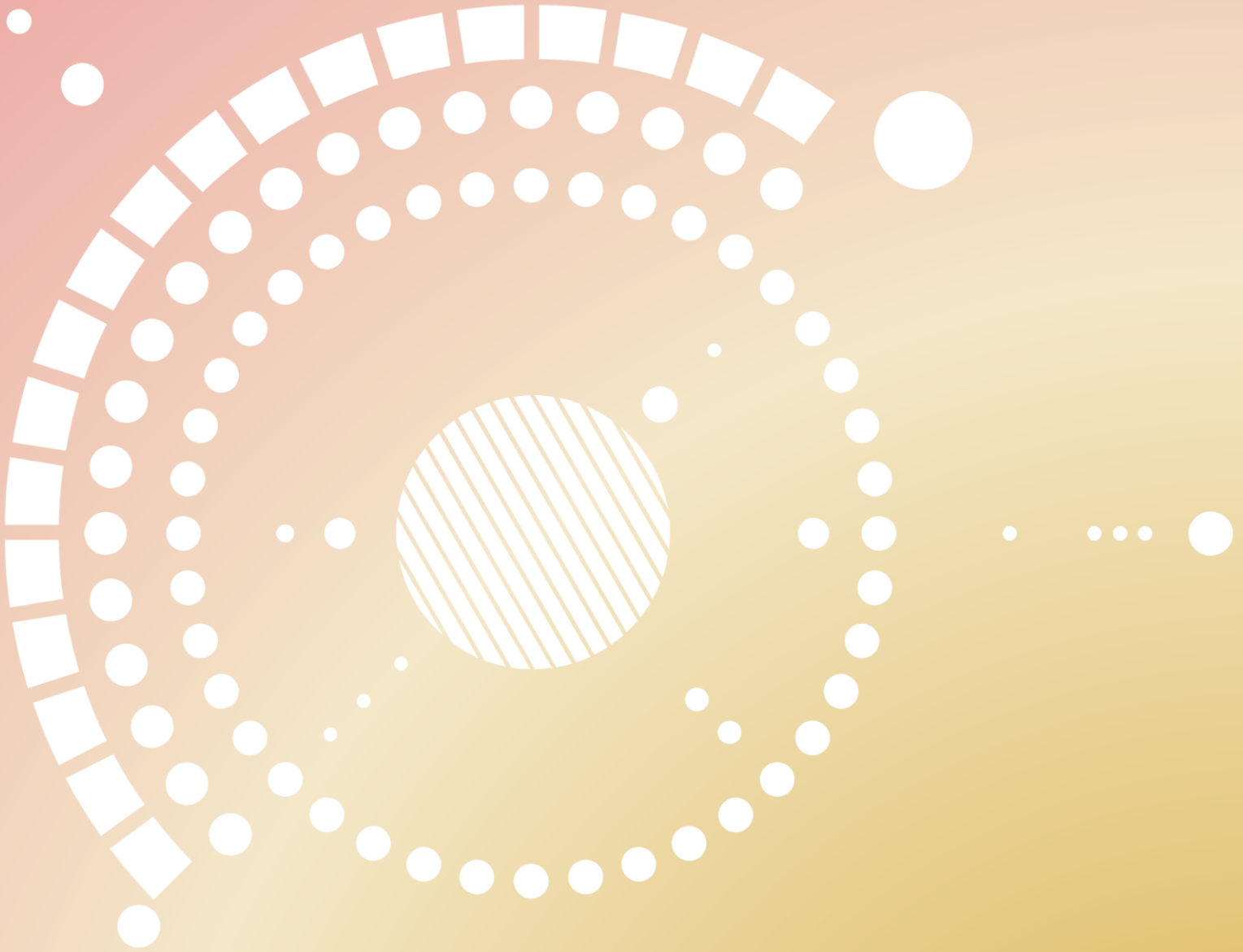


# Planning Board Staff Report

October 10, 2023



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



**AGENDA**  
**ROCKY MOUNT PLANNING BOARD MEETING**  
**OCTOBER 10, 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:** September 12, 2023
- 4. Development Review**
- 5. Zoning Review**

**5.1 Rezoning Request # # 05-10-23**

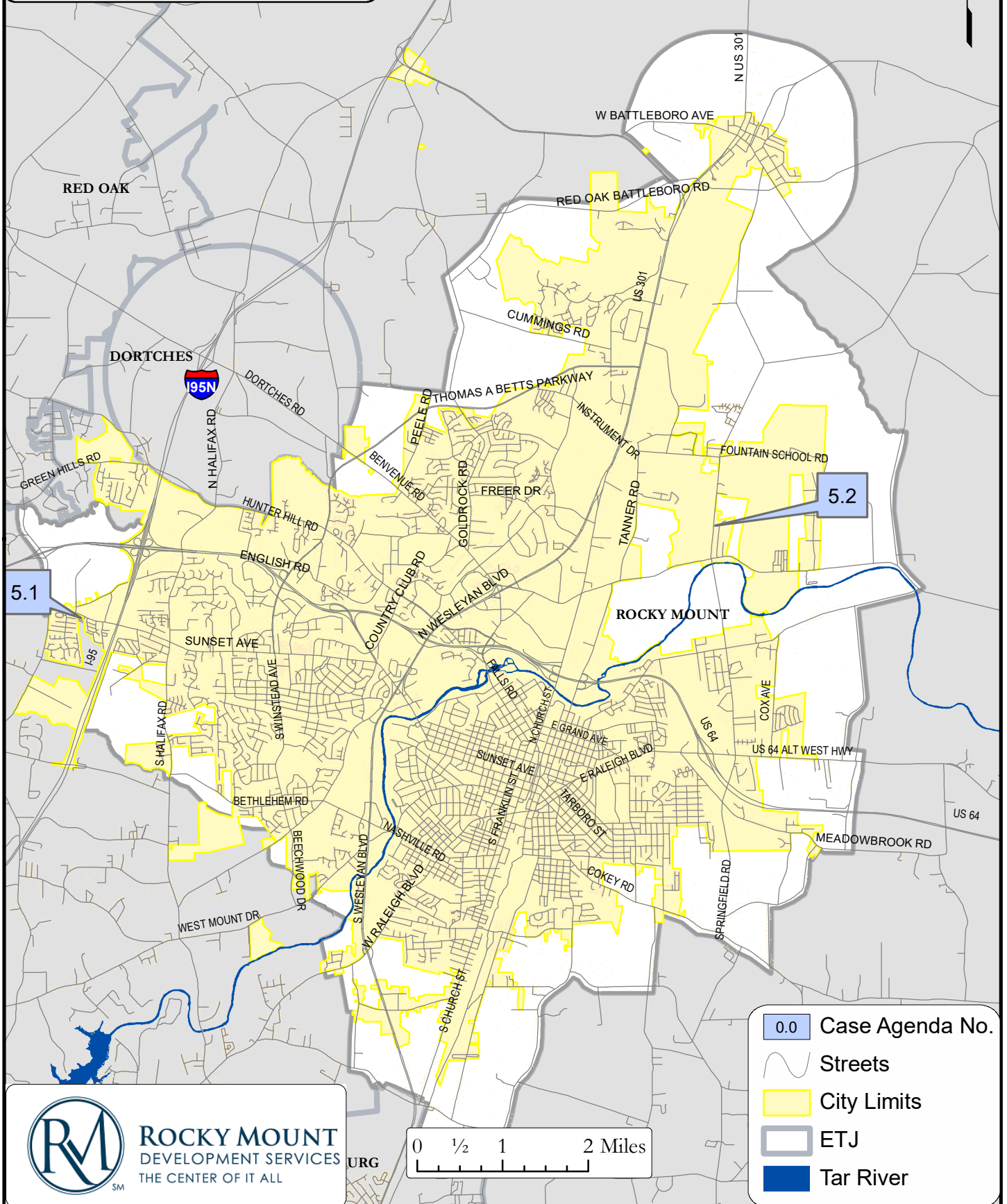
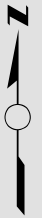
Requested Action: I-2 to R-6MFA  
Location: Sunset Avenue [PIN 382008972953U] and PIN [382012960747]  
Site Data: ±59.61 acres  
Existing Land Use: Undeveloped  
Applicant: Thomas White; Axiom Development, LLC  
Property Owner(s): Clifton Price Harper, Jr.  
Case Manager: Bernetta Smith, Planner  
Voting Representatives: City & Nash Members

**5.2 Rezoning Request # # 06-10-23**

Requested Action: O-I and A-1 to R-6MFA  
Location: 2947 Old Battleboro Road  
Site Data: +8.24 acres  
Existing Land Use: Religious Institution and Office  
Applicant: Kupona Properties, LLC  
Property Owner(s): Kupona Properties, LLC  
Case Manager: Stephanie Goodrich, Senior Planner  
Voting Representatives: City & Nash Members

- 6. Planning Review**
- 7. Other**
- 8. Items from the Planning Board**
- 9. Items from the Secretary**
- 10. Adjournment** (Next regular meeting: November 14, 2023)

PLANNING BOARD  
AGENDA MAP INDEX  
OCTOBER 10, 2023



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

**MINUTES OF THE  
ROCKY MOUNT PLANNING BOARD MEETING  
HELD SEPTEMBER 12, 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

**MEMEBERS ABSENT**

Robert Davis  
Robert Hudkins  
Monica Underhill

**STAFF PRESENT**

Samantha Andelin, Administrative Assistant  
JoSeth Bocook, Deputy Director  
Gabrielle Bryson, Storm Water Engineer  
Ramon Muckle, Traffic Engineer  
Emilie Pinkston, Development Services Director  
Jordan Reedy, Principal Transportation Planner  
Bernetta Smith, Planner  
Tiffany Wright, Planning Technician

**1. Call to Order**

The chair called the meeting to order at 5:37 p.m.

**2. Approval of the Agenda**

The chair presented the agenda and staff advised there was one change. Mr. Bocook advised that agenda item 5.2 Rezoning Request 05-09-23 will not be able to be heard. Rezoning requests in the city's ETJ require a five-member vote, unfortunately there were only four members seated. This item will be added to next month's agenda. With the change noted the board approved the agenda.

**3. Approval of the Meeting Minutes: August 8, 2023**

The chair presented the August 8, 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 Maple Creek Preliminary Major [Cluster] Subdivision Plat #762**

At the request of the chair, Nick Rightmyer, PE, of Joyner Keeny, PLLC, representative for the developer of the project, provided an overview of the Preliminary Major [Cluster] Subdivision Plat located at 1930 Bethlehem Road, [PINs 373908986297, 373908988825U, 373908983727] containing approximately 21.60 acres. Mr. Rightmyer stated that the subject site is directly adjacent to Pamela Lane and on the other side is Spring Forest Drive. He stated that Maple Creek runs along the rear of the property and a certain portion is within the floodplain and contains wetlands in the rear of the site. It is currently zoned R-10 and the proposal is to develop a residential cluster major subdivision which is a use by right in the R-10 district. The subdivision contains 74 proposed building lots and one eight-acre open space lot. The average lot size is approximately 6,000 square feet which is similar to the minimum lot size in an R-6 zoning district. This subdivision would include 2,800 linear feet of roadway with a 42-foot right-of-way. The residential cluster development standards require a 20-foot buffer around the perimeter of the entire property. He stated that they have also included a 5-foot non-access easement along Bethlehem Road so that all lots are accessed through the interior of the site, and a streetscape buffer along Bethlehem Road.

Mr. Rightmyer stated that they conducted a neighborhood meeting on August 29. The largest concern expressed by residents that attended was stormwater. With this property located in a flood zone there are existing flooding issues. The proposed design will meet all the requirements of the city's stormwater ordinance, they are required to prepare a stormwater management plan to address the stormwater run-off. He stated that traffic was also brought up during the meeting and he has reviewed the traffic counts for Bethlehem Road and the count numbers are very similar to other types of collector roads in the area. There were also concerns about the density due to the cluster option. There are several examples of R-6 developments in the area and this property is very similar to the 50-acre parcel that was rezoned to R-6 during the August meeting. He stated that if this is approved the staff will have additional opportunity to review more detailed plans, including stormwater management plan, erosion control plan, details of the water and sewer extensions.

The chair called for questions/comments from the board for the applicant.

Mr. Berry stated that he noticed there was not an HOA which would be required to maintain the areas that are not developed, which is the flood plain and floodway. Another issue is that land is being used that is not buildable to go towards the density which he thinks is circumventing the intent of the cluster.

Mr. Rightmyer responded that he did not have any knowledge of a proposed HOA, that would be something the developer would decide on, which is not to say that he is not planning on creating one.

Mr. Berry stated that he thought that an HOA is important, and that part of the code is that portion of the land be usable to the residents, and he doesn't see where that would be usable land.

Mr. Sperati stated that the city codes states that the property should be legally practical and accessible to the residents of the development. He asked what percentage of the property that is not being developed that is in or near the floodplain would be practical use for recreational activities.

