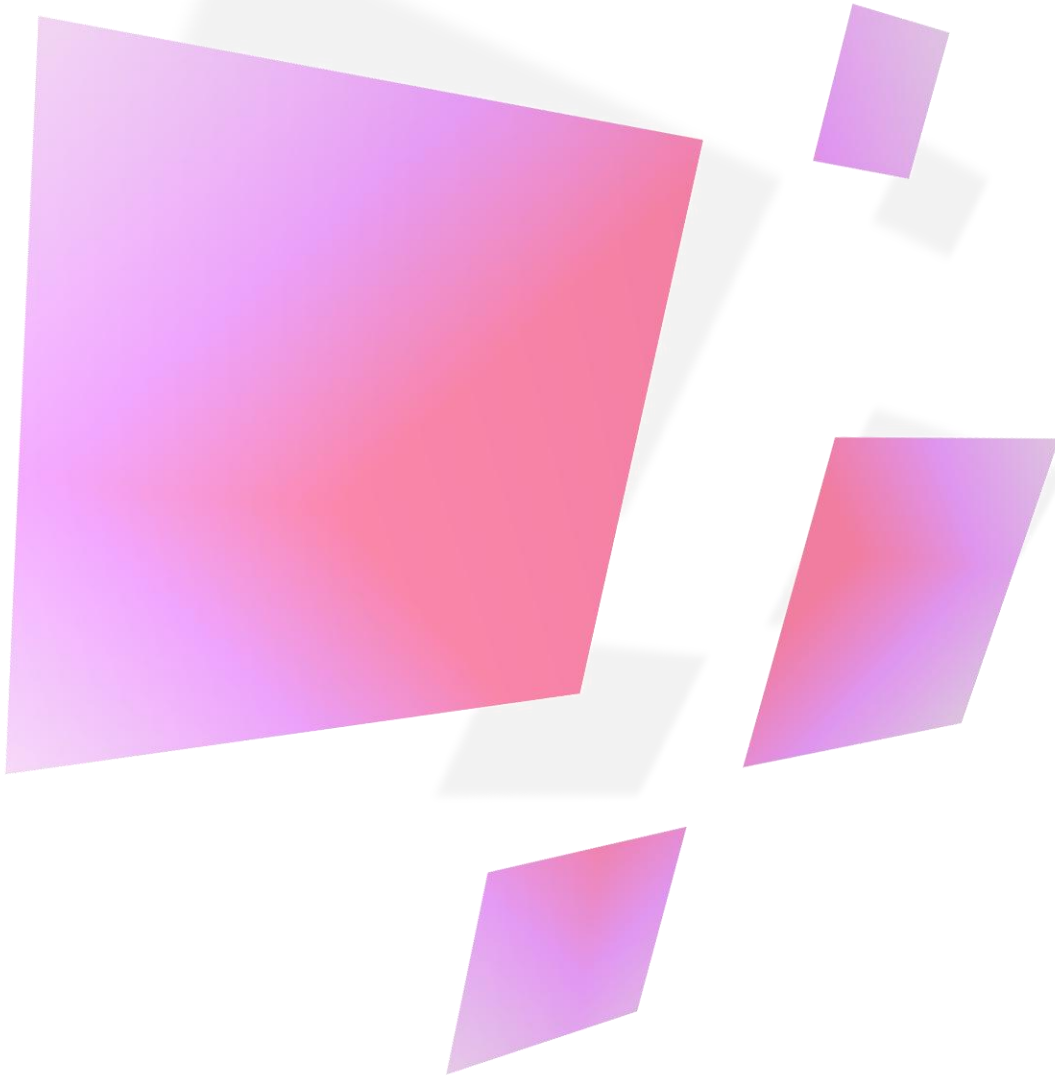


PLANNING BOARD STAFF REPORT

APRIL 14, 2026



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



AGENDA
ROCKY MOUNT PLANNING BOARD MEETING
APRIL 14, 2026, AT 5:30 P.M.
GEORGE W. DUDLEY CITY COUNCIL CHAMBER, FREDERICK E. TURNAGE MUNICIPAL BUILDING

Board Membership

Rocky Mount: Theresa Alston-Stokes, Andre Knight-McWilliams, Johnnie Mayo Jr., James Tharin, Bruce Berry, Matthew Sperati (chair), and Robert Hudkins

Edgecombe County: *Vacant*

Nash County: *Vacant*

1. Call to Order

2. Approval of Agenda

3. Approval of Meeting Minutes: March 10, 2026

4. Development Review

4.1 Stokes Estates Major Subdivision Preliminary Plat #781

Requested Action: Major Subdivision Preliminary Plat
Location: Red Oak Battleboro Rd [Tax PIN 386310253730]
Property Size: ±23 acres
Proposed Land Use: Residential
Applicable Regulations: LDC Sec. 1404.A.
Applicant: Donald S. Hilhorst
Property Owner(s): Carolyn O. Stokes Heirs
Prepared By: Donald S. Hilhorst
Case Manager: Tyra Hines, Planning Administrator
Voting Representatives: City & Nash County Members

5. Zoning Review

5.1 Rezoning Request # 11-04-26

Location: Arrow Road & Dozier Road
[Tax PINs 382116824242, 382116831164, 382116939897
382120819644, 382120914853, 383117021377]
Current Zoning: B-5 (Commercial Services)
Proposed Zoning: I-2CD (Conditional Heavy Industrial)
Property Size: ± 171.40 acres
Applicant: City of Rocky Mount
Property Owner(s): City of Rocky Mount
Case Manager: JoSeth Bocook, Director of Development Services
Voting Representatives: City & Nash County Members

6. Planning Review

7. Other

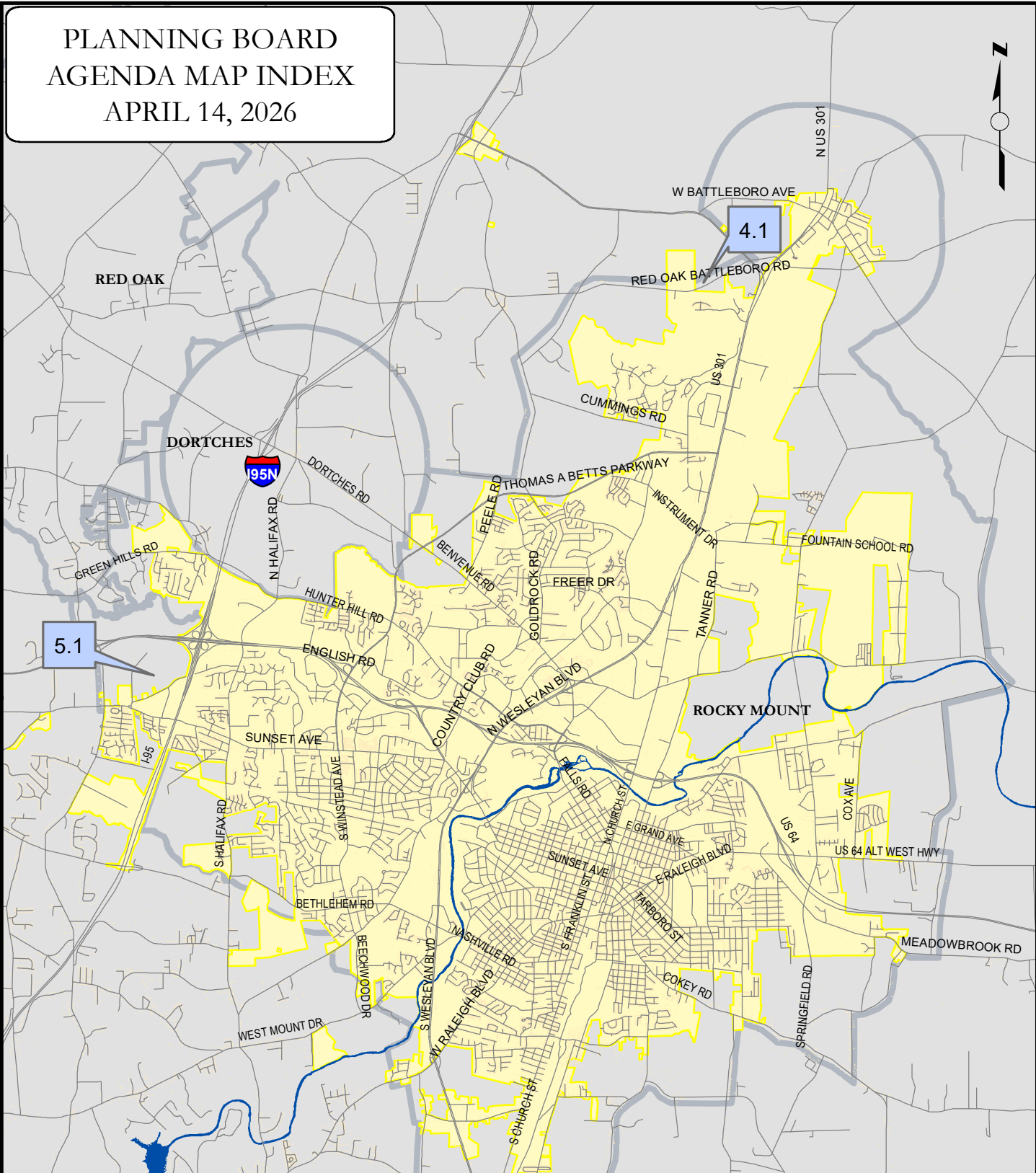
8. Items from the Planning Board

8.1 Letter to Council

9. Items from the Secretary

10. Adjournment (Next regular meeting: May 12, 2026)

PLANNING BOARD
 AGENDA MAP INDEX
 APRIL 14, 2026



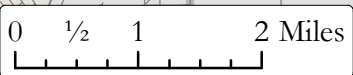
5.1

4.1

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



ROCKY MOUNT
 DEVELOPMENT SERVICES
 THE CENTER OF IT ALL



**MINUTES OF THE
ROCKY MOUNT PLANNING BOARD MEETING
HELD MARCH 10TH, 2025, AT 5:30 P.M.
IN THE FREDERICK E. TURNAGE MUNICIPAL BUILDING, GEORGE W. DUDLEY CITY
COUNCIL CHAMBER**

MEMBERS PRESENT

Theresa Alston-Stokes
Bruce Berry
Robert D. Hudkins
Johnnie Mayo, Jr.
Matthew Sperati
James Tharin

MEMBERS ABSENT

Andre Knight-McWilliams

STAFF PRESENT

Tyra Hines, Planning Administrator
Ramon Muckle, Traffic Engineer
Donald Perry, Director of Engineering
Bernetta Smith, Planner
Aramith Trimiar, Administrative Assistant

1. Call to Order

The Chair, Mr. Matthew Sperati, 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 to the agenda, and the board approved the agenda as presented.

