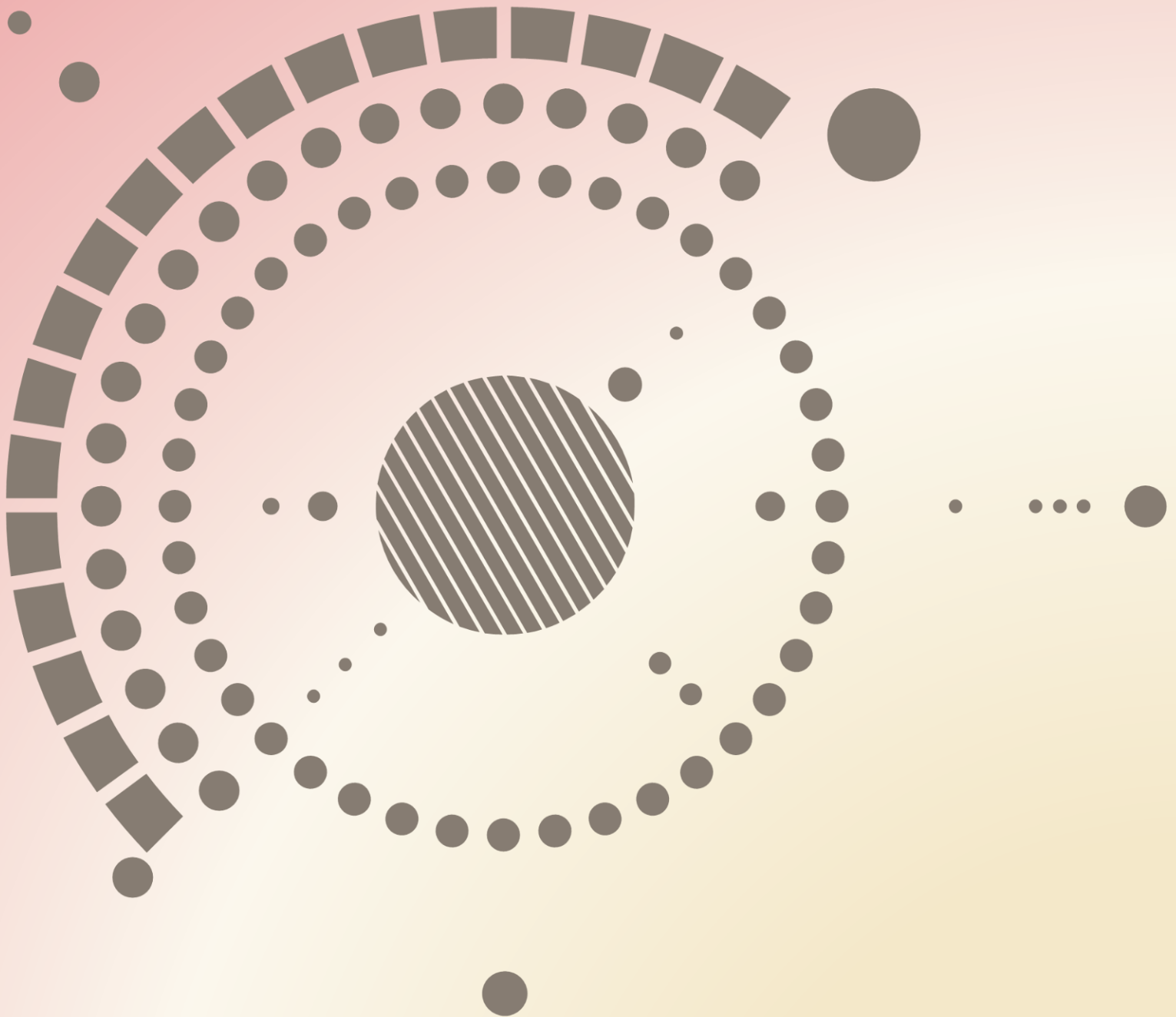


Planning Board Staff Report

November 14, 2023



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



AGENDA
ROCKY MOUNT PLANNING BOARD MEETING
NOVEMBER 14, 2023, AT 5:30 P.M.
GEORGE W. DUDLEY CITY COUNCIL CHAMBER, FREDERICK E. TURNAGE MUNICIPAL BUILDING
JOIN MICROSOFT TEAMS MEETING

Board Membership

Rocky Mount: Bruce Berry, James Davis, Robert Davis, Robert Hudkins, Johnnie Mayo Jr., and Matthew Sperati (chair)

Edgecombe County: Vacant

Nash County: Vacant

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Meeting Minutes:** October 10, 2023
- 4. Development Review**
- 5. Zoning Review**

5.1 Rezoning Request # # 05-10-23

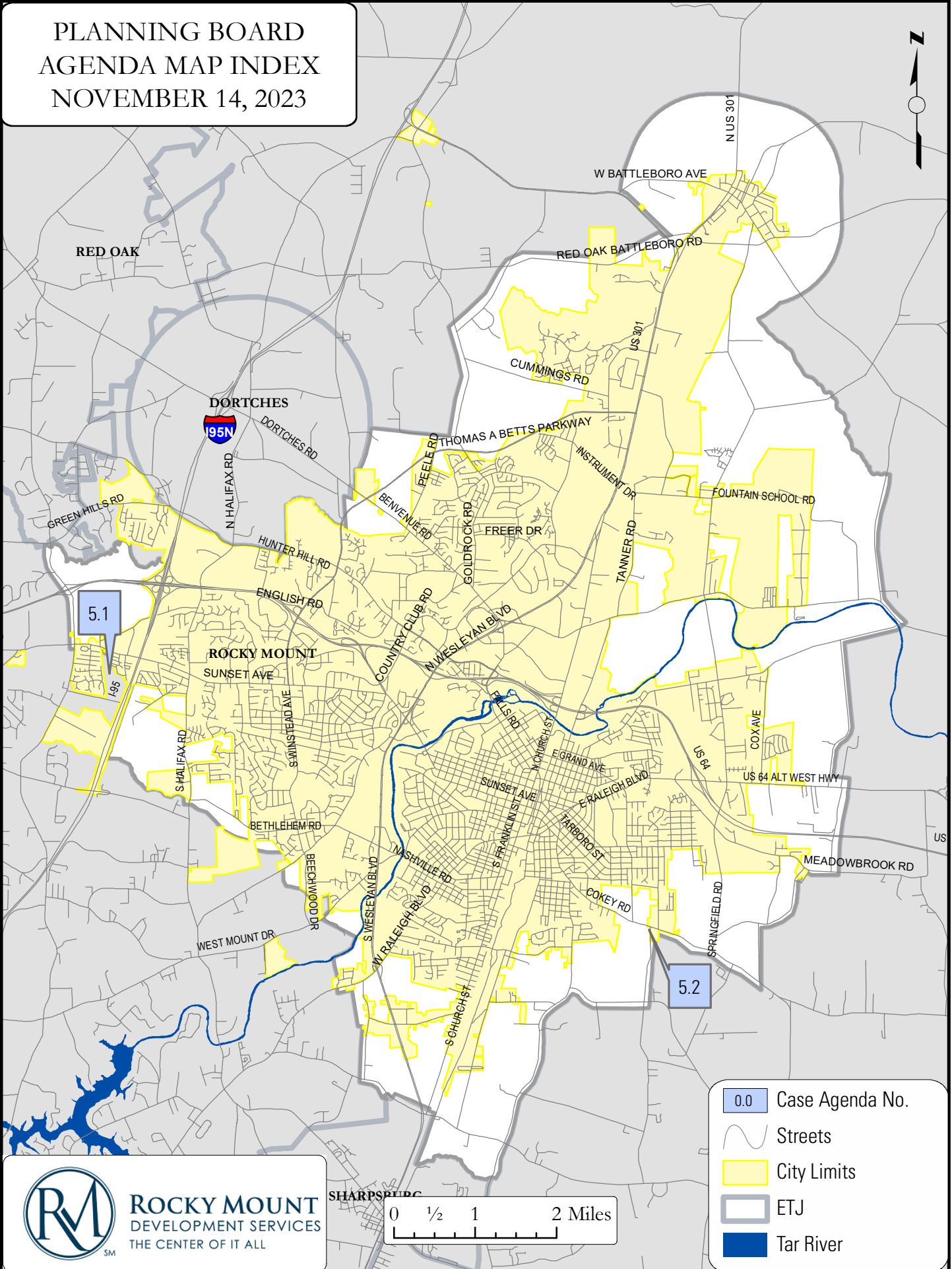
Requested Action: I-2 to R-6MFA
Location: Sunset Avenue [PIN 382008972953U and 382012960747]
Site Data: ±59.61 acres
Existing Land Use: Undeveloped
Applicant: Thomas White; Axiom Development, LLC
Property Owner(s): Clifton Price Harper, Jr.
Case Manager: Bernetta Smith, Planner
Voting Representatives: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