Mr. Rightmyer stated that the area in the floodplain floods during large storms, but most of the time they are not flooded and is unsure of the current condition. He stated that he believes it is wooded at this time and if cleared it may be available for nature trails.

Mr. Sperati asked if it met the common space requirements. Mr. Rightmyer stated that it does, it is approximately 8 acres, and the entire property is about 20 acres. Mr. Sperati stated that both alternative maps include 73 lots. Mr. Rightmyer stated that the alternate option map shows 63.

Mr. Rightmyer stated that there were concerns about what was proposed to be built on the property. He stated that he had discussed it with the developer and that he planned to build something like homes in Beth Eden.

At the request of the chair, Development Services Deputy Director JoSeth Bocook stated that 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: 1. 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? 2. Is the proposed reduction in lot size and front, side, and rear building setbacks appropriate at this location? 3. Is the common area legally and practically accessible to the residents of the development? 4. Is the location and arrangement of the proposed open space sufficient?

Mr. Bocook reiterated that a neighborhood meeting was held on August 29, 2023, in the Fredrick E. Turnage Municipal Building, 331 S. Franklin Street on the 3<sup>rd</sup> floor in the George W. Dudley City Council Chambers and that the meeting minutes were submitted to the Department of Development Services. This meeting was conducted pursuant to the provisions of the city of Rocky Mount Land Development Code. Mr. Nick Rightmyer, PE, acting as design engineer, was present to speak about the proposed Maple Creek Subdivision. The Preliminary Plat was displayed, and copies were handed out. Mr. Rightmyer used the city GIS website to display the site which included streets, homes, flood zones and other information to describe the project. It was stated that 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.

Mr. Bocook stated that staff recommends approval of the amended construction planned building group with consideration that all outstanding comments 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 of the request. There were none.

The chair called for questions/comments from the public in opposition to the request.

Sybil Hodge (933 Pamela Lane) Ms. Hodge stated that she was there when Hurricane Floyd came through and flooded that area. She presented pictures for Board review and stated that the morning after the storm the residents of that area could not get out in any direction. Besides her concerns regarding flooding, she is also concerned about the increased traffic.

Ralph Barnes (908 Pamela Lane) Mr. Barnes stated that he was there in 1999 when it got flooded and it went all the way up to 912 Pamela Lane. He stated that his family had to evacuate, and it was rough. He stated that it is just wetlands through that area. The house that sits in the middle of the cul-de-sac floods every time there is heavy rain and they have had to be rescued 3-4 times. He stated that it was bad during hurricane Matthew as well. He stated that the map that was given to him was small, and he could not tell the location of the proposed sites. Mr. Berry stated that it appears that it is right behind his property. Mr. Barnes stated that he is more worried about flooding and getting stuck in the cul-de-sac. Mr. Berry asked if Mr. Barnes' concern was with the construction of new/more homes, would the flooding be worse. Mr. Barnes stated that the removal of the trees could increase the flooding and the wildlife would be pushed out.

Tim Ward stated that he does not live in the area, however, his son and daughter-in-law does and that he has put a lot of work into fixing up their property and would really hate to see the property value go down. He stated that he sees this as a loophole to develop as an R-6 when it is an R-10 just because of the property that is no good being it's in the floodplain. He reiterated that it does not have a homeowner's association. He stated that if the developer would build homes like Beth Eden and implement a HOA so lots are taken care of and maintained, it would not cause the homes around them to depreciate as much. He stated that if no one is held responsible for taking care of the area to be used for recreation it will grow up. He stated that he is concerned about runoff and erosion.

Robert Michaud (936 Pamela Lane) Mr. Michaud stated that his backyard will abut to site. He stated that a case like this, in the same area, was denied at a previous meeting. He stated that he does not understand how this development would be helping anyone. The lots and houses would be smaller, there would be more traffic and more people. He stated that there would be a 20-foot buffer between his property and the abutting property and was concerned about who would be responsible for taking care of it. He stated that he was curious as to why the developer was not in attendance to answer questions. He stated that it is a great neighborhood, and he would like it to stay that way. He stated that the property had been used as farmland and to develop it may have to be built up, which would cause more flooding issues. He stated that even after a little rain his backyard floods and is very wet. He stated that the farmer who farmed it kept it neat, however now there are weeds as tall as he is, no one is maintaining it.

Sharon McLaughlin (1940 Bethlehem Road) Ms. McLaughlin stated that her property is in the center of the proposed site and that all three sides are adjacent to her property. She asked city staff to clarify how the tiering will affect her property as the development will be on all three sides. She stated that some concerns were related to traffic. She stated that the developer was not present at the neighborhood meeting and was not able to get clarity on specific concerns. She stated that the representative advised

there would be a runoff pond at the lowest end of the property, the lowest end of the property is where others have mentioned where it floods. She stated that when she originally purchased her property, she had the opportunity to purchase additional acreage, however, they turned it down because 7.5 acres were considered wetlands. She stated that looking at the proposed site trees will have to be cut down, removing the root system from an area that already floods. She stated that the developer has had the property since February and has not maintained it and is concerned that no one will maintain the 20-foot buffer. She stated that since it has been used agriculturally there is wildlife that will have to relocate. The rodents and snakes are going to go to the closest place to survive. She stated that residents have been told that it is proposed to be like houses in Beth Eden however they have also been told it may be townhomes, and residents are just unclear. Mr. Berry stated that once it is approved the developer can build anything that adheres to that specific zoning. Ms. McLaughlin asked how will the surrounding neighborhoods benefit from what they are proposing to do and stated that there were no benefits at this point. She stated that they are not a community that has a lot of transition, if the value of the homes decrease, individuals will not be able to afford something comparable to what they paid for their current home, and asked how to make it a win, win for everyone. She stated that 70 homes on 14-acres is a lot of homes, especially clustered.

Mr. Berry asked Ms. McLaughlin if she was opposed to any development on that land as she spoke of a win-win. Ms. McLaughlin stated that she does believe there is win-win. She stated that the area that was farmed would probably be most conducive for building houses. She stated that the bottom line is that the developer's job is to make money, however their job is to survive. The developer can make more money, but they do not have the opportunity to just up and leave or take all the hits including the decrease in property value. A win-win would be to develop the areas that are safe, and maybe a reduction in the number of units.

Mary Carbonaro (936 Pamela Lane) Ms. Carbonaro stated that she appreciated the members who took the time to come to the meeting and wished more could have come. She stated they moved to the area to be closer to her grandchildren. She stated that she measured the weeds with a tape measure before the meeting and stopped at 7 feet. Ms. Carbonaro stated that she is concerned for her grandchildren while visiting because of the weeds and the water. She stated that with more building will bring in more water. She stated that as she was walking one evening towards the back of Pamela Lane, where it floods, the mosquitos were already bad, and that more standing water would only make it worse. She stated that she did not have any opposition to new neighbors, just concerned about the maintenance of the buffer and increased flooding. She stated that the developer did not show up for the informational meeting or tonight and questions his concern of their opinion and if he is not concerned now, he will not be concerned later.

Justin Ward (929 Pamela Lane) Mr. Ward stated that it can be called an R-10 with a cluster option, but at the end of the day it is an R-6 with the houses as close as they are. He stated that it is a lot of impermeable surfaces and that water from the rooftops, driveways and roads will shed fast and even though a retention pond will help but the water must come out of the pond, eventually draining into Maple Creek, overwhelming the creek. He stated that if the developer would just develop it as an R-10 and follow the rules for R-10 it would be a lot better and a lot more of the water could be absorbed into the pond, into the natural areas of the yards. He stated that the lack of an HOA concerns him with accountability of maintenance.

Tim Ward asked if there were any plans to widen Bethlehem Road. Jordan Reedy stated that it is in the long-range Metropolitan Plan and that it is in the NCDOT corridor. He stated that this is a 30-year plan and no funds had been reserved for it at this time.



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

Mr. Mayo asked what the price range of the proposed homes would be. Mr. Rightmyer stated that he did not have that information.

Mr. Davis stated that when Mr. Rightmyer gave his presentation, he spoke about storm water and storm water runoff, there was no solution, he stated that he spoke about traffic and there was no solution, he spoke about density and erosion problem as well. Mr. Davis stated that with all of this taken into consideration a retention pond can only be so wide and so deep and asked what the dimensions of the retention pond would be. Mr. Rightmyer stated that he did not have that information. Mr. Davis stated that once you take down all the trees and the root system is taken away there will be severe damage. Mr. Davis stated that he wants to approve but there are no solutions being given to any problems. Mr. Rightmyer stated that the requirement of the city is that they look at the amount of runoff currently, then they look at it post development and the difference of the runoff rates is what determines the size of the retention pond.

Mr. Davis asked how the city has addressed the flooding problem in this area. He stated that if they are still experiencing problems as they did 10-15 years ago nothing has been done to help them out. Ms. Bryson stated that it is not a very happy answer to give, and she has not been with the city very long so she cannot speak about what the city has done. She stated that it is important to let people know that they are going to be in a floodplain, because there is not a lot, we can do to stop hurricanes. She stated that it is her professional opinion that if she was buying a house, she would not want to be in an area that was in a 100 flood plain, which means every 25 years there is a 36% chance it may flood. She stated there is not anything you can do to prevent flooding in the flood plain. She stated that changing flood plain elevations is illegal and that the water will just have to recede when it happens.

A motion was made by Bruce Berry seconded by Johnnie Mayo, Jr. and unanimously carried, to deny the Preliminary Major [Cluster] Subdivision Plat located at 1930 Bethlehem Road.

#### **4.2 Springhill Suites Preliminary Planned Building Group #763**

At the request of the chair, Nick Rightmeyer, PE, of Stocks Engineering, representative of the property owner, provided an overview of the preliminary planned building group, located 190 Wellspring Drive, containing approximately 2.249 acres. Mr. Rightmeyer stated that the proposed development is a 5-story 94-room hotel with 102 parking spaces. There is interconnectivity to the adjacent property, there is an area assigned for stormwater retention. He stated that this plan has been through the development review committee and has addressed all but one of the comments, which is the location of the Fire Department Connection which will be addressed during the design process.

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 190 Wellspring Drive with the existing land use listed as undeveloped. The proposed construction is a 5-story hotel with 102 parking spaces. Hotels are an allowed use in the zoning district. In pursuant of the Land Development Code there will be a landscape buffer and streetscape.

Mr. Bocook stated that city staff recommends approval of the amended construction planned building group on condition that the following comments are resolved: Fire: Please show location of proposed Fire Department Connection (FDC) on the plan to ensure proposed hydrant location is acceptable.

The chair called for any comments/questions from the board for city staff.

Mr. Davis asked what was the estimated time that the comment would be resolved. Mr. Bocook stated that it should be soon as the committee meets weekly, and that the location of the sprinkler would be during the design process.

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

A motion was made by Johnnie Mayo, Jr., seconded by Bruce Berry, and unanimously carried to approve the preliminary planned building group located at 190 Wellspring Drive on the condition that the comment regarding location of proposed Fire Department Connection (FDC) on the plan to ensure proposed hydrant location is acceptable is resolved.

## **5. Zoning Review**

### **5.1 Rezoning Request #04-09-23**

At the request of the chair, JoSeth Bocook presented the request for rezoning submitted by RaceTrac, Inc., representative of Thomas Pearsall, Jr. et al. Trust property owner. The subject site is an approximately  $\pm 7.01$ -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.

Mr. Bocook advised that 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.

Mr. Bocook advised that the Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as being in a "Planned Infill Growth Area".

Mr. Bocook advised that 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.

Mr. Bocook stated that it is recommended that a NCDOT Driveway Permit is received for any new driveways, alterations, or changes in use, onto N 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 sidewalks 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.

Mr. Bocook stated that this request will not result in an increase to the zoning intensity of the area and aligns with expectations for infill along major corridors. He stated 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.

Mr. Bocook advised that the applicant conducted a neighborhood meeting with area stakeholders on August 30, 2023; minutes from the meeting are enclosed in the staff report for the board to review. He advised that 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 and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

The chair called for questions/comments from the Board for staff.

Mr. Sperati asked if there was any kind of entrance onto Wesleyan. Mr. Bocook stated that there was not, but there is an existing drive at the north where the property owner to the north utilizes, but this property does not have an existing drive. Mr. Berry asked if the driveway to the north encroaches on the subject property? Mr. Bocook stated that it was possible, but not certain.

The chair called for questions/comments from the Board for the applicant. William McKinney, attorney with Haynesworth Sinkler Boyd, PA representative of the applicant RaceTrac, Inc. was available to answer questions. Mr. McKinney stated that the deed for the property includes authorization to access to the property to the north. This is part of the rights and expectations when the transfer was initially done. He stated that RaceTrac has a solid track record developing quality products. The area they are proposing to develop is in the growth trajectory of the city that would bring a new business opportunity to the region and will bring 10-15 jobs. He stated that they have noted there is a fair amount of traffic on that road which is why they are interested in developing it. He stated that additional commercial opportunities are likely to improve some of the traffic flow that is there and will result in a safer and more predictable traffic environment.

