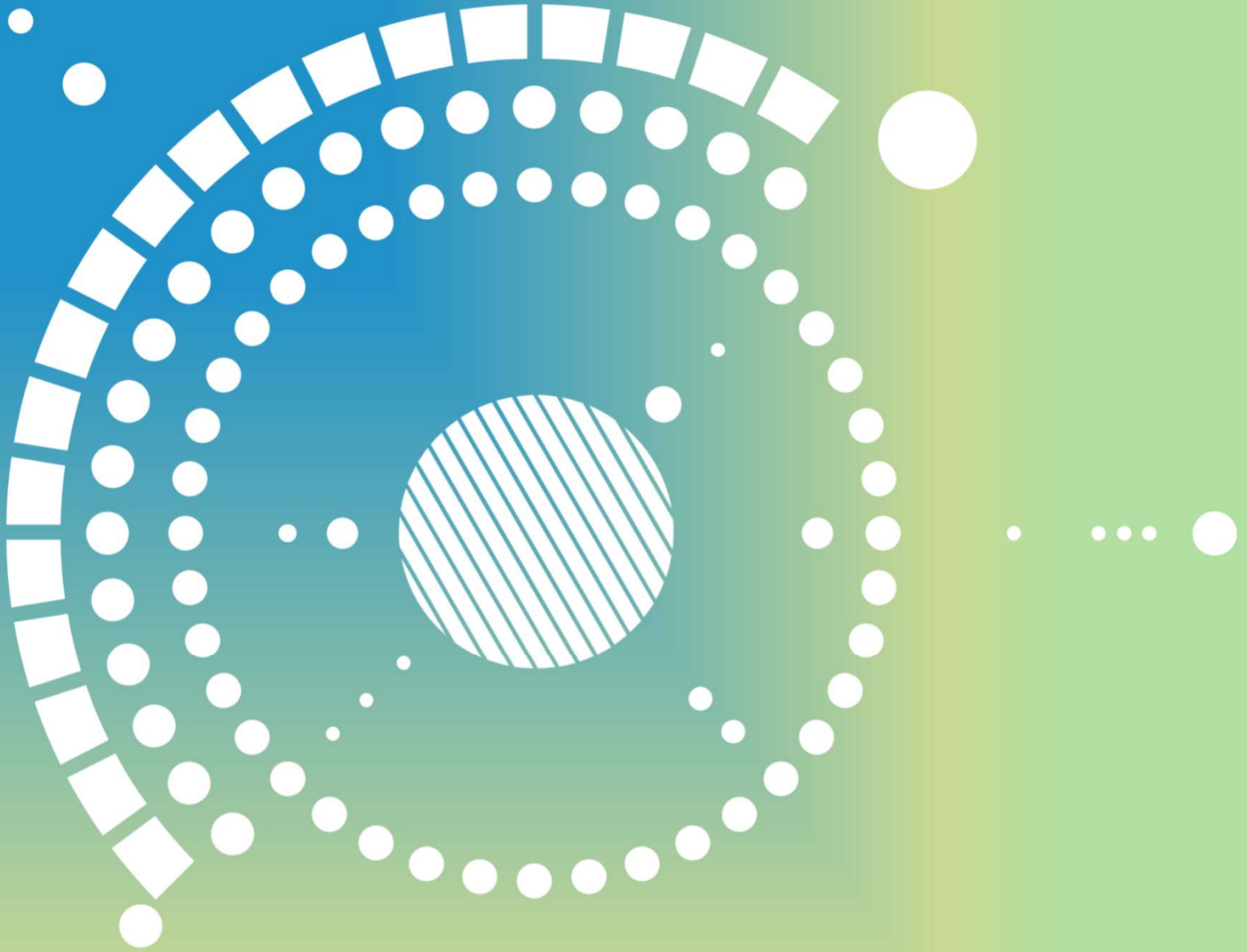


Planning Board Staff Report
February 10, 2025



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



AGENDA
ROCKY MOUNT PLANNING BOARD MEETING
FEBRUARY 10, 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*

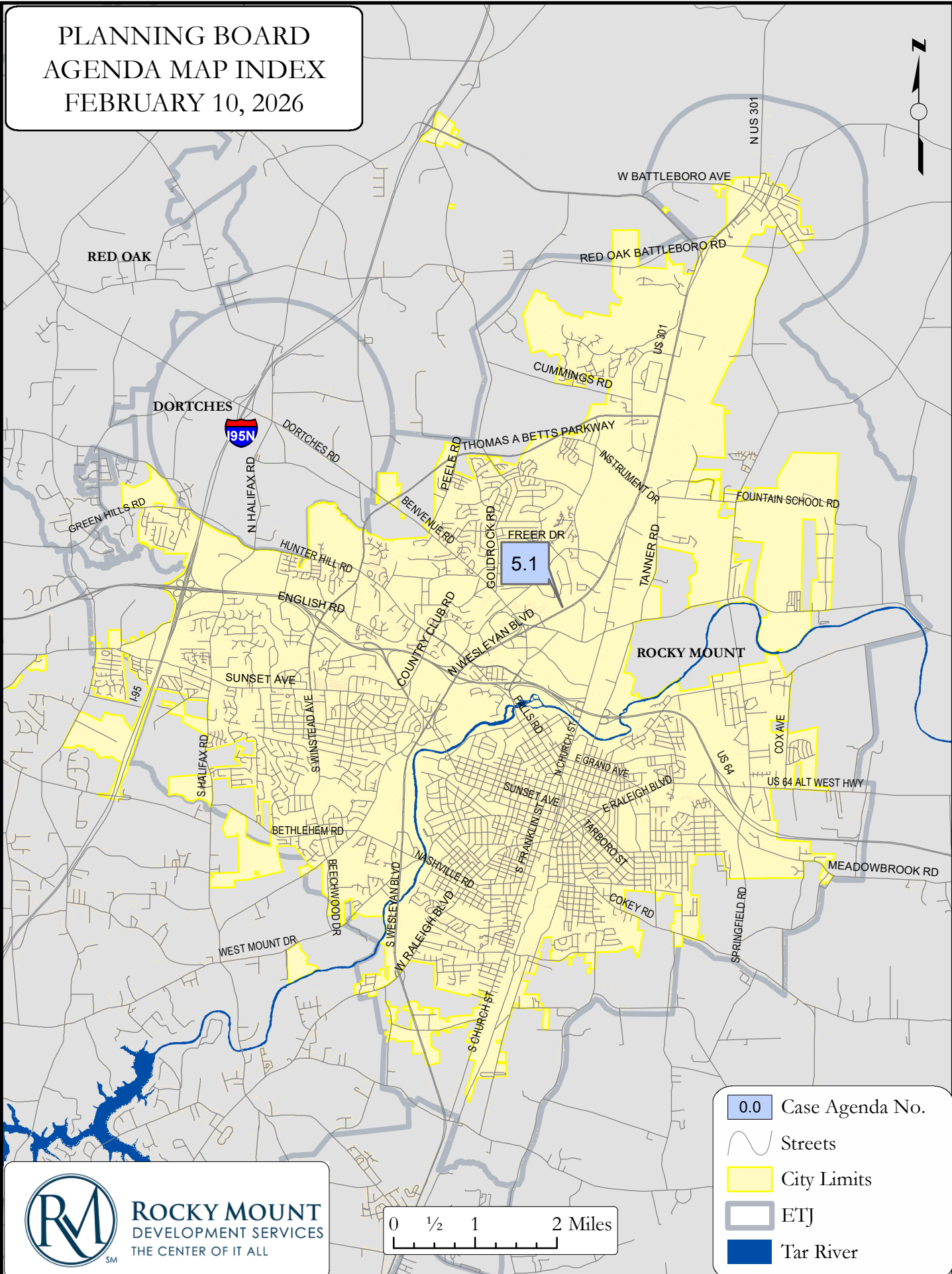
Nash County: *Vacant*

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of Meeting Minutes:** January 13, 2026
- 4. Development Review**
- 5. Zoning Review**
 - 5.1 Rezoning Request # 10-02-26**

