SAMUEL B LISA Y
BLACKWELL SHAWNDA
BROCK JENNIFER CARR
BULLOCK RICHARD EDMOND & BETTY E BULLOCK
CARBONARO MARY & ROBERT E MICHAUD
CITY OF ROCKY MOUNT
CITY OF ROCKY MOUNT
CITY OF ROCKY MOUNT
CITY OF ROCKY MOUNT
COLEMAN THOMAS B JR & VIRGINIA
COVOLO BETH B
CRISP CATHY BRIDGERS
DANCY DENISE & MILTON EARL
DAVIDSON SPURGEON L & DIANE W
DAVIS DANIELLE M
DAVIS ESMA F MRS
DRAKE SHARON F STEPHEN C
ELEY MALISHA
FIRST FREE WILL BAPT CHURCH
FORRESTER MICHAEL G URSULA O
FRAZIER LINSTER JR
FRITSCHER SCOTT J BETSY P
G T W PROPERTIES LLC
GARDNER CURTIS G & MELBA R
GIBSON-HILL WILLIAM S & NAWEAH P ATTIA
GOODSON GLADYS E
GRIFFIN DIANE R
GRIFFIN DIANE R
GRIFFIN JOSEPH ALAN III
GRIFFIN MILTON GLEN & SHARON
GUPTON STEVEN LOUIS
HAKENSON JOHN EDWARD SHARON
HARPER WILLIS H MARGARET W
HERMOSA JACQUELINE & KIMBERLY HERMOSA
HIRSCHBERG ANDREW N ESTHER T
HODGE JAMES ALLEN JR SYBIL
HUNT TIFFANY DANIELLE
HYATT MARY BETH
JENKINS ARTHUR COREY
JOHNSON CHARLES WILLIAM JR & ESSIE RUTH
JONES GWENDOLYN M DENNIS M
JONES HANNAH V
JOYNER ALVIN RAY
K K A PROPERTIES LLC
KNOX AMY LAUREN
KOONCE JUNIUS H JANIS H
MARSHALL LENORD RUDOLPH JR HEIRS
MATTHEWS JAMES N SUZANNE D
Mayor Saunders Roberson, Jr.
MCKNIGHT JOYCE A
MCLAUGHLIN WILLIAM JR SHARON
MILLER THOMAS V SANDRA B
MORENO ABRAHAM
MORIAH DONNA J
NIDA COREY & ASHLEY
ODOM LARRY S & ANITA F
PHILLIPS BRENDA F
PINKSTON STEVEN JOHN & EMILIE KATHLEEN
PURDY CHRISTINE L
RAY ARTHUR LEE JR
RICKS TYRONDA
ROBERDS LISA W DONNA HARDING
SALEH SADIQ & ASIAH ABEED
SCOTT TIMOTHY RAY ROBERTA L
SLACK FAMILY TRUST 8/11/2020
STROUD STEWART E
TABRON RUTH L
TILLERY HERBERT R
WARD JEREMIAH JR & JACQUELINE M
WARD PAMELA & JANE WARD
WARD TIMOTHY JUSTIN & ASHLEY NICOLE
WEAVER KIMBERLY F
WILLIAMS MARGARET P
WILLIAMS MARK C & CAROL J
WONG PATRICIA & TAMMY L SIMMONS
WOODRUFF IRREV TRUST 10/2/2018
WOOTEN WILLIAM GRANT