5.2 Rezoning Request # # 07-11-23

Requested Action: B-5 to A-1
Location: 52 Green Pasture Road
Site Data: ±0.856 acres
Existing Land Use: Service & Supply (Storage)
Applicant: Thomas Wayne Hopkins
Property Owner(s): The Thomas Wayne Hopkins Living Trust, et al
Case Manager: Stephanie Goodrich, Senior Planner
Voting Representatives: City & Edgecombe Members

- 6. Planning Review**
- 7. Other**
- 8. Items from the Planning Board**
- 9. Items from the Secretary**
- 10. Adjournment** (Next regular meeting: December 12, 2023)

PLANNING BOARD AGENDA MAP INDEX NOVEMBER 14, 2023



**MINUTES OF THE
ROCKY MOUNT PLANNING BOARD MEETING
HELD OCTOBER 10, 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
Stephanie Goodrich, Senior Planner
Ramon Muckle, Traffic Engineer
Emilie Pinkston, Development Services Director
Jordan Reedy, Principal Transportation Planner
Linda Rideout, Transportation Planner
Bernetta Smith, Planner

1. Call to Order

The chair called the meeting to order at 5:40p.m.

2. Approval of the Agenda

The chair presented the agenda and staff advised there were no changes.

The chair stated that item 5.1 Rezoning Request #05-10-23 is in the city's ETJ and requires five members seated for a quorum. At this time, there are only four members present, although a fifth member is expected to attend the meeting. Therefore, item 5.2 Rezoning Request #06-10-23 will be heard first.

3. Approval of the Meeting Minutes: September 12, 2023

The chair presented the September 12, 2023, meeting minutes to the board. A motion was made by Mr. Mayo seconded by Mr. Davis and unanimously carried to approve the minutes as presented.

4. Development Review

There were no items for review.

5. Zoning Review

5.2 Rezoning Request #06-10-23

At the request of the chair Stephanie Goodrich presented the request for rezoning submitted by Kupona Properties, LLC, property owner. The subject site is a \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 Road 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 to the east. To the south, the residentially zoned properties that are developed contain single family homes.

Ms. Goodrich advised that 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 Lane was rezoned from R-8 to R-6MFA. In 2021, some parcels on Avalon Road 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.

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

Ms. Goodrich advised that this location has about 141 feet of road frontage on Old Battleboro Road. Epps Church Road entirely runs through this parcel. At this location, Old Battleboro Road 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 eight acres into R-6MFA could potentially generate about 100 new vehicle trips per day on an average weekday.

Ms. Goodrich stated that 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 Old Battleboro Road. Any new developments at this site will require payment in-lieu of installing a 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.

Ms. Goodrich stated that 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.

Ms. Goodrich advised that the applicant conducted a neighborhood/informational meeting on October 9, 2023. The minutes from that meeting were included 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.

Ms. Goodrich advised that staff recommends that the request be forwarded to the Rocky Mount City Council recommending approval on the basis that the proposed rezoning of the subject site will 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. Ms. Cassandra Whitfield-Hargrove, CEO of Kupon Properties, LLC was present and stated that she has proposed 36 townhomes which would be in a gated community for seniors, aged 55 and up. Nick Rightmeyer with Joyner-Keeny PLLC was also present as the engineer on the project. Mr. Rightmeyer reiterated the staff report presented by Ms. Goodrich. Mr. Rightmeyer stated that that public water and sewer is available. He stated that the requested rezoning is associated with a proposed development, Estee's Village Townhome, for which a sketch plan has been prepared. He stated that a neighborhood meeting was held on October 9, 2023. Concerns that were brought up were related to existing storm water drainage issues and access to the site—which are still being worked out. Mr. Rightmeyer stated that there are some things they can incorporate into their design that can help with the drainage issues and they are looking at different options for access to the site. He stated that there are properties adjacent to the subject site zoned R-6MFA.

Mr. Berry asked if the church would be staying. Ms. Whitfield-Hargrove stated that it would be staying.

Mr. Sperati stated that after reviewing the minutes from the neighborhood meeting, there was mention of Epps Church Road, however, it is not on any maps the board had been provided. Mr. Rightmeyer stated that Epps Church Road is the existing gravel road that goes to the church and would be kept for emergency access to the site and church with the main access off Avalon Road. He stated that there are concerns about that and they are looking into other options.

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. Ms. Anita Cooke (2969 Old Battleboro Road) presented and submitted to the board a community petition with 56 names from a 1/4 mile radius of the proposed site who is against the proposed rezoning request. Ms. Cooke

stated that she had permission to speak on behalf of 35 of 56 opposed. She stated that they feel that this type of utilization of the property will change the character of their local area with the planned 36 two-story units. She stated that this type of construction will lead to more traffic and more people in their area. The influx of people and traffic will cause increased noise, which has already increased due to the CSX Hub, safety issues and a possible increase in their crime and a reduction in their property values. She stated that they feel the proposed, if approved, will cause a detrimental change in the character of their area. Ms. Cooke stated that a lot of the property holds water, and that the area is a 500-year flood zone. She concluded by stating that if this is approved, they as a community would lose the last bit of peace and quiet, they have left since being annexed into the city limits. Their entire community enjoys the sights and sounds of nature that they currently have.

Ms. Cooke asked for clarity as to if there will be or if there is access to water and sewer as they have only been offered water. Mr. Rightmeyer stated that there is an existing sewer line running down Avalon Road. There was discussion regarding water and sewer with Ms. Bryson. It was stated for more information concerning sewer and water availability and connection, individuals would need to reach out to city staff during business hours as this request was to determine if the proposed rezoning will have minimal to no negative impact on the area and complies with the city's comprehensive plan.