3. Approval of the Meeting Minutes: January 13th, 2026

The Chair presented the January 13th, 2026, meeting minutes to the board. A motion was made by Bruce Berry, seconded by James Tharin and unanimously carried to approve the minutes as presented.

4. Development Review

Cluster Development Major Subdivision Construction Plat

The Chair advised staff to present the case.

Tyra Hines advised the board that what is presented before them is a major subdivision cluster development for Wedgewood Commons Section 2. It is approximately 7.8 acres of wooded undeveloped land within a minimal flood risk zone. To the north there are detached single family dwellings. To the south, A-1 undeveloped. To the east, R-10, which is single family dwellings detached. To the west, A-1, which is also single-family dwelling detached.

The subject property consists of approximately 7.8 acres and is proposed for a 21-unit single-family detached cluster development. Residential cluster developments allow flexibility from conventional zoning standards—such as lot size, width, frontage, setbacks, sidewalks, and street access—in order to reduce infrastructure costs, minimize environmental impacts, and conserve land resources. By allowing smaller individual lots, the design preserves a larger portion of the site as shared open space.

Pursuant to Land Development Code (LDC) Section 712.D.5, a maximum density of four dwelling units per acre would generally be permitted on a site of this size. This proposal includes approximately 2.9 acres of common open space for residents, supporting passive recreation, enhancing the visual character of the development, and preserving existing wetlands.

The site development plan has been designed to comply with applicable dimensional, landscaping, and design standards of the LDC. The project supports the city's goals of expanding the supply of housing, promoting context-sensitive infill development, and maximizing the use of existing infrastructure within the urbanized area.

The applicant conducted a neighborhood meeting with area stakeholders on March 3, 2026. The minutes from the meeting are attached.

Accordingly, courtesy written notice of this public hearing was mailed to property owners within 250 feet of the subject site (see attachments). Also, a notification sign was posted on the subject property, and the Planning Board agenda and staff report were published on the city's website.

The city's interdepartmental Development Review Committee (DRC) has reviewed the

proposed development in the disciplines of zoning, floodplain development, water and sewer, environmental services, stormwater management, erosion control, surveying, traffic and parking, fire code, and natural gas and electric utilities.

The DRC recommends approval of the residential cluster development major subdivision construction plat on condition that the following comments are resolved:

1. Inspections: The mail kiosk parking space must be ADA accessible.
2. Erosion Control: Provide all sedimentation and erosion control calculations

Mr. Tharin asked Tyra Hines for details on the location of this property as he didn't have a chance to visit personally.

Bruce Berry offered directions to and a description of the property.

The chair asked if there were any other questions for city staff? Seeing none, he invited the applicant to come forward to make his presentation.

Nick Rightmeyer with Joyner Keeny brought forward his presentation. He advised the board and the audience that he is the project engineer for the proposed subdivision. He stated that, as Tyra mentioned, we're talking about a 7.8-acre site just beyond the two existing deadends on Greystone drive. As mentioned, the property is currently zoned R-10. He advised that he'd like to provide some history on this subdivision. The original plans were prepared back by Appian Engineering in 1999. Those plans included completing the loop on Greystone drive. The plans completely developed out the parcels we're talking about. Those plans were approved by the planning board in April 1999.

At some point there was a decision to phase the subdivision, therefore the back portion wasn't constructed. On those plans the portion that wasn't constructed contained 21 lots. Our client acquired the property in 2022, we had initially prepared plans that were very similar to the original design, which entailed completing the loop. Those plans also contained 21 additional lots. They were approved by the planning board on May 9th, 2023. Those plans were reviewed by the development review committee and as part of that process, concerns were raised about wetlands on that site. The original plans noted a study that was done in 1999. We agreed to have those studies redone and it was determined that there is a large area of wetlands on this site.

He added that the process that they go through to delineate those wetlands is to have their environmental consultants to visit the site, flag the edge of the wetlands, coordinate with the state and the Army Corps of engineers to verify what has been determined.

Mr. Rightmeyer stated that the project had been inactive for a period of time while options were evaluated to address site constraints. He explained that the decision was made to proceed with a cluster development option, which is permitted by right within the R-10 zoning district.

Mr. Rightmeyer noted that the proposed layout included in the packet reflects a cluster development designed to avoid impacts to wetlands. He stated that the original loop road could not be completed due to the presence of wetlands; however, the revised cluster plan maintains the same number of lots as previously approved, totaling 21 lots. He further explained that the plan includes a 250-foot extension of two existing dead-end streets on Greystone Drive, each terminating in a cul-de-sac. The proposed roadway section matches the existing roadway and is classified as a local residential public street, with a 27-foot back-of-curb to back-of-curb width and roll curb construction.

Mr. Rightmeyer emphasized that the revised plans avoid all wetland impacts. He added that the proposed lot sizes range from just under 7,000 square feet to slightly over 12,000 square feet, with an average lot size of approximately 8,006 square feet.

Mr. James Tharrin requested clarification regarding the conversion of square footage to acreage. Mr. Bruce Berry responded that one acre equals 43,560 square feet. Mr. Tharrington noted that this equates to approximately one-fifth of an acre.

Mr. Rightmeyer stated that perimeter ditches are included in the design to direct stormwater into the existing drainage system. He also noted that a centralized mail kiosk is proposed, as required for new subdivisions. He concluded his presentation and offered to answer questions.

Mr. Matthew Sperati asked how the proposed lot sizes compare to those in the original, non-cluster development plan. Mr. Rightmeyer stated that the original lots were conventional and generally ranged between approximately 10,000 and 12,000 square feet.

Mr. Berry asked about the location of the mail kiosk. Mr. Rightmeyer responded that it is proposed to be located at the southern cul-de-sac, on the left-hand side upon entering the subdivision.

Mr. Sperati asked whether the U.S. Postal Service requirement for centralized mail delivery applies to all new subdivisions regardless of lot size. Mr. Rightmeyer stated that the requirement has been in place since 2012 and is now being more consistently enforced.

Mr. Tharin asked whether the proposal involved a rezoning. Mr. Sperati clarified that the request is not for rezoning, but for approval of the subdivision plat.

Mr. Rightmeyer added that there are two development options within the R-10 district: a conventional subdivision or a cluster development. He explained that the cluster option requires the provision of open space by consolidating a portion of the developable area into common space for the subdivision.

Mr. Sperati asked if there were any additional questions. Hearing none, he opened the public hearing. He advised that individuals wishing to speak would be limited to three minutes and asked that speakers state their full name and street of residence. Mr. Sperati first invited those wishing to speak in favor of the application to come forward. Seeing none, he then invited those wishing to speak in opposition to the application to come forward.

Public Comments: Suanne Kowalewski, 3600 Greystone Drive

Ms. Suanne Kowalewski, President of the Wedgewood Commons Homeowners Association, came forward in opposition. Ms. Kowalewski stated that residents of both Wedgewood Subdivision and Wedgewood Commons had petitioned in opposition to the proposed 21-home development at the end of Greystone Drive. She expressed concerns regarding the compatibility of the proposed homes with the size and character of homes in the existing subdivisions, as well as concerns about environmental impacts, increased stormwater runoff, flooding, traffic, and potential property devaluation.

Ms. Kowalewski stated that the site contains approximately five acres, with roughly 2.5 acres identified as wetland area, and she questioned whether the tract could support the proposed type and scale of development. She submitted photographs depicting standing water in backyards adjacent to the proposed development area and stated that these drainage issues had worsened

following recent clearing activity. At the request of Mr. James Tharrin, Ms. Kowalewski identified on the map the general area corresponding to the properties shown in the photographs.

Mr. Berry asked whether the standing water shown in the photographs was located on the affected homeowners' property. Ms. Kowalewski stated that runoff from the center of the tract flows forward into neighboring yards and that lots adjacent to the proposed development area experience similar conditions.

Ms. Kowalewski also expressed concern about increased traffic associated with 21 new homes, stating that residents estimated at least 42 additional vehicles would use the subdivision. She noted that the neighborhood has only one point of ingress and egress and stated that emergency responses have previously blocked access in and out of the subdivision. She further stated that residents would prefer that any future access to the development be provided from Sunset Avenue or Village Drive rather than Greystone Drive.

Ms. Kowalewski also raised concerns regarding the proposed renaming of a portion of Greystone Drive to Preston Drive, stating that such a change would create inconvenience and expense for current residents who would need to update licenses, registrations, deeds, insurance documents, and other records. She stated that residents had reviewed prior documents and had found Greystone Drive identified throughout the original subdivision plans.

Ms. Kowalewski further stated that the developer currently owns seven lots within Wedgewood Commons and had poured two foundations approximately two years ago without completing construction. She stated that the homeowners association believes this situation conflicts with subdivision covenants and that the matter would be addressed separately through legal counsel.

