

# PLANNING BOARD STAFF REPORT

MARCH 10, 2026

ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



AGENDA  
ROCKY MOUNT PLANNING BOARD MEETING  
MARCH 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*

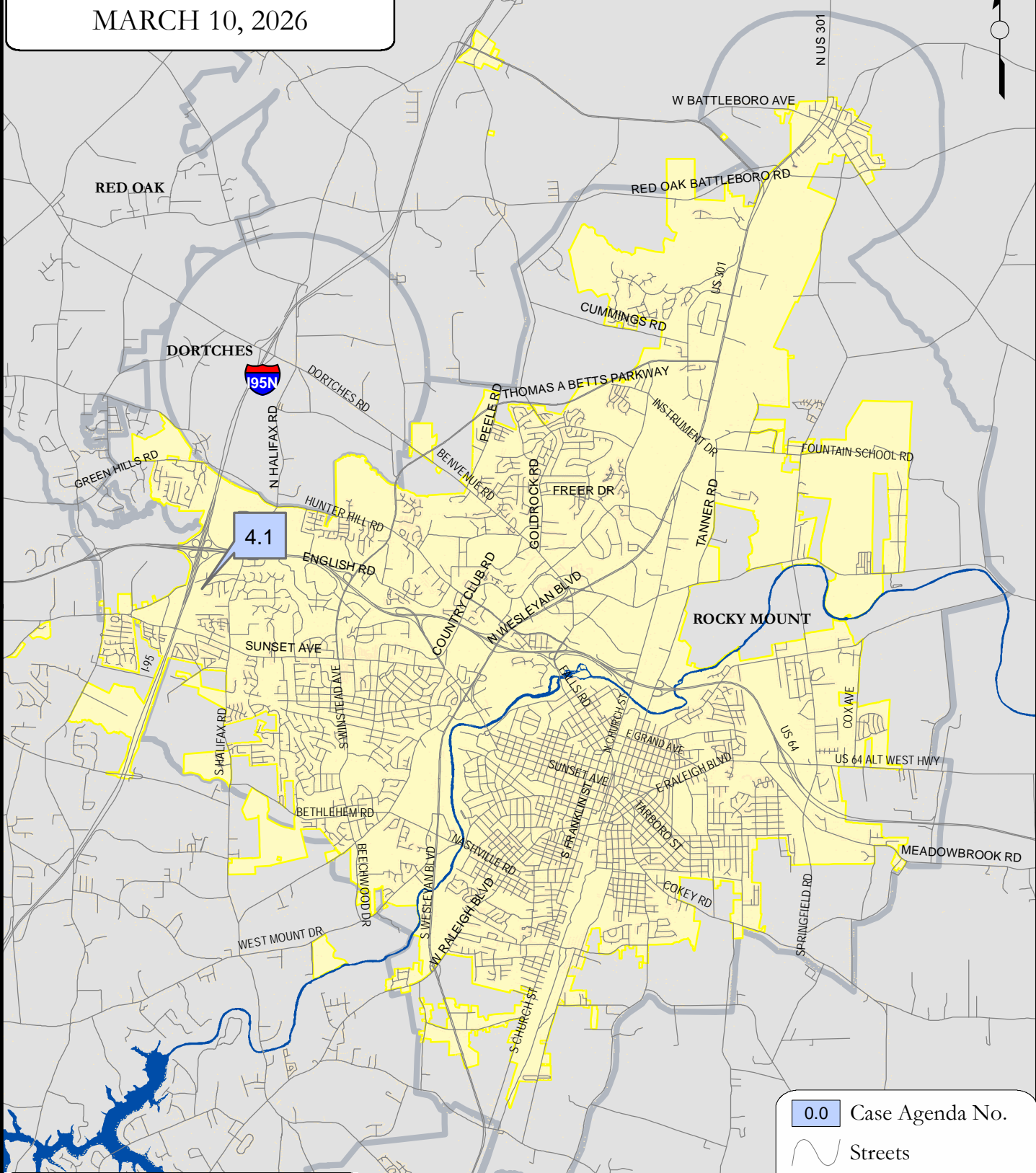
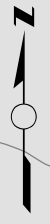
1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of Meeting Minutes:** February 10, 2026
4. **Development Review**

