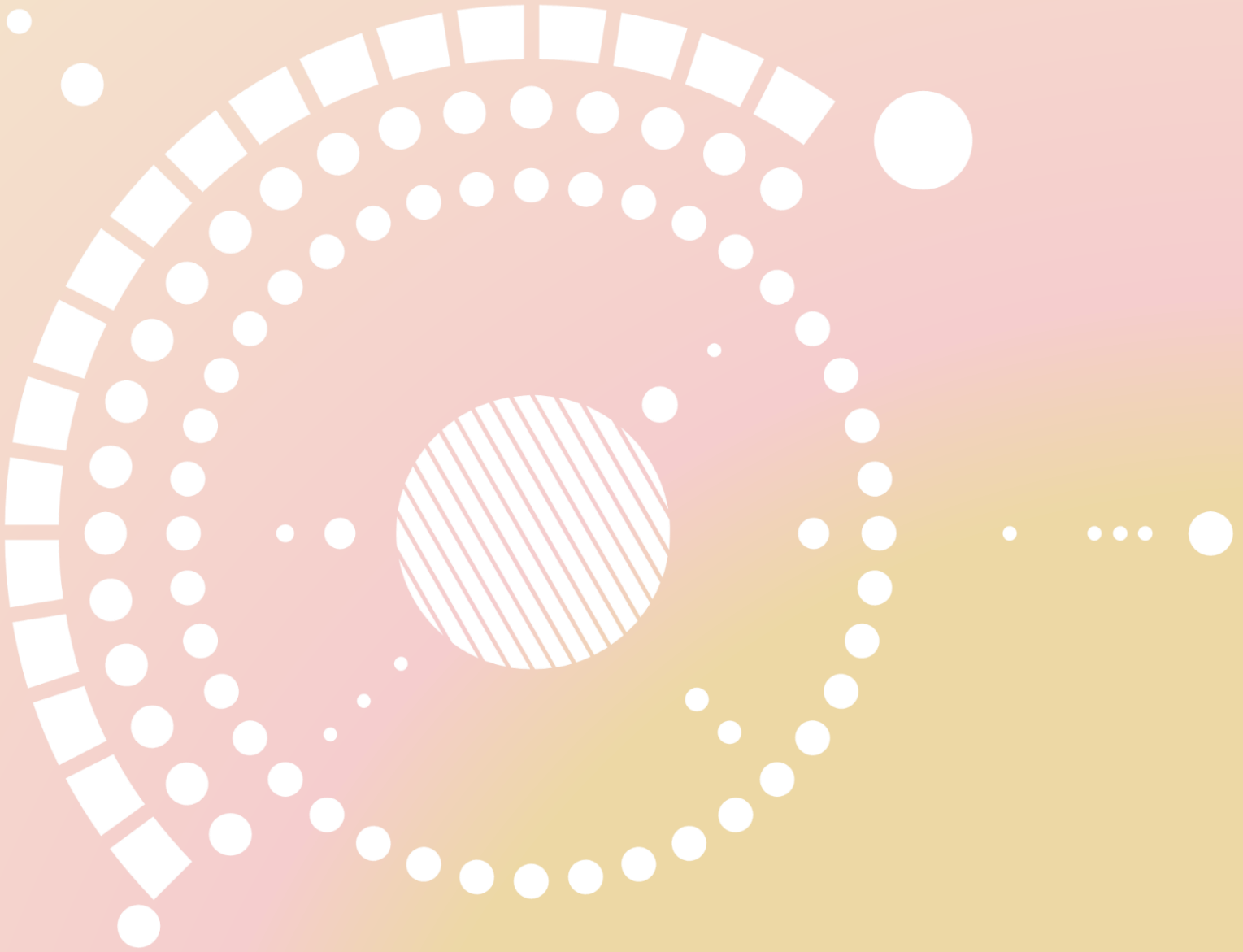


# Planning Board Staff Report

August 8, 2023



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL





**AGENDA**  
**ROCKY MOUNT PLANNING BOARD MEETING**  
**AUGUST 8, 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:** July 11, 2023
- 4. Development Review**

**4.1 Joyner Park Townhomes Construction Planned Building Group #760**

Requested Action: Construction Planned Building Group  
Location: Bethlehem Road [PIN 374906377954U]  
Existing Land Use: Undeveloped  
Site Plan Data: ±28.33 acres  
Applicable Regulations: LDC Sec. 712. D. 3  
Owner: Sandra J. Tharrington  
Applicant: Garden Street Communities Southeast, LLC  
Prepared By: Stocks Engineering, P.A.  
Case Manager: JoSeth Bocook, Planning Administrator  
Voting Representatives: City Members

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

Requested Action: Construction Planned Building Group  
Location: 824 S. Grace Street  
Existing Land Use: Fire Station  
Site Plan Data: ±1.135 acres  
Applicable Regulations: LDC Sec. 712. D. 3  
Owner: City of Rocky Mount  
Applicant: City of Rocky Mount  
Prepared By: Stocks Engineering, P.A.  
Case Manager: JoSeth Bocook, Planning Administrator  
Voting Representatives: City Members

**5. Zoning Review**

**5.1 Rezoning Request # 02-08-23**

Requested Action: B-2 to B-5  
Location: 1837 S Wesleyan Boulevard & 374816749682  
Site Data: ±4.19 acres  
Existing Land Use: Commercial & Undeveloped  
Applicant: Robert J. Walker  
Property Owner(s): Robert J. Walker  
Case Manager: Stephanie Goodrich, Senior Planner  
Voting Representatives: City Members



## **5.2 Rezoning Request # 03-08-23**

Requested Action:	A-1 and Nash County R-30 to R-6
Location:	Bethlehem Road [PIN 373907595080]
Site Data:	<u>±</u> 45.55 acres
Existing Land Use:	Undeveloped
Applicant:	Grey Berry
Property Owner(s):	WH Culpepper Limited Partnership, LLC
Case Manager:	Bernetta Smith, Planner
Voting Representatives:	City Members

### **6. Planning Review**

### **7. Other**

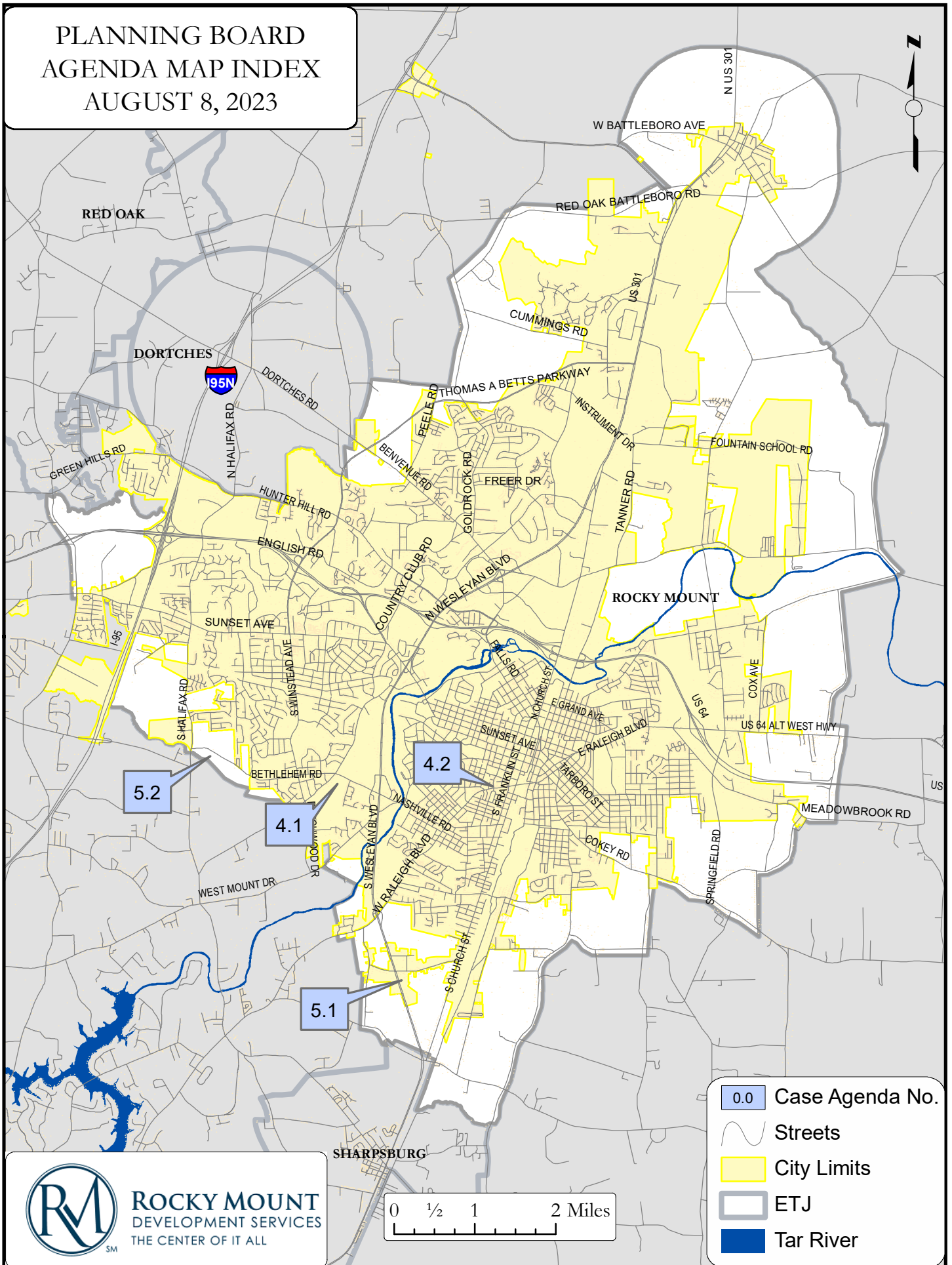
### **8. Items from the Planning Board**

### **9. Items from the Secretary**

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



PLANNING BOARD  
AGENDA MAP INDEX  
AUGUST 8, 2023



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

0 1/2 1 2 Miles

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



**MINUTES OF THE  
ROCKY MOUNT PLANNING BOARD MEETING  
HELD JULY 11, 2023, AT 5:30 P.M.  
IN THE FREDERICK E. TURNAGE MUNICIPAL BUILDING,  
GEORGE W. DUDLEY CITY COUNCIL CHAMBER**

**MEMBERS PRESENT**

James Davis  
Robert Hudkins  
Johnnie Mayo, Jr., vice chair  
Matthew Sperati, chair

**MEMEBERS ABSENT**

Bruce Berry  
Monica Underhill  
Robert Davis

**STAFF PRESENT**

Samantha Andelin, Administrative Assistant  
JoSeth Bocook, Development Services Interim Director  
Gabby Bryson, Stormwater Engineer  
Ramon Muckle, Traffic Engineer  
Slade Rand, Civil Engineer Intern  
Jordan Reedy, Principal Transportation Planner  
Bernetta Smith, Planner  
Tiffany Wright, Planning Technician



**1. Call to Order**

The chair called the meeting to order at 5:35 p.m.