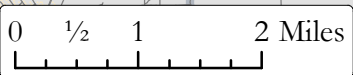
Location:	1400 N Wesleyan Blvd
Current Zoning:	B-2 (Commercial Corridor)
Proposed Zoning:	B-5 (Commercial Services)
Property Size:	±2.58 acres
Applicant:	Wesley Herbert Sutton
Property Owner(s):	Sutton W Hebert
Case Manager:	Bernetta Smith
Voting Representatives:	City Members
- 6. Planning Review**
 - 6.1 Text Amendment # 09-04-25**

Requested Action:	Text Amendment – To amend the Land Development Code (LDC) to add Internet Café (Sweepstakes Establishment) as a permitted use with specific requirements to ensure harmony with other environs
Location:	Citywide
Applicable Regulations:	LDC Sec. 102 & 503
Case Manager:	JoSeth Bocook, Director of Development Services
Voting Representatives:	City, Edgecombe & Nash Members
- 7. Other**
- 8. Items from the Planning Board**
- 9. Items from the Secretary**
- 10. Adjournment** (Next regular meeting: March 10, 2026)

PLANNING BOARD
AGENDA MAP INDEX
FEBRUARY 10, 2026



- 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 JANUARY 13TH, 2025, AT 5:30 P.M.
IN THE FREDERICK E. TURNAGE MUNICIPAL BUILDING, GEORGE W. DUDLEY CITY
COUNCIL CHAMBER**

MEMBERS PRESENT

Theresa Alston-Stokes
Robert D. Hudkins
Andre Knight-McWilliams
Johnnie Mayo, Jr.
Matthew Sperati
James Tharin

MEMBERS ABSENT

Bruce Berry

STAFF PRESENT

JoSeth Bocook, Director of Development Services
Tyra Hines, Planning Administrator
Ramon Muckle, Traffic Engineer
Donald Perry, Director of Engineering
Jordan Reedy, Principal Transportation Planner
Bernetta Smith, Planner
Aramith Trimiar, Administrative Assistant

1. Call to Order

The Chair, Mr. Matthew Sperati, called the meeting to order at 5:33 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: December 9th, 2025

The Chair presented the December 9th, 2025, meeting minutes to the board. A motion was made by Johnnie Mayo Jr., seconded by Theresa Alston-Stokes and unanimously carried to approve the minutes as presented.

4. Development Review

There were no items requiring development review.

5. Zoning Review

5.1 Rezoning Request #06-11-2025, 141 Cobb Farm Village Lane

At the request of the Chair, Ms. Bernetta Smith, Planner, presented the rezoning request for 141 Cobb Farm Village Lane. The current zoning is R-15 and the proposed rezoning is R-6 MFACD. The applicant previously appeared before the Board in November 2025, at which time the Board recommended denial of the request. The applicant has amended the request to include the following conditions:

- Whispering Pines Drive shall not extend into the proposed site to use any portion of the 10 feet of Cobb Road (located behind the Whispering Pines lots that front Country Club Road) except the 10-foot portion of Cobb Road may be utilized along with the existing 35-foot frontage for the only vehicular access onto County Club Road.
- One driveway off Whispering Pines Drive shall be permitted for one single family home having a minimum of 1,700 square feet. The developer will not be required to enlarge or modify the Whispering Pines Drive connection for the single-family lot.
- Sight distance easements shall only be required on the subject property.
- A portion of Cobb Farm Village Lane may be improved to provide vehicular access to public or private street standards, but the developer shall not be required to improve any of the remaining portions of Cobb Farm Village Lane.
- Multifamily dwellings [apartments] shall be prohibited. The Developer only proposes to build Townhouses or/and Duplexes.

The applicant also conducted an additional informational neighborhood meeting, and the minutes from that meeting were included in the staff report for the Board's review.

The subject property is currently designated for residential land use and is a forested site containing a single-family detached dwelling. The site is located within an area of minimal flood risk. Land uses surrounding the property include single-family residential to the north; single-family detached and undeveloped/general land to the south; retail and restaurant uses, including the Cobbs Corner Shopping Center, to the east; and single-family detached residences and the Benvenue Country Club to the west.

As noted, this matter was previously reviewed by the Board in October [sic], and the applicant has returned with revised conditions for consideration. A sign was posted on site, the agenda was published on the City's website, and notification was mailed to nearby property owners in accordance with applicable requirements. Ms. Smith noted the current property information, surrounding zoning and land uses, zoning district summary, zoning history, interdepartmental

review, comprehensive plan and reasonableness considerations from the report remained unchanged from the prior presentation.

The Chair inquired whether access via Cobb Farm Village Lane would be limited exclusively to single-family homes. Ms. Smith confirmed.

The Chair stated that from the map, he assumes that there will be some sort of barrier. Ms. Smith advised that the applicant is present and may best answer those questions.

Applicant Presentation

The Chair invited the applicant to speak. Speaking on behalf of the applicant Joyner Keeny, Mr. Blair Alford presented a conceptual subdivision plan showing six additional single-family detached homes that could be built with the current zoning; however, that is not what they are seeking to do. This was communicated during the second community meeting. The applicant stated that they do not wish to connect to Whispering Pines Drive at all.

The applicant further explained that along the western boundary of the subject site there is an existing ten (10) foot easement extending from Whispering Pines to Country Club, as well as an adjacent twenty (20) foot sewer easement running along the same alignment. Collectively, these easements would create a thirty (30) foot buffer between the rear property lines of the proposed development and the adjacent properties to the west of the subject site.

The applicant noted that the proposed layout would be similar to a cluster-style development, citing Cobblestone, located nearby, as an example. The applicant described the anticipated development having a single entrance, creating a secluded subdivision consisting of upscale single-family townhomes with garages.

Mr. Tharin questioned the applicant regarding what development could occur on the property under the current zoning.

The applicant responded that the development potential is reflected on the map provided in the meeting packet and noted that such development could proceed without a rezoning request, subject only to obtaining the appropriate permits.

The Chair then asked the applicant how many townhomes could be constructed on the property without the requested rezoning.

The applicant stated that, without the rezoning, the property could accommodate only six (6) single-family lots. The applicant further referenced comments from the previous meeting, noting that although someone had mentioned the potential for up to seventy (70) units, that figure was not feasible. The applicant explained that existing easements, including a twenty (20) foot stormwater easement located behind Walmart, an eighteen (18) foot easement along Cobb Farm Lane, and an additional thirty (30) foot easement along the area identified by the red line, reduce the developable area to approximately 5.46 acres, making a seventy-unit development impractical.