**4.1 Wedgewood Commons Section 2 Major Subdivision Construction Plat #780**

Requested Action:	Cluster Development Major Subdivision Construction Plat
Location:	End of Greystone Dr [PIN 383118314604]
Property Size:	±7.8 acres
Proposed Land Use:	Residential
Applicable Regulations:	LDC Sec. 712.D.5 & Sec. 1404. B
Applicant:	Joyner Keeny, PLLC
Property Owner(s):	Highland Company of Eastern NC LLC
Prepared By:	Nick Rightmeyer
Case Manager:	Tyra Hines, Planning Administrator
Voting Representatives:	City Members

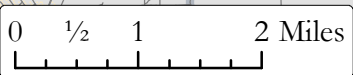
5. **Zoning Review**
6. **Planning Review**
7. **Other**
8. **Items from the Planning Board**
9. **Items from the Secretary**
10. **Adjournment** (Next regular meeting: April 14, 2026)

PLANNING BOARD  
 AGENDA MAP INDEX  
 MARCH 10, 2026



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 FEBRUARY 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  
Andre Knight-McWilliams  
Johnnie Mayo, Jr.  
Matthew Sperati  
James Tharin

**MEMBERS ABSENT**

N/A

**STAFF PRESENT**

JoSeth Bocook, Director of Development Services  
Tyra Hines, Planning Administrator  
Ramon Muckle, Traffic Engineer  
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 James Tharin, seconded by Bruce Berry 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 #10-02-26, 1400 N. Wesleyan Blvd**

At the request of the Chair, Ms. Bernetta Smith, Planner, presented the rezoning request for 1400 N. Wesleyan Boulevard. She advised that the request is to rezone the property from B-2 to B-5. The applicant and property owner is Wesley Herbert Sutton. The current land use is storage shed sales.

Ms. Smith noted that approximately half of the property is located within the 100-year floodplain, with the remaining portion situated within the floodway. Surrounding zoning districts include B-2CD, I-2, and B-2. Surrounding land uses consist of a storage warehouse, storage shed sales, mobile homes, and vacant wooded lots.

She further stated that a rezoning request was approved in October 2025 for 1541 N. Wesleyan Boulevard, from B-2 to B-5. In 2011, the property located at 1540 N. Wesleyan Boulevard was rezoned from B-2 to B-2CD. Additionally, in April 2006, parcels at 1471–1481 N. Wesleyan Boulevard were rezoned from B-2 to B-2CD.

With respect to the Comprehensive Plan, Ms. Smith advised that the applicable policies and goals include developing plans to meet strategic and utility needs that support economic development and neighborhood revitalization, as well as retaining and expanding existing business and industry. She noted that the subject property is located within an identified critical and sensitive area.

Ms. Smith confirmed that written notice was sent to adjacent property owners within 250 feet, a notification sign was posted on the property, and the agenda was posted on the City's website. Staff recommends that the proposed rezoning request be forwarded to City Council with a recommendation for approval.

*Applicant Presentation*

The Chair invited the applicant to speak. Mark Sutton stated that they are seeking a rezoning from B-2 to B-5 in order to put allow a tractor trailer to be operate on the property, moving the units from the subject property to a storage facility.

*Public Discussion*

No one from the public was in attendance to speak.

*Board Discussion*

James Tharin made an initial motion to forward a recommendation to the Rocky Mount City Council for approval; however, Theresa Stokes presented a clarifying question.

Ms. Theresa Alston Stokes requested clarification regarding additional permitted uses. She expressed concern that one of the permitted uses includes a salvage or junkyard and stated that she did not want such a use at the location.

The applicant confirmed that no salvage yard or junkyard would be operated on the premises.

The Chair asked staff to provide clarification.

Mr. JoSeth Bocook stated that a salvage or junkyard use is permitted under the zoning classification and could be granted a certificate of occupancy if all applicable development code requirements were met. He further noted that, if the applicant was agreeable, the application could be amended to include a condition prohibiting a salvage or junkyard use at the site.

The applicant agreed in writing to amend the application to include this condition.

Mr. James Tharin presented an amended motion recommending that the application be forwarded to City Council for approval, subject to the applicant amending the application to prohibit the operation of a salvage or junkyard and based on the application's consistency with the Comprehensive Plan and its overall reasonableness. Motion seconded by Bruce Berry. Carried unanimously.