**2. Approval of the Agenda**

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

**3. Approval of the Meeting Minutes: June 13, 2023**

The chair presented the June 13, 2023, meeting minutes to the board. A motion was made by Johnnie Mayo, Jr. seconded by James Davis and unanimously carried to approve the minutes as presented.

**4. Development Review**

There were no items for review.

**5. Zoning Review**

**5.1 Rezoning Request #01-07-23**

At the request of the chair, Bernetta Smith presented the request for rezoning submitted by Lemanuel Williams, Executive Director of Building Shalom, Inc., property owner, for the subject site located at 2175 W. Raleigh Boulevard totaling ±0.58 acres from R-6MFA to B-2. The subject property is currently zoned Medium-Density Multifamily Residential District (R-6MFA). The properties to the north of the subject site are zoned B-2CD and MHP. To the west and southwest of the subject site are properties zoned A-1. To the south and southeast and east are properties zone R-6MFA and R-10.

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

Ms. Smith advised that The Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as being in a "Planned Infill Growth Area", and the Raleigh Road/Raleigh Street [Raleigh Boulevard] Corridor Plan identifies the subject site as a future commercial/mixed use site.

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

Tar River Transit Route 3 is available to the subject site on West Raleigh Blvd. The parcel does not have direct access to bicycle amenities. Sidewalks exist on both sides of W. Raleigh Blvd, but not on Powell Dr.

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

Ms. Smith advised that if the potential traffic generation at this location exceeds 100 peak hour trips or 1,000 daily trips, a Traffic Impact Analysis (TIA) may be required prior to approval of development / construction plans. Also, a driveway permit will be required for any new driveways, alterations, or changes in use, onto Raleigh Blvd.

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

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

Ms. Smith advised that staff recommends the request be forwarded to the Rocky Mount City Council recommending approval on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area



and complies with the Raleigh Road/Raleigh Street Corridor Plan and 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. The applicant Lemanuel Williams, Executive Director of Building Shalom, Inc. was available to answer questions. There were none.

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

Board action: 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 located at 2175 W Raleigh Boulevard from R-6MFA to B-2 on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area and finds it in conformance with the Raleigh Road/Raleigh Street Corridor Plan and 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**

Johnnie Mayo, Jr. stated he believes everyone that attended the boards and commissions appreciation dinner last month enjoyed it and was shocked by those who RSVP'd and did not show. The chair thanked staff for hosting the dinner and complimented the catering choice of Chew 'N Chat. He stated that it was nice to see everyone from the different boards and to get acquainted with some of the new members. He is looking forward to the next one.

**9. Items from the Secretary**

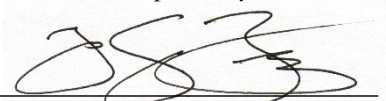
JoSeth Bocook stated that he wanted to highlight that the city's budget was approved by council and became effective July 1, 2023. One of the things that has been put on the forefront is a new comprehensive plan for the city. The Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan was adopted in 2003. The planning process for that started in 1998, however, it was interrupted by the flooding disaster associated with Hurricane Floyd in 1999. He stated that a lot of the goals and objectives within that plan have been met and are still relevant, but it has a scope out to 2025. City staff will be assessing where we with implementation of the existing plan prior to kicking off public engagement for a new plan. He stated that the members of the Planning Board would be called upon to play a role in different areas such as being on committees looking at different elements of the plan, recruitment of others from the public for input, etc. In addition to the comprehensive plan, funding was set aside for a new housing study, and downtown plan.

The chair asked if there was an increase in the budget for code enforcement. Mr. Bocook stated that it stayed the same, however, Community Code is one division within the city that does code enforcement along with zoning officers within the Planning Division, and unsworn code enforcement officers within the Police Department. The city covers a 45 square mile area: staff welcomes residents bringing concerns to our attention and take pride in being receptive and responsive.

**10. Adjournment (Next regular meeting August 8, 2023)**

There being no further business, the meeting was adjourned at 5:49 p.m.

Respectfully submitted,



Rocky Mount Planning Board  
JoSeth Bocook, Secretary



# **Development Review**

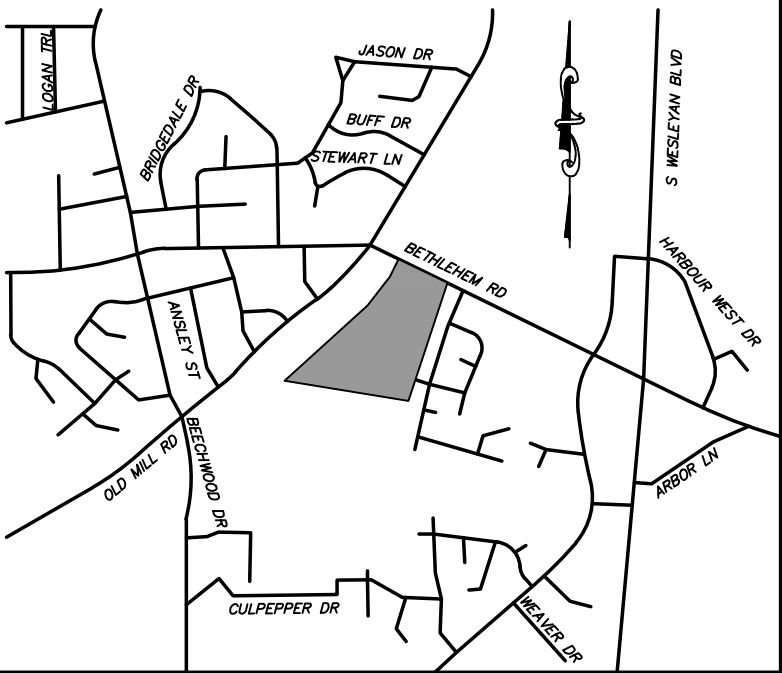


Requested Action: Construction Planned Building Group  
 Location: Bethlehem Road [PIN 374906377954U]  
 Existing Land Use: Undeveloped  
 Site Plan Data: ±28.33 acres  
 Applicable Regulations: LDC Sec. 712. D. 3  
 Owner: Sandra J. Tharrington  
 Applicant: Garden Street Communities Southeast, LLC  
 Prepared By: Stocks Engineering, P.A.  
 Case Manager: JoSeth Bocook, Planning Administrator  
 Voting Representatives: City Members

**Recommendation:** City staff recommends approval of the amended construction planned building group on condition that the following comments are resolved:

1. Stormwater Management: Provide wetland delineation data.
2. Stormwater Management: Include calculation for 0.01 lb/ac/yr of TP buydown in calculation package.
3. Erosion Control: Provide original signed and notarized financial responsibility/ownership (FRO) form and payment.





VICINITY MAP N.T.S.

GOVERNING AGENCIES:

PLANNING/ZONING/LANDSCAPE:  
CITY OF ROCKY MOUNT PLANNING DEPT.  
ONE GOVERNMENT PLAZA  
ROCKY MOUNT, N.C. 27802-1180  
(252) 972-1100

ENGINEERING:  
CITY OF ROCKY MOUNT ENGINEERING DEPT.  
ONE GOVERNMENT PLAZA  
ROCKY MOUNT, N.C. 27802-1180  
(252) 972-1120

UTILITY AGENCIES:

WATER & SEWER  
CITY OF ROCKY MOUNT  
P.O. BOX 1180  
ROCKY MOUNT, N.C. 27802-1180  
(252) 972-1291

ELECTRIC  
CITY OF ROCKY MOUNT  
CONTACT: DARRYL STROTHER  
(252) 467-4808

TELEPHONE  
CENTURYLINK  
(252) 446-0149

NATURAL GAS  
CITY OF ROCKY MOUNT  
P.O. BOX 1180  
ROCKY MOUNT, N.C. 27802-1180  
(252) 467-4809

Owner / Developer

Garden Street Communities Southeast, LLC  
100 Garden Street, 2nd Floor  
Pensacola, FL 32502

Email: [zdaugherty@gardenstreetcommunities.com](mailto:zdaugherty@gardenstreetcommunities.com)  
Contact: Zach Daugherty

Civil Engineering:

Stocks Engineering, P.A.  
801 East Washington Street  
Nashville, NC 27856

Phone: 252.459.8196  
Fax: 252.459.8197

Contact: J. Michael Stocks, PE  
[mstocks@stocksen지니어ing.com](mailto:mstocks@stocksen지니어ing.com)