The Chair then asked how many units could be developed if the requested R-6 MFA rezoning were approved.

The applicant responded that the proposal anticipates approximately forty (40) townhome units. The applicant noted that no preliminary site sketches have been prepared, explaining that the applicant

did not anticipate a prior denial of the rezoning request and that the client was reluctant to incur additional due diligence costs without greater certainty regarding the rezoning outcome.

The Chair asked whether there were any additional questions for Mr. Alford. Hearing none, he opened the public comment portion of the meeting. The Chair invited members of the public wishing to speak in favor of the application to come forward and advised that all speakers, whether in support of or in opposition to the application, should state their name and address for the record.

The Chair then called for public comment in favor of the application. Hearing none, he called for public comment in opposition to the application.

Public Comments

Public Comment #1 : Ross Dunn, 108 Whispering Pines Dr

Mr. Ross Dunn, 108 Whispering Pines Drive, addressed the Board in opposition to the application. Mr. Dunn stated that he resides near the location where the proposed roadway would connect and expressed concern that residents felt pressured by the possibility of a new road being constructed adjacent to his home if the application were not approved. He noted concerns regarding increased traffic and safety along Country Club Road, particularly given existing speeding issues, and emphasized his concern for his young child's safety. Mr. Dunn stated that he would prefer traffic generated by six (6) single-family homes rather than a higher-density development of approximately forty (40) units. He also noted that he had previously been informed that the project would consist of approximately twenty-five (25) units during a community meeting held two weeks prior. Mr. Dunn expressed opposition to the proposal, citing its proximity to his property and potential impacts on his property value.

The Chair thanked Mr. Dunn for his comments.

Public Comment #2: Garfield Moore, 105 Whispering Pines Dr

Mr. Adam Garfield Moore, 105 Whispering Pines Drive, addressed the Board in opposition to the application. Mr. Moore stated that he had previously spoken at the November meeting and emphasized that his opposition had not changed. He explained that his decision to purchase his home was based not only on the house itself, but also on the surrounding community and its low-density residential character. Mr. Moore expressed concern about the proposed increase in density and stated that he preferred the property remain zoned R-15. He noted that he has lived in the neighborhood since 2019 and stated that, while he values living in Rocky Mount, he did not expect a high-density development adjacent to his property. Mr. Moore stated that he felt none of his concerns had been addressed since the prior meeting and questioned why the application was being reconsidered after the Board's previous recommendation of denial.

The Chair clarified the speaker's name for the record and responded to Mr. Moore's question, explaining that when the Planning Board recommends denial of an application, the applicant has the legal right to revise the proposal or conditions and resubmit the application. The Chair further explained that the Planning Department is required by law to present such applications to the Board for consideration, and that this process is not within the Board's control.

Public Comment #3: Howard Phykitt, 106 Whispering Pines Dr

Mr. Howard Pickett, 106 Whispering Pines Drive, addressed the Board in opposition to the application. Mr. Pickett stated that he has resided at the property for approximately six (6) years and described Whispering Pines Drive as a quiet residential street. He expressed concern regarding traffic conditions on Country Club Road, characterizing it as hazardous and noting the difficulty of safely entering the roadway from Whispering Pines Drive, which he described as effectively a single-

lane road. Mr. Pickett shared his perspective based on prior residency in Wilson, noting his familiarity with that community's leadership and development efforts. He expressed the opinion that Rocky Mount should focus on preserving established neighborhoods and emphasized the importance of attracting professional residents and businesses to support the City's long-term growth. Mr. Pickett stated that he believed the Board had acted appropriately at its earlier meeting by recommending denial of the zoning change and that the Board had exercised due diligence in reaching that decision. He expressed concern that reconsidering the request was not in the best interest of the neighborhood or the City.

Public Comment #4: Shelton Chesson, 56 Whispering Pines

Mr. Shelton Chesson, 53 Whispering Pines Drive, addressed the Board in opposition to the application. Mr. Chesson stated that Whispering Pines Drive is a small residential street with a limited number of homes, many of which are occupied by elderly residents. He expressed concern about the volume of traffic in the surrounding area, citing nearby commercial uses and the existing roadway configuration, which he described as narrow and difficult to navigate safely. Mr. Chesson noted that prior leadership had indicated that Whispering Pines Drive would remain a dead-end street and expressed his desire for the roadway to remain unchanged. He stated that the street was not designed to accommodate significant additional traffic and expressed appreciation to the Board for considering the concerns of neighborhood residents.

Public Comment #5: Jonathan Moore, 105 Whispering Pines Dr

Mr. Jonathan Moore, 105 Whispering Pines Drive, addressed the Board in opposition to the application. Mr. Moore stated that, at the previous meeting, a primary reason for the Board's recommendation of denial was the determination that R-15 zoning was appropriate for the existing neighborhood. He expressed the opinion that, despite the addition of proposed conditions, the fundamental character of the neighborhood has not changed and remains appropriately zoned. Mr. Moore stated that allowing approximately forty (40) additional dwelling units would represent a significant increase in density and a substantial change to the area, which he did not believe would be beneficial to the neighborhood.

Public Comment #6: Will Ingalls, 1717 Country Club Road

Mr. Will Ingalls addressed the Board in opposition to the application. Mr. Ingalls stated that he recently purchased the property located at 1717 Country Club Road, which is immediately adjacent to the parcel where the proposed entrance to the development is planned. He reported that, based on a review conducted using Google Earth, approximately two (2) acres of the subject site consist of older, potentially historic tree growth, with an additional two and one-half (2.5) acres consisting of newer growth. Mr. Ingalls stated that the existing tree coverage currently serves as a natural sound buffer, mitigating noise generated by nearby commercial activity, including frequent truck traffic and mechanical operations associated with the adjacent Walmart. He expressed concern that removal of the trees would eliminate this buffer and result in increased noise impacts to surrounding properties. He further noted concerns related to stormwater runoff, erosion, and long-term ground stability associated with large-scale tree removal.

With regard to density, Mr. Ingalls provided a comparison of surrounding lot sizes, stating that the average size of adjacent parcels shown on the map is approximately 10.73 acres when including larger commercial properties and the golf course. He stated that the average residential lot size in the surrounding neighborhood is approximately 1.24 acres, or 0.83 acres when excluding the parcel proposed for rezoning. He noted that the applicant's proposal for approximately forty (40) residential lots would result in an average lot size of approximately 0.15 acres, representing a significant reduction compared to surrounding residential properties and, in his opinion, an incompatible increase in density.

Mr. Ingalls further referenced the historic context of the surrounding area, noting that Benvenue Country Club and the nearby Benvenue Plantation House have historical significance, with the plantation house having been designated a North Carolina historic property in 1982. He stated that the proposed high-density development would materially alter the character of the historic area. Mr. Ingalls concluded by referencing Appendix A of the Land Development Code, Section 512(E) review criteria. He cited Item (1), which addresses consideration of impacts on adjacent properties and existing land uses; Item (7), which addresses the placement of high-impact uses relative to residential neighborhoods; and Item (9), which discourages spot zoning inconsistent with surrounding zoning districts. Mr. Ingalls stated that, in his opinion, the proposal does not meet these criteria.

The asked if there were any others who wished to speak. Hearing none, he closed the public portion of the application and called for board discussion and/or a motion.