Candace Batts (2955 Avalon Road) stated that she was speaking on behalf of her family and a dozen more families on Avalon Road. She stated that her family has lived on Avalon Road for 36 years. Safety and traffic are a major concern for the families, including the children on Avalon Road. She stated that flooding and the natural habitat for woodland animals is also a concern. She stated that if the request is approved a part of her property will be taken and that property values will decrease. Mr. Berry stated that concerns about a decrease in property value had been mentioned several times and was curious as to what had led to this concern. Ms. Batts stated that she had investigated other areas that had gone through similar situations and compared it to an elderly living community in Wilson that is now low-income housing.

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

Ramon Muckle spoke on behalf of Traffic Engineering stating that they do not have any intention of allowing anything to develop on the property without primary access to Old Battleboro Road. Mr. Sperati explained the process of a rezoning request and the planning process including mapping and road access. He advised the concerned audience to keep in touch with city staff of upcoming meetings.

A motion was made by Mr. Berry seconded by Mr. Davis and carried unanimously to recommend to the Rocky Mount City Council approval of the request to rezone the parcel totaling ± 8.24 acres, located at 2947 Old Battleboro Road from O-I and A-1 to R-6MFA 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

Mr. Sperati stated that a fifth board member was still not present to have a quorum to vote on Rezoning Request #05-10-23. Mr. Sperati stated that anyone who would like to speak either in favor or in opposition can speak, however, when it is heard at a future meeting, they will not be able to speak again.

Mr. Bocook stated that the board can hear the comments so that they can be put on record. He stated that audio of the meeting was being recorded and that all board members would have access to it. This

is the second time this request has been on the agenda and the second time we have had the issue of not having a quorum to vote on it. Mr. Berry stated that he thinks they should at least hear their concerns. Mr. Sperati stated that with all in mind, this meeting will continue with hearing the staff report relating to Rezoning Request #5-10-23 and anyone that would like to speak, followed by a motion to table the request.

At the request of the chair Bernetta Smith presented the request for rezoning submitted by Thomas White; Axiom Development, LLC., representative of Clifton Price Harper, Jr., and Jessica Creech Williams property owner. 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 (Office and Institutional) and contains a detached single-family dwelling. To the west of the subject site, along Sunset Avenue, are properties zoned I-2 (Heavy Industrial) 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.

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

Ms. Smith advised that 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.

Ms. Smith advised that 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.

Ms. Smith stated that an 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.

Ms. Smith stated that this request will not result in an increase in zoning intensity of the immediate area. The R-6MFA district is intended to provide for urban residential development, which is designed to provide for medium density areas 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.

Ms. Smith advised that the applicant conducted 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.

Ms. Smith 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. Ethan Avery with Stocks Engineering representing Axiom Development was present. Mr. Avery reiterated the information given in the staff report. He stated that R-6MFA is the most appropriate zoning for this property if annexed into the city limits since it is adjacent to Westry Crossing which is also zoned R-6MFA. He stated that a neighborhood meeting was held with 46 people in attendance representing 29 properties. He stated 457 notification letters were sent out and five phone calls were received asking for additional information. Also in attendance at the neighborhood meeting was Mayor Sandy Roberson, Council Member Lige Daughtridge and Director of Development Services Emilie Pinkston. Some of the concerns from the meeting were not to allow modular homes or tiny homes in future development. He stated that he spoke with the developer, and they do not have an issue with concurring with the request. Mr. Avery stated that there are currently two existing roadway stubs that extend to the property from Westry Crossing. He stated that residents were made aware that city planning along with Fire and EMS that at least one of those connections would be made. He stated that since the proposed subdivision would likely include more than 100 homes it would require a traffic impact analysis and the developer agrees to participate in any roadway improvement required by the city of Rocky Mount and NCDOT from the TIA. He stated that some residents are concerned about the noise from I-95 because of the removal of trees during the development. He stated that they only control a small southeast corner and they had already mapped some of the wetlands that is jurisdictional. They will be leaving approximately 300’ at minimum of wooded area between the subject property and the I-95 right away. Residents also had concerns about

storm water runoff which will be more closely analyzed during the subdivision application process, however all ordinances will be met. He stated that some residents would like to see a buffer between the subject site and the existing Westry Crossing subdivision, which is not mandatory, but the developer is willing to look into, however, this is something they think would be best discussed during the subdivision approval process. He stated another resident noted the need for an investigation of endangered species and habitats. He stated that they have had the property flagged by an environmental scientist. He stated that one resident brought up the strain on the school system and the need for an additional fire department closer to the area. Mr. Avery stated that was a concern that would need to be addressed by city staff. Residents also asked about property values and Mr. Avery stated that it is their opinion rezoning to a similar existing zone will not affect the current values. In conclusion, Mr. Avery stated that they believe it will be a greater benefit to the community to transition between the R-6MFA to the west and the MHP to the right, to develop a residential neighborhood than to have heavy industrial use as it is currently zoned.

Mr. Sperati stated that he noticed the bullet point where there was concern regarding modular and tiny homes, also for cluster development. He stated that he did not mention that in his presentation and asked if the applicant had a position on that. Mr. Avery stated that a cluster development does not affect the intensity or type of homes that would be built there, therefore did not feel as if it pertained to the zoning rather the subdivision layout itself, which would be handled later in the process. Mr. Sperati asked if at this time the applicant was not willing to take that out as a possibility. Mr. Avery stated that he did not think it affected it that greatly, but they would be willing to do so.

Mr. Sperati asked Mr. Bocook that when it came time to vote on this rezoning could they put specific criteria on the rezoning and asked if there was definition on modular and tiny homes in the LDC. Mr. Bocook stated that they are defined and listed as separate uses and could be prohibited as a condition. Mr. Sperati asked if another condition could be that some sort of vegetated buffer be placed. Mr. Bocook stated that could be added also.

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.

Cathy Parks (505 Daffodil Way) stated that they are unhappy about this request and as she stated in the meeting held prior to this meeting they need a fire department and emergency vehicles in that area more than they need added homes. She stated that when a fire department responds it comes from Winstead Avenue and with the ongoing construction it can be timely. She stated that she has also addressed this issue with their councilmember.

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

A motion was made by Mr. Berry seconded by Mr. Davis and carried unanimously to table the request to rezone the parcel totaling +/-50.14 acre parcel, having PIN 382008972953U and a +/- 9.47 acre portion of the property having PIN 382012960747 located on Sunset Avenue from I-2 to R-6MFA on the basis that a rezoning request 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.

6. Planning Review

There were no items for review.

7. Other

There were no items for review.

8. Items from the Planning Board

There were no items for review.

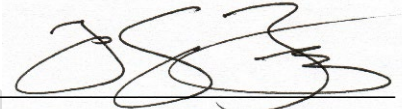
9. Items from the Secretary

There were no items for review.

10. Adjournment (Next regular meeting November 14, 2023)

There being no further business, the meeting was adjourned at 6:33p.m.