# CONSTRUCTION PLANNED BUILDING GROUP for JOYNER PARK TOWN HOMES



## INDEX

COVER	COVER SHEET
CE-01	CONSTRUCTION PLAN
CE-02	JOYNER PARK PLAN AND PROFILE
CE-03	THARRINGTON WAY PLAN AND PROFILE
CE-04	SEWER LINE "A" PLAN AND PROFILE
CE-05	MASTER GRADING PLAN
CE-06	DRAINAGE
CE-07	WET POND DETAIL SHEET
CE-08	EROSION CONTROL PLAN
D-01	EROSION CONTROL NOTES AND DETAILS
D-02	EROSION CONTROL NOTES AND DETAILS
D-03	NCG01 PERMIT SHEET 1
D-04	NCG01 PERMIT SHEET 2
D-05	CRM DETAILS
D-06	CRM DETAILS
D-07	CRM AND SITE DETAILS
D-08	SITE NOTES AND DETAILS

### Standard Notes

- All required improvements shall conform to the City of Rocky Mount's Land Development Code and Manual of Specifications and Details, latest edition. All lots shall equal or exceed the minimum development standards specified in Chapters 4, 5, and 6 of the Land Development Code.
- This plan is valid for two (2) years from the date of approval.
- All signs shown on this plan shall conform to Tables 7-6 and 7-7 of the Land Development Code.
- The City of Rocky Mount will not record a final plat for this project until the developer or contractor provides a landscape maintenance bond.
- Phase II meets stormwater peak flow requirements based on Rocky Mount LDC Section 802.F.3.a. that the development impervious area is less than 15 percent of the total site.
- The disturbed area for this project is greater than 1.0 acre. Therefore, a formal sedimentation and erosion control plan and permit are required prior to any grading or construction on the site.
- Copies of all permits and approved plans must be kept on site in a permit box that is conspicuously located and easily accessible during construction. This includes approved construction plans, encroachment agreements, and driveway permits.
- Contours on these plans have been taken from City of Rocky Mount LIDAR information. Reference horizontal datum is NAD 83 and reference vertical datum is NAVD 88.
- Site lies in Zone X, per FEMA FIRM 3720374900K dated 6/18/13.
- Contractor/Developer shall contact City of Rocky Mount Construction Inspector Bill Prigden at 252/343-3156 one week prior to beginning construction.
- Contractor/owner/developer shall contact City of Rocky Mount Public Utilities at 252/467-4827 to coordinate the installation of electric services and 252/467-4827 to coordinate the installation of natural gas services.
- The electric customer shall own and be responsible for the installation of electric service to the point of delivery identified by Rocky Mount Public Utilities.
- The developer/owner is responsible for all costs related to the relocation of any existing utilities.
- For underground utilities, the developer/owner is responsible for all costs of borings, conduit, pavement patching and landscaping replacement.
- The properly owner shall provide an executed right-of-way easement prior to the installation of gas or electric utilities.
- The contractor is responsible for calling the NC One Call Center at 811 to locate existing utilities prior to beginning work.
- The contractor shall provide the Fire Department with vehicular access to all structures under construction at all times. In areas where ground surfaces are soft or are likely to become soft, the contractor shall provide and maintain stable all weather surfaces.
- A geotechnical report and pavement design sealed by a N.C. registered professional engineer must be approved by the Director of Engineering prior to construction of any roadway improvements.
- Roadway sub-grade soil conditions must be evaluated by a geotechnical engineer for conformance with pavement design conditions. A proof-roll must be witnessed and approved by a City of Rocky Mount Department of Engineering representative prior to placement of stone base.
- Omitted
- Water and sewer fees may be due on this project. Please contact Negrete Silver at 252/972-1126 for fee information.
- Omitted
- At least one (1) large tree and one (1) small tree shall be provided on all single-family residential lots. Duplex lots shall require one(1) large tree per unit. Multifamily units shall require one (1) large tree per each four (4) units.
- Proposed street names shall be submitted in conformance with SEC 715 of the LDC. Coordinate with Erika Hart, ES11 CAD Coordinator, at 252-972-1510 to have addresses assigned.
- Fire Department vehicular access, no less than 18 feet in width shall be provided to all structures under construction. In areas where ground surfaces are soft or likely to become soft, hard all-weather roads shall be provided.
- Fire Protection water supply system including fire hydrants, shall be installed and in service prior to recording the subdivision, or if no subdivision is involved, the placing of combustible building materials for structures or combustible pre-tested fabricated building assemblies on the project site or utilizing them in the construction of building structures. If phased coordination is planned, coordinate installation of the fire protection water system is permitted.
- Omitted
- Fire hydrants are to utilize a Storz type connection on main connections and 2 ½ caps & bonnet must be color coded based on flow rate in accordance with nationally recognized standards.
- Storz caps are to be permanently stamped with the following:  
Property of the City of Rocky Mount Fire Department - Do Not Purchase As Scrap
- The electric customer shall own and be responsible for the installation of electric service to the point of delivery identified by Rocky Mount Public Utilities.
- The developer/owner is responsible for all cost related to the relocation of any existing utilities.
- For underground utilities, the developer/owner is responsible for all cost of borings, conduit, pavement patching and landscaping replacement.
- The properly owner shall provide an executed right-of-way easement prior to the installation of gas or electric utilities.
- The contractor is responsible for calling the NC One Call Center at 811 to locate existing utilities prior to beginning work.
- Natural gas mains will be installed 8 ft behind the curb/edge of pavement at a depth of no less than 24 inches of finished grade.
- Omitted
- Prior to recording the final plat, the following items will need to be submitted to the City of Rocky Mount Department of Engineering:  
1. Engineer's certification, record drawings, and tap cards for the public sewer lines.  
2. Engineer's certification, record drawings, and signed and notarized operation and maintenance agreement for the stormwater facilities.  
3. Engineer's certification, record drawings, and final approval from NCDENR Public Water Supply for the public water lines.
- Primary electric lines and related facilities will be installed 10 ft behind the curb/edge of pavement at a depth of no less than 48 inches of finished grade.
- all HVAC and mechanical equipment shall be screened from view along the entire length of the public right-of-way.
- HOA documents shall restrict parking on alleys and have enforcement procedures for violations.
- Plans for Roadway Construction will be submitted and reviewed under a separate submittal. This plan is for Planning Board Approval only.

### SITE INFORMATION

LOCATION: ..... OFF OF BETHLEHEM  
ROCKY MOUNT, N.C.  
COUNTY: ..... NASH COUNTY  
TOTAL SITE ACREAGE: ..... 28.33 Ac.  
ZONING: ..... R6MFA

#### MINIMUM BUILDING SETBACKS: (R-6MFA)

FRONT: ..... 25'  
SIDE: ..... 10'  
REAR: ..... 20'  
SIDE STREET: ..... 12.5'

PARKING:  
VISITOR SPACES: ..... 30  
ITE TRIPS GENERAL: ..... 7.38 ADT \* 125 UNITS = 923 ADT

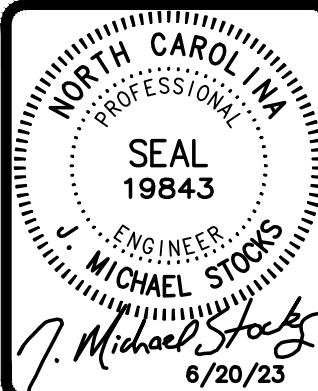
EXISTING USE: ..... VACANT  
PROPOSED USE: ..... RESIDENTIAL  
PARCEL ID: ..... 049990  
PIN: ..... 3749 0637 7954  
EX. IMPERVIOUS AREA: ..... 0 Ac.  
PRO. IMPERVIOUS AREA: ..... ±8.0 Ac.  
TOTAL IMPERVIOUS AREA: ..... ±28%  
(POST CONSTRUCTION)  
RIVER BASIN: ..... TAR-PAM  
TOTAL NO. LOTS/TOWNHOMES: ..... 125

CERTIFICATION BY THE DIRECTOR OF DEVELOPMENT SERVICES AND THE DIRECTOR OF PUBLIC WORKS  
THAT THIS PLANNED BUILDING GROUP CONSTRUCTION PLAN WAS APPROVED BY THE PLANNING BOARD  
ON \_\_\_\_\_ (DATE) AND MEETS THE STANDARDS SET FORTH IN THE LAND DEVELOPMENT CODE.

DIRECTOR OF DEVELOPMENT SERVICES

DIRECTOR OF PUBLIC WORKS

CONSTRUCTION PLANNED BUILDING GROUP  
JOYNER PARK TOWN HOMES  
CITY OF ROCKY MOUNT, NC



### COVER SHEET

REVISIONS	
7-5-23 TRC	COMMENTS
FILE NO.	2021-84
HORIZ. SCALE:	1"=80'
VERT. SCALE:	NONE

CE-00







Requested Action:	Construction Planned Building Group
Location:	824 S. Grace Street
Existing Land Use:	Fire Station
Site Plan Data:	$\pm 1.135$ acres
Applicable Regulations:	LDC Sec. 712. D. 3
Owner:	City of Rocky Mount
Applicant:	City of Rocky Mount
Prepared By:	Stocks Engineering, P.A.
Case Manager:	JoSeth Bocook, Planning Administrator
Voting Representatives:	City Members

**Recommendation:** City staff recommends approval of the Construction Planned Building Group. All comments from the Development Review Committee have been resolved.