Mailing Address 1 Mailing City State Zip

1000 SPRING FORI ROCKY MOUNT NC 27804
2136 JOELENE DR ROCKY MOUNT NC 27803
2016 JOELENE DR ROCKY MOUNT NC 27803
1821 BETHLEHEM ROCKY MOUNT NC 27803
908 PAMELA LN ROCKY MOUNT NC 27803
128 BETH EDEN C ROCKY MOUNT NC 27803
1101 SPRING FRST ROCKY MOUNT NC 27804
940 PAMELA LN ROCKY MOUNT NC 27803
1021 GARDEN GAT ROCKY MOUNT NC 27803
1025 GARDEN GAT ROCKY MOUNT NC 27803
936 PAMELA LN ROCKY MOUNT NC 27803
PO BOX 1180 ROCKY MOUNT NC 27802
PO BOX 1180 ROCKY MOUNT NC 27802
PO BOX 1180 ROCKY MOUNT NC 27802
PO BOX 1180 ROCKY MOUNT NC 27802
109 SPRING FORE ROCKY MOUNT NC 27803-
2128 JOELENE DR ROCKY MOUNT NC 27803
116 BETH EDEN C ROCKY MOUNT NC 27803
2124 JOELENE DR ROCKY MOUNT NC 27804
913 PAMELA LN ROCKY MOUNT NC 27803
105 SPRING FORE ROCKY MOUNT NC 27803
1516 JEREMY LN ROCKY MOUNT NC 27803
1824 MAPLETON D ROCKY MOUNT NC 27803
120 BETH EDEN C ROCKY MOUNT NC 27803
UNKNOWN
1104 SPRING FRST ROCKY MOUNT NC 27803
1004 SPRING FORI ROCKY MOUNT NC 27803
2008 JOELENE DR ROCKY MOUNT NC 27803
PO BOX 7841 ROCKY MOUNT NC 27804
124 BETH EDEN C ROCKY MOUNT NC 27803
209 ALLENDOWN L KNIGHTDALE NC 27545
1100 SPRING FORI ROCKY MOUNT NC 27803
PO BOX 8391 ROCKY MOUNT NC 27804
PO BOX 8391 ROCKY MOUNT NC 27804
108 BETH EDEN C ROCKY MOUNT NC 27803
PO BOX 7543 ROCKY MOUNT NC 27804-0543
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108 SPRING FRST ROCKY MOUNT NC 27803
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1921 BETHLEHEM ROCKY MOUNT NC 27803
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104 BETH EDEN C ROCKY MOUNT NC 27803
1016 GARDEN GAT ROCKY MOUNT NC 27803
1005 SPRING FORI ROCKY MOUNT NC 27803
1009 SPRING FRST ROCKY MOUNT NC 27803
120 WARRINGTON ROCKY MOUNT NC 27803
928 PAMELA LN ROCKY MOUNT NC 27803
2156 JOELENE DR ROCKY MOUNT NC 27803
1008 GARDEN GAT ROCKY MOUNT NC 27803
1020 GARDEN GAT ROCKY MOUNT NC 27803
1820 BETHLEHEM ROCKY MOUNT NC 27803
104 SPRING FRST ROCKY MOUNT NC 27803
130 S. Franklin Stre Rocky Mount NC 27802-1180
1013 SPRING FORI ROCKY MOUNT NC 27803
1940 BETHLEHEM ROCKY MOUNT NC 27803
4185 MEADOWVIEI ROCKY MOUNT NC 27804
916 PAMELA LN ROCKY MOUNT NC 27803
112 BETH EDEN C ROCKY MOUNT NC 27803
2012 JOELENE DR ROCKY MOUNT NC 27803
921 PAMELA LN ROCKY MOUNT NC 27803
944 PAMELA LN ROCKY MOUNT NC 27803
2028 JOELENE DR ROCKY MOUNT NC 27803
1017 GARDEN GAT ROCKY MOUNT NC 27803
925 PAMELA LN ROCKY MOUNT NC 27803-1522
1008 SPRING FORI ROCKY MOUNT NC 27803
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1013 GARDEN GAT ROCKY MOUNT NC 27803
404 ELLIOT LN PITTSBURGH PA 15229
920 PAMELA LN ROCKY MOUNT NC 27803
912 PAMELA LN ROCKY MOUNT NC 27803
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7667 BRIAR CREEK ROCKY MOUNT NC 27803
2024 JOELENE DR ROCKY MOUNT NC 27803
1004 GARDEN GAT ROCKY MOUNT NC 27803
1036 KINGSWAY D APEX NC 27502
1882 OLD BAILEY F NASHVILLE NC 27856

EXHIBIT B



ARMSTRONG MICHAEL E
1821 BETHLEHEM RD
ROCKY MOUNT NC 27803

August 7, 2023

Subject: Neighborhood Informational Meeting – Maple Creek Major Subdivision for Marvin Shearin filed by Joyner Keeny PLLC to develop approximately 14 acres located along Bethlehem Road to allow the development of single family homes.

Date and Time of Meeting: Tuesday, August 29, 2023 at 5:00 PM

Place of Meeting: Council Chambers, 3rd Floor
City of Rocky Mount Administration Building
331 S. Franklin St.
Rocky Mount, NC

Dear Property Owner:


We have filed the above-mentioned site development plan with the City of Rocky Mount seeking to develop an approximately 14-acre site located at Bethlehem Road/Parcel PIN IDs 373908988825U & 373908983727.

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 development plan 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 within 500 feet of a new street connection proposed as part of this development.

Accordingly, we give you notice that representatives of the developer will hold a community meeting regarding this site development plan on Tuesday, August 29, 2023 at 5:00 PM in the Council Chambers, 3rd Floor of the Municipal Building at 331 S. Franklin Street, Rocky Mount. The Petitioner's representatives look forward to sharing this development proposal with you and to answer any questions you may have with respect to this proposal.

In the meantime, should you have any questions or comments about this matter, please contact me at (252) 428-7146 or by emailing beddy@joynerkeeney.com.

Sincerely,



Ms. Briana Eddy
Civil Engineering Project Manager
beddy@joynerkeeney.com
252-428-7146

cc: Mr. T.J. Walker, Ward 4 Mayor Pro-Tem
Mayor C. Saunders Roberson, Jr.