## 6. Planning Review

### 6.1 Text Amendment # 09-04-25

Mr. JoSeth Bocook stated that the item is a proposed text amendment that was previously considered by the Planning Board in June 2025 and subsequently presented to City Council during a Committee of the Whole work session. Since that time, several revisions have been proposed.

He explained that the primary revision removes the requirement for separation between internet cafés and instead allows such establishments to be located within 500 feet of one another. This change was made in response to concerns raised by City Council regarding enforcement of existing locations, which could have resulted in a race among operators to obtain certificates of occupancy. Staff characterized this adjustment as a concession included in the proposed revisions.

Mr. Bocook further stated that staff revised definitions and terminology to align with state court rulings permitting skill-based gaming. The terminology was updated from "sweepstakes" to language consistent with "skill-based gaming" operations. He noted that any business operating more than two standalone gaming machines would be classified as a primary use skill-based gaming establishment.

Mr. Bocook stated that staff identified 24 currently operating establishments, approximately half of which would be unable to continue operating upon adoption of the amendment. Of those establishments, only four [six] possess valid certificates of occupancy for gaming uses issued prior to the city's enforcement actions beginning in Spring 2022. Of those four [six], only three meet the required buffer distances from existing residential dwellings, schools, churches, and public parks. One [three] establishment[s] would be classified as a nonconforming use and would not be permitted to reopen if it ceased operations for 180 days.

Mr. Bocoock stated that staff has proposed to City Council that notice of the upcoming public hearing be mailed to all affected establishments. Following adoption of the amendment, staff would provide additional notice outlining how the amendment applies to each location. Establishments unable to comply would be required to cease operations and/or have utilities terminated within 60 days following approval of the amendment.

He explained that the intent of the amendment is to strengthen the city's legal standing with respect to enforcement. He stated that while these establishments are currently operating, enforcement has been limited due to ambiguity in the ordinance regarding skill-based gaming. Without clear provisions defining legal skill-based gaming uses, the city's position would likely not prevail in court.

Mr. Bocoock concluded by stating that staff recommends approval of the amendment, finding it reasonable and consistent with Comprehensive Plan policies that support technology-based and information-intensive industries, the attraction of new businesses, and the public interest, as further detailed in the staff report.

Mr. James Tharin asked why the item was returning to the Planning Board and stated that he did not understand the logic of removing the 500-foot separation requirement, noting that it previously served to reduce the concentration of these establishments.

Mr. Bocoock responded that the revision was made in response to City Council's feedback and that, following discussion among staff, the changes were deemed necessary to move the amendment forward.

Mr. Tharin asked whether the amendment was otherwise unchanged aside from the removal of the 500-foot separation requirement.

The Chair asked how many existing businesses were located within 500 feet of one another.

Mr. Bocoock stated that staff prepared a map illustrating this information and walked the Board through it, noting three clusters where the separation requirement would have applied—near Stone Rose Drive, Independence Drive, and North Wesleyan Boulevard.

The Chair asked whether staff knew the ownership of the affected properties.

Mr. Bocoock stated that staff is aware of the ownership of all identified properties.

Mr. Tharin stated that he believed the amendment represented a step in the right direction and asked whether approval would result in approximately half of the existing establishments being required to close within 60 days.

Mr. Bocoock confirmed the proposal is to require compliance within 60 days of approval.

Mr. Tharin asked what the process would be if an individual sought to open a skill-based gaming business in the future.

Mr. Bocoock stated that, like any other business, an applicant would be required to obtain a certificate of occupancy. Staff would verify compliance with all buffer requirements and conduct inspections for building and life safety code compliance, and other applicable development standards.

The Chair stated that, speaking for himself, the prior version of the amendment that included the 500-foot separation requirement lacked sufficient support for adoption. He noted that resubmitting the same language would be unlikely to result in approval.

Mr. Bruce Berry made the motion to approve. Seconded by Johnnie Mayo. Carried unanimously.

Mrs. Theresa Alston-Stokes stated that she had a death in the family and asked for everyone to keep her family in your prayers.

**7. Other**

There were no other items for review.

**8. Items from the Planning Board**

There were no items from the Planning Board.

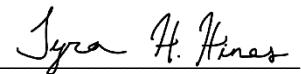
**9. Items from the Secretary**

There were no items from the Secretary.