Respectfully submitted,



Rocky Mount Planning Board
JoSeth Bocook, Secretary

DRAFT

Zoning Review

Requested Action: I-2 to R-6MFA
Location: Sunset Avenue [PIN 382008972953U and 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

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 ten-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

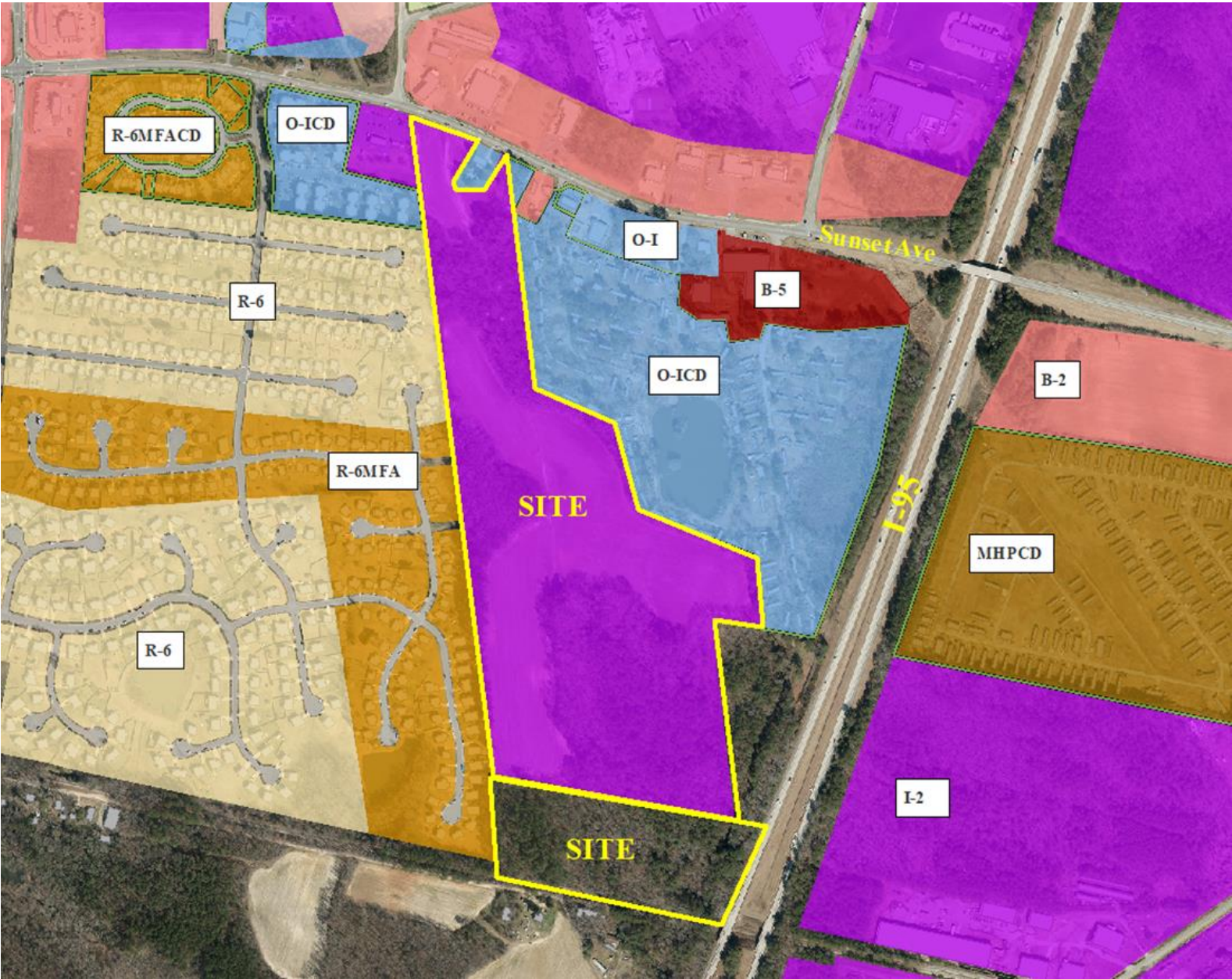
sign was posted on the subject property and the Planning Board agenda is listed on the City's website.

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
[ETJ & County]



ROCKY MOUNT
DEVELOPMENT SERVICES
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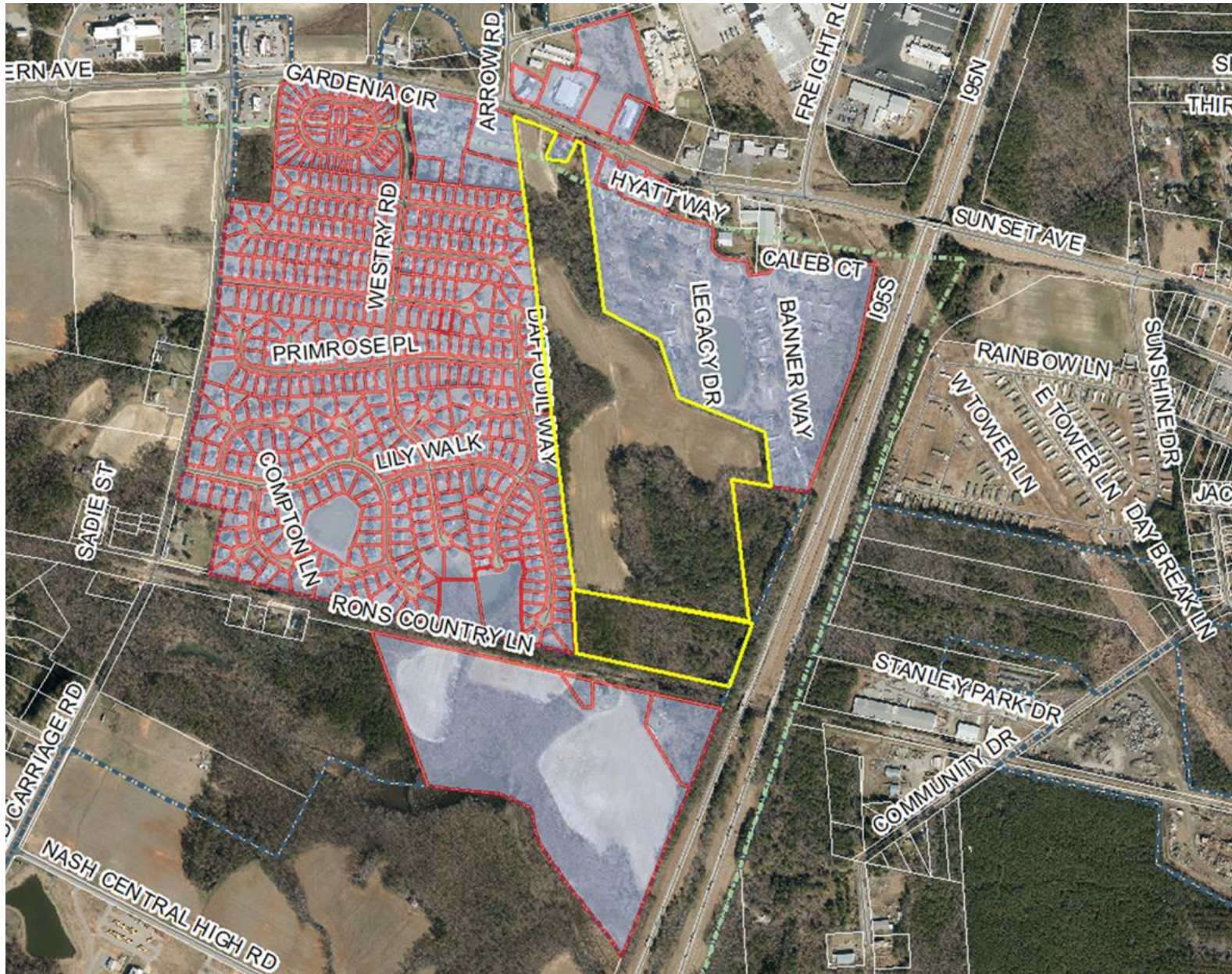


5.1 – Rezoning Request # 05-10-23

Aerial Image & Adjacent Owners Notice Map

I-2 to R-6MFA

[ETJ & County]



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Subject Property



Property Owners Mailed Notice

Neighborhood Informational Meeting Report

October 5th, 2023

Petitioner: Axiom Development, LLC

Holiday Inn – Meeting & Event Room

Rezoning Request +/- 59.6 Ac. PIN: 382008972953U,
382012960747 From I-2 & Nash County GI to R-6MFA

200 Enterprise Dr. Rocky Mount, NC 27804

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 September 25th, 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 October 5th at 5:00 PM at the Holiday Inn Meeting and Event Room, 200 Enterprise Drive, Rocky Mount, NC 27804.