Mr. Sperati asked Ms. Kowalewski whether she was speaking on behalf of the group in attendance. Ms. Kowalewski responded that she was. Mr. Berry stated that, if she was speaking for the group, she could continue beyond the three-minute limit. Ms. Kowalewski then submitted the petition to the board and stated that, after canvassing both subdivisions, the residents had unanimously expressed opposition to the proposal unless access could be provided in a manner that would not utilize Greystone Drive. She stated that the combined subdivisions contain approximately 63 homes.

Ms. Kowalewski concluded by expressing concern regarding whether any future homes constructed in the proposed development would be architecturally compatible with the existing neighborhood. Mr. Sperati responded that such questions regarding the enforceability of private covenants and architectural restrictions would require legal interpretation and advised residents to consult a real estate attorney regarding those issues. He thanked the residents for attending and for providing public input.

Mr. Sperati then closed the public hearing and reopened the matter for board discussion and possible motion. He asked Mr. Rightmeyer whether he wished to respond to any of the concerns raised.

Mr. Rightmeyer stated that the applicant is aware of existing drainage concerns affecting some of the adjacent lots. He explained that the proposed plan includes drainage ditches around much of the perimeter to direct runoff into the storm drainage system and expressed hope that these improvements would help address some of the existing drainage issues.

Mr. Rightmeyer also addressed the issue of alternate access, stating that he had recently learned that the original subdivision plans included a right-of-way easement intended to provide emergency

vehicle access from an existing intersection shown on the plat. He stated that he was uncertain whether that access had been maintained but noted that it appeared on the original recorded plans.

Ms. Kowalewski responded that the area referenced is a utility easement adjacent to her property and not a road, stating that utility infrastructure is located there and that a residence sits immediately beyond the fence line. Mr. Sperati asked whether the easement in question was the area located between Lots 1 and 3, and Mr. James Tharrin indicated that it appeared to be the area under discussion.

Mr. Rightmeyer presented the recorded plat and pointed out the right-of-way and easement area, stating that it appeared to have been intended for emergency vehicle access. Mr. Sperati commented that the map appeared to show an area originally intended for roadway access. Mr. Rightmeyer added that he believed the area may have once been graveled, although he was unsure of its current condition.

Ms. Kowalewski reiterated that the area is currently occupied by utility facilities and does not function as a road. Mr. Sperati stated that the board would not attempt to resolve the legal question of whether the easement could accommodate a road, but that the map appeared to reflect an original intent for roadway access.

Mr. Rightmeyer then stated that the developer had no preference regarding the road name and that the request to rename a portion of Greystone Drive may have stemmed from updated 911 addressing requirements. Mr. Sperati asked Ms. Tyra Hines whether she had personal knowledge of the requirement or whether it could be waived. Ms. Hines stated that she did not.

Mr. James Tharin asked whether the proposal could be developed with fewer homes.

Mr. Bruce Berry stated that, in his view, developers are able to count wetlands as part of the required common area in a cluster development, even though those areas are not buildable. He commented that this allows more homes to be placed on the buildable portions of a site and described it as a legal provision in the ordinance.

Mr. Matthew Sperati stated that cluster development is permitted by right in the R-10 zoning district and that the board could not deny the subdivision solely on the basis of the number of lots proposed.

Mrs. Alston-Stokes stated that residents were seeking clarity regarding the style of the proposed homes and whether the development could negatively affect surrounding property values. She stated that these concerns needed to be addressed.

Mr. Berry responded that the board could not regulate the style or aesthetics of the homes beyond compliance with applicable building codes. Mrs. Alston-Stokes reiterated that nearby residents were also concerned about potential impacts on property values.

Mr. Tharin stated that he did not believe it was appropriate to place that many homes around the wetland area simply because the ordinance allows it. He added that recent experiences with stormwater issues heightened his concern, although he expressed trust in the city's engineering staff to evaluate drainage matters appropriately.

Mr. Sperati advised the public that the Planning Board could not consider the style, size, or appearance of future homes as part of its decision on the subdivision application. He explained that

such matters are generally governed, if at all, by private covenants and restrictions rather than by the board's authority.

Mrs. Alston-Stokes also raised concern regarding the proposed street name change and the effect it could have on existing residents who may need to update their addresses and records. She stated that, while some concerns may fall outside the board's authority, the issues raised by residents still warranted attention by either the city or the developer.

Mr. Sperati stated that map-specific matters such as street naming could potentially be addressed if additional information were provided by staff regarding any applicable 911 or addressing requirements. He noted that, if the name change were not mandatory, the board could potentially consider a condition related to retaining the existing street name. He added that the concerns regarding alleged noncompliance with private restrictive covenants on other lots were outside the board's authority and would need to be addressed privately.

Mr. Sperati stated that the primary issue before the board was whether the proposed cluster development met ordinance requirements, including lot size standards, and that the plan appeared to do so. He added, however, that the board could consider environmental impacts.

Mr. Tharin asked what factors the board could consider. Mr. Sperati responded that traffic and environmental impacts were among the considerations available to the board, though he noted that the applicant had indicated drainage improvements and emergency access provisions were included in the plan.

Mrs. Alston-Stokes again asked who would address the residents' concerns regarding property values. Mr. Sperati responded that property values are not something the board can control. Mr. Berry added that such concerns are largely intangible.

Mr. Tharin asked whether, under the current ordinance, the applicant had the right to pursue this form of development regardless of the board's preferences. Mr. Sperati stated that the cluster development option is permitted by right in the R-10 district under the City of Rocky Mount's ordinance, and that the board could not deny the proposal solely because it involved 21 smaller lots. Mr. Tharin asked whether that standard was local or statewide, and Mr. Sperati clarified that it was established by the city's ordinance. Mr. Tharin commented that the ordinance may need to be revisited.

Mr. Berry stated that he believed the ordinance provision functioned as a loophole and indicated that it might warrant further discussion with staff in the future.

Mr. Sperati asked whether there was any further discussion from the board. Hearing none, he requested a motion.

Mr. Berry stated that, although he did not favor the use of cluster developments in situations where wetlands are used as common area, he recognized that the approach is currently permitted by ordinance. He asked whether the board had authority to deny the application on that basis. Mr. Sperati responded that the board could not deny the application solely because it was a cluster development, but could consider whether the development would create adverse environmental impacts.

Mrs. Alston-Stokes asked whether increased traffic could serve as a basis for denial. Mr. Sperati stated that the board would need to determine whether the projected increase in traffic was

sufficient to justify denying the applicant's development rights, noting that the board must balance the right to develop property with any negative impacts to the surrounding area.

Mr. Tharin stated that the applicant could still develop the property with conventional R-10 lots, and that denial of the cluster plan would not prevent all development of the site. He stated that his concern was that the cluster layout could create negative environmental impacts and alter the character of the surrounding neighborhood.

Mr. Sperati reiterated that the board could not deny the application solely because it was a cluster development, but could do so if it found that the proposed design would create adverse environmental impacts.

Mr. Tharin then made a motion to deny the application on the grounds that the proposed cluster development could create negative environmental impacts on the surrounding neighborhood and could alter the character of the area. The motion was seconded by Mr. Bruce Berry and carried unanimously.

Mr. Sperati stated that the board had denied the current version of the subdivision map, but noted that the applicant could return in the future with a revised proposal. He informed those in attendance for that matter that they were free to leave and would not need to remain for the balance of the meeting.

5. **Zoning Review**

There were no Zoning Review items.

6. **Planning Review**

There were no Planning Review items.

7. **Other**

There were no Other items for review.

8. **Items from the Planning Board**

Mr. Sperati stated that there were two ordinance amendment items previously recommended for approval by the Planning Board that had not been acted upon by the City Council. He explained that staff had originally developed three ordinance changes, but that one had already been addressed at a prior meeting. He stated that some board members had discussed the possibility of sending a letter to the Mayor and City Council requesting further discussion on the remaining items and seeking clarification as to why no action had been taken.

Mr. Berry stated that the two remaining issues involved active lighting on smoke shop-type businesses, including flashing lights, and signage on movable truck and tractor-trailer displays. He added that Mr. James Tharin had taken the initiative to prepare a draft letter for the board's consideration. Mr. Berry stated that he intended to share the draft with Mr. JoSeth Bocook for input and then bring it back to the board for further discussion regarding whether it should be sent to City Council.

Mr. Berry further stated that, in the past, when the Planning Board made a recommendation and the City Council was inclined to act contrary to that recommendation, the two bodies would often meet jointly to discuss the matter and attempt to reach a resolution. He expressed concern that this process no longer appeared to be taking place.

Mr. Sperati clarified that, under the ordinance, if City Council takes a vote that would result in action contrary to the Planning Board's recommendation, a joint meeting is required. However, he explained that if Council simply takes no action and tables the matter, no such meeting is required.

Mr. Berry stated that he had not realized the items had merely been tabled rather than formally denied. Mr. Sperati confirmed that no action had been taken.

Mr. Tharin stated that, even if a meeting was not required, he believed City Council should still be made aware of the board's position. Mr. Sperati agreed and stated that this was the reasoning behind the proposed letter.

Mr. Tharin then raised concern regarding the cluster development provision discussed earlier in the meeting, stating that the board should consider whether the ordinance contains a loophole that allows wetlands to be counted as common open space in a way that increases development density.

Mr. Berry stated that he had previously discussed the matter with Mr. Bocook and had expressed concern that the provision was being used in a manner not originally intended. He noted that a developer could potentially acquire a property with significant wetlands and use those wetlands as the required open space, thereby allowing increased density on the remaining buildable area.

Mr. Sperati stated that, in concept, cluster development can serve a valid planning purpose where a developer intentionally provides meaningful green space in exchange for reduced lot sizes. However, he stated that he did not believe the same rationale applied where the so-called open space consists of wetlands or other land that cannot be developed in any event. He stated that the board should discuss with staff whether there is a viable way to amend the ordinance to exclude wetlands from qualifying as common open space for cluster development purposes.