Board Discussion

Mr. Tharin stated that he continues to have strong concerns regarding the request, even with the revised conditions. He expressed the opinion that the area should remain zoned R-15 and noted that he has personally visited the site. Mr. Tharin stated that any development should comply with the existing R-15 zoning rather than seeking a higher-density zoning classification. He further stated that the proposed rezoning would not resolve existing traffic issues and reiterated that he remained opposed to the request, consistent with the Board's prior unanimous recommendation of denial.

Ms. Alston-Stokes stated that she was seeking clarification regarding the proposed entrance to the development. She noted that traffic already exists along the curved roadway in the area and expressed concern that additional homes would further increase traffic flow. She asked whether residents of the proposed development would utilize the same entrance and roadway currently serving the area.

The applicant responded that, as shown on the concept plan, the proposed entrance would be located directly across from Cobb Road. Addressing concerns related to spot zoning, the applicant noted that while the proposed zoning is not immediately adjacent to similar zoning, the nearby Cobblestone development is zoned R-6 MFA and includes approximately thirty (30) homes on a five-and-one-half (5.5) acre tract. The applicant stated that Cobblestone is the development model they are seeking to emulate.

Mr. Tharin asked for clarification, confirming whether the entrance would be located at the point where the triangular portion of the property meets Country Club Road.

The applicant confirmed this location.

Mr. Tharin noted that the proposed entrance location appeared unchanged from the previous proposal and thanked the applicant for the clarification.

The Chair asked whether there were any additional comments or questions from the Board.

Mr. Tharin stated that one of his ongoing concerns, which was also raised at the prior meeting, is that the proposed entrance area is not currently developed as a roadway and appears to be a dirt path. He noted the presence of "No Trespassing" signage and questioned whether the applicant owned the entrance area. He further stated that, aside from being impractical, the proposed entrance

would not alleviate concerns for residents along Whispering Pines Drive and reiterated his opinion that the area should remain as it is.

The applicant stated that, per recorded Plat Book 39, Page 41, the easement referenced by Mr. Tharin is located entirely on property owned by the applicant. He stated that the applicant owns the full road frontage associated with the easement.

Mr. Tharin asked for clarification as to whether the access was an easement.

The applicant responded that there is an easement located on the applicant's property, that the applicant owns the road frontage along the entire easement, and that the frontage consists of forty-two (42) feet, which meets the City of Rocky Mount's roadway construction requirements.

The Chair thanked the applicant and asked whether there were any additional comments or concerns from the Board. Hearing none, the Chair stated that he would entertain a motion.

The applicant asked whether he could provide one additional comment, stating that he would like to know the specific reason for denial should the Board choose to recommend denial.

Mr. Tharin made a motion to recommend that City Council deny the rezoning request on the basis that the proposal is not consistent with the character of the surrounding neighborhood and would create a significant traffic hazard in an area already experiencing dangerous traffic conditions. The motion was seconded by Mr. Robert Hudkins and carried unanimously.

5.2 Rezoning Request #09-01-2026, Arlington St Ext 375811206300

At the request of the Chair, Ms. Bernetta Smith, Planner, presented the rezoning request for Arlington Street Extension. Ms. Smith presented the case regarding the Arlington Street Extension rezoning request. The subject property consists of approximately 76.60 acres and is currently zoned A-1. The applicant is requesting rezoning to I-2. The applicant is the Carolina Gateway Partnership, and the property owner is Joan Davis, Attorney-in-Fact.

The property currently contains several detached single-family dwellings, as well as vacant and undeveloped land, including a small pond located on one of the vacant parcels. The site is located within Flood Zone X, indicating minimal flood risk. Surrounding land uses include a manufactured home park to the north; A-1 zoned property with detached single-family dwellings to the south and east; and a mix of A-1, I-2, and B-5 zoning to the west, including undeveloped parcels, a church, a crop production company, and a cabinet shop.

Ms. Smith noted that the meeting packet includes information outlining the intent of the existing A-1 zoning district as well as the intent of the requested I-2 zoning district. She further stated that there have been no rezoning amendments to the property since the adoption of the Comprehensive Plan in 2003. Ms. Smith reported that the applicant conducted a neighborhood meeting on January 5, and the minutes from that meeting are included in the packet. She also stated that written notice was mailed to adjacent property owners, the property was properly posted, and the agenda was published on the City's website in accordance with applicable requirements.

Ms. Smith stated that the Comprehensive Plan designates the property as a Planned Growth Area and supports the establishment and expansion of industrial development sites that benefit the City, including speculative industrial development in appropriate locations. She concluded by offering to answer any questions from the Board.

The Chair asked whether there were any questions for Ms. Smith. Hearing none, the Chair invited the applicant to come forward.

Applicant Presentation

Mr. Bob Pike, President and Chief Executive Officer of the Carolinas Gateway Partnership, authorized agent for the property owner, addressed the Board in support of the application. Mr. Pike stated that the subject site has been designated as a Duke Energy “Readiness Site” and has undergone prior investigation and analysis as part of a Duke Energy–funded economic development initiative. He noted that the property’s proximity to the railroad yard to the west enhances its attractiveness for industrial development, particularly for projects requiring rail access.

Mr. Pike explained that the site assessment was completed approximately five (5) years ago, prior to the COVID-19 pandemic, and that progress had been delayed until recently as economic development efforts resumed. He stated that the Carolinas Gateway Partnership is actively pursuing economic development opportunities for the City of Rocky Mount, Edgecombe County, and the Town of Tarboro, with particular focus on areas that have historically received limited investment. He described the Partnership as a public-private organization supported by these local governments and tasked with facilitating economic development projects.

Mr. Pike referenced recent and ongoing development efforts, including the Kingsboro project and a rezoning approval received at the prior City Council meeting for a site near the intermodal facility, which is anticipated to accommodate up to approximately 1.4 million square feet of distribution space. He stated that these projects reflect the Partnership’s focus on long-term planning and job creation.

Mr. Pike further noted increasing redevelopment interest in this area of the City, including the Trinity Building project on Vance Street. He emphasized the need for quality, well-paying jobs and stated that rezoning the subject property would enhance the Partnership’s ability to market the site for industrial uses that can utilize existing infrastructure, including water, sewer, natural gas, power, rail access, and proximity to U.S. Highway 301.

Mr. Pike also referenced the recently announced Rocky Mount Industrial Village project on Tom Betts Road as an example of the type of development concept being considered for the site. He concluded by offering to answer any questions from the Board.

The Chair thanked Mr. Pike for his comments.

The Chair then invited anyone wishing to speak in favor of the application to come forward. Hearing none, the Chair invited anyone wishing to speak in opposition to the application to come forward. The Chair advised that each speaker would be limited to three (3) minutes.

Public Comments

Public Comment #1: Ronald Roy, 4141 Arlington St

Mr. Ronald Roy, 4141 Arlington Street, addressed the Board in opposition to the application. Mr. Roy stated that his residence is located directly across from the property proposed for rezoning. He acknowledged that change is inevitable but described his household as a long-established family homestead and expressed concern that an industrial development directly in front of his home would significantly alter his family’s way of life. Mr. Roy stated that his wife grew up on the property and that his daughters represent the fifth generation of his family to reside on the farm. He expressed appreciation for the quiet, rural character of the area and stated that an industrial facility would introduce lighting, noise, and increased traffic that would disrupt the peaceful nature of the

property. Mr. Roy noted existing traffic concerns along Arlington Street, stating that vehicles already travel at high speeds between East Tarboro Road and nearby residential areas. He expressed concern that additional industrial traffic would exacerbate safety issues. Mr. Roy stated that his home is located approximately forty-five (45) feet from the proposed driveway entrance and expressed concern that the proximity of an industrial facility would negatively affect his quality of life and property value. He concluded by requesting that the Board consider the impact of the rezoning on nearby residents and preserve the existing rural character of the area.