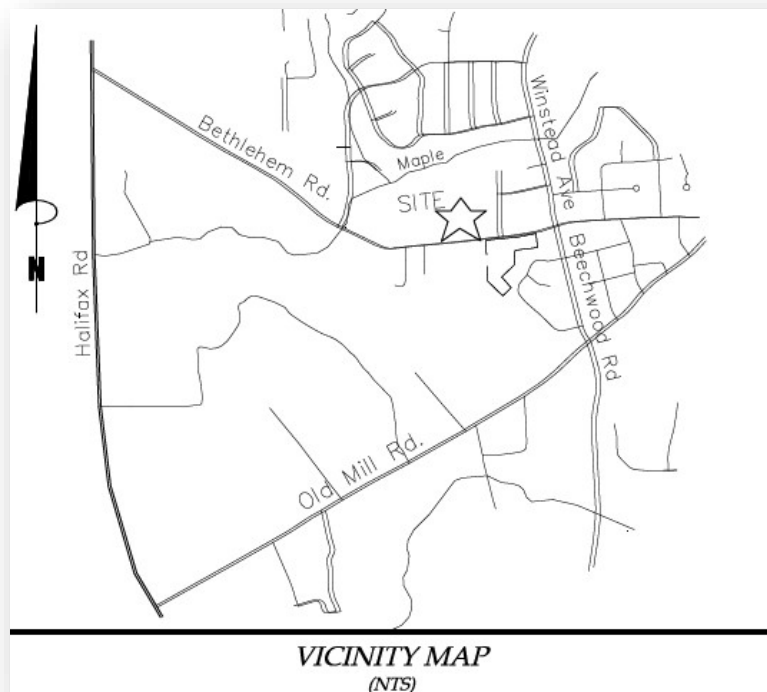


EXHIBIT C

Neighborhood Informational Meeting Sign-In Sheet
Petitioner: Mr. Marvin Shearin
 Maple Creek Subdivision – Bethlehem Road, Rocky Mount

August 29, 2023
 Council Chambers, 3rd Floor
 331 S. Franklin Street
 Rocky Mount NC

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

NAME/ORGANIZATION	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
MARY CARBONARO	936 PAMELA LN	MARYMACARONIE@GMAIL	(585) 698-0715
BOB MICHAUD	" "	" "	(585) 944-9150
Dennis + Melissa Jones	1005 Spring Forest Dr.	jonesjewels99@hotmail	252-903-3409
Kim Weaver	1012 Garden Gate Dr	kweaver2711@gmail.com	252-904-3257
Bob & Sue Boyd	107 JENNING Ce	bsboyd1800@aol.com	252-977-0979
Tim + Bobbie Scott	1013 Garden Gate Dr.	BobbieAScott@gmail.com	
Justin Ward	929 Pamela Lane		
Brenda Phillips	944 Pamela Lane	brendaphill771952@yahoo.com	252-443-6996
Jim Ward	112 Sion Ct.	slimtim252@gmail.com	252-9081508
Pamela Ward	1001 Spring Forest Drive		
Jame Ward	1001 Spring Forest Drive		
Ruth Johnson	1005 Spring Forest DR		
McLaughlin	Bethlehem Rd		

Adjacent Property Owners Notified – Maple Creek Cluster Major Subdivision Preliminary Plat

Shawnda Blackwell
940 Pamela Ln
Rocky Mount NC 27803

City of Rocky Mount
PO Box 1180
Rocky Mount NC 27802

Michelle Denise Adkins
1000 Spring Forest Dr
Rocky Mount NC 27804

Woodruff Irrev Trust 10/2/2018
1036 Kingsway Dr
Apex NC 27502

John Edward & Sharon Hakenson
108 Spring Frst
Rocky Mount NC 27803

First Free Will Bapt Church
Unknown

Brenda F Phillips
944 Pamela Ln
Rocky Mount NC 27803

Linster Jr & Tiffany N Frazier
1004 Spring Forest
Rocky Mount NC 27803

Tiffany Danielle Hunt
1009 Garden Gate Dr
Rocky Mount NC 27803

Amy Lauren Knox
1008 Garden Gate Dr
Rocky Mount NC 27803

Terry Lee Griffin
Po Box 8391
Rocky Mount NC 27804

Stewart E Stroud
920 Pamela Ln
Rocky Mount NC 27803

James N & Suzanne D Matthews
104 Spring Frst
Rocky Mount NC 27803

Malisha Eley
120 Beth Eden Ct
Rocky Mount NC 27803

Denise & Milton Earl Dancy
2124 Joelene Dr
Rocky Mount NC 27804

Tyronda Ricks
1008 Spring Forest Dr
Rocky Mount NC 27803

Patricia & Tammy L Simmons Wong
1004 Garden Gate Dr
Rocky Mount NC 27803

Abraham Moreno
916 Pamela Ln
Rocky Mount NC 27803

Pamela Ward & Jane Ward
1001 Spring Forest Dr
Rocky Mount NC 27803-

William Grant Wooten
7389 Cedar Grove School Loop Rd
Nashville NC 27856-8471

Arthur Lee Ray Jr
925 Pamela Ln
Rocky Mount NC 27803-1522

Elton Bernice Stokes
2655 Sun Valley Dr
Waldorf Md 20603

Slack Family Trust 8/11/2020
404 Elliot Ln
Pittsburgh Pa 15229

Mary & Robert E Michaud Carbonaro
936 Pamela Ln
Rocky Mount NC 27803

Lisa W Roberds & Donna Harding
1036 Kingsway Dr
Apex NC 27502

K K A Properties LLC
2156 Joelene Dr
Rocky Mount NC 27803

Herbert R Tillery
2020 Joelene Dr
Rocky Mount NC 27803

William Jr & Sharon McLaughlin
1940 Bethlehem Rd
Rocky Mount NC 27803

Charles William Jr & Essie Ruth Johnson
1005 Spring Forest Dr
Rocky Mount NC 27803

Ruth L Tabron
912 Pamela Ln
Rocky Mount NC 27803

Adjacent Property Owners Notified – Maple Creek Cluster Major Subdivision Preliminary Plat