Standard Notes

- All required improvements shall conform to the City of Rocky Mount's Land Development Code and Manual of Specifications and Details, latest edition. All lots shall equal or exceed the minimum.
- This plan is valid for two (2) years from the date of approval.
- All signs shown on this plan shall conform to Tables 7-5 and 7-7 of the Land Development Code.
- The City of Rocky Mount will not issue a Certificate of Occupancy for this project until the developer or contractor provides a landscape maintenance bond.
- The disturbed area for this project is greater than 1.0 acres. Therefore, stormwater quantity and nutrient reduction are typically required.
- The disturbed area for this project is greater than 1.0 acre. Therefore, a formal sedimentation and erosion control plan and permit are required prior to any grading or construction on the site.
- Copies of all permits and approved plans must be kept on site in a permit box that is conspicuously located and easily accessible during construction. This includes approved construction plans, encroachment agreements, and driveway permits.
- Contours on these plans have been taken from an actual survey. Reference horizontal datum is NAD 83 and reference vertical datum is NAVD 88.
- Site lies in Flood Zone X, per FEMA FIRM 8702375900K dated 6/18/13.
- Contractor/Developer shall contact City of Rocky Mount Construction Inspector Bill Bridgen at 252/343-3156 one week prior to beginning construction.
- Contractor/owner/developer shall contact City of Rocky Mount Public Utilities at 252/467-4808 to coordinate the installation of electric services and 252/467-4809 to coordinate the installation of natural gas services.
- The electric customer shall own and be responsible for the installation of electric service to the point of delivery identified by Rocky Mount Public Utilities.
- The developer/owner is responsible for all costs related to the relocation of any existing utilities.
- For underground utilities, the developer/owner is responsible for all costs of boring, conduit, pavement patching and landscaping replacement.
- The property owner shall provide an executed right-of-way easement prior to the installation of gas or electric utilities.
- The contractor is responsible for calling the NC One Call Center at 811 to locate existing utilities prior to beginning work.
- The contractor shall provide the Fire Department with vehicular access to all structures under construction at all times. In areas where ground surfaces are soft or are likely to become soft, the contractor shall provide and maintain stable all weather surfaces.
- A geotechnical report and pavement design sealed by a N.C. registered professional engineer must be approved by the Director of Engineering prior to construction of any roadway improvements.
- Roadway sub-grade soil conditions must be evaluated by a geotechnical engineer for conformance with pavement design conditions. A proof-roll must be witnessed and approved by a City of Rocky Mount Department of Engineering representative prior to placement of stone base.
- Construction may not begin until a Construction Plan showing all required design details and calculations is approved by the Development Review Committee.
- Water and sewer fees may be due on this project. Please contact Negrete Silver at 252/922-1128 for fee information.
- A Floodplain development permit shall be obtained prior to construction for development located within the AE Zone (100-year floodplain).
- All HVAC shall be screened from view along the entire length of public right of way.
- Proposed street names shall be submitted in conformance with SEC 715 of the LDC. Coordinate with Erika Hart, E911-CAD Coordinator, at 252-972-1510 to have addresses assigned.
- Fire Department vehicular access, no less than 18 feet in width shall be provided to all structures under construction. In areas where ground surfaces are soft or likely to become soft, hard all-weather roads shall be provided.
- Fire Protection water supply system including fire hydrants, shall be installed and in service prior to recording the subdivision, or if no subdivision is involved, the placing of combustible building materials for structures or combustible pre-tested fabricated building assemblies on the project site or utilizing them in the construction of building structures. If phased coordination is planned, coordinate installation of the fire protection water system is permitted.
- Proposed street names shall be approved by the Street Name Review Committee prior to submittal of a Construction Plat. Contact Sandra Lynch (252) 972-1105 for assistance with Street Names.
- Fire hydrants are to utilize a Storz type connection on main connections and 2 1/2 caps & bonnet must be color coded based on flow rate in accordance with nationally recognized standards.
- Storz caps are to be permanently stamped with the following:  
Properly off the City of Rocky Mount Fire Department - Do Not Purchase As Storz
- Variance for encroachment upon street-side setbacks approved by Board of Adjustments on July 18, 2023.
- A Reconnection Plat is required to be recorded prior to C.O.
- CDM will be responsible for traffic signal plan revisions for Raleigh Blvd and Grace Street to accommodate new fire station layout.  
CDM and NCDOT will enter into an agreement for traffic signal revisions.

SITE INFORMATION

LOCATION: .....824 S. GRACE STREET  
ROCKY MOUNT, N.C. 27802  
TOWNSHIP: .....ROCKY MOUNT INSIDE  
COUNTY: .....NASH COUNTY  
TOTAL SITE ACREAGE: .....±1.135 Ac.  
ZONING: .....R-6 MFA  
PARCEL ID: .....3759 0637 6651  
3759 0637 6743  
3759 0637 6787  
3759 0637 6858  
3759 0637 5779 (PORTION)

MINIMUM BUILDING SETBACKS:

FRONT: .....25'  
SIDE: .....10'  
REAR: .....20'  
SIDE STREET: .....12.5'

BUILDING DATA:

PROPOSED USE: .....FIRE STATION

TOTAL BUILDING SIZE: .....11,826 SQ. FT.

TOTAL REQUIRED PARKING: .....1 SPACE PER 500 S.F. = 24 SPACES

PARKING PROVIDED:

REGULAR 9x19' .....26  
H.C. (REGULAR) .....0  
H.C. (VAN-ACCESSIBLE) .....2  
TOTAL: .....28

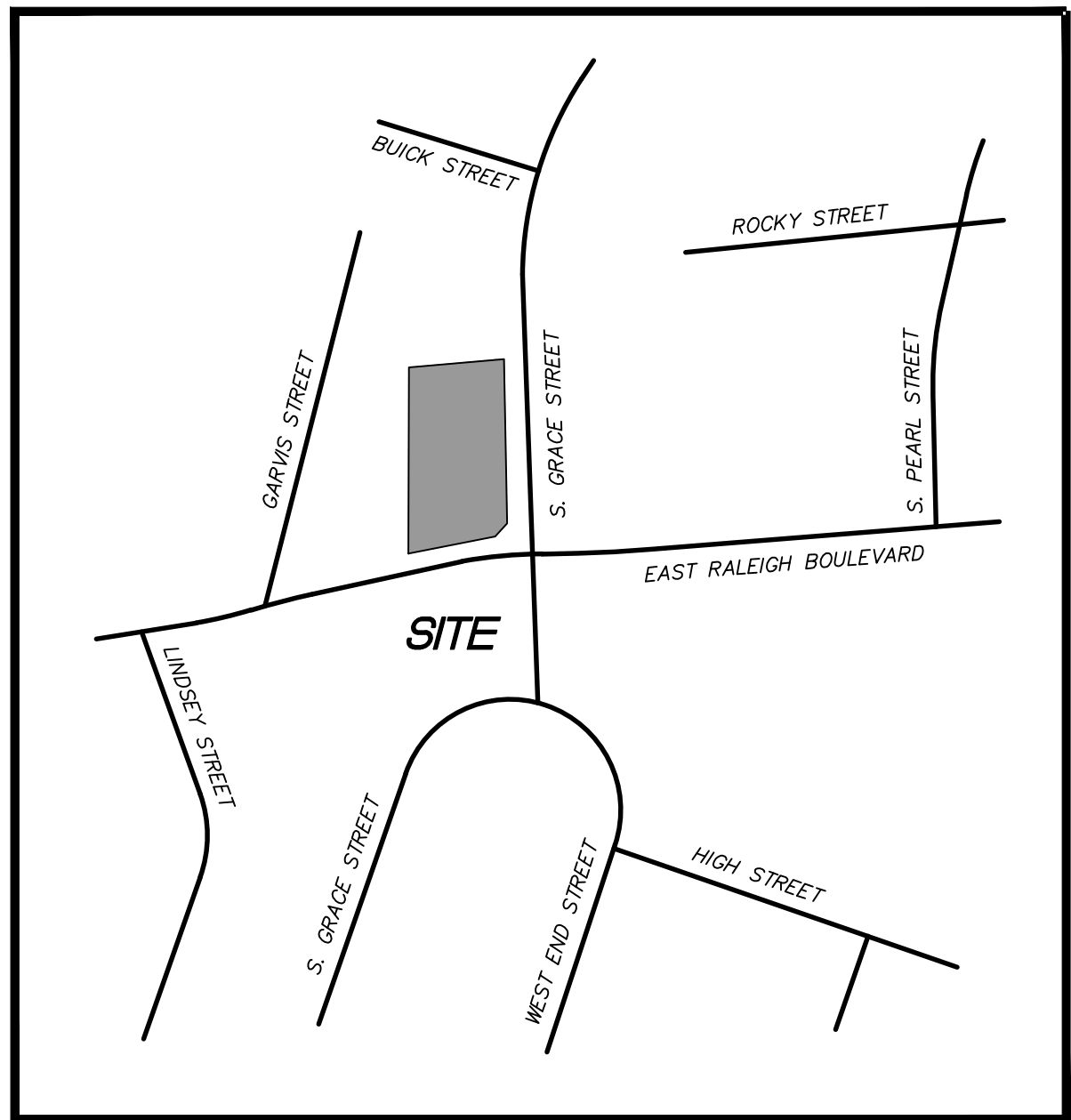
EXISTING IMPERVIOUS AREA .....±0.53 Ac. (47%)  
PROPOSED IMPERVIOUS AREA .....±0.79 Ac. (70%)

CERTIFICATION BY THE DEPARTMENT OF DEVELOPMENT SERVICES THAT THIS CONSTRUCTION PLAT WAS APPROVED BY THE CITY PLANNING BOARD ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

DIRECTOR OF DEVELOPMENT SERVICES

CERTIFICATION BY THE CITY ENGINEERING DEPARTMENT THAT THIS CONSTRUCTION PLAT AND REQUIRED IMPROVEMENT DRAWINGS MEET THE APPROPRIATE CITY STANDARDS.

DIRECTOR OF PUBLIC WORKS



LOCATION SKETCH - NOT TO SCALE

REPLACEMENT FACILITY FOR:

ROCKY MOUNT FIRE  
DEPARTMENT STATION 2  
824 S GRACE STREET  
ROCKY MOUNT, NORTH CAROLINA

DD  
100% CD SET

GENERAL NOTE:  
Prior to construction start. Contractor shall verify & be responsible for all Dimensions.