The Chair thanked Mr. Roy for his comments.

Public Comment #2: Danielle Taylor, 4240 Arlington St

Ms. Danielle Tyler, 4240 Arlington Street, addressed the Board in opposition to the application. Ms. Tyler stated that her property directly adjoins the subject tract. She presented a visual exhibit to the Board, which she indicated was part of a prior presentation by Mr. Pike depicting a potential development layout. At the Chair's request, Ms. Tyler consented to the exhibit being circulated among Board members. Ms. Tyler stated that she does not support the proposed rezoning, noting that the illustrative layout shows a parking area and a large industrial building located directly behind her property. She further stated that the proposed driveway would run alongside her home and near her bedrooms. Ms. Tyler stated that she has lived at 4240 Arlington Street for approximately thirty (30) years and described the area as a close-knit community characterized by agricultural, rather than industrial, land uses. Ms. Tyler expressed concern that the property has historically been farmed by local farmers and that rezoning from agricultural to industrial use would negatively impact the community. She cited concerns related to increased traffic, noise, uncertainty regarding the type of industry that may locate on the site, and potential impacts on property values. Ms. Tyler stated that she found it difficult to support the rezoning request without additional details regarding the proposed use and asked the Board to consider these concerns when making its decision.

The Chair thanked Ms. Tyler for her comments

Public Comment #3: Ron Williford, 4351 Arlington St

Mr. Ron Williford, 4351 Arlington Street, addressed the Board in opposition to the application. Mr. Williford stated that he and his wife reside directly across from the property proposed for rezoning. He expressed concern that permitting heavy industrial uses in the area would create environmental, noise, health, and safety impacts. Mr. Williford noted the presence of an existing pressurized sewer line along Arlington Street that conveys wastewater from the Town of Sharpsburg to Rocky Mount. He stated that nearby residents were previously not permitted to connect to the line and expressed concern about how additional industrial development might affect sewer operations. He further stated that odors associated with the sewer infrastructure are particularly noticeable during summer months. Mr. Williford also cited existing noise and air quality concerns related to CSX train operations in the area, including railcar switching and engine emissions. He expressed concern that industrial development would increase traffic on Arlington Street and surrounding roadways. Mr. Williford stated that potential industrial users would face logistical challenges due to rail crossings near Little Mexico and traffic constraints at the Hudson Street tunnel, particularly during flooding events. He further expressed the opinion that the City should prioritize addressing existing neighborhood conditions and infrastructure issues in other parts of the City before pursuing additional industrial development in this area.

The Chair thanked Mr. Williford for his comments.

Public Comment #4: Michael Stallings, 4430 Arlington St

Mr. Michael Stallings, 4430 Arlington Street, addressed the Board in opposition to the application. Mr. Stallings stated that he shared the concerns previously expressed by other speakers and felt they

accurately reflected his own views. He described the area as one of the remaining rural sections near the edge of Sharpsburg and expressed concern that further development would diminish the area's rural character.

Mr. Stallings noted prior infrastructure improvements in the area, including water lines, and expressed concern that additional development associated with the City of Rocky Mount would further impact the community. He stated that the proposed access drive would be located adjacent to his property and expressed concern regarding its proximity to his yard.

Mr. Stallings stated that he values the rural setting of his home and expressed concern about existing issues in the surrounding area. He concluded by stating that, although he did not support the proposed rezoning, he believed the concerns had been adequately expressed by prior speakers.

The Chair thanked Mr. Williford for his comment and asked if anyone else wished to speak. Seeing none, he opened up the floor for board discussion and/or motion.

Mr. Tharin asked whether there were any additional uses listed in the zoning district that the Board might consider approving with restrictions, noting by way of example that he would not want a landfill located across from a residential area. He stated that his comment was intended as a point of discussion.

The Chair responded that, as discussed at a prior meeting, the Board cannot impose conditions or restrictions on a rezoning application without the consent of the applicant. The Chair explained that any proposed conditions would require the applicant's agreement prior to a vote.

Mr. Tharin acknowledged the clarification and stated that this was his primary concern.

The Chair asked whether there were any additional comments.

Ms. Theresa Alston-Stokes stated that she noted the proximity of Arlington Street to the railroad tracks and observed that some level of noise already exists in the area due to rail activity. She emphasized the city's need for industrial development, particularly on the Edgecombe County side, and expressed the view that such development could help create jobs and contribute to neighborhood revitalization. Ms. Alston-Stokes stated that while preserving aspects of country living is important, continued economic growth through industrial development is necessary for the City of Rocky Mount and Edgecombe County.

The Chair then offered personal remarks, sharing an example of his family's farm in Pitt County that has become increasingly surrounded by development over a relatively short period of time. He acknowledged the emotional and generational value of rural land and stated that the Board recognizes why residents choose to live in rural areas. The Chair emphasized that the Board does not take public comments lightly and that its role is to balance land preservation with the need for responsible growth. He noted that, as the city expands, development on the outskirts is inevitable and requires careful and purposeful consideration.

The Chair stated that the Board would now entertain a motion.

Mr. Tharin stated that he understood the challenges associated with growth and made a motion to recommend that the Rocky Mount City Council approve the rezoning request, finding that the proposed rezoning is consistent with the adopted Together Tomorrow Tier One Smart Growth Comprehensive Plan and is reasonable and in the public interest, as detailed in the staff analysis. The motion was seconded by Mr. Johnnie Mayo, Jr. and carried unanimously.

The Chair noted that the Planning Board's action is a recommendation only and that the City Council will make the final decision on the rezoning request. He advised interested parties to remain in contact with city staff regarding the City Council meeting at which the item will be considered.

The Chair then moved on to the next agenda item, noting that there were no matters for Planning Review or Other Matters.

6. Planning Review

There were no items for planning review.

7. Other

There were no items for other review.

8. Items from the Planning Board

Under Items for the Planning Board, the Chair acknowledged the appointment of a new Board member and invited him to introduce himself.

Mr. Andre Knight-McWilliams introduced himself, stating that he is a native of Rocky Mount and a graduate of North Carolina Central University, where he earned both his bachelor's and master's degrees in social work. He expressed his belief in the potential of Rocky Mount and his desire to give back to the community. He stated that he was honored to serve on the Planning Board.

The Chair welcomed Mr. Knight-McWilliams and thanked him for his willingness to serve.

**9. Items from the Secretary
Adoption of Amended Rules and Procedure**

Mr. JoSeth Bocook advised that at the December meeting, staff presented proposed revisions to the Board's Rules of Procedure. Mr. Bocook summarized the revisions, noting that the terminology was updated to be gender-neutral by replacing "Chairman" with "Chairperson." The revisions also clarified the disclosure and handling of conflicts of interest during meetings.