Mrs. Alston-Stokes stated that she now understood the issue being described as the loophole. Mr. Tharin asked whether the next step would be to raise the issue with Mr. Bocook and have staff return with a proposed amendment for the board's consideration. Mr. Sperati noted that Ms. Hines was present and listening to the discussion. Mr. Tharin added that board members could also contact Mr. Bocook individually if they wished to express support for addressing the issue.

Mr. Sperati then asked whether there were any additional comments from the Planning Board or staff. Hearing none, he thanked the board members for their time and service. The meeting was then adjourned.

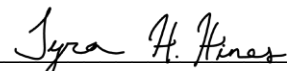
9. Items from the Secretary

There were no items from the secretary

10. Adjournment

The Chair then formally adjourned the meeting and stated that the next meeting would be held on March 10th at 5:30 PM.

Respectfully submitted,



Rocky Mount Planning Board
Tyra Hines, Secretary

Development Review

4.1 Stokes Estates Major Subdivision Preliminary Major Subdivision Plat #781 Planning Board Staff Report

ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Requested Action: Preliminary Major Subdivision Plat
Location: Red Oak Battleboro Rd [Tax PIN 386310253730]
Property Size: ±23 acres
Proposed Land Use: Residential
Applicable Regulations: LDC Sec. 1404. A.
Applicant: Donald S. Hilhorst
Property Owner(s): Carolyn O. Stokes Heirs
Prepared By: Donald S. Hilhorst
Case Manager: Tyra Hines, Planning Administrator
Voting Representatives: City & Nash County Members

CURRENT PROPERTY INFORMATION

Land Use: Undeveloped [Cropland]
Site Features: None
Flood Hazards: Minimal Flood Risk (Zone X)

SURROUNDING ZONING AND LAND USES

	Zoning:	Land Use:
North:	A-1(Agricultural-Nash County)	Undeveloped [Cropland]
South:	A-1 (Agricultural District)	Undeveloped [Forested]
East:	A-1 (Agricultural District)	Undeveloped [Cropland]
West:	A-1 (Agricultural District)	Undeveloped [Cropland]

PROJECT SUMMARY

This proposal outlines the development of five (5) new residential lots utilizing existing road frontage. The project is designed to intensify residential land use while maintaining the rural character of the area through significant lot sizing of at least 3.8 acres.

PUBLIC NOTICE

Courtesy written notice of this public hearing was mailed to property owners within 500 feet of the subject site (see attachments). Also, a notification sign was posted on the subject property, and the Planning Board agenda and staff report were published on the city's website.

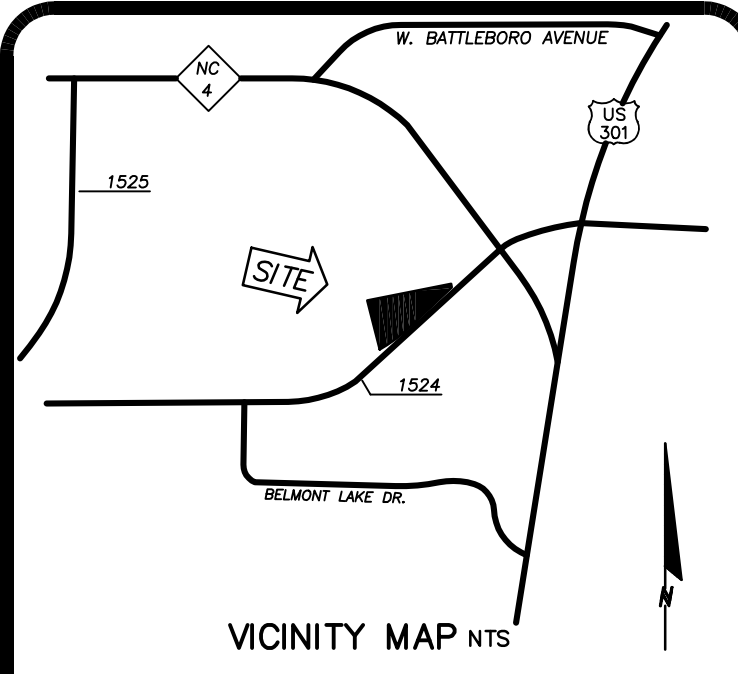
4.1 Stokes Estates Preliminary Major Subdivision Plat #781

STAFF RECOMMENDATION

The city's interdepartmental Development Review Committee (DRC) has reviewed the proposed development in the disciplines of zoning, floodplain development, water and sewer, environmental services, stormwater management, erosion control, surveying, traffic and parking, fire code, and natural gas and electric utilities.

The DRC recommends approval of the preliminary major subdivision plat on condition that the following comments are resolved:

1. Inspections: Please provide written documentation from the Postmaster exempting this project from cluster box requirements. If such documentation is unavailable, please provide enlarged details for the mail kiosk parking area, including parking space and access aisle dimensions for van accessibility, slopes for accessible routes, and the elevation of cluster boxes to ensure all accessibility requirements are met.



CERTIFICATE OF SURVEY AND ACCURACY

I, DONALD S. HILHORST, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK (SEE), PAGE (NOTE 13) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK (SEE), PAGE (NOTE 15); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 14th DAY OF MARCH, 2026.

CERTIFICATE OF PURPOSE OF PLAT

I, DONALD S. HILHORST, PROFESSIONAL LAND SURVEYOR, L-3785 CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PRELIMINARY

NOT TO BE USED FOR CONVEYANCE, SALE, OR RECORDATION.

L - 3785
PROFESSIONAL LAND SURVEYOR REGISTRATION NUMBER

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF NASH COUNTY, THAT I (WE) HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION, AND I (WE) CERTIFY THAT THE SUBDIVIDED TRACTS ON THIS PLAN CANNOT BE FURTHER SUBDIVIDED WITHIN TWO YEARS OF THE DATE OF RECORDATION, UNLESS A SKETCH PLAN AND/OR PRELIMINARY PLAT AND FINAL PLAT ARE SUBMITTED FOR THE ENTIRE REMAINDER.

OWNER DATE

CERTIFICATION OF SUBDIVISION BY NASH COUNTY HEALTH DEPARTMENT

THE NASH COUNTY HEALTH DEPARTMENT HAS REVIEWED THE PLAT AND SOILS REPORT PREPARED BY FRED SMITH FOR STOKES ESTATES AND FINDS THAT THE SOILS REPORT HAS BEEN PREPARED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED BY THE NASH COUNTY HEALTH DEPARTMENT AND THAT THE SOILS REPORT INDICATES THAT THE LOTS SHOWN ON THE PLAT APPEAR TO BE ABLE TO ACCOMMODATE SEWAGE DISPOSAL SYSTEMS. PLEASE NOTE THAT THE NASH COUNTY HEALTH DEPARTMENT HAS REVIEWED THE SOILS REPORT OF FRED SMITH ONLY AND THIS DOES NOT REPRESENT OR CONSTITUTE THE EVALUATION OR APPROVAL FOR ISSUANCE OF AN IMPROVEMENT PERMIT FOR ANY LOT IN THE SUBDIVISION. FINAL SITE APPROVAL FOR ISSUANCE OF IMPROVEMENT PERMITS OR AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION IS BASED ON REGULATIONS IN FORCE AT THE TIME OF PERMITTING AND IS DEPENDENT ON SATISFACTORY COMPLETION OF INDIVIDUAL SITE EVALUATIONS BY THE NASH COUNTY HEALTH DEPARTMENT FOLLOWING APPLICATION FOR AN IMPROVEMENT PERMIT DETAILING A SPECIFIC USE & SITING.

NASH COUNTY HEALTH DIRECTOR DATE

CERTIFICATE OF MINOR PLAT APPROVAL

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION SHOWN ON THIS PLAT DOES NOT INVOLVE THE CREATION OF NEW PUBLIC ROADS OR ANY CHANGE IN EXISTING PUBLIC ROADS, THAT THE SUBDIVISION SHOWN IS IN ALL RESPECTS IN COMPLIANCE WITH THE NASH COUNTY SUBDIVISION ORDINANCE, AND THAT THEREFORE THIS PLAT HAS BEEN APPROVED BY THE NASH COUNTY PLANNING DIRECTOR, SUBJECT TO ITS BEING RECORDED IN THE NASH COUNTY REGISTRY WITHIN SIXTY DAYS OF THE DATE BELOW.

NASH COUNTY PLANNING DIRECTOR DATE

CERTIFICATION OF OWNERSHIP & DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THAT HE(SHE/IT) (IS/ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON THIS PLAT HAVING ACQUIRED TITLE THERETO BY DEED RECORDED IN DEED BOOK 963 PAGE 153 AT THE NASH COUNTY REGISTER, AND THAT THEREON, TO PUBLIC USE, PLAYGROUND, PARKS, OPEN SPACES AND EASEMENTS FOREVER, ALL AREAS SO SHOWN OR INDICATED ON THIS PLAT, THE CITY OF ROCKY MOUNT IS AUTHORIZED TO RECORD THIS AT THE APPROPRIATE REGISTER OF DEEDS.