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 Ethan Averette of Stocks Engineering, PA. Also in attendance was City of Rocky Mount Mayor Sandy Roberson, Ward 5 Council Representative Lige Daughtridge, and Director of Development Services Emilie Pinkston.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Ethan Averette, welcomed the attendees and opened the meeting with a power point presentation showing several maps to indicate the location of the parcels proposed to be rezoned. Mr. Averette indicated that the Petitioner proposed to rezone an approximately 59.6 Ac site (the "Site") along Sunset Avenue from the I-2 to R-6MFA. Mr. Averette explained the rezoning process in general and stated that the purpose of the meeting was to discuss the general rezoning request and respond to questions and concerns from nearby residents and property owners. It was noted that the planning board meeting was planned for October 10th and then the following Board of Commissioners meeting was planned for November 13th.

A map was presented showing the existing zoning of all nearby properties and Mr. Averette pointed out that the site would be adjacent to existing R-6MFA zoning of Westry Crossing Subdivision as well as the MHP zoning of the Williams Mobile Home Park. An additional map was presented showing an example of a single family residential subdivision layout which could be developed if the land was rezoned to R-6MFA. Mr. Averette explained that currently only a boundary and topographical survey as well as environmental investigation have been completed and the map attached showed the surveyed areas of flagged wetlands which are potentially jurisdictional by the USACE. The example subdivision layout included 189 homes and showed street connections to Sunset Ave as well as the right-of-way stub from Primrose Place. The maps used in the meeting are attached hereto as Exhibit D.

Mr. Averette mentioned that he knew traffic was a large concern for the residents of Westry Crossing, however, connection to the right-of-way stub of Primrose Place was a requirement by the City of Rocky Mount for connectivity as well as Fire & EMS for emergency access due to the number of potential homes. Therefore, it is not a negotiable item that the developer could remove. Mr. Averette also mentioned that since a proposed subdivision would likely include more than 100 homes, it would require a Traffic Impact Analysis and the developer would be required to follow any recommendations by the City of Rocky Mount and NCDOT.

Mr. Averette then opened the floor for questions. Below are summaries of questions and concerns that were brought up as well as the response given by Mr. Averette.

- One resident asked that the zoning be limited to not allow Modular Homes, Tiny Homes, or Cluster Development. Another resident seconded the concern for modular homes with less value than the homes of Westry Crossing. Mr. Averette explained that no homebuilder had been selected yet, however he would discuss with the developer to limit the property to not allow modular homes or tiny homes.
- Residents stated their concern about the noise from I-95 due to removal of trees during development. Mr. Averette pointed out that there is still a large portion of the development in the southeast corner adjacent to I-95 that will remain wooded since it is flagged wetland area. The other large portion of trees adjacent to I-95 is not owned by the developer. Mr. Blair Alford who works for Joyner Keeny PLLC stated that he was aware of sound walls being constructed by NCDOT along the length of the subject property adjacent to I-95 which would help with reducing noise from traffic.
- Residents also had concerns about stormwater runoff from the proposed development due to the surrounding elevations and existing condition of their storm drain system. Mr. Averette discussed that although this would be more heavily considered during the subdivision application process, the development would be required to meet the City of Rocky Mount's stormwater ordinance and protect their property from any adverse impacts.
- Similarly, the residents of Westry Crossing requested that a buffer be maintained along the adjoining property line to keep the existing trees wherever possible. Mr. Averette noted again that a landscape buffer was a detail that would take place during the subdivision review process, but the developer would be willing to maintain a landscape buffer in the future subdivision plan.
- There was a concern brought up about the increased strain on the school system with the proposed development adding families to the community.
- One resident noted the need for a Fire Department closer to the area and other residents agreed.
- One resident noted that there needed to be an investigation of endangered species and animal habitats on the property. Mr. Averette noted that currently there were no plans to impact any of the protected wetland areas flagged by a licensed scientist.
- Residents asked about the change in their property value due to the development.
- There was a discussion about the previous planning board meeting and the previous request to rezone the property to MHP. Mr. Averette informed the residents that he had a discussion with the developer after the last meeting to discuss their options and the concerns of the neighboring community. The Developer agreed that it was a better fit for the development and community to retract the MHP request and move forward with a product close in nature with that of Westry Crossing and Carriage Pond.
- One resident asked about the zoning if the request for R-6MFA was denied and Mr. Averette informed them that at this time it is zoned I-2 (Heavy Industrial) so it would remain zoned industrial if the annexation and rezoning did not pass.

- *There was a discussion about the annexation process to which Mr. Sandy Roberson clarified that the County did not have to release the property for the City to annex the property. Mr. Averette mentioned that since the annexation petition has been filled with the City, the planning board is allowed to make a recommendation on the future zoning of the property assuming the annexation is approved.*
- *Mrs. Emilie Pinkston gave additional clarification of the rezoning, annexation, and subdivision process to reaffirm that the residents had multiple opportunities to have their voice heard concerning this development.*

The meeting adjourned at 6:05 PM.

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

Exhibit A

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
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
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
EWY 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
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

HEDGECOCK 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
HOOKE 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
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
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
MCGRUFF 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	6199 WILLIAMS CT	ROCKY MOUNT NC 27803
TELLO LYNDAH 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
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
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
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	PO BOX 576	FRISCO NC 27936
WISNOM VICTORIA E	4744 PRIMROSE PL	ROCKY MOUNT NC 27804
WOODARD COREY A TRACEY D	4709 PERIWINKLE PL	ROCKY MOUNT NC 27804
WOOLRIDGE ROBERT L JR BETH A	4604 HONEYSUCKLE LN	ROCKY MOUNT NC 27804
WRIGHT VASON & DARLENA H HOOD-WRIGHT	4712 PERIWINKLE PL	ROCKY MOUNT NC 27804
Lige Daughtridge, Ward 5 Councilmember	112 Candle Ct	Rocky Mount NC 27804
C. Saunders Roberson Jr., Mayor	130 S. Franklin Street	Rocky Mount, NC 27802
Emilie Pinkston, Director of Development Services	331 S. Franklin Street	Rocky Mount, NC 27802



Stocks Engineering, PA
801 E Washington Street
Nashville, NC 27856

September 25th, 2023

Subject: Neighborhood Informational Meeting – Rezoning Request filed by Axiom Development, LLC to rezone approximately 59.6 acres located along Sunset Ave (PIN:382008972953U, 382012960747) from I-2 & Nash County GI to R-6MFA.