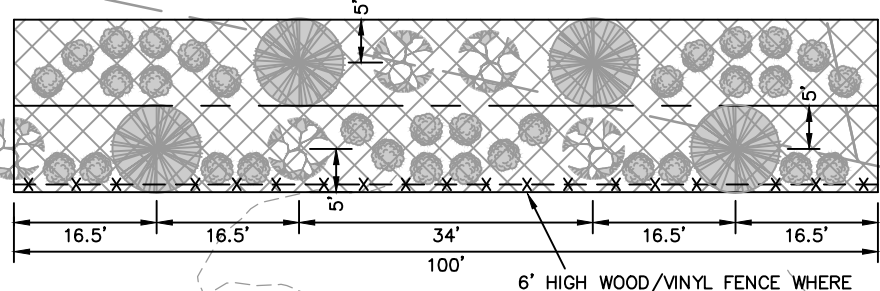
Revisions  
Description Date

Date  
07.28.23  
Project No.  
22037  
Drawn By  
Author  
Sheet No.  
C1.0  
Checked By  
Checker

Sheet Title  
EXISTING  
CONDITIONS

OAKLEY  
COLLIER  
ARCHITECTS  
OCA  
109 Candlewood Road, Rocky Mount, NC 27804 (P) 252.937.2500  
205 W Martin Street, Raleigh, NC 27601 (P) 919.985.7700





TYPE "C" BUFFERYARD  
NOT TO SCALE

- LOBLOLLY PINE (PINUS TAEDA)  
6" HIGH @ PLANTING (4 PER 100')
- LEYLAND CYPRESS (CUPRESSOCYPRIUS LEYLANDI)  
4" HIGH @ PLANTING (5 PER 100')
- WAX MYRTLE (MYRTICA CERIFERA)  
15" HIGH @ PLANTING (32 PER 100')

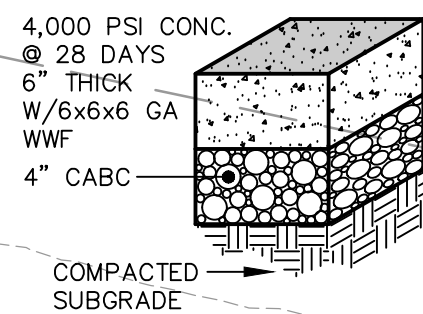
TYPE "C" BUFFERYARD (WIDTH = 20')

NUMBER OF PLANTS PER 100 FEET	REQUIRED:	SHOWN:
LARGE TREES	4	4
SMALL TREES	5	5
SHRUBS	32	32

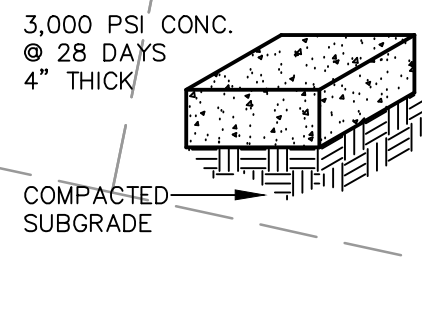
LANDSCAPE LEGEND

- RED MAPLE  
acer rubrum
- DWARF NANDINA  
Nandina Domestica "Harbor Dwarf"

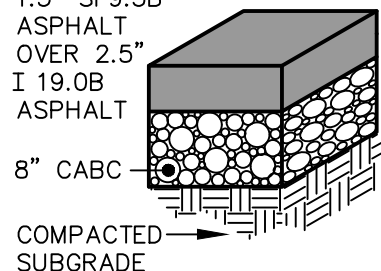
HEAVY DUTY  
RIGID PAVEMENT  
NOT TO SCALE



(SIDEWALKS)  
LIGHT DUTY  
RIGID PAVEMENT  
NOT TO SCALE



HEAVY DUTY  
FLEXIBLE PAVEMENT  
NOT TO SCALE



CERTIFICATION BY THE DEPARTMENT OF DEVELOPMENT SERVICES THAT THIS CONSTRUCTION PLAT WAS APPROVED BY THE CITY PLANNING BOARD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF DEVELOPMENT SERVICES

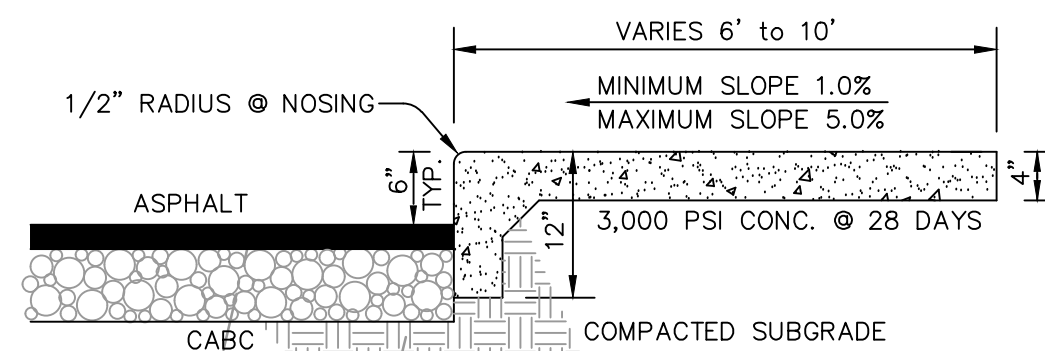
CERTIFICATION BY THE CITY ENGINEERING DEPARTMENT THAT THIS CONSTRUCTION PLAT AND REQUIRED IMPROVEMENT DRAWINGS MEET THE APPROPRIATE CITY STANDARDS.

DIRECTOR OF PUBLIC WORKS

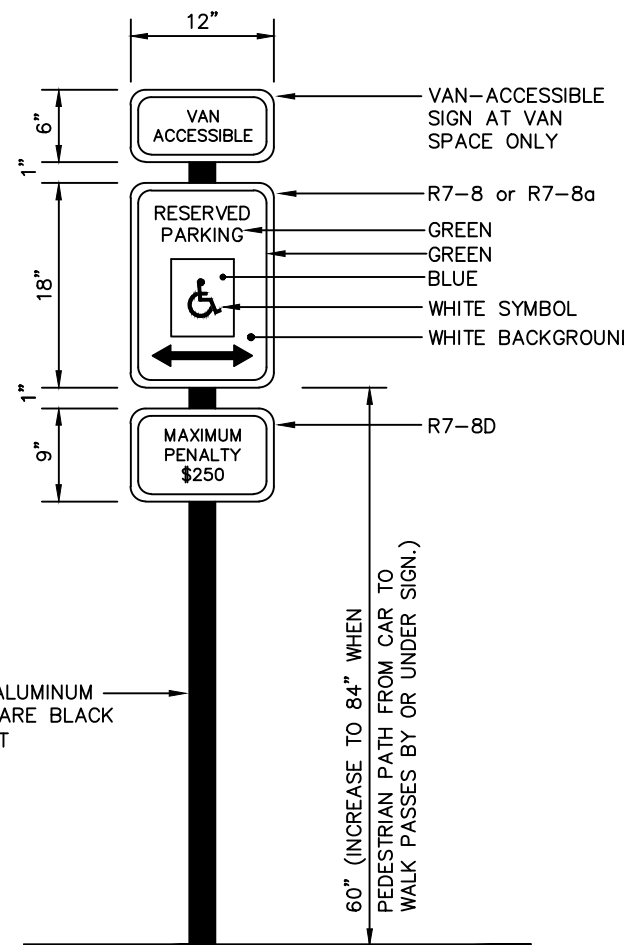
**STOCKS  
ENGINEERING**

801 EAST WASHINGTON STREET  
NASHVILLE, N.C. 27856  
WWW.STOCKSENGINEERING.COM  
P.O. BOX 1108  
PHONE: (252) 459-8196

SE PROJECT # 2022-007



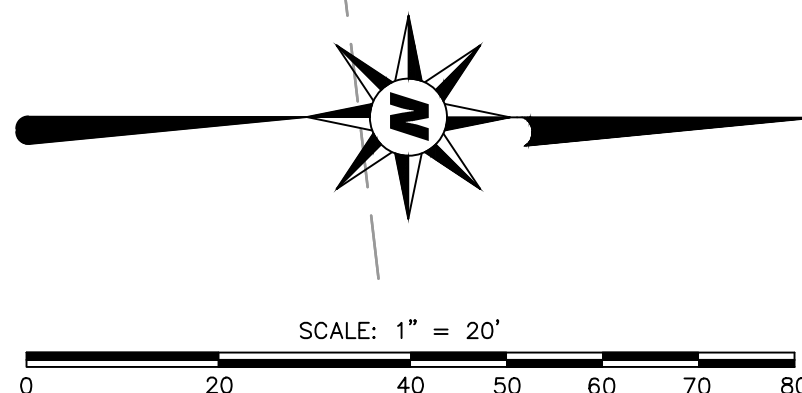
SECTION A  
TURNDOWN SIDEWALK DETAIL  
NOT TO SCALE



R7-8 HANDICAP SIGN

**SOUTH GRACE STREET**  
PUBLIC R/W VARIES

**STREET TREE CALCULATION**  
495 LF FRONTAGE - 120 LF DRIVE = 375 LF NET FRONTAGE  
375 LF FRONTAGE/30 = 13 STREET TREES REQUIRED



OAKLEY  
COLLIER  
OCA ARCHITECTS

REPLACEMENT FACILITY FOR:  
**ROCKY MOUNT FIRE  
DEPARTMENT STATION 2**  
824 S GRACE STREET  
ROCKY MOUNT, NORTH CAROLINA

DD  
100% CD SET

GENERAL NOTE:  
Prior to construction start. Contractor shall verify & be responsible for all dimensions.

Revisions	Description	Date
1	DESCRIPTION	DATE

Date	Project No.
07.28.23	22037
Drawn By	Sheet No.
Author	C3.0
Checked By	
Checker	

SITE and  
UTILITY PLAN



# **Zoning Review**



Requested Action: B-2 to B-5  
Location: 1837 S Wesleyan Blvd & 374816749682  
Site Data:  $\pm 4.19$  combined  
Existing Land Use: Commercial and Undeveloped  
Applicant: Robert J Walker  
Property Owner(s): Robert J Walker  
Case Manager: Stephanie Goodrich  
Voting Representatives: City Members

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## ANALYSIS:

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

The subject site contains two parcels with approximately  $\pm 3.39$  acres located on the east of S Wesleyan Boulevard, south of the intersection with Cooley Road. The subject property is currently zoned Commercial Corridor District (B-2), with the lot to the north being developed as commercial, while the southern lot is undeveloped.