Hannah V Jones
120 Warrington Ct
Rocky Mount NC 27803

Andrew N & Esther T Hirschberg
941 Pamela Ln
Rocky Mount NC 27803-

Willis H & Margaret W Harper
2140 Joelene Dr
Rocky Mount NC 27803

Mark C & Carol J Williams
2024 Joelene Dr
Rocky Mount NC 27803

Ralph T Barnes
908 Pamela Ln
Rocky Mount NC 27803

Spurgeon L & Diane W Davidson
913 Pamela Ln
Rocky Mount NC 27803

Corey & Ashley Nida
2012 Joelene Dr
Rocky Mount NC 27803

Alvin Ray Joyner
928 Pamela Ln
Rocky Mount NC 27803

Steven Louis Gupton
924 Pamela Ln
Rocky Mount NC 27803

David M & Teresita Lavelly
2132 Joelene Dr
Rocky Mount NC 27803

Norma J Payne
2136 Joelene Dr
Rocky Mount NC 27803

Timothy Justin & Ashley Nicole Ward
929 Pamela Ln
Rocky Mount NC 27803

Terry Lee Griffin
Po Box 8391
Rocky Mount NC 27804

Beth B Covolo
2128 Joelene Dr
Rocky Mount NC 27803

Sharon F & Stephen C Drake
1824 Mapleton Dr
Rocky Mount NC 27803

Ronald J Berna
2028 Joelene Dr
Rocky Mount NC 27803

William S & Naweah P Atta Gibson-Hill
209 Allendown Ln
Knightsdale NC 27545

Margaret P Williams
PO Box 1398
Rocky Mount NC 27802-1398

Larry S & Anita F Odom
921 Pamela Ln
Rocky Mount NC 27803

James Allen Jr & Sybil Hodge
933 Pamela Ln
Rocky Mount NC 27803

William C Alston
2016 Joelene Dr
Rocky Mount NC 27803

Thomas V & Sandra B Miller
4185 Meadowview Ln
Rocky Mount NC 27804

Amy Lauren Knox
1008 Garden Gate Dr
Rocky Mount NC 27803

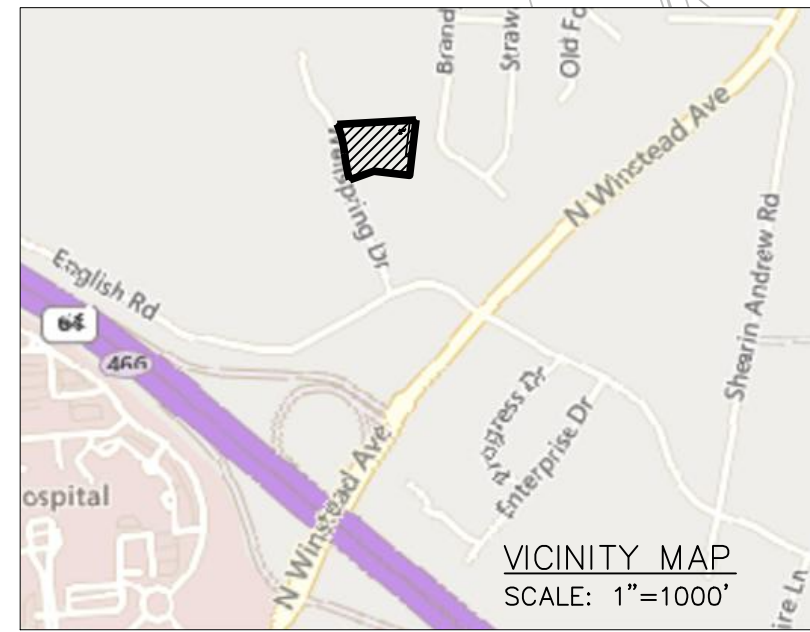
Councilmember Tom Harris
801 Joshua Clay Dr
Rocky Mount, NC 27803

Mayor C. Saunders Roberson, Jr.
130 S. Franklin St
Rocky Mount, NC 27802-1180

Requested Action:	Preliminary Planned Building Group
Location:	190 Wellspring Drive
Existing Land Use:	Undeveloped
Site Plan Data:	±2.249 acres
Applicable Regulations:	LDC Sec. 712. D. 3. a
Owner:	Jai Amba Maa (JAM) Hospitality Rocky Mt. LLC
Applicant:	Ron Patel; Mycroft Construction, Inc.
Prepared By:	Briana Eddy; Joyner Keeny PLLC
Case Manager:	JoSeth Bocook, Deputy Director of Development Services
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. Fire: Please show location of proposed Fire Department Connection (FDC) on the plan to ensure proposed hydrant location is acceptable.



C-00

Zoning Review

Requested Action: I-2 to B-5
Location: N Wesleyan Boulevard @ SE Intersection of Thomas A Betts Parkway [PIN 386214343819U]
Site Data: ± 7.01 acres
Existing Land Use: Undeveloped
Applicant: RaceTrac, Inc.
Property Owner(s): Thomas Pearsall, Jr. et al. Trust
Case Manager: Stephanie Goodrich, Senior Planner
Voting Representatives: City Members

ANALYSIS:

a) Land uses: Subject site and vicinity

The subject site is an approximately ± 7.01 -acre parcel, having PIN 386214343819, located on Wesleyan Boulevard southeast of the junction with Thomas Betts Parkway. The subject property is zoned Heavy Industrial District, (I-2). The request is to rezone to Business services district (B-5), which is intended to provide a wide variety of commercial uses.