Mr. Sperati asked if it was their intention to use the existing entrance. The representative stated that the goal would be to work with NCDOT to make that a 4-way intersection, and that they are open to dialogue with neighbors and property owners about making sure all options are evaluated before any decision is made.

The chair called for questions/comments from the public in support to the request, there were none.

The chair called for questions/comments from the public in opposition to the request. Mr. Barnes, the property owner to the north, stated that he is not opposed to economic development or to a new neighbor or RaceTrac being his new neighbor. He stated that he is opposed to sharing the existing entrance because of the liability going in and out of there currently. Mr. Barnes presented to the board some pictures of motor vehicle accidents that have happened on his property close to that entrance. He stated that he has trucks coming and going that are over 60-feet long. He stated that NCDOT regards that intersection as a high impact area, and he is trying to prevent a major catastrophe. Mr. Sperati asked for clarity of the year/years the photos submitted were taken. Mr. Barnes stated that they started keeping track of them in 2015.

Mr. Barnes stated that his main concern was keeping the area as safe as possible, and he has expressed those concerns to the representatives of RaceTrac. He stated that they have been very good to work with. Mr. Barnes stated that the plans they have presented to him just will not work for him or his business. The driveway now comes right off Wesleyan Boulevard and his trucks do not have to make right or left turns. As proposed, the truck drivers would have to make a 90-degree left turn and that is not feasible for the trucks, he is extremely worried about accidents. Mr. Sperati asked if Mr. Barnes knew what the majority cause of the accidents was. Mr. Barnes stated it was people running the current stop light.

Mr. Berry stated that he has knowledge of the area and that they have tried to put indications that the intersection does not continue straight. People just do not pay attention and other factors play a part. He stated that it is one of the worse intersections he has seen. Mr. Barnes stated he is for it if they can work it out. Mr. Sperati wanted to see more details of what is being proposed. Mr. Barnes presented to the board a detailed drawing that was given to him by RaceTrac.

Mr. Bocook stated that he wanted to note that at this time they are not reviewing a site development plan that the matter before the board is a rezoning request and anything that is permitted within the parameters of the development code could be developed at that site if rezoned to commercial.

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

Mr. Berry asked if there is an option that will not interfere with Mr. Barnes' entrance. Mr. McKinney said yes and at the appropriate phase they will be happy to work through that. He stated that the Pearsall property has a residual property interest in accessing that area that was agreed to when the deeds were conveyed and that cannot be changed, and NCDOT will determine where an additional curb cut could be relative to a signal, but it is too early. Mr. Berry asked for clarity of the access point. Mr. McKinney stated that it was a lawful arrangement that was made when the property was deeded, and it is an access point for both parties.

Mr. Berry asked city staff if the building plan would come back before the Planning Board. Mr. Bocook stated that it would if it exceeded 10,000 square feet, however most convenient stores/gas station do not, but the city has not received any site development plans at this time.

Mr. Sperati stated that everyone wants to see development and his feeling is that we must trust our professionals that we put in place for controlling such matters, city staff, NCDOT, engineers, that if they approve the zoning that they will make it safe for everyone who travel on those roads.

Mr. Mayo stated that all the board does is make a recommendation to the City Council for approval for rezoning.

A motion was made by Johnnie Mayo, Jr., seconded by James Davis, and carried unanimously to recommend to the Rocky Mount City Council approval of the request to rezone the parcel totaling a  $\pm 7.01$  acres located on N Wesleyan Boulevard at the SE Intersection of Thomas A Betts Parkway [PIN 386214343819U] from I-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.

**6. Planning Review**

There were no items for review.

**7. Other**

There were no items for review.

**8. Items from the Planning Board**

**8.1 Election of board chairperson and vice chairperson**

Mr. Sperati opened the floor for nominations for chairperson and vice chairperson. Mr. Berry nominated Mr. Sperati to continue to serve as chair and Mr. Mayo to continue to serve as vice chair. Mr. Berry made a motion, seconded by Mr. Davis and carried unanimously to keep the chair and vice chair as they are.

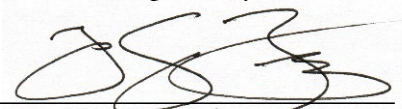
**9. Items from the Secretary**

There were none.

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

There being no further business, the meeting was adjourned at 7:34 p.m.

Respectfully submitted,



Rocky Mount Planning Board  
JoSeth Bocook, Secretary

# **Zoning Review**

Requested Action: I-2 to R-6MFA  
Location: Sunset Avenue [PIN 382008972953U] and PIN [382012960747]  
Site Data: ±59.61 acres  
Existing Land Use: Undeveloped  
Applicant: Thomas White; Axiom Development, LLC  
Property Owner(s): Clifton Price Harper, Jr., and Jessica Creech Williams  
Case Manager: Bernetta Smith, Planner  
Voting Representatives: City & Nash Members

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## ANALYSIS:

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

The subject site is a +/-50.14 acre parcel, having PIN 382008972953U and a +/- 9.47 acre portion of the property having PIN 382012960747 located on Sunset Avenue. The subject properties are zoned Heavy Industrial District (I-2) and Nash County General Industrial (GI). The property owner has submitted a petition for annexation of the subject site; presently, only approximately two acres are within the city's extraterritorial jurisdiction (ETJ).

The properties to the north of the subject site, across Sunset Avenue, are zoned B-2 (Commercial Corridor District) and contain commercial buildings and a gas station/convenience store. The subject site surrounds a parcel along its frontage on Sunset Avenue that is zoned O-I and contains a detached single-family dwelling. To the west of the subject site, along Sunset Avenue, are properties zoned I-2 and O-ICD (Conditional Office & Institutional District) containing automobile sales and multifamily dwellings, respectively. Also west of the subject site, is the Westry Crossing Subdivision that is a mix of R-6 (Medium Density Single-family Residential District) and R-6MFA (Medium Density Multifamily Residential District) containing detached single-family dwellings. To the south is a railroad and properties zoned Nash County GI (General Industrial) and Nash County R-30 (Single- and Two-Family Residential District) across Ron's Country Lane, containing detached single-family dwellings. To the east are properties zoned, B-2, MHP (Manufactured Home Park), O-I and O-ICD containing single-family dwellings, a manufactured home park, office, and childcare center.

### 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" and "West Smart Growth Area."

Smart Growth Areas were designated to encourage future growth to these specific areas by positive policies such as pedestrian-friendly communities with transportation

choices and an intensity of development. These Smart Growth Areas will consist of a majority of residential uses with neighborhood and community services as appropriate. The West Smart Growth Area was designated considering the construction of Nash Central High School resulted in infrastructure that will make future development likely and possible with little or no government investment.

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 11,500 VPD per NCDOT (2021) data. Sunset Avenue is currently under construction at this location to expand from the current two-lane configuration to a four-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. The ongoing NCDOT widening project, U-5026, will add a 10-foot multiuse path on the North side of Sunset Avenue, for cyclists and pedestrians alike. Sidewalks do not currently exist at the location, but they will be constructed on the south side of Sunset Avenue as part of the ongoing NCDOT widening project.

According to the Institute of Transportation Engineers “Trip Generation Manual” rezoning about 60 acres into a R-6MFA could potentially generate about 750 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 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 rezoning of the subject site will not result in an increase in zoning intensity of the immediate area. The R-6MFA district is intended to provide for urban residential development, which is designed to provide for medium density areas for multifamily, triplex, duplex and single-family units 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 in the Land Development Code.

f) Notice and public response

A neighborhood/informational meeting was conducted with area stakeholders on October 5, 2023.

Notification of this public hearing was sent to property owners within 250’ of the subject site and the entirety of the Westry Crossing Subdivision (see attachments). A notification



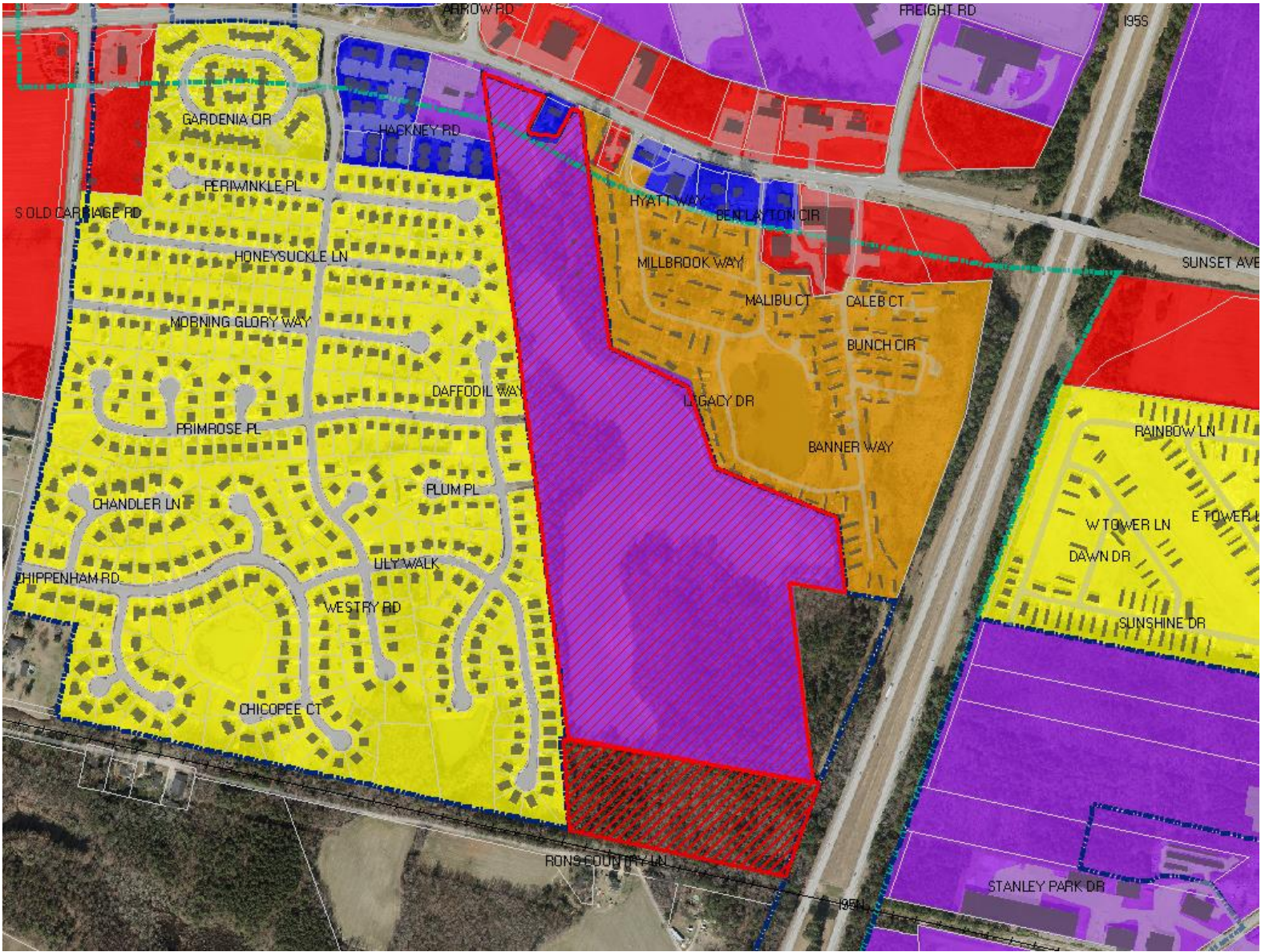
sign was posted on the subject property and the Planning Board agenda is listed on the City's website.