OWNER DATE

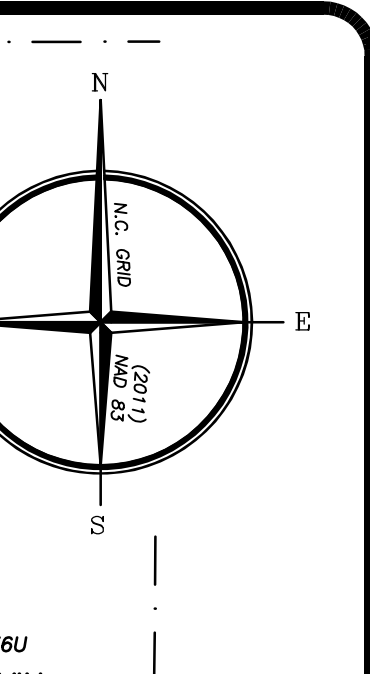
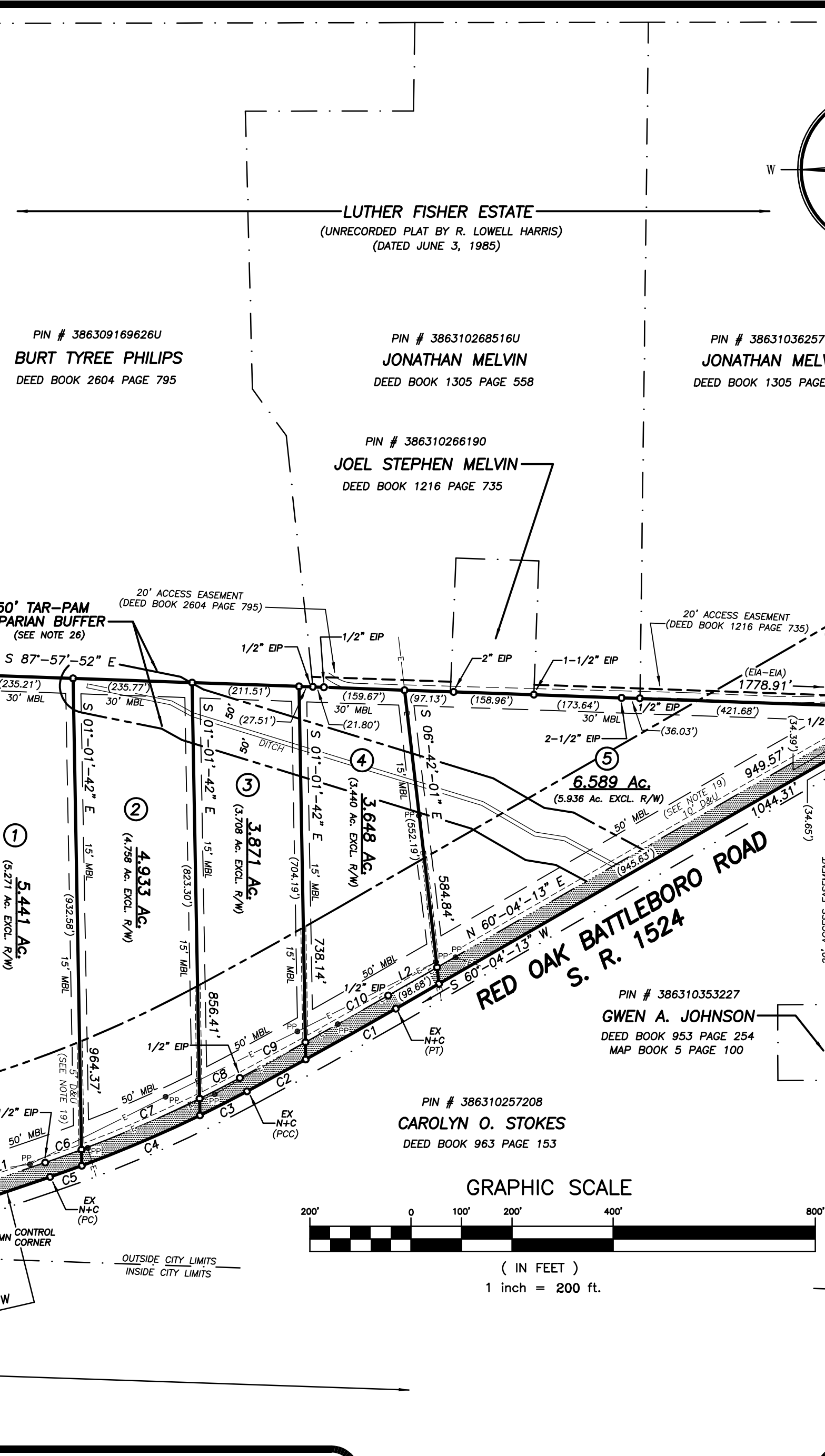
- LEGEND**
- SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - OVERHEAD ELECTRIC
 - ROAD RIGHT-OF-WAY
 - EXISTING EASEMENT
 - SURVEYED LINE
 - CP = COMPUTED POINT (NO IRON)
 - EIA = EXISTING IRON AXLE
 - MBL = MINIMUM BUILDING LINE
 - EIS = EXISTING IRON STAKE
 - EIP = EXISTING IRON PIPE
 - N+C = CONCRETE NAIL AND CAP
 - EMN = EXISTING MAGNETIC NAIL
 - IPS = IRON PIPE SET
 - R/W = RIGHT OF WAY
 - NTS = NOT TO SCALE
 - PP = POWER POLE
 - CL = CENTER LINE
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVE
 - PT = POINT OF TANGENCY

DIRECTORS CERTIFICATE

BY SIGNING BELOW, I(WE) CERTIFY THAT THIS PLAT WAS APPROVED BY THE DEVELOPMENT REVIEW COMMITTEE ON _____ AND MEETS THE CITY STANDARDS FOR MAJOR SUBDIVISIONS.

DIRECTOR OF ENGINEERING DATE

DIRECTOR OF DEVELOPMENT SERVICES DATE



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
COUNTY OF NASH

_____, REVIEW OFFICER OF NASH COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

NASH COUNTY REGISTER OF DEEDS:

N.C.G.S. STATION "BATTLE"
NAD 1983/2011
N=836044.85 FEET
E=2365705.18 FEET
C.S.F. = 0.99996606

LINE TABLE

L1	N 71°13'08" E	170.66'
L2	N 60°04'13" E	111.55'

CURVE TABLE

#	BEARING	CHORD	RADIUS
C1	S 60°-35'-22" W	204.69'	11,238.99'
C2	S 61°-27'-04" W	132.24'	11,238.99'
C3	S 62°-56'-49" W	104.53'	2,584.29'
C4	S 66°-55'-22" W	254.01'	2,584.29'
C5	S 70°-28'-42" W	66.64'	2,584.29'
C6	N 70°-21'-39" E	76.34'	2,554.29'
C7	N 66°-38'-57" E	254.51'	2,554.29'
C8	N 62°-47'-27" E	89.39'	2,554.29'
C9	N 61°-24'-38" E	147.75'	11,208.99'
C10	N 60°-33'-06" E	188.29'	11,208.99'

F.B. 63 Pg. J26026 DRWN BY: DSH

MAJOR SUBDIVISION PLAT

STOKES ESTATES

OWNER: CAROLYN O. STOKES HEIRS

RED OAK BATTLEBORO ROAD, S.R. 1524, ROCKY MOUNT, S. WHITAKERS TOWNSHIP, NASH COUNTY, NORTH CAROLINA.

SCALE: 1" = 200' REVISED DATE: MARCH 28, 2026.

DONALD S. HILHORST
PROFESSIONAL LAND SURVEYOR

403 S. BARNES STREET NASHVILLE, N.C. (252)-459-0017

4.1 Stokes Estates Major Subdivision Preliminary Plat #781

Stakeholders Provided Written Notice

Belmont Lake Preserve
Owners Assoc Inc
PO Box 37109
Charlotte, NC 28237

Bruce Flye
PO Box 159
Battleboro, NC 27809

Burt Tyree Philips
PO Box 132
Battleboro, NC 27809

Carolyn O Stokes
PO Box 749
Ludowici, GA 31316

Fords Colony at Ry Mount LLC
100 Manchester Dr
Williamsburg Va 23188

Gwen A Johnson
PO Box 358
Battleboro, NC 27809

Joel Stephen Melvin
10838 Red Oak Battleboro Rd
Battleboro, NC 27809

Jonathan Melvin & Joel Melvin
10826 Red Oak Battleboro Rd
Battleboro, NC 27809

Rocky Mount WEH LP
2900 Linden Ln Suite 300
Silver Spring, MD 20910

Zoning Review

5.1 Rezoning Request # 11-04-26

Planning Board Staff Report

ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Location: Arrow Road & Dozier Road
[Tax PINs 382116824242, 382116831164, 382116939897
382120819644, 382120914853, 383117021377]
Current Zoning: B-5 (Commercial Services)
Proposed Zoning: I-2CD (Conditional Heavy Industrial)
Property Size: ± 171.40 acres
Applicant: City of Rocky Mount
Property Owner(s): City of Rocky Mount
Case Manager: JoSeth Bocook, Director of Development Services
Voting Representatives: City & Nash County Members

PERMITTED USES

The permitted uses shall be all land uses allowed in the I-2 zone as specified by Land Development Code Section 503.

CONDITIONS

1. Setbacks and Building Separation
 - a. Except for off-street parking, accessways, and underground utilities, all buildings shall maintain a minimum setback of one hundred (100) feet from all lot lines.
 - b. Exterior walls of opposing buildings shall be separated by a distance not less than the height of the taller building.
 - c. Any courtyard formed by building placement shall maintain at least twenty-five (25) percent of its perimeter open and accessible to emergency vehicles.
2. Building Style
 - a. All exterior walls visible from the public right-of-way shall have a recognizable base, middle, and top:
 - i. Building base must extend at least two (2) feet above grade and be defined by a change in at least one (1) of the following: wall thickness, materials, texture, color, ledges or sills.
 - ii. Building top will be defined by at least one (1) of the following: varied roof lines, cornices, fascia, overhangs, stepped parapets, or aligned openings and articulations.
 - b. A single, large, dominant building mass shall be avoided. Where large structures are desired, variation in the building form is required using projecting and recessed elements, setbacks, and/or distinct roof shapes.
 - c. Other design techniques to break up large building forms and wall surfaces are encouraged, including: architectural elements such as columns, canopies or covered entries, and variation of materials, color, and texture. Such detailing may include sills, headers, belt or string courses, reveals, pilasters, window bays, and similar features.