**10. Adjournment**

The Chair then formally adjourned the meeting and stated that the next meeting is scheduled for March 10th at 5:30 PM.

Respectfully submitted,



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Rocky Mount Planning Board  
Tyra Hines, Secretary

# **Development Review**

# 4.1 Wedgewood Commons Section 2 Major Subdivision Construction Plat #780 Planning Board Staff Report



**Requested Action:** Cluster Development Major Subdivision Construction Plat  
**Location:** End of Greystone Dr [PIN 383118314604]  
**Property Size:** ±7.8 acres  
**Proposed Land Use:** Residential  
**Applicable Regulations:** LDC Sec. 712.D.5 & Sec. 1404. B  
**Applicant:** Joyner Keeny, PLLC  
**Property Owner(s):** Highland Company of Eastern NC LLC  
**Prepared By:** Nick Rightmeyer  
**Case Manager:** Tyra Hines, Planning Administrator  
**Voting Representatives:** City Members

## CURRENT PROPERTY INFORMATION

**Land Use:** Undeveloped  
**Site Features:** Wooded area  
**Flood Hazards:** Minimal Flood Risk (Zone X)

## SURROUNDING ZONING AND LAND USES

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	A-1(Agricultural)	Single-family dwellings, detached
<b>South:</b>	A-1(Agricultural)	Undeveloped
<b>East:</b>	R-10 (Low Density Residential)	Single-family dwellings, detached
<b>West:</b>	A-1(Agricultural)	Single-family dwellings, detached

## PROJECT SUMMARY

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

#### **4.1 Wedgewood Commons Section 2 Cluster Development Major Subdivision Construction Plat #780**

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.

#### **PUBLIC NOTICE**

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.

#### **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 residential cluster development major subdivision construction plat on condition that the following comments are resolved:

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



**Neighborhood Informational Meeting Report**  
**Petitioner: Highland Company of Eastern NC, LLC**  
**Wedgewood Commons – Section 2 – Greystone Drive, Rocky Mount (2025-02840)**

This neighborhood informational meeting report is being filed with the Department of Development Services pursuant to the provisions of the City of Rocky Mount Land Development Code.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time, and location of the neighborhood informational meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on February 23, 2026. A copy of the written notice is attached hereto as Exhibit B.

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

The neighborhood informational meeting was held on Tuesday, March 3, 2026 at 5:00PM at Holiday Inn located at 200 Enterprise Drive, Rocky Mount NC.

**PERSONS IN ATTENDANCE AT MEETING** (see attached copy of sign-in sheet):

The neighborhood informational meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the neighborhood informational meeting by the project engineer, Nick Rightmyer of Joyner Keeny. Tyra Hines with City of Rocky Mount was also in attendance.

**SUMMARY OF PRESENTATION/DISCUSSION:**

*See attached minutes*

Respectfully submitted, this 4<sup>th</sup> day of March 2026.

**Neighborhood Informational Meeting Minutes**  
**Petitioner: Highland Company of Eastern NC, LLC**  
**Wedgewood Commons – Section 2 – Greystone Drive, Rocky Mount (2025-02840)**

This neighborhood informational meeting report is being filed with the Department of Development Services pursuant to the provisions of the City of Rocky Mount Land Development Code.

**The meeting was held on March 3, 2026 at 5:00 pm at Holiday Inn, 200 Enterprise Drive in Rocky Mount.**

The project engineer, Nick Rightmyer with Joyner Keeny, spoke about the proposed Wedgewood Commons Section 2 Residential Subdivision. Tyra Hines with City of Rocky Mount was also in attendance. Copies of the preliminary plans were available for review. Nick introduced himself and stated that the purpose of the meeting was to give a brief overview of the project and provide the community with the opportunity to ask questions about the proposed development. Nick mentioned that notices were sent to everyone within 500' of the entrances of the property. The proposed development is a single-family residential major subdivision located on a 7.8 acre parcel at the end of Greystone Drive. The development includes an extension of the roadway system and utilities into the site and creation of 21 new lots. The original concept for the development was to complete a loop road to connect the two existing dead ends of Greystone Drive, however wetlands were discovered on the property that prevented the two dead end roads from being connected to form the loop. Instead, the two existing dead ends would be extended into the site as two separate cul-de-sacs. The lot layout utilizes the cluster option, which allows relaxed dimensional requirements in exchange for providing open space to preserve environmentally sensitive areas. The audience began asking questions about the development.