Mr. Bocook explained that a primary focus of the revisions was to allow the Chairperson to vote in the same manner as other Board members. Additional language was added regarding the Board's recommendations on map and text amendments to align with state enabling legislation, requiring that recommendations include statements addressing reasonableness and consistency with the adopted Comprehensive Plan.

Mr. Bocook further noted that references to public notice requirements were simplified by directing readers to the applicable state statutes and the Land Development Code, where those requirements are already explicitly outlined. He stated that, pursuant to the Rules of Procedure, amendments must be presented at one meeting and voted upon at a subsequent meeting, and that the revised Rules were now before the Board for action.

The Chair asked whether there were any questions for Mr. Bocook regarding the proposed changes. Hearing none. The Chair noted, as a matter of curiosity, that many boards operate with the chair voting only in the event of a tie and asked what prompted the change.

Mr. Bocook responded that, after consultation with the City Clerk and a review of planning board rules of procedure across other local governments in North Carolina, it was determined that most

boards allow the Chairperson to vote. He stated that, since board members are appointed in the same manner, it seemed appropriate for the Chairperson to have full voting rights.

The Chair stated that he was not opposed to the change and appreciated the clarification, noting that different boards operate under different rules.

The Chair then called for a motion.

Mr. Tharin made a motion to approve the revisions to the Rules of Procedure as presented by Mr. Bocook. The motion was seconded by Mr. Andre Knight-McWilliams and carried unanimously.

The Chair announced that the motion had passed and noted, humorously, that this would be the last time he would not be permitted to vote.

The Chair then asked whether there were any additional items from the Secretary.

Mrs. Alston-Stokes shared that she encountered a staff member en route to the hospital in anticipation of the birth of his first child and offered congratulations on behalf of the Board. The Chair echoed the congratulations and extended well wishes, and also thanked staff for their time, commitment, and participation in meetings held outside normal business hours.

10. Adjournment (Next regular meeting February 10, 2026)

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

Respectfully submitted,

Rocky Mount Planning Board
Tyra Hines, Secretary

Zoning Review

5.1 Rezoning Request # 10-02-26

Planning Board Staff Report



Current Zoning: B-2 (Commercial Corridor)
Proposed Zoning: B-5 (Commercial Services)
Property Size: ± 2.58 acres
Location: 1400 N Wesleyan Blvd
Applicant: Wesley Herbert Sutton
Property Owner(s): Sutton W Herbert
Case Manager: Bernetta Smith, Planner
Voting Representatives: City Members

CURRENT PROPERTY INFORMATION

Land Use: Storage sheds sales

Site Features: Rope fence, a shed on the property is used as an office. Several storage sheds for sale

Flood Hazards: According to FEMA Flood Insurance Rate Maps, half of the property [roughly 8.35-acres] is in the 100-year floodplain (AE zone; 1% annual chance flood hazard). The other half of the property is located directly in the floodway (AEFW zone) of Hornbeam Branch.

SURROUNDING ZONING AND LAND USES

	Zoning:	Land Use:
North:	B-2CD (Conditional Commercial Corridor District)	Vacant, wooded parcel
South:	I-2 (Industrial Heavy)	Storage Warehouse
East:	B-2 (Commercial Corridor)	Storage shed sales
West:	B-2 (Commercial Corridor)	Mobile home sales

ZONING DISTRICT SUMMARY

	Existing Zoning: B-2	Proposed Zoning: B-5
Zoning District Intent:	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	The B-5 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

	parking. This district is intended to serve the resident, non-residents and transient traffic using major arterials that run through or around the city.	designed to support a wide variety of commercial uses in the adjacent rail sidings and primary streets adjacent to the traditional downtown central business district and related areas of mixed commercial enterprises.
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: 50' Side Yard Width: 20' Rear Yard Depth: 20'	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

The relevant history of this location includes the following:

- In April 2006, parcels at 1471-1481 North Wesleyan Blvd were rezoned from B-2 to B-2CD.
- In May 2011, 1540 North Wesleyan Blvd was rezoned from B-2 to B-2CD.
- In October 2025, 1541 North Wesleyan was rezoned from B-2 to B-5.

INTERDEPARTMENTAL REVIEW

Environmental Services

Residential/Commercial development garbage collection by the City of Rocky Mount is optional, as 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

Development of the rezoned property is not expected to include construction of new public streets.

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 was 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:

- Develop a plan to meet strategic utility needs that support economic development and neighborhood revitalization.
- Retain and expand existing business and industry
- Subject property is in an identified critical and sensitive area

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, frontage, and physical characteristics to other parcels along the North Wesleyan Boulevard corridor. The area includes existing retail, service, and auto-oriented commercial uses, as well as vacant or underutilized commercial land. The site is generally suitable for highway-oriented commercial development due to its location along a major arterial roadway, access to transportation infrastructure, and availability of public utilities. Development permitted under the B-5 district would be consistent with the physical conditions and established commercial land use pattern of the surrounding area.
- Under the current B-2 zoning, the range of permitted uses is more limited and does not fully reflect the site’s location along a high-traffic commercial corridor. Rezoning the

property to B-5 would allow highway-oriented commercial uses that are compatible with nearby development. The proposed zoning represents a logical extension of the corridor's commercial pattern while maintaining required setbacks, buffering, and regulatory controls.

- The proposed amendment supports the City's long-range planning goals by encouraging commercial development in established corridors served by existing infrastructure and transportation access. Rezoning promotes efficient land use and aligns with adopted planning policies directing commercial growth to appropriate locations.
- Potential detriments may include increased traffic, noise, or intensity of use; however, such impacts are typical of development along a major commercial corridor and are anticipated to be mitigated through site plan review, buffering, and applicable development standards.
- Since the property was originally zoned, North Wesleyan Boulevard has continued to develop as a primary commercial corridor serving both local and regional traffic. Market conditions and development trends in the area now favor more intensive, highway-oriented commercial uses. The proposed rezoning reflects these changes and updates the zoning designation to better match current land use patterns and development demand.

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 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.

Rezoning Request # 10-02-2026

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

General Parcel Information:

The subject property, located at 1400 North Wesleyan Blvd (US-301), is in Nash County. It is a singular parcel with 2.58 GIS acres. This parcel has road frontage on North Wesleyan Blvd for about 204.3 US feet (+-). The rear boundary of the property is defined by Hornbeam Branch.

Roadway Information:

North Wesleyan Blvd is designated as a major arterial. At this location, North Wesleyan Blvd has two divided lanes in each direction. It has an estimated practical capacity of 41,700 VPD, and an AADT of about 18,000 per NCDOT data (2023).

Access Information:

- Tar River Transit Route 9 (Battleboro/Goldrock Shuttle) serves this location.
- The subject parcel does NOT have direct access to bicycle amenities.
- There are no sidewalks near this location.

Rezoning Effect on Roadway Capacity:

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (2012), Volume 3, Land Use Code 944 – if, for example, a Gasoline/Service Station was opened with 8 servicing positions, the development of such a business is estimated to generate approximately 1,350 new vehicle trip-ends per average weekday, with roughly 50 percent entering and 50 percent exiting the site (page 1984).

Recommendations:

An NCDOT driveway permit will be required for any new driveway or any change in land use. In addition, any new development would require payment in-lieu of sidewalk construction along US-301. A traffic impact analysis (TIA) will be required if the rezoning 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.