3. Noise
Sound levels shall not exceed sixty (60) dBA, measured at any lot line. Compliance shall be achieved through building design, equipment selection, or noise attenuation measures.
4. Water Use and Reporting
 - a. The operator shall submit an annual report documenting: (i) total and peak water demand; (ii) cooling system type(s); (iii) water source(s); (iv) Water Use Intensity (WUI); and (v) water efficiency and reuse measures.
 - b. Reporting shall include any withdrawals subject to regulation by the North Carolina Department of Environmental Quality.
5. Water Efficiency and Resource Protection
 - a. The development shall minimize potable water use through air-cooled, closed-loop, or other non-water-intensive cooling systems to the maximum extent practicable.
 - b. Water-intensive cooling systems shall only be permitted upon demonstration that no feasible alternative exists and that no adverse impacts to water resources will occur.
 - c. Non-potable and reclaimed water sources shall be utilized where available and practicable, and water reuse systems shall be incorporated to reduce demand. Use of potable water as the primary source shall require demonstration of no reasonable alternatives.
 - d. The development shall not adversely impact streams, wetlands, groundwater, or environmentally sensitive areas and shall comply with all applicable requirements of the North Carolina Department of Environmental Quality.
6. Outdoor Storage
Outdoor storage shall be prohibited unless fully screened from public view by an opaque barrier of sufficient height to conceal stored materials.
7. On-Site Power Generation and Emissions
 - a. On-site power generation shall be limited to natural gas, renewable energy, battery storage, or other lower-emission technologies approved by the City. Diesel-fueled generators are prohibited.
 - b. All generation equipment and associated fuel storage shall be enclosed within a building or screened by a masonry wall exceeding the height of the equipment and shall be considered principal structures for setback purposes.
 - c. Power used, generated, or procured for the development shall be limited to electrical or substantially equivalent forms of energy. Any on-site fuel combustion, excluding diesel, shall comply with all applicable air and water quality standards of the North Carolina Department of Environmental Quality.
 - d. The operator shall implement best available practices to minimize emissions.
8. Load Management
 - a. The development shall implement load management strategies to reduce impacts on the electrical grid, including, where practicable:
 - i. Load shifting or curtailment during peak demand periods;
 - ii. Participation in utility demand response or peak reduction programs; and
 - iii. Operational measures to reduce reliance on peak-period generation.

b. Upon request, the operator shall coordinate with the serving electric utility to demonstrate compliance with this section.

9. Adaptive Management

The City may require operational modifications if actual water or energy demand exceeds projections or results in adverse impacts to public infrastructure or environmental resources, including but not limited to reduced consumption, alternative cooling methods, or additional mitigation measures.

CURRENT PROPERTY INFORMATION

Land Use: Detached Single-Family Dwellings; Cropland
Site Features: Forested areas; open fields; an intermittent stream and two freshwater ponds; utility transmission easement
Flood Hazards: Minimal Flood Risk (Zone X)

SURROUNDING ZONING AND LAND USES

	Zoning:	Land Use:
North:	B-5CD (Conditional Commercial Services)	Undeveloped
South:	I-2 (Heavy Industrial); O-ICD (Conditional Office & Institutional); A-1 (Agricultural)	Distribution Warehouse; Safety Equipment Supplier; Childcare Center; Single-Family Dwellings
East:	B-5	Undeveloped [Cropland]
West:	I-2; B-5	Government Operation [Mulch Compost Distribution] Single-Family Dwellings

ZONING DISTRICT SUMMARY

	Existing Zoning: B-5	Proposed Zoning: I-2CD
Zoning District Intent:	The commercial services 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 and primary streets	The purpose of the heavy industrial district is to provide a location for manufacturing and related industries that may, by nature, create nuisances. The intent is to preserve land for such industry in locations with access to major streets as designated on the arterial plan, as well as locations generally

	adjacent to the traditional downtown central business district and related areas of mixed commercial enterprises.	accessible to railroad transportation and to prohibit non-industrial uses. Due to the objectionable impacts that may be created in this district, special buffer or setback areas will be required.
Permitted Uses:	See the attached list of uses permitted within this zoning district, as well as the uses allowed by special use permit.	See the attached list of uses permitted within this zoning district, as well as the uses allowed by special use permit.
Minimum Lot and/or Density Requirements:	N/A	N/A
Minimum Yard Regulations:	Front Yard Setback: 25' Side Yard Width: 10' Rear Yard Depth: 10'	Front Yard Setback: 25' Side Yard Width: 10' Rear Yard Depth: 10'
Height Limitations:	N/A	N/A
Minimum Lot Width at MBL:	0'	0'
Minimum Lot Frontage:	0'	0'

ZONING HISTORY OF THIS LOCATION

There have been two zoning map amendments approved within the vicinity of the subject site since the adoption of the current comprehensive plan, in 2003:

- Four parcels containing approximately 17 acres, across Arrow Road, were rezoned from I-2 to B-1 [2022]
- Ten parcels, including the six subject parcels, containing 225 acres, west of Arrow Road and north of Dozier Road, were rezoned from I-2 to B-5 [2016]

INTERDEPARTMENTAL REVIEW

Community Development

The proposed zoning map amendment is not anticipated to create any significant impact on Housing & Community Development programs or services.

Energy Resources

Electric and natural gas utilities are currently available to the subject site.

Environmental Services

Commercial developments have the option to be served by either the City or private hauler. The city has adequate capacity to serve the development should the owner(s) choose the city as their provider.

Fire Protection Services

The proposed zoning map amendment does not pose any adverse impact to fire/rescue services. The property can be covered with existing resources.

Police Protection Services

The Police Department does not foresee any significant impact to police protection services as a result of the proposed zoning map amendment.

Recreational Services

This zoning map amendment will not have an impact on Parks and Recreation Department programs and facilities.

Street Maintenance & Transportation Services

See attached Transportation report.

Water and Sewer Services

Water and sewer are currently available to the subject site. There are no service concerns with the zoning map amendment.

PUBLIC NOTICE

Written notice of this public hearing was mailed to property owners within 250 feet of the subject site (see attachments). A notification sign was posted on the subject property, and the Planning Board agenda and staff report were published on the City’s website.

COMPREHENSIVE PLAN CONSIDERATIONS

The following policies and goals identified within the Together Tomorrow: Tier I Smart Growth Comprehensive Plan apply to this request:

- Identifies the site a being in an “Undeveloped” and “Planned Infill Growth” area.
- Facilitate an adequate supply of clean, developable, and competitive sites for existing manufacturers’ expansion and new industry investment.
- Support established industrial development sites that benefit the City and support speculative industrial development in appropriate locations.

REASONABLENESS CONSIDERATIONS

The following site considerations and other facts should be considered in the review of this rezoning request:

- The subject property is comparable in size, topography, and physical characteristics to other parcels in the immediate area. The area includes a mix of existing industrial, commercial service, residential uses, as well as undeveloped land. The site is generally suitable for industrial development due to its access to major roadways and availability of public utilities. Development permitted under the I-2 district would be

- consistent with the physical conditions and existing land use pattern of the surrounding area.
- The proposed zoning map amendment would allow industrial uses that are aligned with the location and infrastructure of the site. The surrounding community may benefit from increased employment opportunities, reinvestment in underutilized land, and expansion of the local tax base. The proposed conditions are intended to mitigate any operational impacts along with the applicable development standards, buffering requirements, and regulatory oversight.
 - Rezoning the property to heavy industrial would allow for development that is compatible with nearby industrial and employment-generating uses. The proposed zoning represents a logical extension of industrial activity in the area with buffers to adjacent properties and setbacks multiples greater than the normal required setbacks.
 - The proposed amendment supports the city's long-range planning goals by promoting economic development, encouraging the efficient use of land served by existing infrastructure, and directing industrial growth to appropriate locations. The rezoning is expected to improve the tax base by enabling higher-intensity development and employment uses. As such, the amendment can be regarded as consistent with the public interest.

STAFF RECOMMENDATION

Staff recommend that the request be forwarded to the Rocky Mount City Council recommending approval on the basis that the proposed rezoning of the subject site can be considered consistent with the adopted Together Tomorrow: Tier I Smart Growth Comprehensive Plan and is reasonable and in the public interest as detailed in the foregoing staff analysis.