Surrounding properties are zoned either B-2, Business Service District (B-5), or Agricultural District (A-1).

### b) Zoning history

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

In 2009, the property having PIN 374816942379 was rezoned from A-1 to B-2CD.

In 2015, the property at 529 Cooley Road was rezoned from B-2 to A-1.

### c) Conformance with Comprehensive Plan

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

### d) Transportation

The subject properties include (PIN 374816747922), a parcel measuring 0.80 deeded acres, with an address of 1837 S Wesleyan Blvd, and adjoining property (PIN 374816749682), a 3.39 deeded acre parcel. They share approximately 638.6 feet of road frontage on S. Wesleyan Blvd (US 301 BYP N). The nearest intersection is Cooley Rd, to the north, at approximately 615 feet from the northernmost of the two parcels (012970). At this location, US 301 North is a 4 lane, 2-way, median divided major arterial roadway with estimated practical capacity of 41,700 vehicles per day (VPD) and an estimated average annual daily travel (AADT) of about 11,000 VPD (2020) per NCDOT data. The subject parcel has no direct access to Tar River Transit, bicycle amenities, nor sidewalks.



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

According to the Institute of Transportation Engineers “Trip Generation Manual” rezoning 4.0+ acres of combined parcels into the service business district may generate 112 new vehicle trips per day on an average weekday.

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

e) Community impact

This request will not result in an increase in the zoning intensity of the immediate area. The city’s Land Development Code states that the business service district “is intended for business and warehouse support services that support the regular needs of the primary activities in the B-4 district, along rail sidings, and primary streets. It is designed to support a wide variety of commercial uses in the adjacent rail sidings, primary streets adjacent to the traditional downtown central business district, and related areas of mixed commercial enterprises.”

The area the subject parcel is in is outside of the 2003 Comprehensive plan’s planned growth area.

There are multiple parcels to the south of the subject property that are zoned B-5, and one directly across the street on the corner of Wesleyan and Cooley.

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.

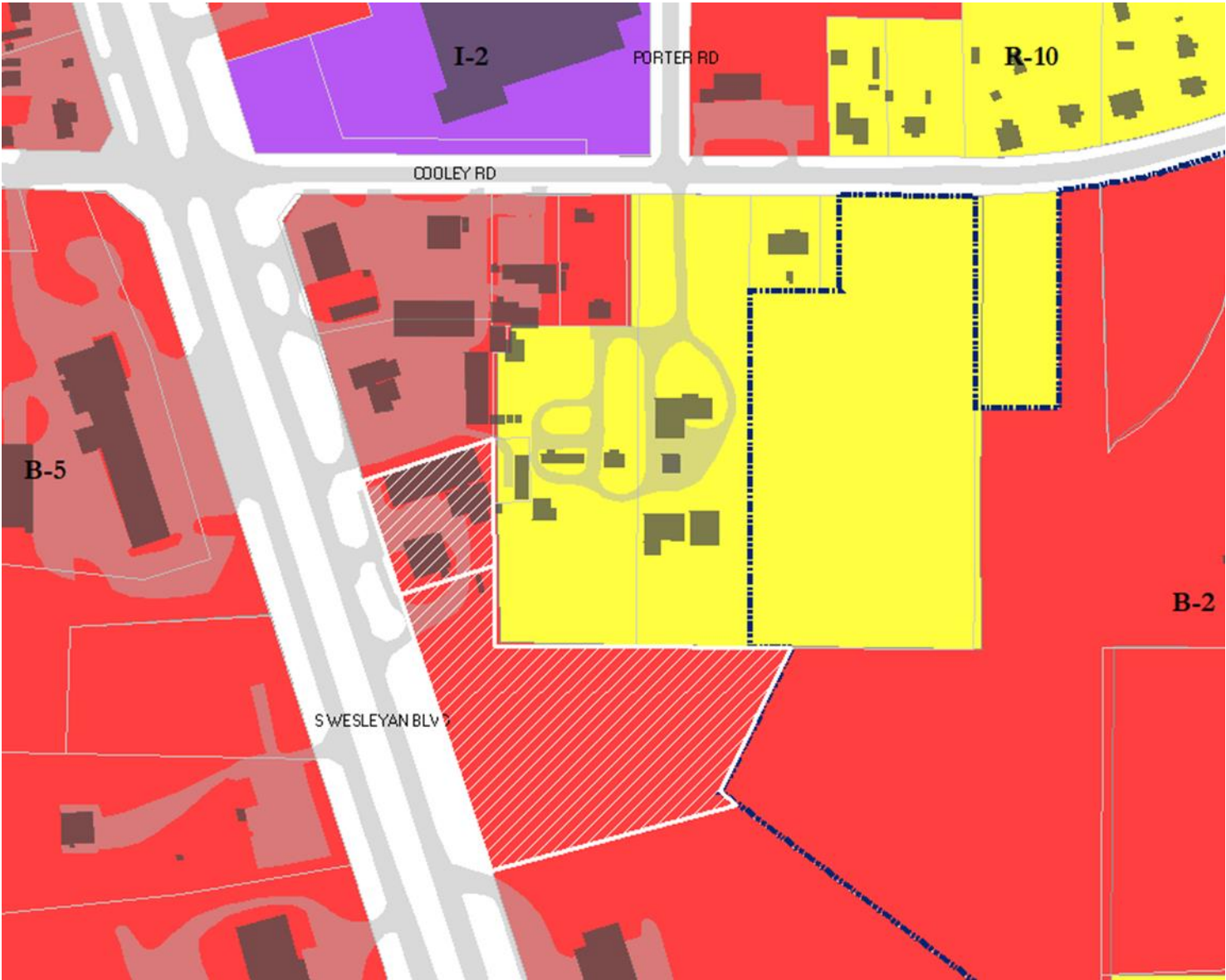
**STAFF RECOMMENDATION:**






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 and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.



5.1 – Rezoning Request # 02-08-23  
Zoning Map

B-2 to B-5  
[Ward 3]