The property to the north is zoned I-2 and the property to the south is zoned Business service district (B-5).

Many of the surrounding properties are undeveloped. The property to the north is developed as a truck trailer supply and the CSX railroad freight transfer station is located behind the subject property on the other side of the tracks. The northwest corner of the intersection with Thomas Betts is a recreation area of Wesleyan College.

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 2004, the parcel approximately 450 feet to the south was rezoned from I-1 to B-5. It was being used as an access point to the adjacent barber shop, which appears to be vacant.

Other requests in the vicinity of the subject site include rezoning from I-1 to B-5 the adjacent undeveloped property to the south in 2002 and rezoning from I-1 to O-ICD the property containing the above referenced barber shop in 2000.

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."

d) Transportation

The subject property has approximately 595 feet of road frontage on N. Wesleyan Blvd (US 301 BYP N) and is situated immediately south and east of Thomas A. Betts Pkwy. At this location, US 301 North is a four lane, two-way, median divided major arterial roadway with estimated practical capacity of 41,700 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of about 21,500 VPD per NCDOT (2019) data.

The subject parcel has direct access to Route 9 on Tar River Transit system (Battleboro/Goldrock Shuttle). The parcel does not have direct access to bicycle amenities. Sidewalks do not exist at this parcel's location.

According to the Institute of Transportation Engineers "Trip Generation Manual" rezoning a seven-acre parcel to the B-5 district may generate 112 new vehicle trips per day on an average weekday. Volumes may be affected depending on how the parcel is developed.

RECOMMENDATIONS: NCDOT Driveway Permit required for any new driveways, alterations, or changes in use, onto N. Wesleyan Blvd. The driveway permit will be reviewed concurrently by NCDOT and the City of Rocky Mount. Any new developments at this site will require a payment in-lieu of installing sidewalk along the ditch-lined road frontage. A traffic impact analysis (TIA) will be required if the new development adds 1,000 new trips per day, or 100 new peak hour trips. Other mitigation measures may be required as site development plans are reviewed.

e) Community impact

This request will not result in an increase to the zoning intensity of the area and aligns with expectations for infill along major corridors.

The B-5 district is intended to provide services and a variety of commercial uses adjacent to rail sidings and primary street and related areas of mixed commercial enterprises as set forth within the Land Development Code.

f) Notice and public response

The applicant conducted a neighborhood meeting with area stakeholders on August 30, 2023; minutes from the meeting are enclosed.

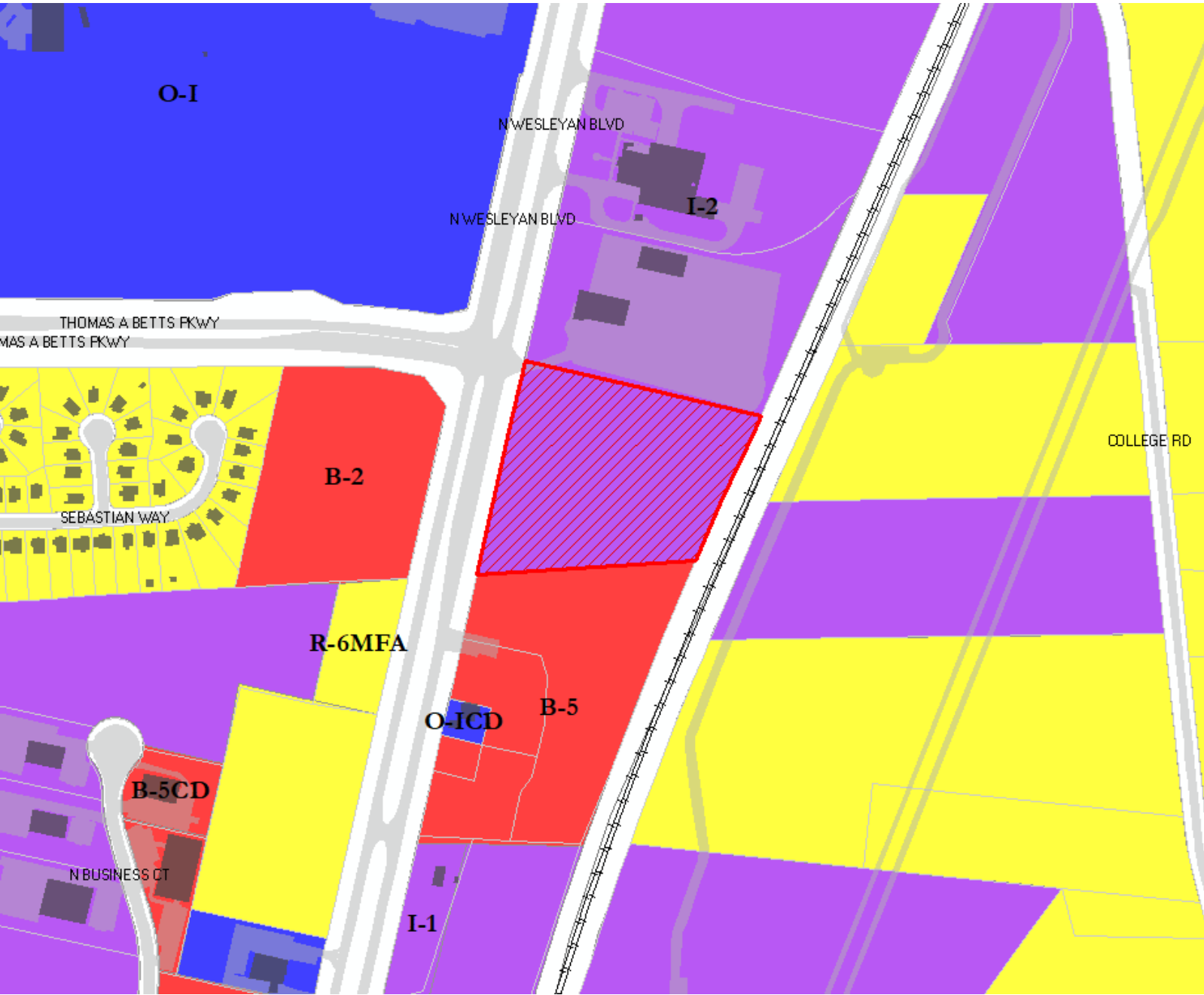
Notification of this public hearing was sent to property owners within 250' of the subject site (see attachments). A notification sign was posted on the subject property and the Planning Board agenda is listed on the City's website.