October 5th, 2023, 5:00 PM

Holiday Inn – Meeting & Event Room
200 Enterprise Drive
Rocky Mount NC 27804

Dear Property Owner:

We have filed the above-mentioned request to amend the zoning map with the City of Rocky Mount seeking to rezone an approximately 59.6 acre site located along Sunset Ave with PIN: 382008972953U & 382012960747 from I-2 and Nash County GI zoning to R-6MFA.

In accordance with the requirements of the City of Rocky Mount's Land Development Code, we will hold an informational neighborhood meeting prior to the public hearing on this rezoning request for the purpose of discussing this proposal with nearby property owners and organizations. The City of Rocky Mount's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the subject property.

Accordingly, we give you notice that representatives of the applicant will hold a community meeting regarding this rezoning petition on Thursday October 5th, 2023 at 5:00PM in the Event Room of the Holiday Inn located at 200 Enterprise Drive, Rocky Mount NC 27804. The applicant's representatives look forward to sharing this rezoning proposal with you and to answer any questions you may have with respect to this request.

In the meantime, should you have any questions or comments about this matter, please contact Stocks Engineering by calling 252-459-8196 or emailing eaverette@stocksengineering.com.

Sincerely,
Stocks Engineering, PA

A handwritten signature in black ink, appearing to read "Ethan Averette", is written over a white background.

Ethan Averette, PE

cc: City Council Representative Lige Daughtridge
Mayor C. Saunders Roberson

**Parcel Search Information**

ParID 021052
Site Address
Pin 021052



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Nash County, North Carolina makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Neighborhood Informational Meeting Sign-In Sheet

Petitioner: Axiom Development, LLC

Rezoning Request +/- 59.6 Ac. PIN: 382008972953U,
382012960747 From I-2 & Nash County GI to R-6MFAOctober 5th, 2023Holiday Inn – Meeting & Event Room
200 Enterprise Dr. Rocky Mount, NC 27804

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

NAME/ORGANIZATION	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
NANCY WATT	4716 Gardenia Cir		
melanie Strickland	4620 Periwinkle Place		
Mark Dugan	404 Banner Way		
Blair & Diane Allen	4570 Lily Walk Rm NC		
Theresa Carroll	601 Daffodil Way		
Rob Jones	4589 Chippenham Rd		
Sandy Robinson	307 Shady Circle Dr.		
GERALD M BRABHAM	4548 LILY WALK		
Shayne Robinson	4560 Lily Walk		
Hope Scott	4722 Chippenham Rd		
Myka Scott	4725 Primrose Pl		
Synda McCracken	4625 Lily Walk		
Whitney Sia	105 Cottonwood Ct		
Demi Wheeln	4556 Lily Walk		

Neighborhood Informational Meeting Sign-In Sheet

Petitioner: Axiom Development, LLC

Rezoning Request +/- 59.6 Ac. PIN: 382008972953U,
382012960747 From I-2 & Nash County GI to R-6MFA

October 5th, 2023

Holiday Inn – Meeting & Event Room
200 Enterprise Dr. Rocky Mount, NC 27804

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

NAME/ORGANIZATION	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Linda Howell	4723 Gardenia Cir ²⁷⁸⁰⁴ Rocky Mt. NC		
Kathy H Parsons	505 Daffail ²⁷⁸⁰⁴ Way Rocky Mt		
Wendy Richardson	4585 Chippenham Rd - Rocky Mt, NC		
Charity Hargrove	4722 Chippenham Rd		
Munter Shew	4708 Honeysuckle Ln ²⁷⁸⁰⁴		
Cheryl Kott	PO Box 8421 Rocky Mt ²⁷⁸⁰⁴		
Tarsha Grimes	105 Castlebury Ct.		
Diana Davis	21254 Morning Glory Way		

Neighborhood Informational Meeting Sign-In Sheet

Petitioner: Axiom Development, LLC

Rezoning Request +/- 59.6 Ac. PIN: 382008972953U,
382012960747 From I-2 & Nash County GI to R-6MFA