The members of the community voiced several concerns about the proposed development.

Below is a summary of the main concerns raised:

**Existing Covenants / Architectural Specifications**

The residents expressed great concern about the new development not adhering to the requirements of a covenant that is in place for the existing sections of Wedgewood. It was stated that the developer owns several parcels within the existing sections of Wedgewood that are not in compliance with the covenants, and there is concern that the new lots will not follow the covenants.

*Response: Because the proposed development is on a separate parcel, it is not clear if the covenants of the existing sections would be used for the new lots of the proposed development.*

**Change in Road Name**

The community stated that the road name should not be changed as it would require updating deeds, vehicle registrations, etc. for all existing residents on the road.

*Response: The change to the road name was requested by the City to meet the 911 addressing requirements.*

**Notices not received**

Several people stated that not everyone received a notice about the community meeting.

*Response: The mailing list was generated from the owners mailing address on file for the properties required to be notified. The mailing list included roughly 65 entries.*

## Neighborhood Informational Meeting Minutes

Petitioner: Highland Company of Eastern NC, LLC

Wedgewood Commons – Section 2 – Greystone Drive, Rocky Mount (2025-02840)

### **Wetlands**

The concern for disturbance of wetlands on this site was raised several times. Members of the community mentioned that they believed the entire parcel was a protected wetland and asked if the appropriate 401/404 wetland impact permits had been obtained?

*Response: Nick described the process that was followed through NCDEQ and USACE to determine the boundaries of the wetlands area shown on the map and stated that there are no disturbances to the wetlands proposed.*

### **No proposed building plans available**

Several neighbors expressed great concern about not having any information on what will be built on the lots. A concern of duplexes being built on the lots was raised multiple times. The residents stated they want this development to adhere to the covenants of the existing sections.

*Response: The scope of the major subdivision plan is the construction of the roadway, utilities, and the creation / subdivision of the individual lots. Building plans for the individual lots have not been prepared at this time. Building plans will go through a separate approval process with the City after the lots are subdivided.*

### **Traffic**

There were concerns raised about the amount of traffic that would be generated from the development, as well as concerns about there being only one route in/out of the development. Several of the residents stated they would prefer the proposed development to be accessed by a route other than the existing Greystone Drive.

*Response: Greystone Drive is a city owned local residential type street in a public right-of-way. There are no readily available alternatives for access to the site. Increased traffic is a common concern of existing residents for new developments.*

### **Mail Kiosk**

The neighbors asked why there is a mail kiosk and expressed concern about vehicle traffic accessing the kiosk.

*Response: Providing a mail kiosk is a requirement for all new residential subdivisions that was implemented by USPS a few years ago.*

### **Next Steps**

The residents in attendance stated that they were opposed to the development and asked what additional action could be taken.

*Response: The neighbors were encouraged to attend the upcoming Planning Board Meeting on March 10 at 5:30 at City Hall, which is a public hearing where everyone would be given the opportunity to voice their concerns directly to the Planning Board.*

The meeting was concluded after no further questions were raised.

Nick remained available to meet with residents individually after the meeting.

A copy of documents shared with Joyner Keeny after the meeting is attached, including a list of questions prepared by the residents and a copy of the existing Wedgewood Commons HOA Architectural Review Specifications.

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Respectfully submitted, this 4<sup>th</sup> day of March, 2026.

## **WCHOA RESIDENT QUESTIONS REGARDING WEDGEWOOD COMMONS 2**

1. Will you be building single family homes in accordance with our Architectural Review Specifications and Covenants or will you be drafting new documents?
2. When is your anticipated date for the start of this project?
3. What is the median price and square footage of the homes you are proposing for this new area and will they be purchased only, or rentals.
4. One of the biggest issues we see with the addition of 21 homes is the through traffic on Greystone Drive, with there being only one way in and out – we polled the folks in Wedgewood above us, and they are extremely concerned about the traffic issue.
5. Is the current infrastructure in Wedgewood Commons– i.e. sewer, water, electricity etc. adequate to support this new development of 21 homes?
6. Do you have or have you secured a 401 or 404C Permit to build on a protected wetland? (Back in 2023 we contacted the North Carolina Department of Water Resources when you were in the process of tearing down all of the trees that were located on the area, as we were concerned that the destruction of the trees would cause our lots to maintain more water.) And at that time, you had not obtained the appropriate permits for destruction of a protected wetland. We have copies of the emails that were sent back and forth for you, if you would like.