Uses Permitted in I-2 but NOT Permitted in B-5:

- + Airport operation
- + Boats and accessories, retail sales, and service
- + Industrial operations not otherwise listed herein, except the uses listed
- + Laboratory research
- + Landfill, hazardous (s/BOA)
- + Manufactured home sales (excluding residential occupancy)
- + Monument works
- + Prison (minimum custody facility) (s/CC)
- + Quarry operation
- + Railroad yard operations
- + Tobacco processing

Uses permitted in BOTH I-2 and B-5:

- Accessory building
- Accessory Use
- Adult day care center in non-residential district
- Adult day center in an institutional structure
- Automobile off-street, parking
- Automobile truck, trailer rental
- Automobile repair and/or body work excluding commercial wrecking, dismantling, or storage of junked vehicle
- Automobile sales, new and used
- Automobile/vehicle wash
- Automobile wrecker service
- Bakery production and wholesale sales
- Childcare center in non-residential districts
- Childcare structure in an institutional structure
- Contractor, excluding outside storage of equipment or supplies
- Contractor, with outside storage of equipment or supplies
- Crematory
- Fabrication, light manufacturing
- Farmers' market
- Fire station operations
- Government operation
- Health club/gym spa
- Historical preservation commercial use (s/CC)
- Industrial sales of equipment or repair service
- Kennel operations
- Modular/ manufactured office, for office and/or exhibition (s/BOA)
- Monument sales
- Newspaper publishing
- Nursery operations - retail/wholesale
- Office use (with no on-premise stock of goods for sale to the general public and the operation and services of which are customarily conducted by means of written, verbal, or mechanically reproduced communication material)

Rezoning Request # 11-04-26

Comparison of Permitted Land Uses from [Land Development Code Sec. 503](#)

- Open/passive space
- Public utility works, shops or storage yards
- Railroad station operations
- Recycling center
- Salvage operation or junk yard
- School: commercial, trade or vocational
- Storage, flammable
- Storage, outside
- Storage, warehouse
- Temporary use
- Tobacco sales warehouse
- Truck terminal activities repair and hauling and/or storage
- Utility station or substation (s/BOA)
- Wholesale sale (with operations conducted and merchandise stored entirely within a building and not otherwise listed herein)
- Wireless communications tower less than 100 feet in height
- Wireless communications tower 100 feet or greater in height (s/BOA)
- Yard sale (attic sale, lawn sale, or garage sale) as an accessory use to a residence or church or civic, cultural, educational, charitable, or similar organization

Uses Permitted in B-5 but NOT Permitted in I-2:

- Adult day home occupation
- Adult establishment
- Alcoholic beverages, packaged, retail store, including ABC store
- Ambulance service, non-governmental
- Animal medical care, including kennel operation (s/BOA)
- Assembly: armory, assembly hall, coliseum, movie theater, stadium, etc.
- Auction sales, excluding livestock auctioning
- Automobile service station operation
- Bakery on premises and retail only
- Beauty shop/barber service
- Bed and Breakfast
- Boardinghouse operation
- Bus station activities
- Childcare home occupation
- Church/religious institution
- Convenience store
- Dwelling, live/work
- Dwelling, multifamily
- Dwelling, upper story
- Financial Institutions
- Flammable material
- Flea market
- Funeral home
- Grocery/food sales
- Home occupation
- Laboratory operations, medical or dental
- Library

Rezoning Request # 11-04-26

Comparison of Permitted Land Uses from [Land Development Code Sec. 503](#)

- Lodge (fraternal organizations)
- Motel, hotel, or motor court operations
- Museum/art gallery
- Nightclub, Bar & Tavern
- Office use (of a doctor, dentist, osteopath, chiropractor, optometrist, physiotherapist, or other medically oriented profession)
- Pawn shop
- Private recreation club or swimming club (s/BOA)
- Public recreation, such as community center building, parks, museum, playgrounds, and similar facilities operated on a nonprofit basis
- Radio or television studio activities only
- Radio or television transmitting commercial (s/BOA)
- Recreation or amusement enterprise
- Recreation or amusement enterprise, racquet facilities
- Restaurant
- Retailing or servicing 50,000 or less gross sq. ft. per unit with operations conducted and merchandise displayed inside and/or outside a building and not otherwise listed herein
- Retailing or servicing with operations conducted and merchandise displayed inside and/or outside a building and not otherwise listed herein
- School: elementary, junior high and high school (s/CC)
- Shelter for women, families, and/or children (s/CC)
- Taxicab/limousine operations
- Theater production, outdoor (s/BOA)
- Therapeutic community
- Transient/homeless shelter (s/CC)

Rezoning Request # 11-04-26

Transportation Comments Prepared by CRM Public Works Department, Engineering/Traffic Division

General Parcel Information:

The subject cluster of parcels, located along Arrow Road and Dozier Road, are in Nash County. As shown, these six parcels combine to a total of 171.40 deeded acres. These parcels share road frontage along Dozier Road for approximately 2,253 feet and approximately 2,092 feet along Arrow Road. The northern boundaries of the parcels are situated along US-64 East.

Roadway Information:

Arrow Road is an unpaved 2-way, 2-lane local road, maintained by NCDOT as SR 1610. It is accessed by Sunset Ave or by Dozier Rd. Arrow Road has an estimated practical capacity of 3,000 vehicles per day (VPD). There is no available assessment of annual daily travel (AADT).

Dozier Road is a 2-way, 2-lane paved local road with ditches and 10-11 foot lanes. It is accessed by either Freight Rd or by Arrow Rd. Dozier Rd has an estimated practical capacity of 7,500 vehicles per day (VPD). There is no available assessment of annual daily travel (AADT).

Access Information:

- Tar River Transit does not immediately serve these parcels; however, the NCC/Little Easonburg Shuttle (Route 8) does serve Sunset Ave at the intersection of Arrow Road.
- The subject parcel does NOT have direct access to bicycle amenities.
- There are no sidewalks directly adjacent to the subject parcels. However, there is a recently installed mixed-use path along the north side of Sunset Avenue within 500 feet of the parcels via Arrow Road. This same section of Sunset Avenue also has recently installed standard sidewalk along the south side.

Rezoning Effect on Roadway Capacity:

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, Volume 2, 9th Edition (2012), Land Use Code 120 – Heavy Industrial (page 127), the development of industrial facility with 10,000 sq feet of gross floor area, is estimated to generate approximately 1,400 new vehicle trips per average weekday, with roughly 50 percent entering and 50 percent exiting the site throughout the day.

According to Trip Generation Manual by Institute of Transportation Engineers (9th Edition, Volume 2, page 130), the average General Heavy Industrial development (land use code #120) situated on approximately 171 acres would be expected to generate approximately 1,155 additional vehicle trips per day on an average weekday, with 50% of traffic entering and 50% of traffic exiting. This is based on an average rate of 6.75 trip ends per acre, though ITE advises applying this figure with caution due to the limited sample size on which it is based.

Street Maintenance:

Typical commercial or industrial site development

New public street construction is a potential aspect of this rezoning. Improvements to the adjacent streets needed to adequately serve the property will be determined as part of the site plan review process and would be constructed by the developer. Engineering does not anticipate significant impacts on street maintenance activities or expenses as a result of this rezoning.

Rezoning Request # 11-04-26

Transportation Comments Prepared by CRM Public Works Department, Engineering/Traffic Division

Subdivision Construction involving extension of public streets (SF residential, Commercial or Industrial Park, Multifamily)

Development of the rezoned property may include construction of new public streets. Upon acceptance of the streets for public maintenance the streets will be added to the Powell Bill Revenue map for the city to receive its proportionate share of Powell Bill revenue. The additional public street mileage will not have an immediate significant impact on street maintenance expenses, and the city has the available resources to absorb the additional routine maintenance activities into its current workload. Improvements to the adjacent streets needed to adequately serve the property will be determined as part of the site plan review process and would be constructed by the developer.

Recommendations:

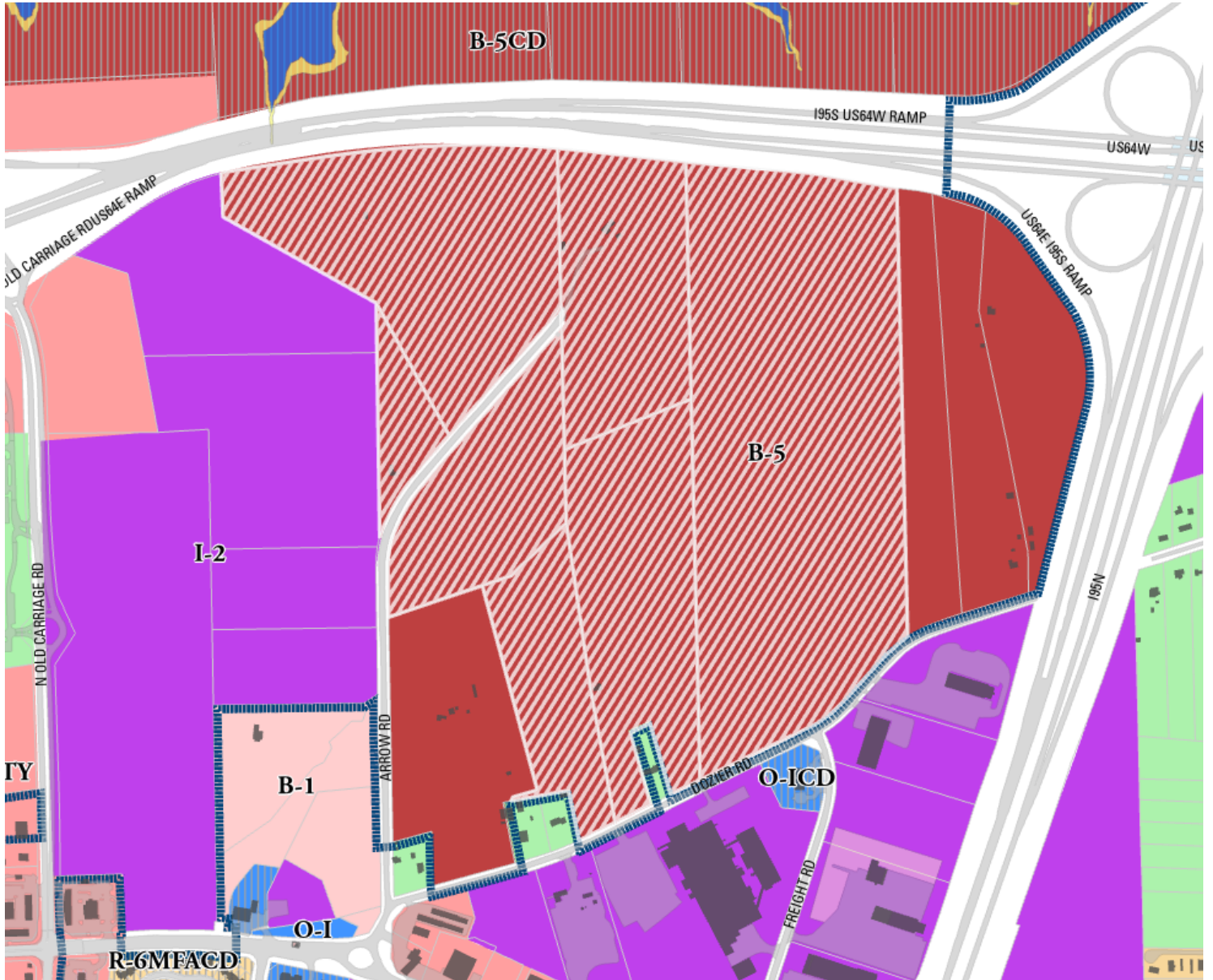
An NCDOT driveway permit will be required for any access points on Arrow Rd should it remain state maintained as SR 1610. Dozier Rd is city-maintained and will not require an NCDOT driveway permit. The site plan will be reviewed by the City of Rocky Mount and NCDOT for vehicle access. Any new developments at this site will require payment in lieu of installing a sidewalk along the frontage of Arrow Rd and Dozier Rd as they commercial roads. A traffic impact analysis (TIA) and/or roadway improvements will be required if the new land use 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.