**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 # 05-10-23  
Zoning Map

I-2 to R-6MFA  
[County]



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL

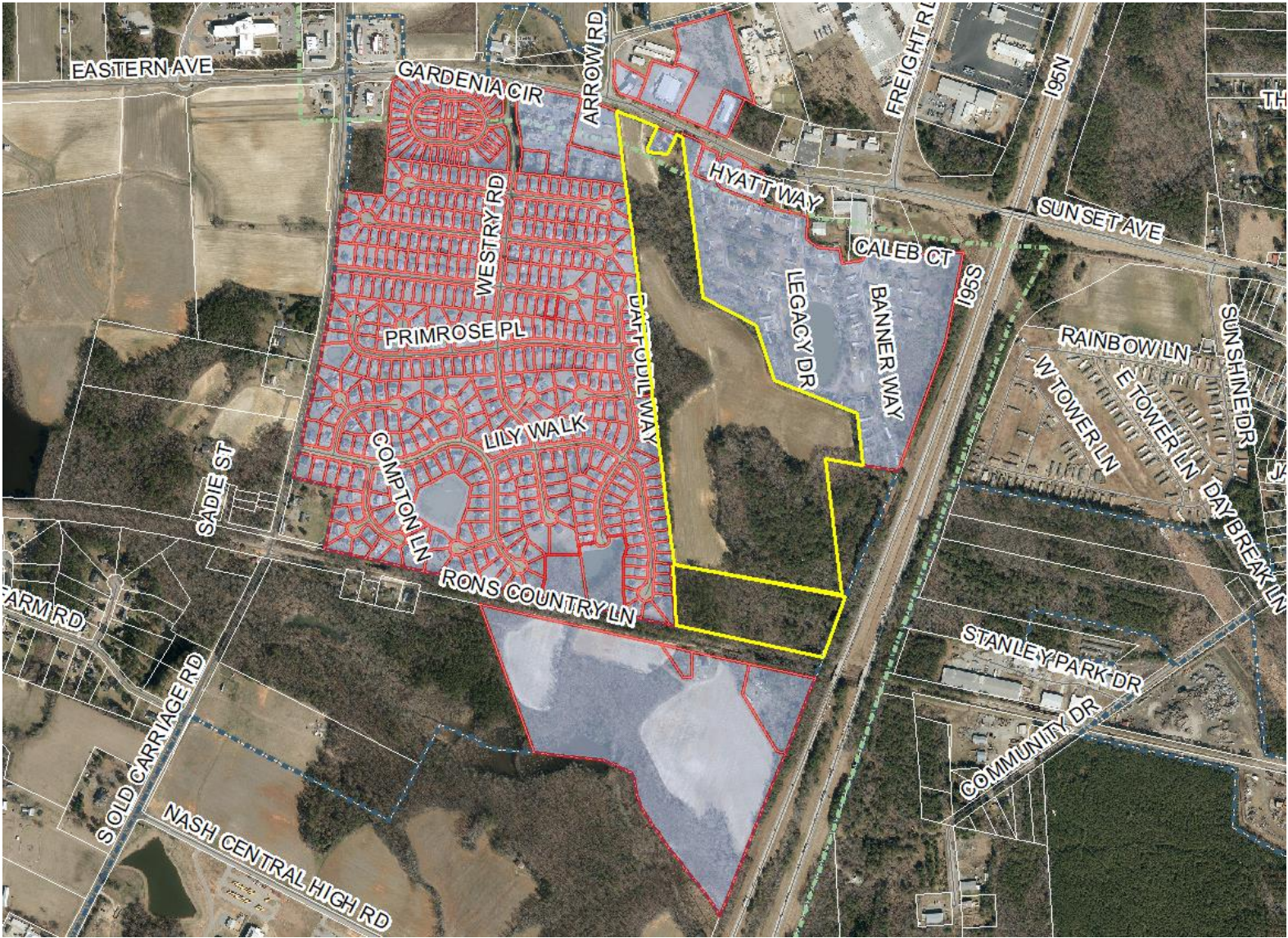


-  Subject Property
-  Residential
-  Transitional
-  Commercial
-  Industrial



5.1 – Rezoning Request # 05-10-23  
Aerial Image & Adjacent Owners Notice Map

I-2 to R-6MFA  
[County]



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



Subject Property



Property Owners Mailed Notice

Name	Address	City State Zip
4GREEN-1RED LLC	2795 E BIDWELL ST STE 100-114	FOLSOM CA 95630
ABNER LEIGH A	4604 LILY WALK	ROCKY MOUNT NC 27804
AFFORDABLE PROPERTIES FOR RENT	10612 RIVER FOREST DR	RALEIGH NC 27614
ALFORD ALLEN B & DIANA M	4572 LILY WALK	ROCKY MOUNT NC 27804
ALFORD JOSEPH K M WHITAKER	4707 CHIPPENHAM RD	ROCKY MOUNT NC 27804
ALLEN KATHY L	609 DAFFODIL WAY	ROCKY MOUNT NC 27804
ALSTON COURTNEY M	4551 LILY WALK	ROCKY MOUNT NC 27804
ALSTON VERONICA	636 COMPTON LN	ROCKY MOUNT NC 27804
AMADOR DANIEL BRUNILDA	4583 LILY WALK	ROCKY MOUNT NC 27804-
ANDERSON REOTIS L	4600 PLUM PL	ROCKY MOUNT NC 27804
ANDRE ELIZABETH	4708 GARDENIA CIR	ROCKY MOUNT NC 27804
ANTHONY LUCILLE	501 DAFFODIL WAY	ROCKY MOUNT NC 27804
ARIAS VICTOR EDUARDO MORALES &	4728 PERIWINKLE PL	ROCKY MOUNT NC 27804
ARMSTRONG SYLVIA DIANE	4714 GARDENIA CIR	ROCKY MOUNT NC 27804
ARTHUR JAMES ROBERT	617 DAFFODIL WAY	ROCKY MOUNT NC 27804
BAILEY VIRGINIA A	PO BOX 7303	ROCKY MOUNT NC 27804
BAKER REBECCA ANN	4722 GARDENIA CIR	ROCKY MOUNT NC 27804
BARNES MASON & HALEY TANNER	4728 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
BARNES RONGIE JEVON & NEKITA D	534 CHANDLER LN	ROCKY MOUNT NC 27804
BARNHILL CHERYL	4741 GARDENIA CIR	ROCKY MOUNT NC 27804
BARRIENTOS ALEJANDRO FELIX	4700 PRIMROSE PL	ROCKY MOUNT NC 27804
BARRINGER NANETTE PAM SMITH	4744 GARDENIA CIR	ROCKY MOUNT NC 27804
BASHORE ADAM T & CERITA K MATTISON	5 HIGHGROVE LN	DURHAM NC 27713
BASS JAMES TR FOR E ELLIOTT SR	4736 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
BATTLE CRAIT	4702 CHIPPENHAM RD	ROCKY MOUNT NC 27802
BATTLE MICHAEL & ROSA	109 CASTLEBURY CT	ROCKY MOUNT NC 27804
BATTS VANESSA W	4733 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
BELFIELD CRYSTAL L	4728 MORNING GLORY WAY	ROCKY MOUNT NC 27804
BELL JAMES PATRICK	4624 PERIWINKLE PL	ROCKY MOUNT NC 27804
BEST MARBIN J STACEY C ARNOLD	4636 LILY WALK	ROCKY MOUNT NC 27804
BETANCOURTH WALTHER & ELIZABETH P	4540 LILY WALK	ROCKY MOUNT NC 27804
BIRTH MARGARETTE ET AL	1732 FARMINGTON RD	ROCKY MOUNT NC 27801
BLANTON BETTY M ET AL	4727 GARDENIA CIR	ROCKY MOUNT NC 27804
BLETSAS ASHLEY M	4705 PRIMROSE PL	ROCKY MOUNT NC 27804
BLOUNT BENJAMIN M	408 DAFFODIL WAY	ROCKY MOUNT NC 27804
BOBBITT CLIFTON L	4620 MORNING GLORY WAY	ROCKY MOUNT NC 27804
BOBBITT PAULA R	4765 PRIMROSE PL	ROCKY MOUNT NC 27804
BOBBITT RAY C & NECOVIA CRUISE	4691 CHIPPENHAM RD	ROCKY MOUNT NC 27804
BONE EDWIN KEITH & MARY P	2123 WALNUT LN	MONROE NC 28112
BOWDEN JUANITA M	4737 GARDENIA CIR	ROCKY MOUNT NC 27804
BOWENS CURTIS LEON JR & SAKIA H	616 WESTRY RD	ROCKY MOUNT NC 27804
BOYD MABEL	4604 MORNING GLORY WAY	ROCKY MOUNT NC 27804
BOYETT JAMES ARTHUR & RICHARD SHAYNE	4560 LILY WALK	ROCKY MOUNT NC 27804
BRABHAM GERALD MARTIN	4548 LILY WALK	ROCKY MOUNT NC 27804
BRADLEY JO ANNE MURRAY	PO BOX 8606	ROCKY MOUNT NC 27804
BRAKE DARRIUS JAQUAN	4625 MORNING GLORY WAY	ROCKY MOUNT NC 27804
BRAKE JENNIFER MICHELLE	4749 HONEYSUCKLE LN	ROCKY MOUNT NC 27804-2961
BRANTLEY FRANK SR ANNIE L	4601 PLUM PL	ROCKY MOUNT NC 27804
BRIDGERS L ERNEST JR & MARIE P	4758 GARDENIA CIR	ROCKY MOUNT NC 27804



BRILEY SUSAN E	492 CARNATION CT	ROCKY MOUNT NC 27804
BRINKLEY CAROL W	724 DAFFODIL WAY	ROCKY MOUNT NC 27804
BRINKLEY JANELLE MARIE	724 DAFFODIL WAY	ROCKY MOUNT NC 27804
BROWN JOSHUA ET AL	4717 PRIMROSE PL	ROCKY MOUNT NC 27804
BROWN PHILIP WILLIAM & CHAU THI THANH	4671 CHIPPENHAM DR	ROCKY MOUNT NC 27804
BROWN ROBERT CURTIS & EARLENE HURDLE	4682 CHIPPENHAM RD	ROCKY MOUNT NC 27804
BRUESHABER MATTHEW GJENNIFER	4737 PERIWINKLE PL	ROCKY MOUNT NC 27804
BRYANT DION & ANGELIQUE	106 CHICOPEE CT	ROCKY MOUNT NC 27804
BRYANT LINDA & EDWARD	4600 MORNING GLORY WAY	ROCKY MOUNT NC 27804
BULLOCK ROBERT WAYNE & JUDY ANN	4762 GARDENIA CIR	ROCKY MOUNT NC 27804
BUNN GREGORY & CHARLENE	471 CARLYLE RD	ZEBULON NC 27597
BURGESS TAMEKA	4592 CHIPPENHAM RD	ROCKY MOUNT NC 27804
BURNAM RODNEY & LINDA	4605 LILY WALK	ROCKY MOUNT NC 27804
BYNUM WILLIAM CARLTON & TONJA DICKENS	4709 PRIMROSE PL	ROCKY MOUNT NC 27804
CAHOON GEORGE D & DONALD BRENT CAHOON	497 CLEMATIS CT	ROCKY MOUNT NC 27804
CAMERON RICHARD C DOROTHY E	4736 MORNING GLORY WAY	ROCKY MOUNT NC 27804
CAROLINA COASTAL RAILWAY INC	PO BOX 8158	WILSON NC 27893
CARROLL THERESA T	601 DAFFODIL WAY	ROCKY MOUNT NC 27804
CASHWELL STACEY PITTMAN	4745 PERIWINKLE PL	ROCKY MOUNT NC 27804
CHAMBERS ELIZABETH A & STEVEN A	4640 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
CHARLESTON DEVELOPMENT CO INC	PO BOX 1607	WILSON NC 27894
CHAVEZ REYNA I	112 CHICKASAW CT	ROCKY MOUNT NC 27804
CHAVIS SHANNON D	4616 PRIMROSE PL	ROCKY MOUNT NC 27804
CHOY HOLDINGS LLC	4205 EDWARDS MILL RD	RALEIGH NC 27612
CITY OF ROCKY MOUNT	PO BOX 1180	ROCKY MOUNT NC 27802
CLARK FRED C	4717 PERIWINKLE PL	ROCKY MOUNT NC 27804-
COCKRELL MARJORIE F	4756 GARDENIA CIR	ROCKY MOUNT NC 27804
COFIELD CHARLENE J & LINWOOD E	4567 CHIPPENHAM RD	ROCKY MOUNT NC 27804
COKER LEE C & PEGGIE RICHARDSON	4712 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
COLEY TIMOTHY ALLEN & JULIE F	PO BOX 380	RED OAK NC 27868
CONNOR DEBORAH ANDERSON	489 CLEMATIS CT	ROCKY MOUNT NC 27804
COOKE ELWOOD M WANDA	4628 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
COOKE JUANITA	4753 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
COOPER LILLIAN	4768 GARDENIA CIR	ROCKY MOUNT NC 27804
COPELAND SHALLA P	629 WESTRY RD	ROCKY MOUNT NC 27804
COUNCIL DALTON WAYNE JR	709 DAFFODIL WAY	ROCKY MOUNT NC 27804
COVINGTON PRISCILLA E	493 CLEMATIS CT	ROCKY MOUNT NC 27804
CRISTALLO PETER P SAUNDRA W	4764 GARDENIA CIR	ROCKY MOUNT NC 27804
CRONKHITE JAMES KIM	4620 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
CROOMS REGINALD LAMONT & SALITA LYNN	4737 MORNING GLORY WAY	ROCKY MOUNT NC 27804
CURTIS JANET GAIL	4592 LILY WALK	ROCKY MOUNT NC 27804
DANCY SHEILA	4605 PRIMROSE PL	ROCKY MOUNT NC 27804
DAVIS ALICE D	4588 CHIPPENHAM RD	ROCKY MOUNT NC 27804
DAVIS AUDRA LEIGH	4721 HONEYSUCKLE LN	ROCKY MOUNT NC 27804-
DAVIS CHERYL & ALLEGRO CORDELL	4580 CHIPPENHAM RD	ROCKY MOUNT NC 27804
DAVIS HAZEL R	4733 PRIMROSE PL	ROCKY MOUNT NC 27804
DAVIS LARRY W	4612 PRIMROSE PL	ROCKY MOUNT NC 27804
DAVIS LAWRENCE H DIANA S	4756 MORNING GLORY WAY	ROCKY MOUNT NC 27804-
DAVIS MICHAEL J & TINA B	4671 RONS COUNTRY LN	ROCKY MOUNT NC 27804
DAWSON NORMA G	4637 PRIMROSE PL	ROCKY MOUNT NC 27804