Comparison of Permitted Land Uses from [Land Development Code Sec. 503](#)**Additional uses permitted in B-5 district but not B-2 district:**

- + Automobile wrecker service (towing and storage)
- + Boardinghouse operation
- + Contractor, with outside storage
- + Flammable material (distribution/storage/bulk storage)
- + Industrial sales of equipment or repair service
- + Public utility works, shops or storage yards
- + Railroad station operations
- + Recycling center
- + Salvage operation or junk yard
- + Shelter for women, families, and/or children (s/CC)
- + Storage, flammable
- + Therapeutic community
- + Transient / homeless shelter(s/CC)
- + Truck terminal activities (repair, hauling, storage)
- + Wholesale sale (with storage entirely inside building)

Prohibited uses in B-5 district that are permitted in B-2 district:

- Dormitory (s/BOA)
- Dwelling, multistory high density (Central City area and adaptive reuse of historic properties)

Uses permitted in B-2 and B-5 districts:

- Accessory use
- Accessory building
- Adult day care center in non-residential district
- Adult day center in an institutional structure
- 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 off-street, parking
- Automobile repair and/or body work excluding commercial wrecking, dismantling, or storage of junked vehicle
- Automobile sales, new and used
- Automobile service station operation
- Automobile truck, trailer rental
- Automobile/vehicle wash
- Bakery on premises and retail only
- Bakery production and wholesale sales
- Beauty shop/barber service
- Bed and Breakfast
- Boats and accessories, retail sales, and service
- Bus station activities
- Childcare center in non-residential districts
- Childcare home occupation
- Childcare structure in an institutional structure
- Church /religious institution
- Contractor, excluding outside storage of equipment or supplies
- Convenience store

- Crematory
- Dwelling, live/work
- Dwelling, multifamily
- Dwelling, upper story
- Fabrication, light manufacturing
- Farmers' market
- Financial Institutions
- Fire station operations
- Flea market
- Funeral home
- Government operation
- Grocery/food sales
- Health club/gym spa
- Historical preservation commercial use (s/CC)
- Home occupation
- Kennel operations
- Laboratory operations, medical or dental
- Library
- Lodge (fraternal organizations)
- Manufactured home sales
- Monument sales
- Motel, hotel, or motor court operations
- Museum/art gallery
- Newspaper publishing
- Nightclub, Bar & Tavern
- Nursery operations - retail/wholesale
- Office use (doctor, dentist, etc.)
- Office use (no on-premises stock of goods)
- Open/passive space
- Pawn shop
- Private recreation club or swimming club (s/BOA)
- Public recreation (community center, parks, museum, playgrounds, etc.)
- Radio or television studio activities only
- Recreation or amusement enterprise
- Recreation or amusement enterprise, racquet facilities
- Restaurant
- Retailing or servicing ≤50,000 sq. ft.
- Retailing or servicing other
- School: commercial, trade or vocational
- School: elementary, junior high and high school (s/CC)
- Storage, outside
- Storage, warehouse
- Taxicab/limousine operations
- Temporary use
- Theater production, outdoor (s/BOA)
- Tobacco sales warehouse
- Utility station or substation (s/BOA)
- Wireless communications tower <100 ft
- Wireless communications tower ≥100 ft (s/BOA)
- Yard sale

5.1 – Rezoning Request # 10-02-26 Zoning Map

B-2 to B-5
[Ward 7]



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



-  Subject Property
-  Residential
-  Transitional
-  Commercial
-  Industrial

5.1 – Rezoning Request # 10-02-26
Special Flood Hazard Area Map

B-2 to B-5
[Ward 7]



Floodway (AEFW Zone)



100-year Floodplain (AE Zone)



500-year Floodplain (Shaded X)

5.1 – Rezoning Request # 10-02-26

Aerial Image & Adjacent Owners Notice Map

B-2 to B-5

[Ward 7]



ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Subject Property



Property Owners Mailed Notice

Rezoning Request #10-02-26

Stakeholders Provided Written Notice

Epkon LLC
213 Slate Blue Pl
Cary, NC 27519

CMH Homes Inc
PO Box 4098
Maryville TN 37802-4098

Sutton W Heber
1224 Hammond St
Rocky Mount NC 27803

Travel Link LLC
1407 Hunter Mill Rd
Vienna, VA 22182

Midatlantic Warehouse & Storage VII LLC
PO Box 7233
Rocky Mount, NC 27804

Planning Review

6.1 Text Amendment # 09-04-25 Planning Board Staff Report

ROCKY MOUNT
DEVELOPMENT SERVICES
THE CENTER OF IT ALL



Land Development Code Amendment: Amending the City of Rocky Mount Land Development Code Chapter 1, Section 102, Terms and uses defined; Chapter 5, Section 503 (Table 5-1 & 5-2: General Use Table)

Applicant: Department of Development Services, City of Rocky Mount

Case Manager: JoSeth Bocoock, Director of Development Services

Intent of Proposed Changes: To add Skill-Based Gaming (Internet Café) as a permitted use with specific requirements to ensure harmony with other environs

Analysis: The City of Rocky Mount seeks to reestablish Internet Cafés as a regulated land use. In 2010, the Land Development Code (LDC) was amended to permit internet cafes in certain commercial zones. In the years following, several court decisions were issued across the state questioning the legality of gaming and sweepstakes facilities. Subsequently, in 2016, internet cafes were removed from the LDC as a land use, thus prohibiting the use in the city.

However, the interest in these establishments did not subside. Between 2016 and 2019, Development Services and the Rocky Mount Police Department (RMPD) collaborated to have officers present at certificate of occupancy (CO) inspections for suspected sweepstakes businesses to inspect lawfulness of games. In 2019, the City's legal counsel advised granting COs for internet cafes if there was some retail activity at the location. This policy was introduced after a court settlement between the city and the owner of an internet café. This led to the spread of internet cafes throughout the city.

In Spring 2022, RMPD worked with the District Attorney's Office conducting enforcement based on a N.C. Supreme Court ruling clarifying that the games/machines conflicted with state gambling laws. In the time since, Development Services has not issued permits for internet cafes, as they are not permitted by the LDC.

Since September 2023, the Board of Adjustment (BOA) has reviewed two appeals of the city's decisions to deny a CO because the proposed use (internet café) is not allowed in the LDC. In both cases, the BOA upheld staff's decision.

While North Carolina statutes clearly define and prohibit electronic machines and devices for games of chance, development services' staff lack expertise in determining the legality of establishments based on games of chance or skill. Further, while some communities opt to prohibit internet cafes entirely, this approach can leave them vulnerable, as North Carolina law does not allow the outright prohibition of an otherwise lawful land use. Recognizing this, the UNC School of Government advises that communities allow these land uses but impose limitations on their locations, where desired. Thus, defining and regulating skill-based games may limit the city's liability.