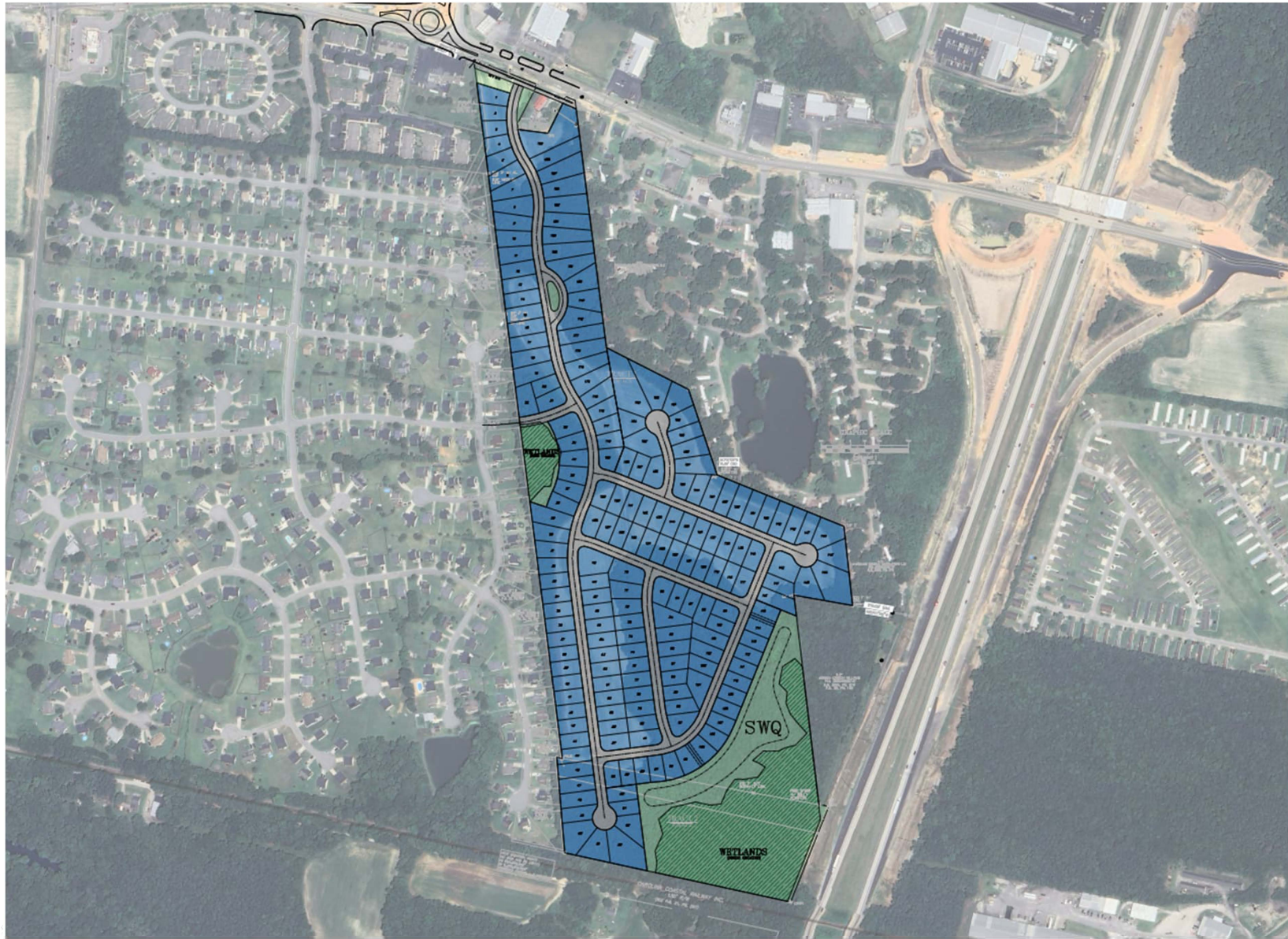
October 5th, 2023

Holiday Inn – Meeting & Event Room
200 Enterprise Dr. Rocky Mount, NC 27804

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

NAME/ORGANIZATION	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Bill Kowack	4563 Lily Walk Rocky Mt		
Dianna + Otis Washington	108 Chickasaw Ct.		
Andrew + Meredith Mitchell	413 Daffodil Way, RM		
Dennis + Debbie Williams	4515 Sunset Ave		
Silvia + Jacob Jacob	628 Westing Rd.		
Lucille Anthony / Michael Johnson	501 Daffodil Way - R.M.		
Tonya House	4746 Gardenia Circle		
Marie Bridges	4758 " "		

Exhibit D



Requested Action: B-5 to A-1
Location: 52 Green Pasture Road
Site Data: ± 0.856 acres
Existing Land Use: Service & Supply (Storage)
Applicant: Thomas Wayne Hopkins
Property Owner(s): The Thomas Wayne Hopkins Living Trust, et al
Case Manager: Stephanie Goodrich, Senior Planner
Voting Representatives: City & Edgecombe Members

ANALYSIS:

a) Land uses: Subject site and vicinity

The subject site is a ± 0.856 acre parcel, located at 52 Green Pasture Road, on the corner of Cokey Road. The subject property is zoned Commercial Services District (B-5), and the property owner is requesting rezoning to Agricultural District (A-1) with the intended purpose of converting the structure to a single-family dwelling. The property is in the city's extraterritorial jurisdiction (ETJ).

The majority of properties in the general area are zoned A-1, Agricultural and are either being used as agricultural or developed with very low-density single family residential. The closest commercial area is on the corner of S Fairview Road. Those parcels are undeveloped.

b) Zoning history

There have been no zoning map amendments approved within the vicinity of the subject site since the adoption of the current comprehensive plan, in 2003.

About a quarter of a mile away on S Glendale drive there was a rezoning to R-6MFA in January 2023, but the area has remained agricultural with detached single-family dwellings for the last few decades.

c) Conformance with comprehensive plan

The Together Tomorrow: Tier, I Smart Growth Comprehensive Plan identifies the subject site as being in the Southeast "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 transportation infrastructure that will make future development likely and possible with government incentives.

d) Transportation

The subject property is an approximate .84-acre parcel located in Edgecombe County, on the west side of Green Pasture Rd., and at the intersection of Cokey Rd. The parcel

has an approximate 220 feet of road frontage on Green Pasture Rd., and an approximate 156 feet of frontage on Cokey Rd. The property has a somewhat circular driveway that allows access to Green Pasture Rd. in two locations on the property, with about 60 feet between these driveway openings.

At this location, Green Pasture Road is a two-lane, two-way undivided local road with an estimated practical capacity of 9,000 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of about 1240 VPD per NCDOT data (2023). At this location, Cokey Road is a three-lane, two-way minor arterial, with a center turn lane. It has an estimated practical capacity of 13,000 vehicles per day (VPD) and an AADT of about 3,432 (per 2023 NCDOT data).

The subject parcel has direct access on Cokey Road to Tar River Transit Route 10. The subject parcel does not have direct access to bicycle amenities. Sidewalks do not exist at the subject site on either Green Pasture Rd or Cokey Rd.

According to the Institute of Transportation Engineers “Trip Generation Manual, 9th Edition” rezoning less than an acre of land into an Agricultural District could potentially generate about six new vehicle trips per day on an average Saturday at peak hour.

RECOMMENDATIONS: None

e) Community impact

The rezoning of the subject site will not result in an increase in zoning intensity of the immediate area. The A-1 district is intended to provide for land situated on the fringe of the urban area that is agricultural in nature and is customarily situated in the city's extraterritorial jurisdiction. It is not intended that this district provide a location for a lower standard of residential development than is authorized in other districts. The types of uses, required areas, and the intensity of use of land permitted in this district are designed to provide for both rural character and very low-density residential development. This district is defined as a very low-density residential area and additional open areas where similar residential development will be a viable land use. Since land in this district may contain residences in close proximity to agricultural activities, agricultural activities conducted in this district should not be deemed detrimental to urban density uses.

f) Notice and public response

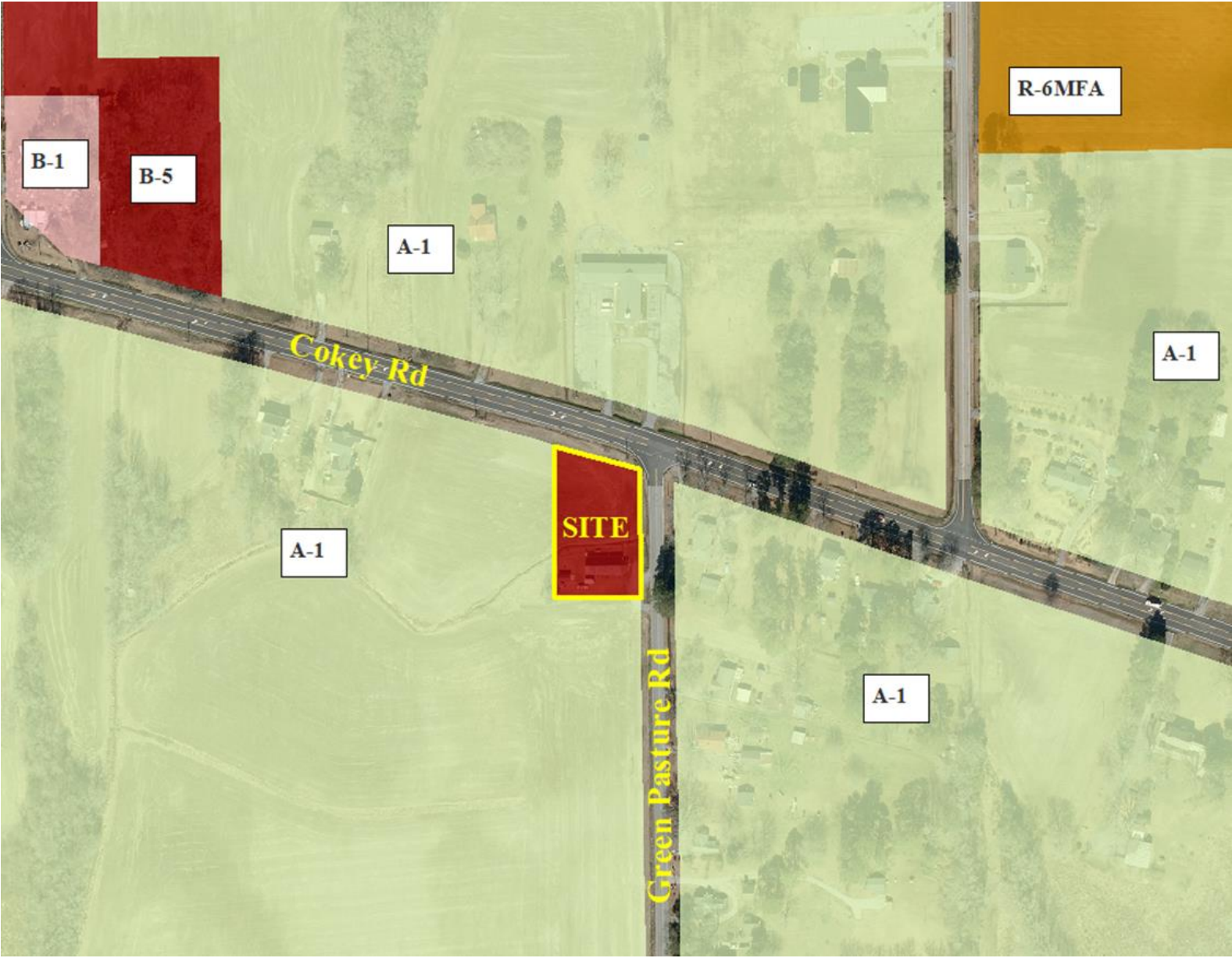
Notification of this public hearing was sent to property owners within 250' of the subject site (see attachments). A notification sign was posted on the subject property and the Planning Board agenda is listed on the City's website.