7. How will this new subdivision affect our home values and taxation going forward?

8. We noticed the renaming of the street from Greystone Drive to Preston Drive at the lower end of our subdivision will the homeowners be liable for the expense of changing all their documents over?

9. What is your plan and timeline to complete the two homes that you have foundations prepared for at the bottom portion of Greystone Drive that are in violation of our Architectural Review Specifications?

# WEDGEWOOD COMONS HOMEOWNERS ASSOCIATION

## GREYSTONE DRIVE

ROCKY MOUNT NC 27804

### ARCHITECTURAL REVIEW SPECIFICATIONS

The purpose of these specifications is to maintain harmony within the neighborhood and preserve the current value of the existing homes located within Wedgewood Commons.

1. The interior heated space of each new home must be at minimum 1650 square feet of living space.
2. The Builder, and/or Developer must keep in mind and comply with all existing Declarations and Restrictive Covenants as filed with the State and County of Nash North Carolina. The Covenants are available either online or in person and copies may be obtained from the Nash County Register of Deeds.
3. The Builder/Developer is required to meet all setbacks as stated in the Wedgewood Commons Covenants.
4. It is the Builder/Developer's responsibility to ascertain that the newly constructed structure is ten (10) feet from the property line on all sides of the lot on which it is being built.
5. The Builder/Developer is required to finish construction in "a timely manner" within a nine (9) month maximum.
6. Per the Constitution and Bylaws of the Wedgewood Commons Homeowners Association, the exterior must be 100% covered in Brick, using individual bricks applied in the standard manner or by using the "brick veneer" application process. No prefabricated sheets or brick panels will be allowed. Also, no cedar shakes or vinyl siding on the dormers or roof peaks will be permitted unless pre-approved by the Architectural Review Committee.
7. The driveway must be poured concrete.
8. The Builder/Developer is responsible for any damage to existing roadways within the Wedgewood Commons Subdivision that may occur during construction and make the appropriate repairs at your expense.
9. The Builder/Developer is expected to maintain appropriate erosion control at the job site during construction.
10. Permanent vegetative cover shall be completed within nine (9) months of the onset of construction.
11. The Builder/Developer is responsible for installing proper drainage on the site so that any water runoff, during or after construction and in the future, does not flow onto the adjacent lot. Appropriate Gutters and downspouts are to be installed on newly constructed homes to divert water to the street. If a lot selected for building by the Builder/Developer is extremely wet a French Drain System between lots must be installed at the Builder/Developer's expense to divert water away from the previously constructed home to avoid damage.
12. Any external visible changes made during construction that differs from the information that was submitted to the Wedgewood Commons ARC invalidates the approval. If any changes are made during

construction without prior approval of the Wedgewood Commons ARC, you will be legally and financially responsible to correct those changes to comply with the information that was originally approved.

13. The property owner of record as of March 1<sup>st</sup> of each year is responsible to pay the Wedgewood Commons HOA Annual Assessment of \$75.00, either before or at the time of closing and then each year thereafter.
14. No newly constructed homes within Wedgewood Commons may be either rented or sold on a Lease Option - they must be direct purchase only.
15. In accordance with the Nash County Subdivision regulations:
  - The general contractor, electrical contractor, and plumbing contractor must be licensed by the State of North Carolina and must be in good standing.
  - There must be a current building permit for each home on file.
  - A copy of the building permit must be posted in the front yard and visible from the street.
  - All smoke detectors must be hard wired.
  - A portable toilet must be installed on the site for the use of the construction team and must be cleaned regularly, preferably with the door pointing to the construction site and not the street.
  - If house numbers are installed, they must be visible from the street.
  - All construction debris and brush must be regularly removed and hauled away from the site and cannot be disposed of at either end of Greystone Drive or stockpiled on any open lot.
  - Burning on site is not permitted unless a permit is obtained and posted on site from Nash County and/or the City of Rocky Mount.
  - You may not bury any material on site.
  - No unused materials or construction vehicles not in use may be left for extended periods of time, on any open lot.

These specifications were updated from the original format that was created in 2001 and approved with no changes in 2015.