DAWSON THOMAS C JR & LORI G	537 CHANDLER LN	ROCKY MOUNT NC 27804
DICKENS DEBORA S	4621 PRIMROSE PL	ROCKY MOUNT NC 27804
DONOVAN WILLIAM E	4719 GARDENIA CIR	ROCKY MOUNT NC 27804
DOUGHTIE KRISTINA	4552 LILY WALK	ROCKY MOUNT NC 27804
DOWDY LAKEITIA MONIQUE	4548 CHIPPENHAM RD	ROCKY MOUNT NC 27804
DOYLE NANCY K	4744 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
DOZIER PERLECYA G & JERRY TREMAINE	4725 PERIWINKLE PL	ROCKY MOUNT NC 27804
DOZIER TRACY E	4720 MORNING GLORY WAY	ROCKY MOUNT NC 27804
DRIVER DONALD K & DORIS H	4632 PRIMROSE PL	ROCKY MOUNT NC 27804
DYSON RONALD L & CAROLYN G	4617 PLUM PL	ROCKY MOUNT NC 27804
EASTWOOD DOUGLAS G	6404 PARKHAVEN PL	DURHAM NC 27712
EDWARDS BARBARA G	6469 WINDCHASE DR	ROCKY MOUNT NC 27803
ELKS JUDY R	4736 GARDENIA CIR	ROCKY MOUNT NC 27804
ELMAKI SARA A	4605 PLUM PL	ROCKY MOUNT NC 27804-2918
EPPS CHRISTOPHER JERROD II & KASHIA	621 WESTRY RD	ROCKY MOUNT NC 27804
ETHRIDGE JESSE & YVONNE	632 COMPTON LN	ROCKY MOUNT NC 27804
EUDY TRAVIS	4724 MORNING GLORY WAY	ROCKY MOUNT NC 27804
EURE CORENA	4715 GARDENIA CIR	ROCKY MOUNT NC 27804
EVANS RONNIE & KRISTEN G	4595 SUNSET AVE	ROCKY MOUNT NC 27804
EVERETTE JO ANN KIRKMAN	4748 GARDENIA CIR	ROCKY MOUNT NC 27804
EWT 79 LLC	99 FISHERVILLE RD	CONCORD NH 03303
FAISON DEIDRE S	4576 LILY WALK	ROCKY MOUNT NC 27804
FASOLI KRISTA A	128 THORNBERRY LN	RENSSELAER NY 12144-8448
FERGUSON TAMARA S	4700 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
FERMIN VANESSA C	4604 PRIMROSE PL	ROCKY MOUNT NC 27804
FLOWERS JAMES R DAWN JOHNSON	4629 PERIWINKLE PL	ROCKY MOUNT NC 27804
FLOWERS WILLIE ANTWON	6299 VENICE CT	ROCKY MOUNT NC 27803
FOBBS MONICA & WILLIE FOBBS	4613 PRIMROSE PL	ROCKY MOUNT NC 27804
FORD PATRICK JAY	4609 PRIMROSE PL	ROCKY MOUNT NC 27804
FOREMAN ROBERT L LAURA A	513 WESTRY RD	ROCKY MOUNT NC 27804
FOSTER SHIETHA	4567 LILY WALK	ROCKY MOUNT NC 27804
FULLER ELAINE B	4752 MORNING GLORY WAY	ROCKY MOUNT NC 27804
GAINES GOERGE O GWENDOLYN A	107 COLLINGBOURNE CT	ROCKY MOUNT NC 27803
GALLARDO RODOLFO & JENNIFER E WHITE	114 CHICOPEE CT	ROCKY MOUNT NC 27804
GARCIGA DOUGLAS JORDAN	4636 PRIMROSE PL	ROCKY MOUNT NC 27804
GAYNOR CAREY W III & HEATHER D	110 CECIL RD	WENDELL NC 27591
GILLESPIE SAMANTHA	5444 STONEY HILL CHURCH RD	BAILEY NC 27807
GLASCO DENEEN ANN	4690 CHIPPENHAM RD	ROCKY MOUNT NC 27804
GLOVER CHRISTOPHER F & ASHLEIGH W	4704 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
GOODWIN WILLIAM H	4621 MORNING GLORY WAY	ROCKY MOUNT NC 27804
GOWNLEY JOSEPH LEONARD	4784 GARDENIA CIR	ROCKY MOUNT NC 27804
GREEN RAY A SHEILA R	114 COLLINGBOURNE CT	ROCKY MOUNT NC 27804
GREENE AVA	4750 GARDENIA CIR	ROCKY MOUNT NC 27804
GREENE RICKY LAVERN	4679 CHIPPENHAM RD	ROCKY MOUNT NC 27804
GRIFFIN CARLA	PO BOX 7032	ROCKY MOUNT NC 27804
GRIFFIN CICERO T JR IRMA M	4633 PERIWINKLE PL	ROCKY MOUNT NC 27804
GRIMES TARSHA L	105 CASTLEBURY CT	ROCKY MOUNT NC 27804
GUEVARA JESUS	4624 PRIMROSE PL	ROCKY MOUNT NC 27804
GUPTON SHIRLEY P	4733 GARDENIA CIR	ROCKY MOUNT NC 27804
HALL ASHLEY SHAE	4708 PERIWINKLE PL	ROCKY MOUNT NC 27804

HAMILL ANGELA C	4628 PERIWINKLE PL	ROCKY MOUNT NC 27804
HANCKEL JOHN MICHAEL & KAREN KIRKMAN	4796 GARDENIA CIR	ROCKY MOUNT NC 27804
HAND KATIE ELIZABETH	4752 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
HARMON ALVIN B	640 WESTRY RD	ROCKY MOUNT NC 27804
HARPER CLIFTON PRICE JR	8904 COLUMBINE DR	RALEIGH NC 27613-
HARRELSON DAVID ANNA R	4721 PERIWINKLE PL	ROCKY MOUNT NC 27804
HARRIS JUANITA D	4612 PERIWINKLE PL	ROCKY MOUNT NC 27804
HARRIS RODNEY E	PO BOX 131	WAKE FOREST NC 27588
HARRISON LINDA F & TOMIKA S	111 CHICOPEE CT	ROCKY MOUNT NC 27804
HART JABARI S & SHAMARA M	4581 CHIPPENHAM RD	ROCKY MOUNT NC 27804
HAWKINS LINDA SMITH	4741 PERIWINKLE PL	ROCKY MOUNT NC 27804
HAYWOOD MARY S	521 CHANDLER LN	ROCKY MOUNT NC 27804
HEATH ALLISON N	728 DAFFODIL WAY	ROCKY MOUNT NC 27804
HEDGECK JOHN MICHAEL	4568 LILY WALK	ROCKY MOUNT NC 27804
HEDGEPEETH TONEY E & JASMINE N CAMPBELL	4616 PERIWINKLE PL	ROCKY MOUNT NC 27804
HENRIQUEZ HENRY ABRAHAM TREJOS &	4633 PRIMROSE PL	ROCKY MOUNT NC 27804
HENRY JOHN H MAE ELIZABETH	4709 GARDENIA CIR	ROCKY MOUNT NC 27804
HILL BERNICE ROSE	492 CLEMATIS CT	ROCKY MOUNT NC 27804
HILL CHARLES D GRACIE P	4731 GARDENIA CIR	ROCKY MOUNT NC 27804
HILL DAVID WINFRED II	517 CHANDLER LN	ROCKY MOUNT NC 27804
HOLDEN BETTYE J	4616 LILY WALK	ROCKY MOUNT NC 27804
HOOKS HENRY L	103 CHICOPEE CT	ROCKY MOUNT NC 27804
HOUSE TONYA M	4746 GARDENIA CIR	ROCKY MOUNT NC 27804
HOWARD SAMANTHA S	4748 MORNING GLORY WAY	ROCKY MOUNT NC 27804
HOWARD STEPHAN E	4575 LILY WALK	ROCKY MOUNT NC 27804
HOWELL LINDA CARPENTER	4723 GARDENIA CIR	ROCKY MOUNT NC 27804
HULL FRANCES ELAINE JOYNER	4794 GARDENIA CIR	ROCKY MOUNT NC 27804
HUNTER CYNTHIA ANN & JEFFERY C HUNTER	619 COMPTON LN	ROCKY MOUNT NC 27804
HUNTER ELDRED	4705 PERIWINKLE PL	ROCKY MOUNT NC 27804-
HUNTER KENNETH WAYNE JR AMANDA L	4588 LILY WALK	ROCKY MOUNT NC 27804
HUTCHINSON GEORGE D & CAROL A	3204 EIGHT STAR CT	CHESAPEAKE VA 23323-
INSCOE JAMES KEVIN	484 CLEMATIS CT	ROCKY MOUNT NC 27804
JACKSON MARGARET COOKE	PO BOX 8908	ROCKY MOUNT NC 27804
JACKSON TARA J	PO BOX 3187	BETHEL AK 99559
JACOB SILVIO W	628 WESTRY RD	ROCKY MOUNT NC 27804
JAMERSON ROBERT L BETTYE J	612 COMPTON LN	ROCKY MOUNT NC 27804
JEFFERSON DOROTHY M	PO BOX 8405	ROCKY MOUNT NC 27804
JOHNSON FABIAN WANYA & TAMIA LIANA	4745 PRIMROSE PL	ROCKY MOUNT NC 27804
JOHNSON LESLIE MICHELLE	627 COMPTON LN	ROCKY MOUNT NC 27804
JOHNSON MIA T	542 CHANDLER LN	ROCKY MOUNT NC 27804
JONES BRINDA & CLEON	518 WESTRY RD	ROCKY MOUNT NC 27804
JONES CARLA	4778 GARDENIA CIR	ROCKY MOUNT NC 27804
JONES DOUGLAS JR	4605 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
JONES GREGORY JR	621 DAFFODIL WAY	ROCKY MOUNT NC 27804
JONES JOSEPH III ELIZABETH	4687 CHIPPENHAM RD	ROCKY MOUNT NC 27804
JONES ROBERT L	4738 GARDENIA CIR	ROCKY MOUNT NC 27804
JONES ROBERT P	4589 CHIPPENHAM RD	ROCKY MOUNT NC 27804
JONES SENATRA J	493 CARNATION CT	ROCKY MOUNT NC 27804
JOYNER DOROTHY LEE	4739 GARDENIA CIR	ROCKY MOUNT NC 27804
JOYNER ROBERT L	708 DAFFODIL WAY	ROCKY MOUNT NC 27804