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 Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

5.1 – Rezoning Request # 04-09-23
Zoning Map

I-2 to B-5
[Ward 2]



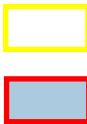
-  Subject Property
-  Residential
-  Transitional
-  Commercial
-  Industrial

5.1 – Rezoning Request # 04-09-23
Aerial Image & Adjacent Owners Notice Map

I-2 to B-5
[Ward 2]



ROCKY MOUNT
DEVELOPMENT SERVICES
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Subject Property

Property Owners Mailed Notice

N Wesleyan Blvd 386214343819U – Property Owner(s) Notified

5.2

Francis Marion Barnes
Po Box 7456
Rocky Mount NC 27804

Bearcat Properties LLC
470 Bass Rd
Nashville NC 27856

CSX Transportation Inc
500 Water Street,J180
Jacksonville FL 32202

NC Wesleyan College
3400 N Wesleyan Blvd
Rocky Mount NC 27804-8677

Mack B. Pearsall, et al
1 Page Ave, Suite 215
Asheville NC 28801

Thomas Pearsall, Jr Trust et al
One Page Ave Ste 215
Asheville NC 28801

Hassan Munir Safa Shehadeh
604 Eagles Ter
Rocky Mount NC 27804

Councilmember Jabaris D. Walker
4245 Belmont Villas Way
Rocky Mount, NC 27804

Councilmember Reuben C. Blackwell,
IV
P.O. Box 2723
Rocky Mount, NC 27802

Mayor C. Saunders Roberson, Jr.
130 S Franklin Street
Rocky Mount, NC 27802-1180

Neighborhood Informational Meeting Report

Petitioner: RaceTrac, Inc.

Rezoning N Wesleyan Blvd 386214343819 @ SE Intersection of Thomas A Betts Parkway

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 August 18, 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 Wednesday, August 30, 2023 at 6:00 pm at Rocky Mount City Hall (331 S Franklin Street).

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The neighborhood informational meeting was attended by F. Marion Barnes, and Deputy Director of Development Services JoSeth Bocook. The Petitioner was represented at the neighborhood informational meeting by Esq. William C. McKinney.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Barnes and Mr. McKinney talked through concerns related to traffic and vehicle accidents that have occurred in the past near the intersection of N. Wesleyan Blvd and T.A. Betts Parkway. Subsequently, the two visited Mr. Barnes adjacent property and talked through concerns regarding the access point to the site proposed for rezoning. Namely, these issues regarding ingress and egress near his property and whether that ingress and egress would frustrate the operation of his enterprise, as both properties would be using the same road. Questions remain as to who owns and maintains that portion of Betts Parkway once it crosses US 301 and thus who would have access to it.

Respectfully submitted, this 1st day of September, 2023.

Exhibit A – Stakeholder Notification List

Name	Address	City State Zip
FRANCIS MARION BARNES	PO BOX 7456	ROCKY MOUNT NC 27804
BEARCAT PROPERTIES LLC	470 BASS RD	NASHVILLE NC 27856
CSX TRANSPORTATION INC	500 WATER STREET.J180	JACKSONVILLE FL 32202 ROCKY MOUNT NC 27804-
NC WESLEYAN COLLEGE	3400 N WESLEYAN BLVD	8677
MACK B PEARSALL ET AL	1 PAGE AVE SUITE 215	ASHEVILLE NC 28801
THOMAS PEARSALL JR ET AL TRUST	ONE PAGE AVE STE 215	ASHEVILLE NC 28801
HASSAN MUNIR SAFA SHEHADEH	604 EAGLES TER	ROCKY MOUNT NC 27804
Mayor C. Saunders Roberson, Jr.	130 S Franklin Street	Rocky Mount, NC 27802-1180
Ward 2 Councilmember Reuben C. Blackwell, IV	P.O. Box 2723	Rocky Mount, NC 27802
Ward 7 Councilmember Jabaris D. Walker	4245 Belmont Villas Way	Rocky Mount, NC 27804
Director of Development Services Emilie Pinkston	331 S Franklin Street	Rocky Mount, NC 27802-1180