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, is more compatible with existing conditions and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.

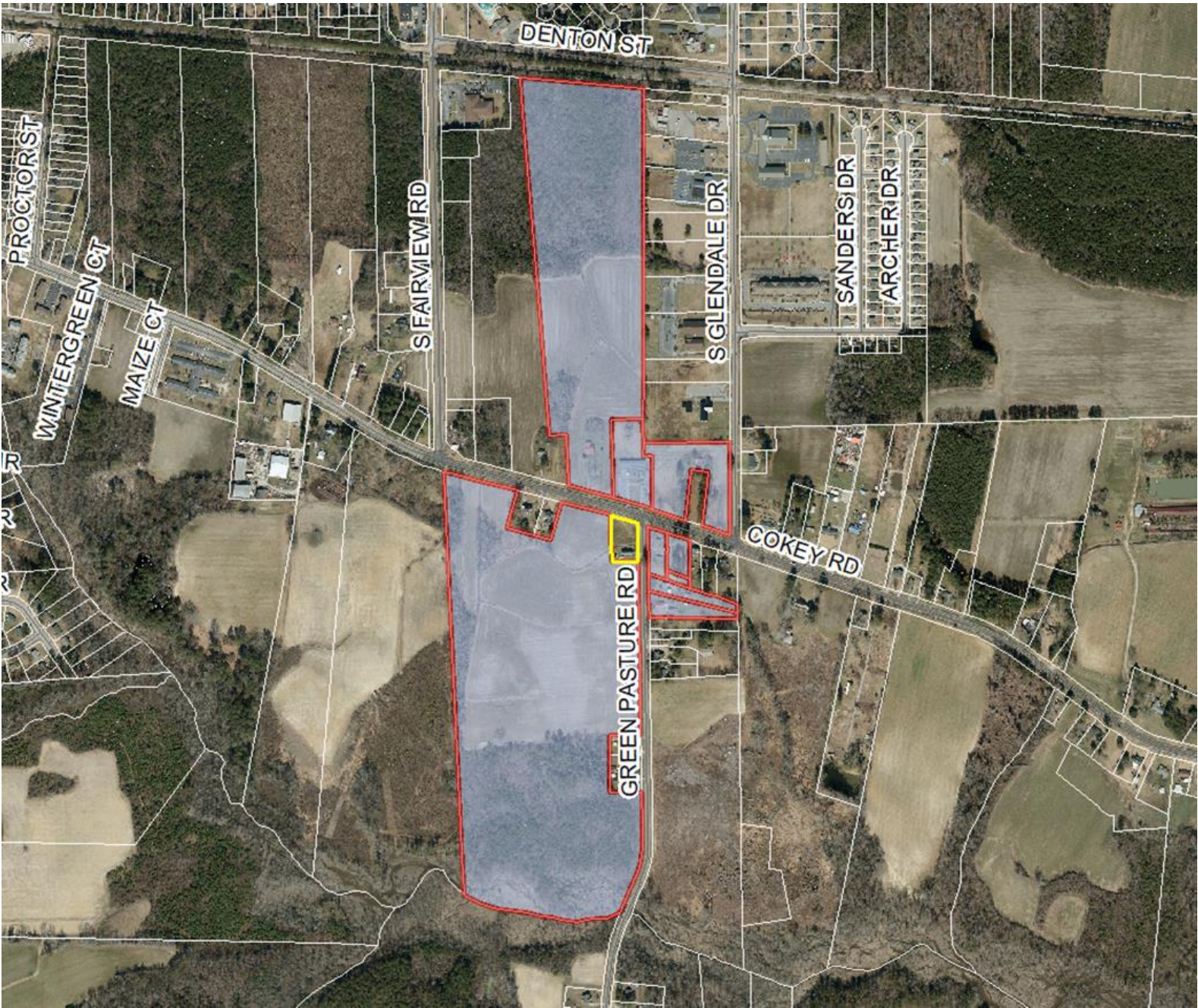
5.1 – Rezoning Request # 07-11-23
Zoning Map

B-5 to A-1
[ETJ]

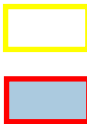


5.1 – Rezoning Request # 07-11-23
Aerial Image & Adjacent Owners Notice Map

B-5 to A-1
[ETJ]



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Subject Property
Property Owners Mailed Notice

52 Green Pasture Road – Stakeholders Notified

5.2

Lelia Baker
125 Wheelless Circle Apt G
Nashville, NC 27856

DPF Farms LLC
Po Box 9037
Rocky Mount, NC 27804

Mount Olive Baptist Church
2141 Cokey Rd
Rocky Mount, NC 27801

Mount Olive Missionary Baptist C
Po Box 6898
Rocky Mount, NC 27802

Christy Skojec Taylor et al
103 Green Pasture Rd
Rocky Mount, NC 27801

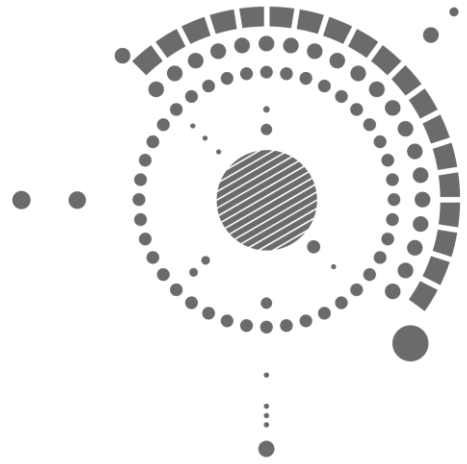
The Thomas Wayne Hopkins Living
Trust et al
52 Green Pasture Rd
Rocky Mount, NC 27801

Marvin E Umstead et al
2210 Cokey Rd
Rocky Mount, NC 27801

George Williams
85 Green Pasture Rd
Rocky Mount, NC 27801

Andre Knight
Ward 1 Councilmember
1517 Cherry St
Rocky Mount, NC 27801

Mayor C. Saunders Roberson Jr.
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, December 12, 2023 at 5:30 p.m.