5.1 – Rezoning Request # 11-04-26

Zoning Map

B-5 to I-2CD

[ETJ]



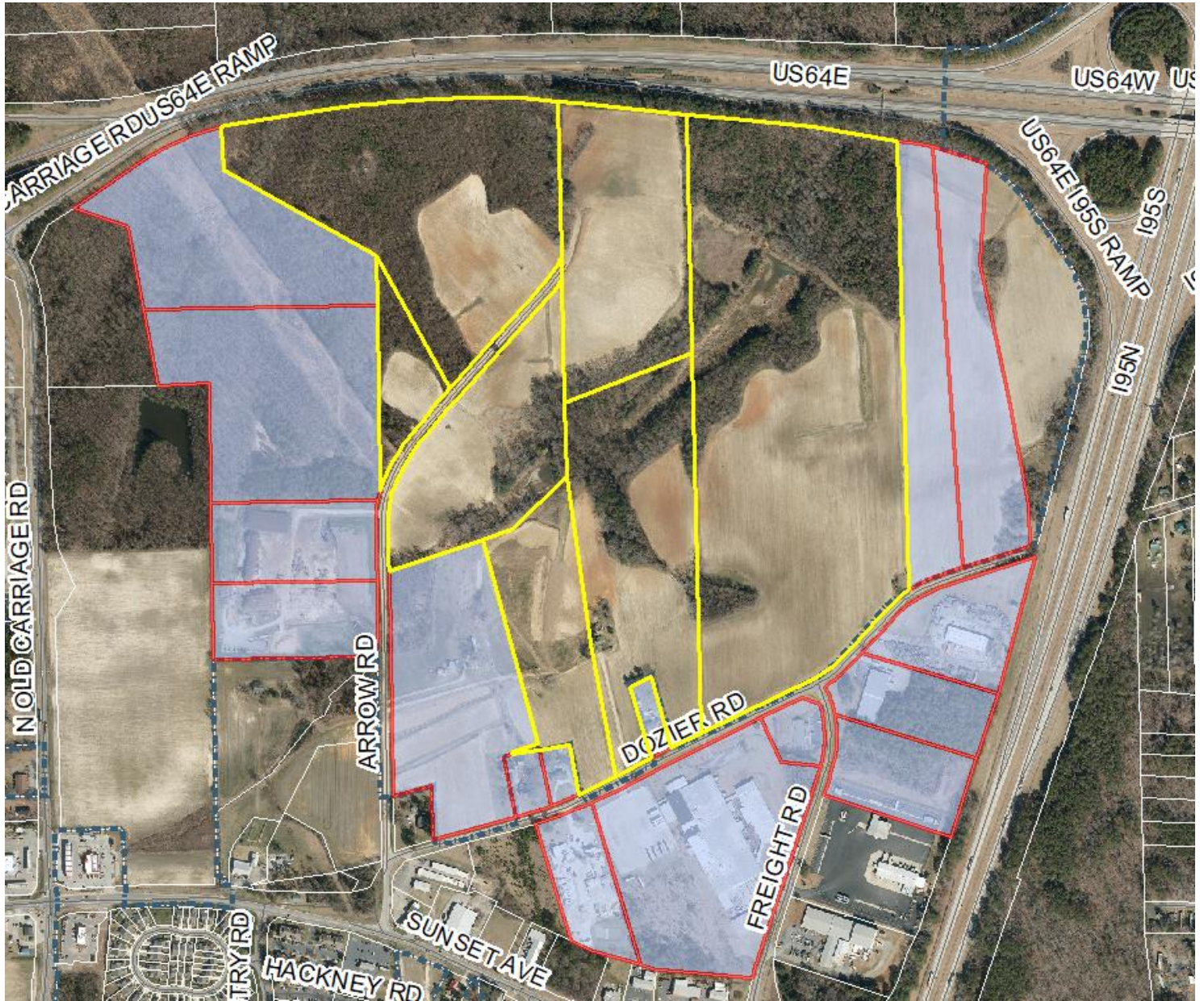
-  Subject Property
-  Residential
-  Transitional
-  Commercial
-  Industrial

5.1 – Rezoning Request # 11-04-26

Aerial Image & Adjacent Owners Notice Map

B-5 to I-2CD

[ETJ]



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Subject Property



Property Owners Mailed Notice

Stakeholders Notified – Arrow & Dozier Road

5.1

436 & 503 Corp
1450 Atlantic Ave
Rocky Mount, NC 27801-2714

BKT Enterprises LP
420 Davega Rd
Lexington, SC 29073-

Cab Creek Properties LLC
3251 Oak Leaf Dr
Rocky Mount, NC 27804

City of Rocky Mount
Po Box 1180
Rocky Mount, NC 27802-1180

Daughtridge & Hurt LLC
2499 N, NC 581
Spring Hope, NC 27882

Daughtridge Properties LLC
2499 N, NC 581
Spring Hope, NC 27882

Lucille D. Herbert Heirs
c/o W.E. Herbert
224 Tyson Ave
Rocky Mount, NC 27804

Sharlene Denise Hunter
4528 Dozier Rd
Rocky Mount, NC 27804

Log Cabin Homes Ltd.
513 Keen St
Rocky Mount, NC 27804-4824

Oakwood Properties LLC
821 Country Club Rd
Rocky Mount, NC 27804-5738

Clyde D. & Patsy B. Page
4480 Dozier Rd
Rocky Mount, NC 27804

Silvi Concrete South LLC
355 Newbold Rd
Fairless Hills, PA 19030

Stauffer Glove Safety Co.
Po Box 45
Red Hill, PA 18076

TBW Properties LLC
1086 Red Oak Rd
Nashville, NC 27856

Other

Planning Board Request for Joint Council/Planning Board Meeting for Discussion Regarding Signage and Zoning Recommendations

Dear Mayor and Members of the Rocky Mount City Council,

On behalf of the Rocky Mount Planning Board, we write to respectfully request an opportunity for discussion regarding the City Council's recent decisions not to advance several unanimously adopted Planning Board recommendations.

As you are aware, the Planning Board is charged with advising City Council on matters of land use, zoning, planning, and the orderly development of the City, with particular emphasis on public welfare, community aesthetics, and economic vitality. In that capacity, the Board carefully considered these matters and, on _____, unanimously adopted recommendations addressing the following:

1. An amendment to the text of the Land Development Code to prohibit and remove, within a reasonable compliance period, exterior electronic flashing, blinking, and animated signage, commonly utilized by certain vape shops, sweepstakes parlors, and similar establishments;
2. An amendment to the text of the Land Development Code to prohibit and remove signage displayed on movable or trailer-mounted structures; and
3. An amendment to the text of the Land Development Code to establish a new zoning classification for Sweepstake businesses that would allow these business types to operate in designated areas under appropriate standards.

The intent of these recommendations was to improve the overall appearance of the City, enhance its attractiveness to residents, visitors, and prospective businesses, and support the long-term economic development goals of Rocky Mount.

The Planning Board fully recognizes that City Council is not obligated to adopt Planning Board recommendations and understands that, under the current ordinance framework, formal findings or policy statements are not required if a matter is not placed on the Council's agenda for action. In light of this, the purpose of this letter is not to request any formal determination, but rather to invite further discussion and dialogue.

Accordingly, the Planning Board respectfully requests an opportunity to engage with the City Council members to better understand the Council's perspectives on these issues and to discuss potential paths forward that address the shared goals of community appearance, economic development, and orderly growth.

The Planning Board reaffirms its belief that thoughtful regulation of flashing and animated signage, signage mounted on movable trailers, and appropriate zoning standards for certain business types, would materially benefit the City's appearance, economic competitiveness, and overall quality of life.

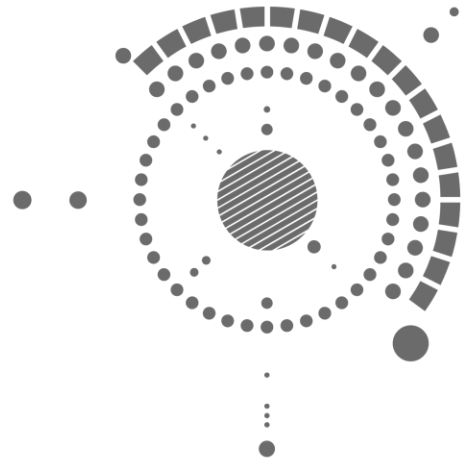
This request is made in the spirit of cooperation, transparency, and a shared commitment to the continued improvement of the City of Rocky Mount.

Respectfully submitted,

ROCKY MOUNT PLANNING BOARD

(Signatures to follow)

Date: _____



ATTENTION:

The next regular meeting of the
City of Rocky Mount Planning Board
is scheduled for
Tuesday, May 12, 2026 at 5:30 p.m.