Reviewed and approved on this date with no changes in 2023.

*R. Kowalski*                      2/5/23

R. Kowalski, ARC Member                      Date

*Victor Lawe*                      5 FEB 23

Victor Lawe, ARC Member                      Date

*Thomas Kowalewski*                      2/5/23

Thomas D Kowalewski, ARC Member                      Date



<sup>1</sup> Created by Lucille Engrassia, Secretary WCHOA 2001.  
Updated and approved in 2015 by general membership WCHOA.

## **EXHIBIT A**

**Wedgewood Commons Phase 2 Community Meeting Mailing List**

<b><u>NAME</u></b>	<b><u>Street Address</u></b>	<b><u>City/State/Zip</u></b>
DMP PROPERTIES LLC	3192 ABBEY RD	ROCKY MOUNT NC 27804
THREE MR LTD PARTNERSHIP	2687 OLD BAILEY HWY	NASHVILLE NC 27856
JONES LAURA	106 VERA DR	JACKSONVILLE NC 28540
KOWALSKI RONALD CHARLES & JANE ALYCE	3717 GREYSTONE DR	ROCKY MOUNT NC 27804
DAVIS LEROY	502 N WALNUT ST	SPRING HOPE NC 27882-9460
ALSTON MILIE JR VELMA L	3540 VILLAGE RD	ROCKY MOUNT NC 27804
TAWOUS MAGDEY M & HEND E YOUSSEF	448 STILLWATER DR	ROCKY MOUNT NC 27804
BATTLE WILLIAM MACK	2813 HUNTINGTON CT	ROCKY MOUNT NC 27803
HIGHLAND COMPANY OF EASTERN NC LLC	PO BOX 8693	ROCKY MOUNT NC 27802
DAVIS BETTY D	3705 GREYSTONE DR	ROCKY MOUNT NC 27804
HIGHLAND COMPANY OF EASTERN NC LLC	PO BOX 8693	ROCKY MOUNT NC 27802
KOWALEWSKI SUANNE B & THOMAS	3600 GREYSTONE DR	ROCKY MOUNT NC 27804
PALMER WARREN REGAN SR & PAMELA	3505 GREYSTONE DR	ROCKY MOUNT NC 27804
NICHOLSON LAMICHAEL	3729 GREYSTONE DR	ROCKY MOUNT NC 27804
VAUGHAN NEUWARD	3701 GREYSTONE DR	ROCKY MOUNT NC 27804
PIERCE JOHNNIE	3545 VILLAGE RD	ROCKY MOUNT NC 27804-
CULPEPPER DENNIS W PATRICIA	3720 GREYSTONE DR	ROCKY MOUNT NC 27804
HIGHLAND COMPANY OF EASTERN NC LLC	PO BOX 8693	ROCKY MOUNT NC 27802
SESSOMS ELAINE WESTRY HEIRS ET AL	3641 VILLAGE RD	ROCKY MOUNT NC 27804
BAILEY CLYDE C JR & ANNIE W	2721 GLENWOOD GARDENS LN UNIT 103	RALEIGH NC 27608
ROSE JULIUS E NORA E	PO BOX 219	SHARPSBURG NC 27878
SESSOMS JAMES EARL	PO BOX 8682	ROCKY MOUNT NC 27804-1682
BURCH ALICE T ET AL	3505 VILLAGE RD	ROCKY MOUNT NC 27804
CAPPS LESTER D ENTERPRISES INC	PO BOX 321	WARRENTON NC 27589
LYNCH SHARON	464 STILLWATER DR	ROCKY MOUNT NC 27804
HIBBLER KENNETH O PAULA	3740 GREYSTONE DR	ROCKY MOUNT NC 27804
SMITH DOROTHY	723 SYCAMORE ST	ROCKY MOUNT NC 27801
PETTAWAY FRANK III	9 FORDHAM HILL OVAL APT 2G	BRONX NY 10468
SIMES MATTIE P	436 STILLWATER DR	ROCKY MOUNT NC 27804
SMITH DOROTHY	723 SYCAMORE ST	ROCKY MOUNT NC 27801
HIGHLAND COMPANY OF EASTERN NC LLC	PO BOX 8693	ROCKY MOUNT NC 27802
HIGHLAND COMPANY OF EASTERN NC LLC	PO BOX 8693	ROCKY MOUNT NC 27802
JONES WAYNE S & CHARLENE	3712 GREYSTONE DR	ROCKY MOUNT NC 27804
VIRGINIA CONTINENTAL CORP	2360 SW WATER OAK CT UNIT 321	VERO BEACH FL 32962
HARRIS EUGENE	3509 GREYSTONE DR	ROCKY MOUNT NC 27804
HAYWOOD ELOISE W	3524 VILLAGE RD	ROCKY MOUNT NC 27804-
DAVIS LEROY	502 N WALNUT ST	SPRING HOPE NC 27882-9460
VIRGINIA CONTINENTAL CORP	2360 SW WATER OAK CT UNIT 321	VERO BEACH FL 32962
MOTON THOMAS M JR	413 CARL ST	WILMINGTON NC 28403-1803
COGDELL LILLIE MAE HEIRS	7649 HUNTER HILL RD	ROCKY MOUNT NC 27804
GARRIS-EVANS LUMBER COMPANY	PO BOX 2548	GREENVILLE NC 27836
HENDRICKS CHRISTINE WILLIAMS	7649 HUNTER HILL RD	ROCKY MOUNT NC 27804
HIGHLAND COMPANY OF EASTERN NC LLC	PO BOX 8693	ROCKY MOUNT NC 27802
LAW E VICTOR EUGENE & CONNIE RUTH	3732 GREYSTONE DR	ROCKY MOUNT NC 27804-7326
SESSOMS ELAINE WESTRY HEIRS ET AL	3641 VILLAGE RD	ROCKY MOUNT NC 27804
MILLER DELANO K KIMBERLY	3721 GREYSTONE DR	ROCKY MOUNT NC 27804
HAMILTON LARRY C BENITA	452 STILLWATER DR	ROCKY MOUNT NC 27804