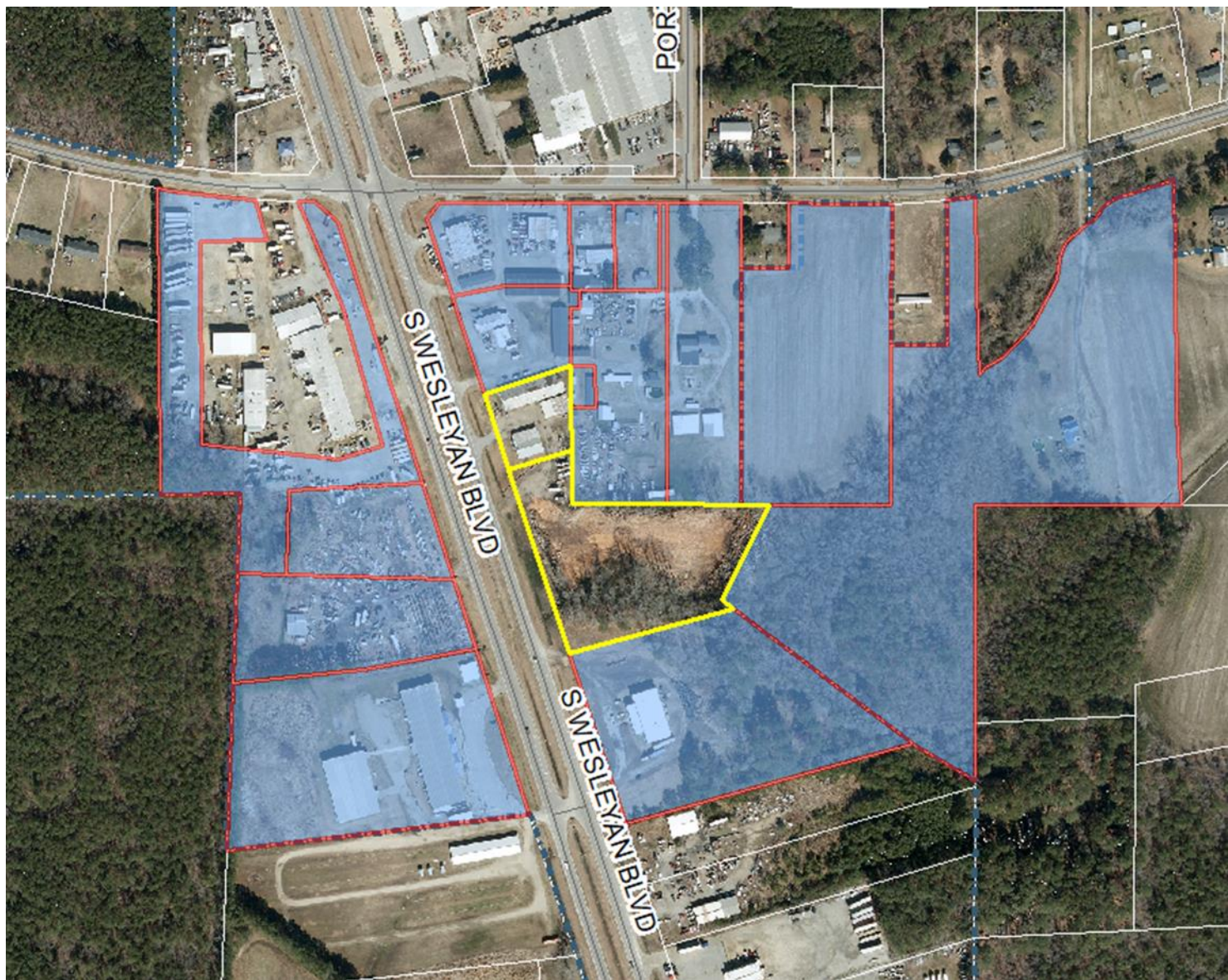


-  Subject Property
-  Residential
-  Transitional
-  Commercial
-  Industrial



**5.1 – Rezoning Request # 02-08-23**  
Aerial Image & Adjacent Owners Notice Map

**B-2 to B-5**  
[Ward 3]





Robert J Walker  
4389 Deer Ridge Ct  
Rocky Mount NC 27804

Floyd C Hayes Jr Living Trust  
4141 Winstead Store Rd  
Nashville NC 27856

Clark Mccoy Webb  
PO Box 933  
Sharpsburg NC 27878

Gemm Finance LLC  
1820 S Wesleyan Blvd  
Rocky Mount NC 27803

Linda Faye Webb  
595 Cooley Rd  
Rocky Mount NC 27803

Rice Holdings RM LLC  
7545 Marrow Mill Rd  
Mebane NC 27302

Robert Scott Jackson Sr  
465 Cooley Rd  
Rocky Mount NC 27803

Joseph Glenn Bass  
1543 North NC 581  
Spring Hope NC 27882

Brother Properties LLC  
PO Box 670  
Williamston NC 27892

Frankie Wayne Williams  
508 Cooley Rd  
Rocky Mount NC 27803



Requested Action: A-1 and Nash County R-30 to R-6  
Location: Bethlehem Road [PIN 373907595080]  
Site Data: ±45.55 acres  
Existing Land Use: Undeveloped  
Applicant: Grey Berry  
Property Owner(s): WH Culpepper Limited Partnership, LLC  
Case Manager: Bernetta Smith, Planner  
Voting Representatives: City Members

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## ANALYSIS:

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

The subject site is an approximately 45.55-acre portion of a parcel, having PIN 373907595080, located on Bethlehem Road. The subject property is zoned Agricultural District (A-1) and Nash County Single- and Two-Family Residential District (Nash County R-30).

The properties to the north and east of the subject site are zoned A-1. To the west and of the subject site are properties zoned A-1 and Conditional Commercial Corridor District (B-2CD). To the south are properties zoned A-1 and Nash County R-30.

### 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 1801 S. Halifax Road, was rezoned from B-2CD to B-2CD revised.

### c) Conformance with Comprehensive Plan

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

### d) Transportation

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

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



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

e) Community impact

This request will build upon the increases to zoning intensity of the area seen with prior zoning map amendments and land development activity.

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

f) Notice and public response

The applicant conducted a neighborhood meeting with area stakeholders on July 19, 2023; minutes from the meeting are enclosed.

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

**STAFF RECOMMENDATION:**

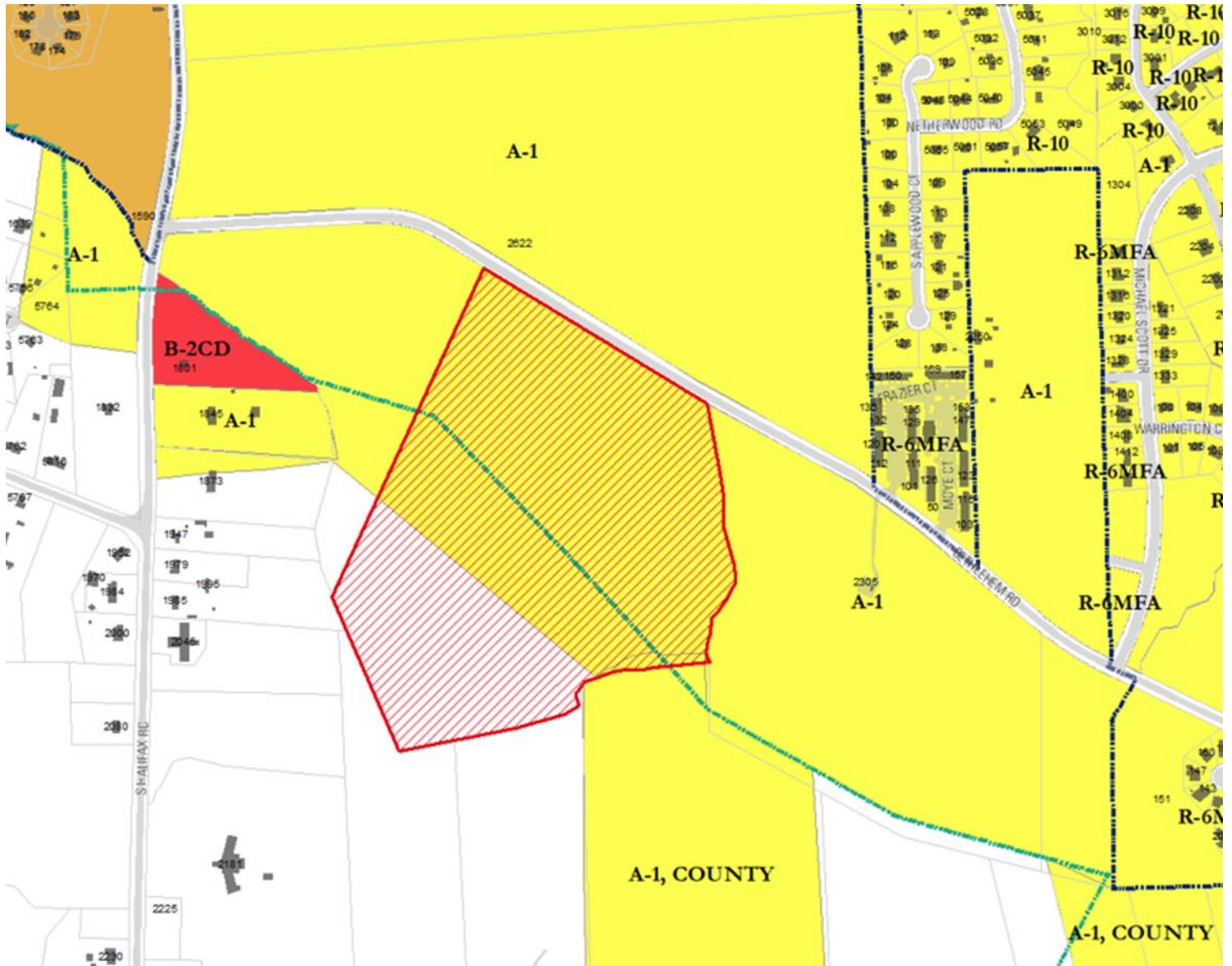
Staff recommends that the request be forwarded to the Rocky Mount City Council recommending approval on the basis that the proposed rezoning of the subject site will have minimal to no negative impact on the area and complies with the Together Tomorrow: Tier 1 Smart Growth Comprehensive Plan.



## 5.2 – Rezoning Request # 03-8-23

### Zoning Map

## A-1 & Nash County R-30 to R-6



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



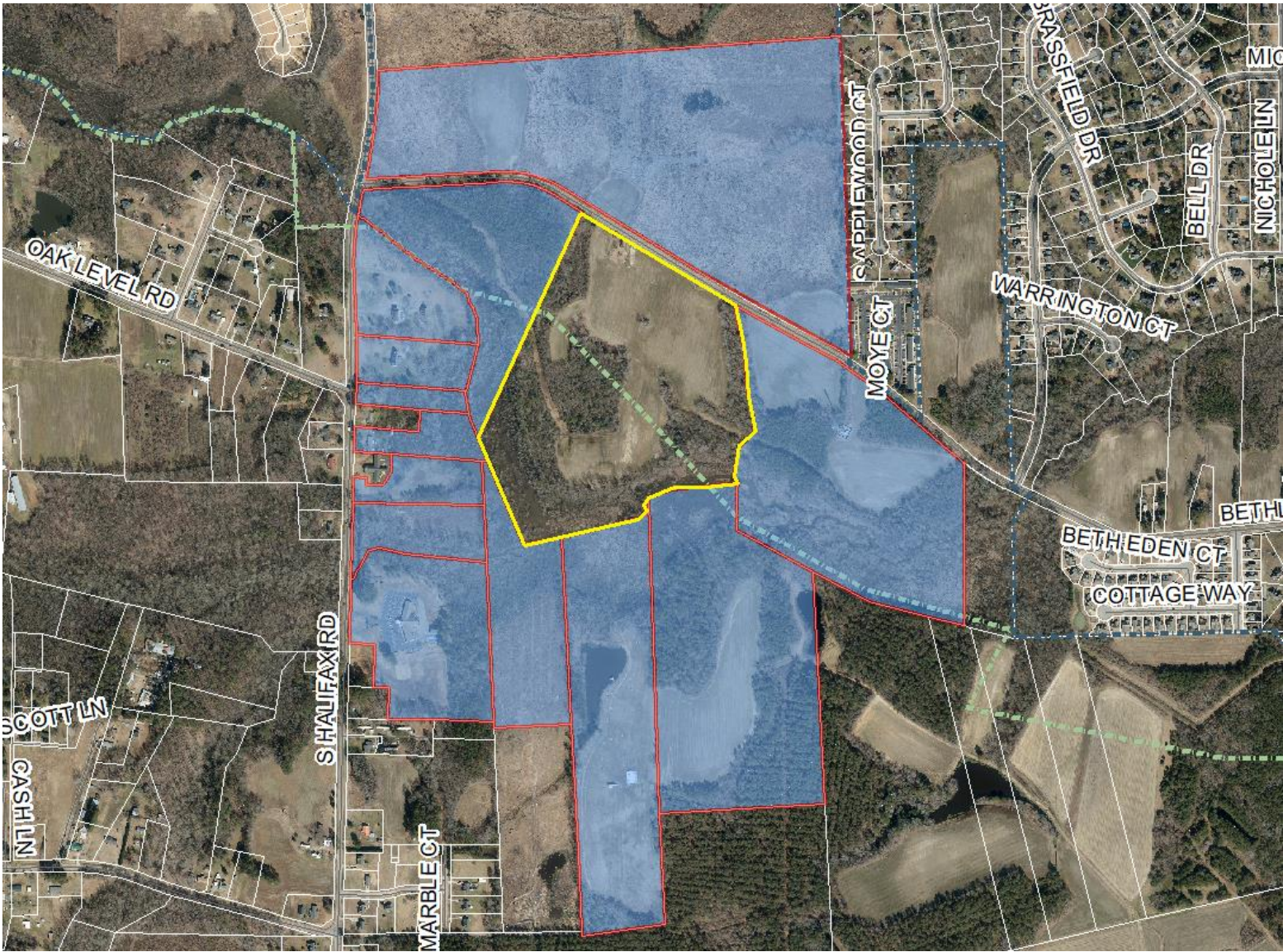
-  Subject Property
-  Residential
-  Transitional
-  Commercial
-  Industrial