Comprehensive Plan Considerations

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

- Prepare for future technology-based and information-intensive industries
- Attract new business and industry (especially innovative small business and high technology industries)

Reasonableness Considerations

The following considerations and other facts should be considered in the review of this Land Development Code amendment:

- The lack of regulations for skill-based gaming land use within the city has resulted in the proliferation of the use through deceptive practices by the proprietors. They've been granted permits to occupy buildings as one use, and later switch to gaming establishments after passing the inspection.
- Half [12 of 24] of the currently operating gaming establishments would not be permitted under the proposed LDC amendments.
- Existing skill-based gaming establishments would only be recognized as a legal nonconforming use [grandfathered] if they lawfully obtained a Certificate of Occupancy prior to the establishment of new LDC regulations [4 of 24 currently operating].
- The proposed 500-foot buffer from protected land uses aligns with the requirement for other sensitive uses within our development code (e.g. adult entertainment establishments).
- The proposed prohibition of skill-based gaming establishments within historic districts and designated redevelopment areas is intended to protect long-term public investment and planning objectives. These areas are prioritized for preservation, reinvestment, and higher-value economic development, and allowing this land use could undermine redevelopment strategies, historic character, and the City's ability to attract complementary uses aligned with adopted plans.
- The RMPD indicated that there were six crimes reported at known sweepstakes establishments in both 2023 and 2024.
- This amendment strengthens the city's case to pursue zoning enforcement for the gaming establishments operating outside of the issued certificate of occupancy and is therefore in the public interest.

Staff Recommendation: Staff recommends that the amendment be forwarded to the Rocky Mount City Council, recommending approval on the basis that the amendment 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.

The following language will be added to the noted sections of the Land Development Code:

Section 102. Terms and uses defined.

Gaming, Skill-Based / Internet Café. Any business enterprise deemed legal by state law where persons utilize electronic machines, including but not limited to computers and gaming terminals, to conduct games of skill, and where cash, merchandise or other items of value are redeemed or otherwise distributed, whether the value of such distribution is determined by electronic games played or by predetermined odds. Any business operating more than two standalone electronic gaming machines shall be considered a primary use, even if it is associated with or located alongside another permitted primary use. This use does not include any lottery approved by the State of North Carolina.

Sec. 503. Zoning Use Tables

**Table 5-2: General Use Table –
Transitional, Business and Industrial Districts**

Permitted Uses	Transitional Districts			Business Districts					Industrial Districts		
	O-1	O-1 (2)	MA	B-1	B-2	B-3	B-4	B-5	I-1	I-2	IP
<u>Gaming, Skill-Based / Internet Café (see note 28)</u>					X			X			

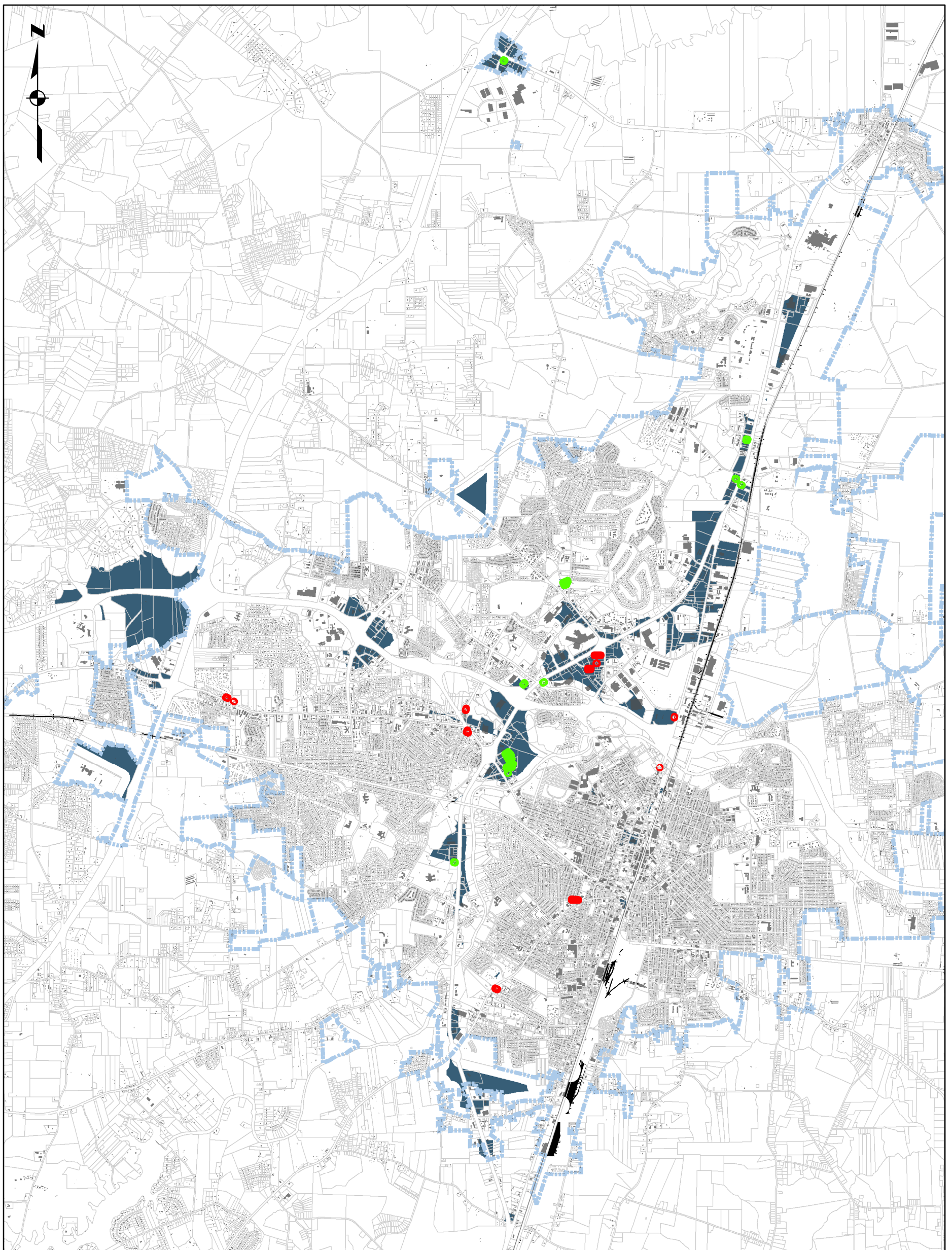
C. *Notes to the zoning use tables.* This section includes use-related regulations that apply to land uses allowed in one (1) or more zoning districts as a use-by-right.

28. ~~Reserved~~ Internet Cafes / Skill-Based Gaming.

It is the intent of this provision to establish reasonable regulations and to provide a buffer between internet cafes and the protected uses specified below. Internet cafes are permitted in B-2 and B-5 districts subject to the following standards:

- a. Separation from other uses. Any structure in which a skill-based gaming establishment is operating shall be separated by a distance of at least five hundred (500) feet (determined by a straight line and not street distance, without regard to intervening structures or objects) from any existing residential dwelling, school, church, or public park.
- b. The distance for the separation between skill-based gaming establishments and other protected uses shall be measured from the closest edge of the building occupied by a skill-based gaming establishment to the nearest property line of the existing protected use.
- c. Such skill-based gaming uses shall only be allowed as principal or primary use and shall not be permitted as accessory use to any other principal or primary use.
- d. Skill-based gaming shall not be permitted in any local or national historic district or within any designated redevelopment areas.

Locations of Existing Gaming Establishments and Viable Sites



0 0.5 1 2 Miles




ROCKY MOUNT, NC
THE CENTER OF IT ALL

Existing Internet Cafes

 Meets Conditions

 Does Not Meet Conditions

 Viable Sites

 Parcels

 City Limits



ATTENTION:

The next regular meeting of the
City of Rocky Mount Planning Board
is scheduled for
Tuesday, March 10, 2026 at 5:30 p.m.