JOYNER SERITA RENEE	4733 PERIWINKLE PL	ROCKY MOUNT NC 27804
JUSTICE CRANTON M	4700 MORING GLORY WAY	ROCKY MOUNT NC 27804
KEENER MARCY L	4609 PLUM PL	ROCKY MOUNT NC 27804
KEETER DAVID L MARGARET ANN	4740 GARDENIA CIR	ROCKY MOUNT NC 27804-
KEITH MICHAEL E & MADISON R	4616 PLUM PL	ROCKY MOUNT NC 27804
KHALIL ALI I FEDA O	4720 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
KIBBE LEE ANDERSON & JOANNE ELIZABETH	2411 CHAISE DR	ROCKY MOUNT NC 27804
KING SUZAN CASCELL	243 IRON HORSE RD	ROCKY MOUNT NC 27804-2117
KNIGHT SAMANTHA A	102 COLLINGBOURNE CT	ROCKY MOUNT NC 27804
KOLTZ CHARLES J JR	PO BOX 8421	ROCKY MOUNT NC 27804
KOWACK WILLIAM L & JOYCE E	4563 LILY WALK	ROCKY MOUNT NC 27804
KWASIKPUI STEPHEN	4732 PERIWINKLE PL	ROCKY MOUNT NC 27804
LANGLEY LINDA N & SUE E NEAL	4633 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
LAWRENCE ALLEN JR EMMA JEAN	104 COTTONWOOD CT	ROCKY MOUNT NC 27804
LAYMAN JAIME D	405 DAFFODIL WAY	ROCKY MOUNT NC 27804
LE THU THAO THI & BICHNGOC THI LE	104 CHICKASAW CT	ROCKY MOUNT NC 27804
LEBRON GUILLERMO JULIANA	4748 PRIMROSE PL	ROCKY MOUNT NC 27804-
LEE MARTHA H	4721 PRIMROSE PL	ROCKY MOUNT NC 27804
LEGGETTE CRAIG KENT & MARGARET W	4612 PLUM PL	ROCKY MOUNT NC 27804
LEININGER MATTHEW P & TRICIA H	11896 CEDAR RIDGE RD	SANDY UT 84094
LENNON JERMAINE A	4672 CHIPPENHAM RD	ROCKY MOUNT NC 27804
LEON OSCAR	4555 LILY WALK	ROCKY MOUNT NC 27804
LEROY EARL J III	7250 TAYLORS STORE RD	NASHVILLE NC 27856-9432
LEWIS KIMBERLY DENISE	PO BOX 8272	ROCKY MOUNT NC 27804
LEWIS MICHAEL A & KATHERINE M	4698 CHIPPENHAM RD	ROCKY MOUNT NC 27804
LINDSEY JO ANN & MALIKA Z	4710 CHIPPENHAM RD	ROCKY MOUNT NC 27804
LINEBURGER QUINCEANN C EVANS	4559 LILY WALK	ROCKY MOUNT NC 27804
LOWE SHELIA JOHNSON	4555 CHIPPENHAM RD	ROCKY MOUNT NC 27804
LUCERO DEBRA LYNN	4701 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
LUVIANO SANDRA & EDITH HERNANDEZ	488 CLEMATIS CT	ROCKY MOUNT NC 27804
LYNCH BEULAH	4733 MORNING GLORY WAY	ROCKY MOUNT NC 27804
LYNCH CLEO M MARY W LYNCH	4641 PRIMROSE PL	ROCKY MOUNT NC 27804
LYNCH MATTHEW W & DIANNE A TRUSTEES	4597 CHIPPENHAM RD	ROCKY MOUNT NC 27804
LYNCH RONTRELL ANITA	4683 CHIPPENHAM RD	ROCKY MOUNT NC 27804
MABRY LAQUISHA	101 COTTONWOOD CT	ROCKY MOUNT NC 27804
MADLYD HOLDINGS LLC	3405 SPARTINA CT	RALEIGH NC 27606
MANIGO ROSA	4761 PRIMROSE PL	ROCKY MOUNT NC 27804
MANN MILTON T GAYE W	496 CLEMATIS CT	ROCKY MOUNT NC 27804
MARR KAREN C	732 DAFFODIL WAY	ROCKY MOUNT NC 27804
MASSENGILL NINA B	4640 PRIMROSE PL	ROCKY MOUNT NC 27804
MATTHEWS CHARLOTTE D	4600 LILY WALK	ROCKY MOUNT NC 27804
MATTHEWS JOAN ELAINE	4749 MORNING GLORY WAY	ROCKY MOUNT NC 27804
MAYO LOIS JEAN WILSON	4620 PRIMROSE PL	ROCKY MOUNT NC 27804-3907
MAYO RONALD J & JOAN K	4699 CHIPPENHAM RD	ROCKY MOUNT NC 27804-
MCCLAIN SAMUEL JR & KATIE B	4554 CHIPPENHAM RD	ROCKY MOUNT NC 27804
MCGEE KATEAKA S & MICHAEL	4613 PERIWINKLE PL	ROCKY MOUNT NC 27804
MCGRIFF JUSTIN A & KARA L	4609 LILY WALK	ROCKY MOUNT NC 27804
MCKNIGHT BETHANY JOY	4757 MORNING GLORY WAY	ROCKY MOUNT NC 27804
MCMANUS RENTALS LLC	9228 S OLD OREGON INLET RD	NAGS HEAD NC 27959
MCNULTY DIANE M	4713 MORNING GLORY WAY	ROCKY MOUNT NC 27804



MEAD TEGAN T & MICHAEL A	13606 LAKE MICHIGAN AVE	HOUSTON TX 77044
MELTON JEFFREY WOOD	4604 PERIWINKLE PL	ROCKY MOUNT NC 27804
MERRITT DEBRA D	4780 GARDENIA CIR	ROCKY MOUNT NC 27804
MERRITT JEFFREY TERRY M	109 COTTONWOOD CT	ROCKY MOUNT NC 27804
MILLS PHYLLIS A	4715 CHIPPENHAM RD	ROCKY MOUNT NC 27804-
MILLS TELVIN D	4566 CHIPPENHAM RD	ROCKY MOUNT NC 27804
MITAN ROBERT A JR	627 COMPTON LN	ROCKY MOUNT NC 27804
MITAN ROBERT A JR & BONNIE F	628 COMPTON LN	ROCKY MOUNT NC 27804-
MITCHELL AUBREY & CONCETTA	103 COLLINGBOURNE CT	ROCKY MOUNT NC 27804
MITCHELL JOSEPH A & MEREDITH B MITCHELL	413 DAFFODIL WAY	ROCKY MOUNT NC 27804
MIZELLE MICKIE TATE	4717 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
MOCTEZUMA SUZZETTE SERRANO	4584 LILY WALK	ROCKY MOUNT NC 27804
MONTANO MIGUEL MOTA & VANESSA	4571 LILY WALK	ROCKY MOUNT NC 27804
MOORE GEORGE ZACHARY & CARLA MATTHEWS	4711 CHIPPENHAM RD	ROCKY MOUNT NC 27804
MOORE KAREN R	4616 MORNING GLORY WAY	ROCKY MOUNT NC 27804
MOORE MARILYN WARD	4752 GARDENIA CIR	ROCKY MOUNT NC 27804
MOORE YOLEASA J	4564 LILY WALK	ROCKY MOUNT NC 27804
MORGAN MARIE & DIANE LASIEWSKI	713 DAFFODIL WAY	ROCKY MOUNT NC 27804
MORIARTY BRIAN JAMES	4600 PERIWINKLE PL	ROCKY MOUNT NC 27804
MOSLEY KREAM J CHANTELE	4629 MORNING GLORY WAY	ROCKY MOUNT NC 27804
MOUTAIROU ABODOUNRIN ALADA	4617 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
MOZELL PHILBERT II	4713 PERIWINKLE PL	ROCKY MOUNT NC 27804
MRUK HENRY E & BARBARA ANN	497 CARNATION CT	ROCKY MOUNT NC 27804
MUDD TIMOTHY	1216 WEST HAVEN BLVD	ROCKY MOUNT NC 27803
NDW PROPERTIES LLC	2416 B P LN	ROCKY MOUNT NC 27804
NEAL JARIS	4713 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
NGUYEN CHRISTINE KIM	104 CHICKASAW CT	ROCKY MOUNT NC 27804
NGUYEN CHRISTINE KIM & THU THAO THI LE	485 CARNATION CT	ROCKY MOUNT NC 27804
NIEVES LEONIDES JR & CARMEN E	528 CHANDLER LN	ROCKY MOUNT NC 27804
ODEH HARBI	615 COMPTON LN	ROCKY MOUNT NC 27804
ODOM COREY LAMONT & QUENNA ANTOINETTE	4549 CHIPPENHAM RD	ROCKY MOUNT NC 27804
ODOM JANICE M	4641 LILY WALK	ROCKY MOUNT NC 27804
ORTIZ LONNIE CAMACHO & KATIE N	641 WESTRY RD	ROCKY MOUNT NC 27804
PAGE KIMBERLY W	417 DAFFODIL WAY	ROCKY MOUNT NC 27804
PARKS KATHY H	505 DAFFODIL WAY	ROCKY MOUNT NC 27804
PATTERSON SHERRON MONIA	712 DAFFODIL WAY	ROCKY MOUNT NC 27804
PEPPER WILLIAM & REGINA	484 CARNATION CT	ROCKY MOUNT NC 27804
PEREIRA ELVIS F LUCIA E	4612 MORNING GLORY WAY	ROCKY MOUNT NC 27804
PERICAK KAITLIN ANNE	4770 GARDENIA CIR	ROCKY MOUNT NC 27804
PERSON EVELYN S	530 WESTRY RD	ROCKY MOUNT NC 27804
PHILLIPS BRUCE S	4725 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
PHILLIPS GWENDOLYN DELORIS	4629 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
PHILLIPS SIERRA ASHLEY	409 DAFFODIL WAY	ROCKY MOUNT NC 27804
PHILLIPS TIMOTHY PAUL JESSICA	4636 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
PIERCE DEBORAH ANN	4701 PERIWINKLE PL	ROCKY MOUNT NC 27804
PINNIX RANDY	4641 PERIWINKLE PL	ROCKY MOUNT NC 27804
PITCHFORD DENASIA M	4745 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
PITCHFORD ERICA	4609 PERIWINKLE PL	ROCKY MOUNT NC 27804
PITTMAN DELOIS JONES & LAQUINTES N JONES	524 CHANDLER LN	ROCKY MOUNT NC 27804
POSEY TONIA HEDGEPEETH	4716 MORNING GLORY WAY	ROCKY MOUNT NC 27804

POWELL BRANDON T	4601 PERIWINKLE PL	ROCKY MOUNT NC 27804
POWELL NIKETA ARAS	4737 PRIMROSE PL	ROCKY MOUNT NC 27804
POWELL PATRICIA W	4776 GARDENIA CIR	ROCKY MOUNT NC 27804
POWERS FANNIE B	4790 GARDENIA CIR	ROCKY MOUNT NC 27804-
PRESSON THOMAS A III & GABRIELLE	4600 PRIMROSE PL	ROCKY MOUNT NC 27804
PULLEY ALTONJA LYNETTE	113 CHICKASAW CT	ROCKY MOUNT NC 27804
PURNELL SANTERESA N	4612 LILY WALK	ROCKY MOUNT NC 27804-
QASSEM ALLA SUHEIL & SUHEIL M QASSEM	4773 PRIMROSE PL	ROCKY MOUNT NC 27804
RABON THOMAS V ANNA L	107 CHICOPEE CT	ROCKY MOUNT NC 27804
RACKLEY PHILLIP D	4769 PRIMROSE PL	ROCKY MOUNT NC 27804
RAMOS JESSE DARRELL & KRISTIN K	4621 PLUM PL	ROCKY MOUNT NC 27804
REASON SAMANTHA	4579 LILY WALK	ROCKY MOUNT NC 27804
REED WILLIAM E & ANGELA H	906 OAK FOREST RD	WILSON NC 27896
REVELES OMAR DE LA TORRE & NEILA	4601 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
RICHARDSON BRANDI JAMAR	4601 LILY WALK	ROCKY MOUNT NC 27804
RICHARDSON EVERT	4621 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
RICHARDSON MARY E & FREDERICK RICHARDSON	634 WESTRY RD	ROCKY MOUNT NC 27804
RICHARDSON MELISSA & KELLY	112 CASTLEBURY CT	ROCKY MOUNT NC 27804
RICHARDSON MICHAEL R SAPRINA	4637 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
RICHARDSON MYRA E	4745 MORNING GLORY WAY	ROCKY MOUNT NC 27804
RICHARDSON ROSITA WILLIAMS	4724 GARDENIA CIRCLE	ROCKY MOUNT NC 27804
RICHARDSON TAVIS M & KRISTEN L	3148 RED RD	NASHVILLE NC 27856
RICHEY MEGAN R	635 WESTRY RD	ROCKY MOUNT NC 27804
RIVERA HERIBERTO & MARIA DELORES	4709 MORNING GLORY WAY	ROCKY MOUNT NC 27804
ROBBINS PAMELA SHERROD	4580 LILY WALK	ROCKY MOUNT NC 27804
ROBERSON MARIKA	4608 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
ROBERTS VERNICKA K & JERMAINE D	4749 PRIMROSE PL	ROCKY MOUNT NC 27804
ROBINSON CICERO JR LOUISE A	4641 HONEYSUCKLE RD	ROCKY MOUNT NC 27804
ROBINSON FENISA & MARQUEC PITTMAN	4637 LILY WALK	ROCKY MOUNT NC 27804
ROBINSON ISAAC W JR	509 DAFFODIL WAY	ROCKY MOUNT NC 27804
ROINS DEBORAH H	4720 GARDENIA CIR	ROCKY MOUNT NC 27804
RONAN STEPHANIE L	400 DAFFODIL WAY	ROCKY MOUNT NC 27804
RONDINELLI MICHAEL	4753 PRIMROSE PL	ROCKY MOUNT NC 27804
SADLER RUTH D	4703 GARDENIA CIR	ROCKY MOUNT NC 27804
SANCHEZ JUDITH MARIA ET AL	4612 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
SCHLADWEILER SEN T	4708 MORNING GLORY WAY	ROCKY MOUNT NC 27804-
SCHOENTHALER JEROD R	4624 MORNING GLORY WAY	ROCKY MOUNT NC 27804
SCOTT BRIAN K	4628 PRIMROSE PL	ROCKY MOUNT NC 27804
SCOTT FAMILY IRREV TRUST U/W/A 3/22/23	529 CHANDLER LN	ROCKY MOUNT NC 27804
SCOTT HOPE DENISE	4722 CHIPPENHAM RD	ROCKY MOUNT NC 27804
SCOTT MARVIN RAY SR BARBARA	4613 LILY WALK	ROCKY MOUNT NC 27804
SCOTT NYKEA D	4725 PRIMROSE PL	ROCKY MOUNT NC 27804
SECU*RE INC	PO BOX 27665	RALEIGH NC 27611
SECU*RE INC	119 N SALISBURY ST	RALEIGH NC 27603
SHAIK MUMTAZ	4708 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
SHARPE RODNEY ROMELL & CLAUDIA LATONIA	3661 SUNSET AVE UNIT 112	ROCKY MOUNT NC 27804
SHARPE WILLIAM S	401 DAFFODIL WAY	ROCKY MOUNT NC 27804
SHEARER JIMMY H & APRIL	4717 MORNING GLORY WAY	ROCKY MOUNT NC 27804
SIA WHITNEY LEWIS	105 COTTONWOOD CT	ROCKY MOUNT NC 27804
SILVER JACQUAY M	4686 CHIPPENHAM RD	ROCKY MOUNT NC 27804