Exhibit B – Written Notice

August 18, 2023

Subject: Neighborhood Informational Meeting – Rezoning Request filed by Racetrac Petroleum, Inc. to rezone approximately 7.01 acres located at Tax Pin # 386214343819U on N Wesleyan Boulevard from I-2 to B-5

August 30, 2023 at 6:00PM

Rocky Mount, NC City Hall

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 7.01-acre site located at Tax Parcel ID 386214343819U.

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 August 30, 2023 at 6:00PM. 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 Tommy Pease by calling 770-595-0309 or emailing tpease@racetrac.com.

Sincerely,

Tommy Pease

cc: Director of Development Services Emilie Pinkston
Councilmember Reuben C. Blackwell, IV
Councilmember Jabar D. Walker
Mayor C. Saunders Roberson

Requested Action: I-2 to MHP
Location: Sunset Avenue [PIN 382008972953U]
Site Data: ± 1.57 acres (portion of ± 50.14 -acre site)
Existing Land Use: Undeveloped
Applicant: Thomas White; Axiom Development, LLC
Property Owner(s): Clifton Price Harper, Jr.
Case Manager: Bernetta Smith, Planner
Voting Representatives: City & Nash Members

ANALYSIS:

a) Land uses: Subject site and vicinity

The subject site is an approximately ± 1.57 acres portion of a ± 50.14 acre parcel, having PIN 382008972953U, located on Sunset Avenue. The subject property is zoned Heavy Industrial District (I-2)

The properties to the north of the subject site are zoned B-2 (Commercial Corridor District). To the west of the subject site are properties zoned I-2 and O-ICD (Conditional Office & Institutional District). To the south are properties zoned I-2 and Nash County and the east are properties zoned, B-2, MHP (Manufactured Home Park), O-I and O-ICD.

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 2021, the parcel at 4513 Sunset Avenue, was rezoned from MHP to B-2.

c) Conformance with Comprehensive Plan

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

d) Transportation

At this location, Sunset Ave is a three-lane, two-way with center turn lane, major arterial, with estimated practical capacity of about 38,000 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of about 13,000 VPD (2019) per NCDOT data. (Sunset Avenue is currently under construction at this location, and it will be going from the current 2-lane configuration to a 4-lane divided configuration.)

The subject parcel direct access to Tar River Transit Route 8 (NCC/Little Easonburg Shuttle). The parcel does not have direct access to bicycle amenities. Sidewalks do not currently exist at the location, but they will be constructed as part of the ongoing NCDOT widening project.

According to the Institute of Transportation Engineers “Trip Generation Manual” rezoning about 1.57 acres into a Mobile Home Park could potentially generate about 25 new vehicle trips per day on an average weekday.

RECOMMENDATIONS: NCDOT Driveway Permit will be required for access to the site on Sunset Avenue. The driveway permit will be reviewed concurrently by the City of Rocky Mount and NCDOT. Any new developments at this site will require a payment in-lieu of installing sidewalk due to the existing widening project. A traffic impact analysis (TIA) will be required if the new development adds 1,000 new trips per day, or 100 new peak hour trips. Other mitigation measures may be required as site development plans are reviewed.

e) Community impact

The MHP district is intended to provide for urban residential development, which is designed for medium density residential areas for individual manufactured homes and additional open areas where similar residential development will be a viable land use. Permitted uses are designed to stabilize and protect the essential characteristics of the area and permit certain home occupations as set forth in this Land Development Code.

The city has received a petition to annex and rezone the entirety of the remainder of the property and an additional ± 9.47 -acre portion of the adjacent parcel to the south. A neighborhood/informational meeting shall be conducted prior to the public hearing for consideration of the rezoning by City Council.