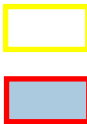
5.2 – Rezoning Request # 03-08-23

A-1 & Nash County R-30 to R-6

Aerial Image & Adjacent Owners Notice Map



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



Subject Property

Property Owners Mailed Notice



Ronald O Edwards  
4100 Lilly Pond Rd  
Center Cross VA 22437

Frederick Kaye P Joyner Heirs  
1947 S Halifax Rd  
Rocky Mount NC 27803

Englewood Assembly of God  
Po Box 8367  
Rocky Mount NC 27804

New Sion LLC  
1012 S Halifax Rd  
Rocky Mount NC 27803

Seventh Day Adventist INC  
Po Box 44270  
Charlotte NC 28215

Clifford B & Yvette M Miller  
1845 S Halifax Rd  
Rocky Mount NC 27803

Culpepper W H Limited Partnership  
5501 West Mount Rd  
Rocky Mount NC 27803

William Romie & Lisa B Morgan  
1873 S Halifax Rd  
Rocky Mount NC 27803

Lila S Butler  
1984 S Halifax Rd  
Rocky Mount NC 27803

Jammy Scott Mason & Sharon Pearce  
6412 Burt Rd  
Fuquay Varina NC 27526

Terry Lee Griffin  
Po Box 8391  
Rocky Mount NC 27804

Jamie D Barnes & Charles Wesley  
4554 Hunter Hill Rd  
Rocky Mount NC 27804

Hmoud & Salam Awamleh  
3180 Abbey Rd  
Rocky Mount NC 27804



**Neighborhood Informational Meeting Report**  
**Petitioner: PGB Land Company, LLC**  
**R6 Rezoning Maple Creek 2160 Bethlehem rd Rocky Mount NC 27803**

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 7/6/23. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The neighborhood informational meeting was held on Wednesday, July 19th at (5:00pm) at (Rocky Mount City Hall 331 S. Franklin Street Rocky Mount, NC 27802-1180

**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 Grey Berry and Fletcher Beasley.

**SUMMARY OF PRESENTATION/DISCUSSION:**

*The Petitioner's agent, Grey Berry, welcomed the attendees and introduced the Petitioner's team. Grey Berry indicated that the Petitioner proposed to rezone an approximately 45 acre site at 2160 Bethlehem rd Rocky Mount NC 27803 from the Agricultural Zoning District to R6 zoning district. Grey Berry explained the rezoning process in general and stated that the purpose of the meeting was to discuss the R6 Rezoning Request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.*

*Grey Berry provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented a map of the property.*

*Detailed minutes of the conversation about the rezoning can be found on page 2 of this report.*

**Respectfully submitted, this 31st day of July, 2023.**



## **Neighborhood Informational Meeting Report**

**Petitioner: PGB Land Company LLC**

**R6 Rezoning, Maple Creek, 2160 Bethlehem rd Rocky Mount NC 27803**

Grey Berry, Agent to PGB Land Company addressed the room with an introduction of PGB Land Company LLC (Futrell Development) explaining past and current projects, including location, style, and price point of single family homes sold in the company's active communities. The principle of Futrell Development is Glenn Futrell a retired geotechnical engineer with 40 years of experience. Grey Berry then explained the company's goal of rezoning the 45 acre tract at 2160 Bethlehem rd from Agricultural status to an R6 Residential Zoning in an effort to develop a residential single family neighborhood. The Morgan (1873 S Halifax rd) and Miller (1845 S Halifax rd) families expressed concern over an increased flooding risk due to the proposed development. Tyler Morgan wanted specifics on the safe guards put in place to prevent an increased flooding risk to their adjacent properties. Grey Berry explained that North Carolina State Statutes are in place to mitigate risk of increase flooding due to development with defined Impervious surface allowances, Temporary Sediment Basins and Permanent Storm Water Ponds, and various other Better Management Practices enforced by the City of Rocky Mount and the State of North Carolina. Joseth Bocook also reiterated the state statutes that are in place to promote better management practices in development.

Alice Bullock expressed concern over the design type and style of home PGB Land Company would deliver to the local market, and expressed disappointment in the nearby DR Horton Community Olde Mill Stream off S Halifax rd in Rocky Mount NC. Grey Berry referenced Weavers Pond, a current active community in Zebulon NC, as a reference for the product PGB Land Company would deliver to the proposed development and encouraged the attendees of the meeting to check out the website or take a drive through the community anytime. The last question was in reference to the projected timeline to begin site work, and Grey Berry mentioned an estimate of around 18 months upon rezoning and annexation approval. The room expressed their relief after their questions had been answered.

**Respectfully submitted, this 31st day of July, 2023.**



Neighborhood Informational Meeting Report  
Petitioner: PGB Land Company LLC  
R6 Rezoning, Maple Creek, 2160 Bethlehem rd Rocky Mount NC 27803

**EXHIBIT A**

Property Owner / Stakeholder	Address	City	State	Zip
LILA S BUTLER	1984 S HALIFAX RD	ROCKY MOUNT	NC	27803
CLIFFORD B & YVETTE M MILLER	1845 S HALIFAX RD	ROCKY MOUNT	NC	27803
Councilmember Tom Harris	801 Joshua Clay Drive	Rocky Mount	NC	27803
CULPEPPER W H LIMITED PARTNERSHIP	5510 WEST MOUNT RD	ROCKY MOUNT	NC	27803
Director of Development Services	331 S. Franklin Street	Rocky Mount	NC	27802-1180
ENGLEWOOD ASSEMBLY OF GOD	P O BOX 8367	ROCKY MOUNT	NC	27804
HMOUD & SALAM AWAMLEH	3180 ABBEY RD	ROCKY MOUNT	NC	27804
JAMIE D BARNES & CHARLES WESLEY	4554 HUNTER HILL RD	ROCKY MOUNT	NC	27804
JAMMY SCOTT & SHARON PEARCE MASON	6412 BURT RD	FUQUAY VARINA	NC	27526
KAYE P JOYNER HEIRS	1947 S HALIFAX RD	ROCKY MOUNT	NC	27803
Mayor C. Saunders Roberson, Jr.	130 S. Franklin Street	Rocky Mount	NC	27802-1180
NEW SION LLC	1012 S HALIFAX RD	ROCKY MOUNT	NC	27803
RONALD O EDWARDS	4100 LILLY POND RD	CENTER CROSS	VA	22437
SEVENTH DAY ADVENTIST INC	PO BOX 44270	CHARLOTTE	NC	28215-
TERRY LEE GRIFFIN	PO BOX 8391	ROCKY MOUNT	NC	27804
WILLIAM ROMIE & LISA B MORGAN	1873 S HALIFAX RD	ROCKY MOUNT	NC	27803

**EXHIBIT B**

PGB Land Company LLC  
4020 Wake Forest rd #102F  
Raleigh NC 27609

July 3rd, 2023

Subject: Neighborhood Informational Meeting – Rezoning Request for WH Culpepper Limited Partnership filed by PGB Land Company LLC to rezone approximately 45 acres located at 2610 Bethlehem rd from Agricultural to R6 zoning district.

5:00pm Wednesday July 19th.

City Hall – Council Chambers  
City of Rocky Mount  
331 S. Franklin Street  
Rocky Mount, NC 27802-1180

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 45 acre site located at Bethlehem rd PIN 373907595080

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 Wednesday, July 19th, 5:00pm at 331 S Franklin st Rocky Mount NC 27802. 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 Grey Berry by calling 919-606-8956 or emailing grey@futrellproperty.com.

Sincerely,

Grey Berry

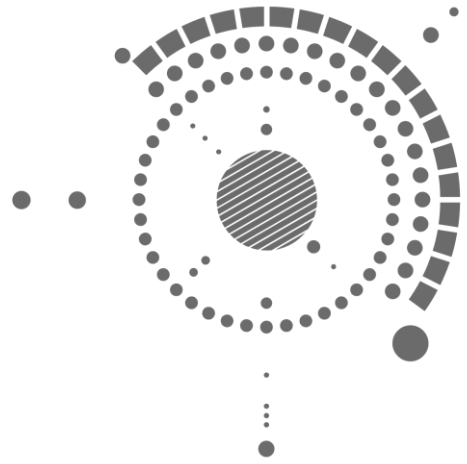
cc: City Council Representative Ward 6 Tom Harris  
Mayor C. Saunders Roberson



**R6 Rezoning, Maple Creek, 2160 Bethlehem rd Rocky Mount NC 27803**

NAME/ORGANIZATION	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
Bill R Morgan	1873 S. Halifax Rd R.M.	B. Morgan1130@gmail.com	252-904-5519
Yvette + Cliff Miller	1845 S. Halifax Rd. RM	Cnymiller@yahoo.com	252-904-3408
Tyler Morgan	1873 S Halifax Rd	tyler.morgan0411@gmail.com	919-525-6877
Lisa R Morgan	1873 S. Halifax Rd		252-903-7040
Alice Bullock	1915 S. Halifax Rd		252-903-7177
Tom Harris			252-903-1522





## ATTENTION:

The next regular meeting of the  
City of Rocky Mount Planning Board  
is scheduled for  
**Tuesday, September 12, 2023 at 5:30 p.m.**