SILVER REGINALD DEON & FELICIA MERCER	536 WESTRY RD	ROCKY MOUNT NC 27804
SIMPKINS STEVEN & DENISE DUNN	4640 LILY WALK	ROCKY MOUNT NC 27804
SIMPSON RYAN THOMAS	4725 MORNING GLORY WAY	ROCKY MOUNT NC 27804
SKIBNIEWSKI SCOTT A JANKOWSKI	106 COLLINGBOURNE CT	ROCKY MOUNT NC 27804
SLEDGE MCKENLY & MARY M	108 COTTONWOOD RD	ROCKY MOUNT NC 27804-
SMALL SONYA YVETTE	4694 CHIPPENHAM RD	ROCKY MOUNT NC 27804
SMITH CHRISTOPHER	107 CHICKASAW CT	ROCKY MOUNT NC 27804
SMITH ETHEL L	113 CASTLEBURY CT	ROCKY MOUNT NC 27804
SOLOMON SHARRELL WHITNEY	4625 PERIWINKLE PL	ROCKY MOUNT NC 27804
SOUTHERLAND DIQUAN R	108 CASTLEBURY CT	ROCKY MOUNT NC 27804
SPALDING DAVID A & LINDA D FAMILY TRUST	41377 RED HILL RD	LEESBURG VA 20175
SPARROW WILLIAM SR	613 WESTRY RD	ROCKY MOUNT NC 27804
SPEIGHT JANICE	4608 PLUM PL	ROCKY MOUNT NC 27804
STAMEY EDDIE RAY SR & NANCY M	4741 MORNING GLORY WAY	ROCKY MOUNT NC 27804
STRICKLAND BARRET TREY & LAUREN IVY	4737 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
STRICKLAND JAMES K MELANIE D	4620 PERIWINKLE PL	ROCKY MOUNT NC 27804
SULLIVAN JUDY B	4711 GARDENIA CIR	ROCKY MOUNT NC 27804
SULLIVAN LEONARD & EDITH	45 CALHOUN AVE	ROCKY MOUNT NC 27801
SUMNER JESSE SHERROD LATRISHA W	100 COTTONWOOD CT	ROCKY MOUNT NC 27804
SWINSON DAVID EUGENE & HOPE RENEE	111 COLLINGBOURNE CT	ROCKY MOUNT NC 27804
SYKES EMORY K	4741 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
SYKES JEFFREY DENISE E	4510 SUNSET AVE	ROCKY MOUNT NC 27804-
SYKES RAY M & JOAN M	902 CARRIAGE TRL	ROCKY MOUNT NC 27804
TALIA ENTERPRISES INC	2912 MEADOWBROOK RD	ROCKY MOUNT NC 27801
TANNER AMY	4625 PRIMROSE PL	ROCKY MOUNT NC 27804
TATE DESTINEE	4621 LILY WALK	ROCKY MOUNT NC 27804
TAYLOR KIMBERLY LANGLEY	489 CARNATION CT	ROCKY MOUNT NC 27804
TAYLOR RICHARD E & LALASHANDA S	4561 CHIPPENHAM RD	ROCKY MOUNT NC 27804
TAYLOR SHARON B	533 CHANDLER LN	ROCKY MOUNT NC 27804
TAYLOR TEVIN L & TIA JANEE HUDGINS	4617 MORNING GLORY WAY	ROCKY MOUNT NC 27804
TBW PROPERTIES LLC	1086 RED OAK RD	NASHVILLE NC 27856
TEDDER LISA H		ROCKY MOUNT NC 27803-7814
TELLO LYNDAL C	4304 WARFIELD PL	RALEIGH NC 27604
THOMAS BEALSTON VERA	4608 LILY WALK	ROCKY MOUNT NC 27804
THOMAS EVELYN & REGINALD OWENS BEASON	4675 CHIPPENHAM RD	ROCKY MOUNT NC 27804
THOMAS MICHAEL & TABITHA	541 CHANDLER LN	ROCKY MOUNT NC 27804
THORNE VICKIE S	4752 PRIMROSE PL	ROCKY MOUNT NC 27804
THORNTON MAXINE	4593 CHIPPENHAM RD	ROCKY MOUNT NC 27804
TILLERY THERESA JEAN	4792 GARDENIA CIR	ROCKY MOUNT NC 27804
TILLIE INVESTMENTS LLC	1595 NC 903 HWY	LITTLETON NC 27850
TOFFTON JOHN CLIFFORD & SUSAN COVINGTON	4713 PRIMROSE PL	ROCKY MOUNT NC 27804-2943
TRACY RICHARD	4729 PERIWINKLE PL	ROCKY MOUNT NC 27804
TURNER HANNAH MARIE	716 DAFFODIL WAY	ROCKY MOUNT NC 27804
TURNER JEROME JENNIFER M	605 DAFFODIL WAY	ROCKY MOUNT NC 27804
TYSON RANDOLPH G & RANDOLPH GILBERT JR	4718 CHIPPENHAM RD	ROCKY MOUNT NC 27804
UICKER TIMOTHY WILLIAM & SYNDA ELAINE	4625 LILY WALK	ROCKY MOUNT NC 27804
VALL ALEJANDRA JOANA	4748 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
VANCE DAPHINE	4707 GARDENIA CIR	ROCKY MOUNT NC 27804
VANN JAMIE K	4705 MORNING GLORY WAY	ROCKY MOUNT NC 27804
VASTENO JAMES A JR	613 DAFFODIL WAY	ROCKY MOUNT NC 27804

VAUGHAN TAMI S	4605 PERIWINKLE PL	ROCKY MOUNT NC 27804
VERNON NELLIE WATSON	4587 LILY WALK	ROCKY MOUNT NC 27804
VESTER JOHN H JR	1700 SUNRISE DR	SEBRING FL 33872
VICK ELFREDA	4620 LILY WALK	ROCKY MOUNT NC 27804
VILLAGE IN WESTRY CROSS OWNERS ASSOC	4748 GARDENIA CIR	ROCKY MOUNT NC 27804
VILLAGOMEZ EFRAIN C & ROSA ELENA CHAVEZ	4600 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
VIVERETTE RONALD KYLE	7746 S OLD CARRIAGE RD	ROCKY MOUNT NC 27803-8117
VOID SHANA	4572 CHIPPENHAM RD	ROCKY MOUNT NC 27804
WADDELL CHARLES R	4705 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
WADE MORRIS JR & PATRICIA D	4703 CHIPPENHAM RD	ROCKY MOUNT NC 27804
WALKER HELEN	4584 CHIPPENHAM RD	ROCKY MOUNT NC 27804
WALKER LAMONT	4624 LILY WALK	ROCKY MOUNT NC 27804
WALLACE LINDA & LEE CHARLES REELS	524 WESTRY RD	ROCKY MOUNT NC 27804
WALTON THOMAS EDWARD & ANNA MARIE	4704 MORNING GLORY WAY	ROCKY MOUNT NC 27804
WARD EDWIN G LINDA O	4625 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
WARREN ELIZABETH BURCH GOUGH	4706 CHIPPENHAM RD	ROCKY MOUNT NC 27804
WARREN LATISHA & TACHIANNA CHEBRE	4700 PERIWINKLE PL	ROCKY MOUNT NC 27804
WARREN RONALD T	4720 PERIWINKLE PL	ROCKY MOUNT NC 27804
WASHINGTON DIANNA & OTIS	108 CHICKASAW CT	ROCKY MOUNT NC 27804
WASHINGTON WENDY R	4585 CHIPPENHAM RD	ROCKY MOUNT NC 27804
WATERS JOSEPH M GRACE D	4544 LILY WALK	ROCKY MOUNT NC 27804
WATKINS ASHLEY MONOMIC & KENDRICK	4744 PERIWINKLE PL	ROCKY MOUNT NC 27804
WATSON NAKISHA N	4644 LILY WALK	ROCKY MOUNT NC 27804
WATT THOMAS R & NANCY E	4716 GARDENIA CIR	ROCKY MOUNT NC 27804
WAY JOHN LEWIS & CAROL ANN	4782 GARDENIA CIR	ROCKY MOUNT NC 27804
WEBB DANETTE	496 CARNATION CT	ROCKY MOUNT NC 27804
WEBB DANETTE B	496 CARNATION CT	ROCKY MOUNT NC 27804-2945
WEIGLE BEVERLY P	6540 SADDLEHORN DR	ROCKY MOUNT NC 27803
WESTER TERESA KAITLYN	1051 WIREWOOD DR STE 302	RALEIGH NC 27605
WESTLUND RACHEL LOUISE	4732 MORNING GLORY WAY	ROCKY MOUNT NC 27804
WHEELER JACKIE DENISE	4556 LILY WALK	ROCKY MOUNT NC 27804
WHITAKER EVELYN F	4633 LILY WALK	ROCKY MOUNT NC 27804
WHITAKER GEORGE G	PO BOX 8386	ROCKY MOUNT NC 27804
WHITE JERRY E AILSA R	725 DAFFODIL WAY	ROCKY MOUNT NC 27804
WHITE LYNDA JEAN	4725 GARDENIA CIR	ROCKY MOUNT NC 27804
WHITEHEAD DAMIEN KEITH	4729 PRIMROSE PL	ROCKY MOUNT NC 27804
WHITLEY RICHARD KEVIN & VIRGINIA E	4701 GARDENIA CIR	ROCKY MOUNT NC 27804
WICKSTROM NATHAN E & TIFFANY P	4706 GARDENIA CIR	ROCKY MOUNT NC 27804
WILKINS KENNETH JACQUELINE S	115 CHICOPEE CT	ROCKY MOUNT NC 27804
WILLIAMS CHARLES O III & JULIE A	3184 ABBEY RD	ROCKY MOUNT NC 27804
WILLIAMS DENNIS B & DEBORAH G	4575 SUNSET AVE	ROCKY MOUNT NC 27804
WILLIAMS EARLENE & MAURICE L	460 SOMERSET WAY	ROCKY MOUNT NC 27804
WILLIAMS GENERAL CONTRACTORS LLC	4487 SUNSET AVE	ROCKY MOUNT NC 27804
WILLIAMS JACQUELINE M	4701 PRIMROSE PL	ROCKY MOUNT NC 27804
WILLIAMS JESSICA CREECH	PO BOX 8318	ROCKY MOUNT NC 27804
WILLIAMS QUANTAE & TIFFANY	717 DAFFODIL WAY	ROCKY MOUNT NC 27804
WILLIAMS RONALD L JR ROCHELLE	512 WESTRY RD	ROCKY MOUNT NC 27804
WILSON CATHERINE E	3309 GREENBRIAR DR	ROCKY MOUNT NC 27804
WILSON NICHOLAS RYAN	4617 PRIMROSE PL	ROCKY MOUNT NC 27804
WILSON SHARON B	4716 HONEYSUCKLE LN	ROCKY MOUNT NC 27804

WISE LARRY ALLEN  
WISNOM VICTORIA E  
WOODARD COREY A TRACEY D  
WOOLRIDGE ROBERT L JR BETH A  
WRIGHT VASON & DARLENA H HOOD-WRIGHT  
Lige Daughtridge, Ward 5 Councilmember  
C. Saunders Roberson Jr., Mayor  
Emilie Pinkston, Director of Development Services

PO BOX 576  
4744 PRIMROSE PL  
4709 PERIWINKLE PL  
4604 HONEYSUCKLE LN  
4712 PERIWINKLE PL  
112 Candle Ct  
130 S. Franklin Street  
331 S. Franklin Street

FRISCO NC 27936  
ROCKY MOUNT NC 27804  
ROCKY MOUNT NC 27804  
ROCKY MOUNT NC 27804  
ROCKY MOUNT NC 27804  
Rocky Mount NC 27804  
Rocky Mount, NC 27802-1180  
Rocky Mount, NC 27802-1181

Requested Action: O-I and A-1 to R-6MFA  
Location: 2947 Old Battleboro Road  
Site Data:  $\pm 8.24$  acres  
Existing Land Use: Religious Institution and Office  
Applicant: Kupona Properties, LLC  
Property Owner(s): Kupona Properties, LLC  
Case Manager: Stephanie Goodrich, Senior Planner  
Voting Representatives: City Members

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## ANALYSIS:

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

The subject site is an approximately  $\pm 8.24$ -acre parcel, having PIN 386185276500, located at 2947 Old Battleboro Road. The subject property is currently zoned office and institutional district, (O-I) and agricultural district (A-1). The request is to rezone to multifamily residential district (R-6MFA).