f) Notice and public response

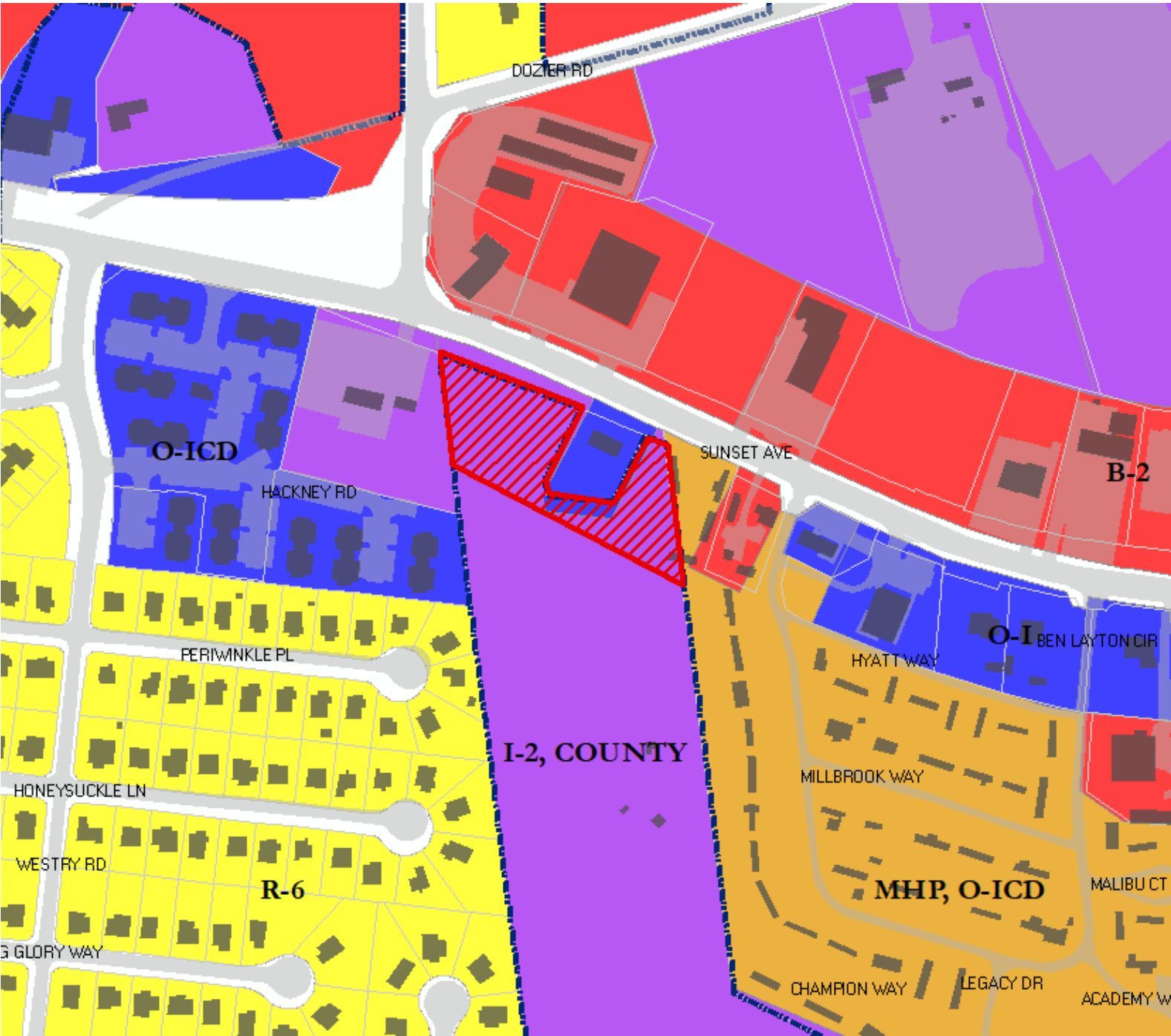
Notification of this public hearing was sent to property owners within 250’ of the subject site (see attachments). A notification sign was posted on the subject property and the Planning Board agenda is listed on the City’s website.






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 Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

5.1 – Rezoning Request # 05-09-23
Zoning Map

I-2 to MPH
[County]



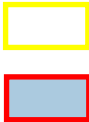
-  Subject Property
-  Residential
-  Transitional
-  Commercial
-  Industrial

5.1 – Rezoning Request # 05-09-23
Aerial Image & Adjacent Owners Notice Map

I-2 to MHP
[County]



ROCKY MOUNT
DEVELOPMENT SERVICES
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Subject Property
Property Owners Mailed Notice

Choy Holdings LLC
4205 Edwards Mill Rd
Raleigh NC 27612

Clifton Price Harper Jr
8904 Columbine Dr
Raleigh NC27613-

Dennis B & Deborah G Williams
4575 Sunset Ave
Rocky Mount NC 27804

Ewt 79 LLC
99 Fisherville Rd
Concord NH 03303

Jeffrey & Denise E Sykes
4510 Sunset Ave
Rocky Mount NC 27804-

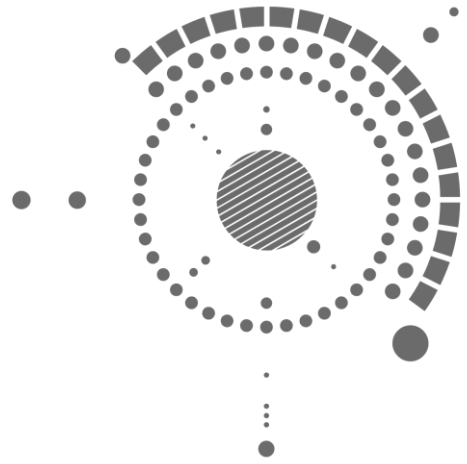
Ray M & Joan M Sykes
902 Carriage Trl
Rocky Mount NC 27804

Ronnie & Kristen G Evans
4595 Sunset Ave
Rocky Mount NC 27804

Talia Enterprises Inc
2912 Meadowbrook Rd
Rocky Mount NC 27801

Tbw Properties LLC
1086 Red Oak Rd
Nashville NC 27856

Williams General Contractors LLC
4497 Sunset Ave
Rocky Mount NC 27804



ATTENTION:

The next regular meeting of the
City of Rocky Mount Planning Board
is scheduled for
Tuesday, October 10, 2023 at 5:30 p.m.