The properties to the north and across Old Battleboro are zoned (A-1) and the properties to the south are zoned (R-6MFA). The property to the east of the subject parcel is currently zoned heavy industrial (I-2).

Many of the surrounding properties are undeveloped, including the industrial parcel lot the east. To the south, the residential properties are built out with single family homes.

### b) Zoning history

There have been a few 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 2018, some of the parcels on Stillmeadow Lane were rezoned from A-1 to R-8 and in 2010 another parcel on Stillmeadow was rezoned from R-8 to R-6MFA. In 2021, some parcels on Avalon were rezoned from R-6 to R-8.

The subject parcel was rezoned from A-I to O-I in 1982.

The trend in the area since the adoption of the comprehensive plan has been residential.

### 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

The subject property, 2947 Old Battleboro Rd has about 141 feet of road frontage on Old Battleboro Rd. Epps Church Road entirely runs through this parcel. At this location, Old Battleboro Rd is a two-lane minor arterial, with estimated practical capacity of about 11,000 vehicles per day (VPD) and an average annual daily travel (AADT) of about 1,800 VPD (2021) per NCDOT data.

The subject parcel does not have direct access to Tar River Transit, bicycle amenities, nor sidewalks.

According to the Institute of Transportation Engineers “Trip Generation Manual, 9th Edition” rezoning about 8 acres into R-6MFA could potentially generate about 100 new vehicle trips per day on an average weekday.

**RECOMMENDATIONS:** Old Battleboro Road will be expected to remain the primary access point to the subject parcel. NCDOT Driveway permits will be required for access to the site onto Battleboro Road. 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 immediate area.

The R-6MFA district is intended for urban residential development, which is designed to provide for medium density areas for multifamily, triplex, duplex and single-family units with related recreational facilities protected from intrusion of commercial and industrial activity.

f) Notice and public response

The applicant was scheduled to conduct a neighborhood meeting with area stakeholders on October 9, 2023.

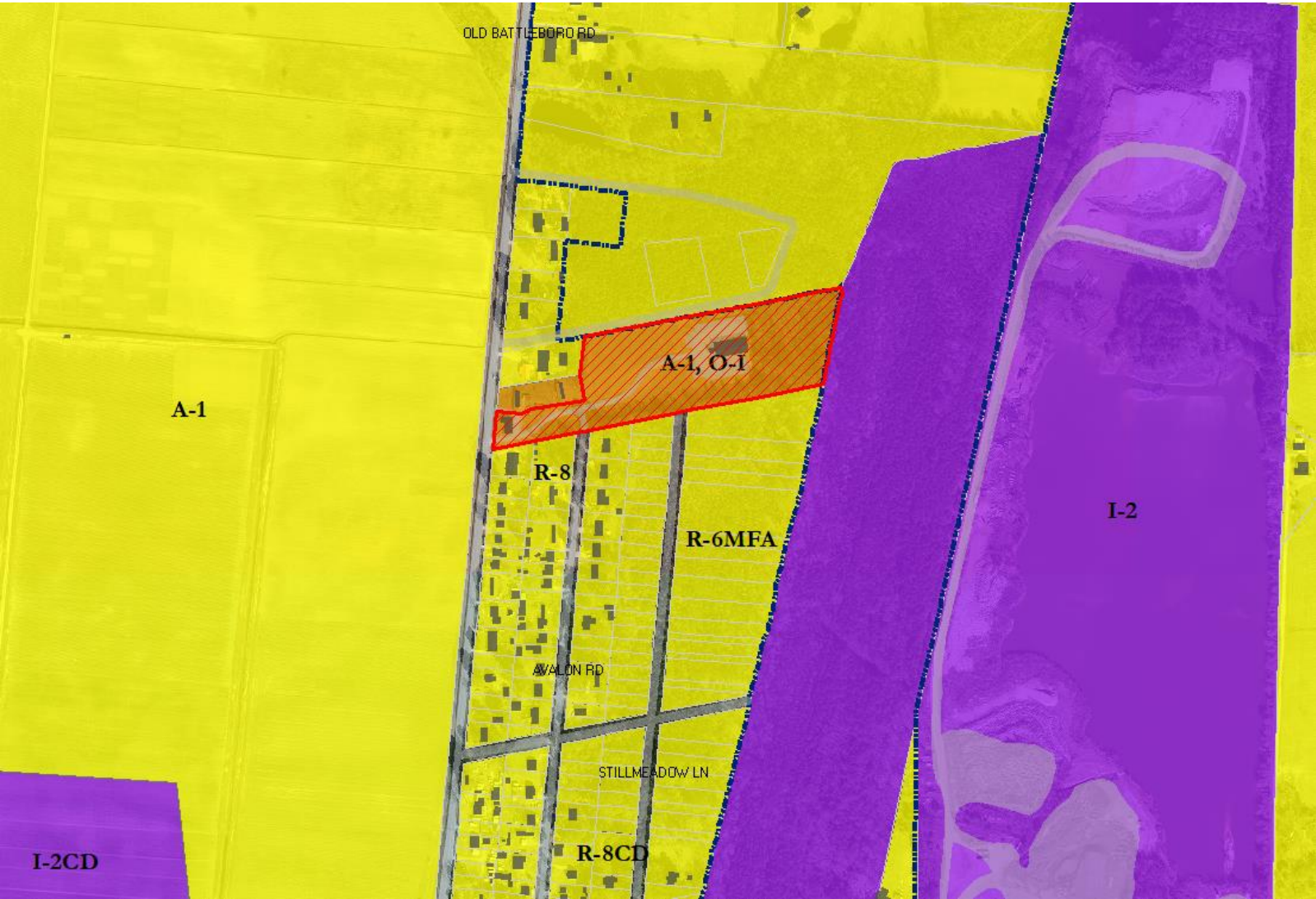
Notification of this public hearing was sent to property owners within 250’ of the subject site. A notification sign was posted on the subject property and the Planning Board agenda is listed on the City’s website.






**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.

5.2 – Rezoning Request # 06-10-23  
Zoning Map

0-I & A-1 to R-6MFA  
[Ward 2]



-  Subject Property
-  Residential
-  Transitional
-  Commercial
-  Industrial

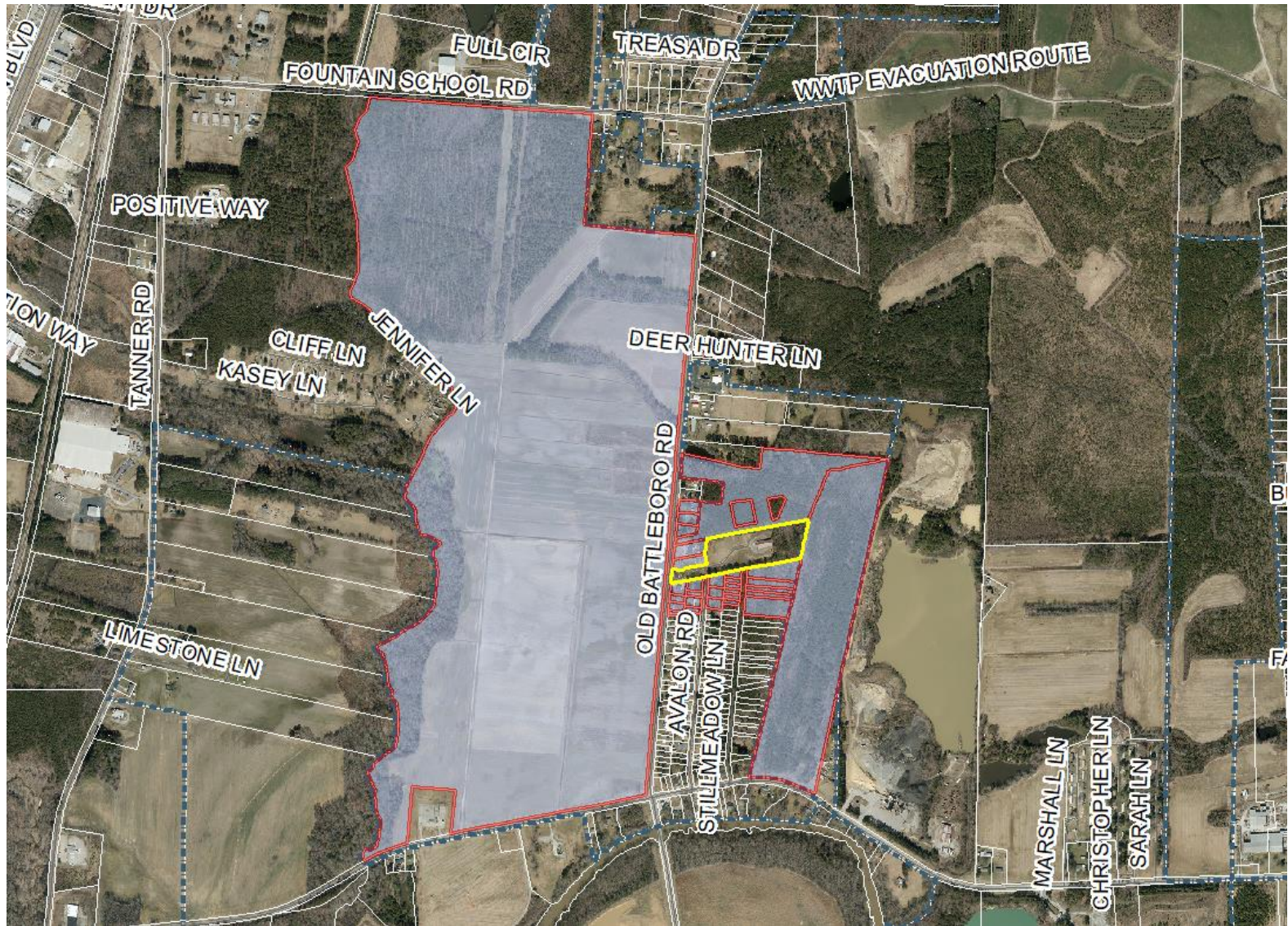


## 5.2 – Rezoning Request # 06-10-23

Aerial Image & Adjacent Owners Notice Map

0-I & A-1 to R-6MFA

[Ward 2]



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



Subject Property



Property Owners Mailed Notice

Batts Nicholas Adam  
2955 Avalon Rd  
Rocky Mount NC 278012827

Bynum Ernest L Sr et al  
2947 Old Battleboro Rd  
Rocky Mount NC 27801

Cooke Anita Daniel  
2969 Old Battleboro Rd  
Rocky Mount NC 27801

Garcia Leticia Landeros  
2911 Old Battleboro Rd  
Rocky Mount NC 27801

Golden Gate Temple No II  
Po Box 1246  
Rocky Mount NC 27802

Johnson Fred A  
1316 Proctor St  
Rocky Mount NC 27801

Murphy Michael Dwayne  
1976 NC Hwy 58  
Castalia NC 27816

Pittman & Pittman Inc  
5893 Tar River Cove  
Rocky Mount NC 27803

Pittman Kenneth G et al  
5864 Tar River Cove  
Rocky Mount NC 27803

Ransome Robert E et al  
3023 Old Battleboro Rd  
Rocky Mount NC 27801

Reyes Aide Rodriguez  
1512 Raymond St  
Rocky Mount NC 27804

Richard T Fountain Training Sc et al  
20301 Mail Service Center  
Raleigh NC 27699

Smith Ricky Boyd  
2855 Old Battleboro Rd  
Rocky Mount NC 27801

Transport Leasing Corp  
PO Box 7153  
Rocky Mount NC 27804

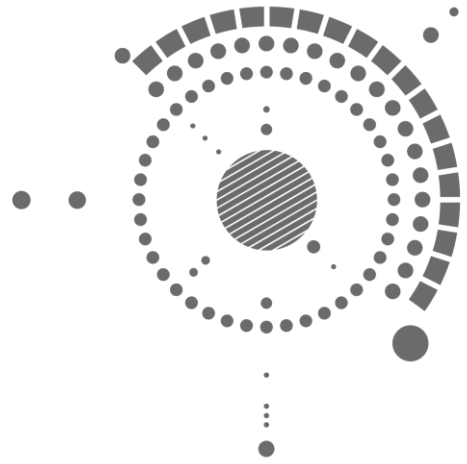
Webb Margaret Joyner  
3610 Old Battleboro Road  
Rocky Mount NC 27801

Whitfield Joseph Wade  
2960 Avalon Rd  
Rocky Mount NC 27801

Williams Alexander Ray et al  
2937 Old Battleboro Rd  
Rocky Mount NC 27801

Reuben C. Blackwell, IV,  
Ward 2 Councilmember  
P.O. Box 2723  
Rocky Mount NC 27802

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



## ATTENTION:

The next regular meeting of the  
City of Rocky Mount Planning Board  
is scheduled for  
**Tuesday, November 14, 2023 at 5:30 p.m.**