**Wedgewood Commons Phase 2 Community Meeting Mailing List**

<b><u>NAME</u></b>	<b><u>Street Address</u></b>	<b><u>City/State/Zip</u></b>
DAVIS LEROY	502 N WALNUT ST	SPRING HOPE NC 27882-9460
BANDY CURTIS LEE LINDA R	3656 VILLAGE RD	ROCKY MOUNT NC 27804-
WILLIAMS WILBERT LEE ALICE	2600 VALLEYWOOD CT	RALEIGH NC 27613
CRANDELL LARRY D & DELORES M	3713 GREYSTONE DR	ROCKY MOUNT NC 27804
BLOUIN STEFANIE BURL	3704 GREYSTONE DR	ROCKY MOUNT NC 27804
BRYSON GABRIELLE & THEODORE PACELLI	3736 GREYSTONE DR	ROCKY MOUNT NC 27804
SESSOMS ELAINE WESTRY HEIRS ET AL	3641 VILLAGE RD	ROCKY MOUNT NC 27804
BAKER ALBERT M & NORMA J	3604 GREYSTONE DR	ROCKY MOUNT NC 27804
RAJA MUHAMMAD SALEEM ET AL	440 STILLWATER DR	ROCKY MOUNT NC 27804
ROUSE TANNER & TAYLOR	4148 HARRISON DR	ROCKY MOUNT NC 27804
HIGHLAND COMPANY OF EASTERN NC LLC	PO BOX 8693	ROCKY MOUNT NC 27802
MCLAMB OSCAR JR ET AL	1903 PARK PL	BALTIMORE MD 21207
HIGHLAND COMPANY OF EASTERN NC LLC	PO BOX 8693	ROCKY MOUNT NC 27802
DAVIS LEROY	502 N WALNUT ST	SPRING HOPE NC 27882-9460
EVANS DONALD I	930 BROOKSIDE DR	WILSON NC 27893
DAVIS LEROY	502 N WALNUT ST	SPRING HOPE NC 27882-9460
BATTLE ANNETTE WILLIAMS	444 STILLWATER DR	ROCKY MOUNT NC 27804

## **EXHIBIT B**



Alston Milie Jr & Velma L  
3540 Village Road  
Rocky Mount NC 27804

February 23, 2026

Subject: Neighborhood Informational Meeting  
Wedgewood Commons Phase 2 Major Subdivision  
for Highland Company of Eastern NC LLC filed by Joyner Keeny PLLC

Date and Time of Meeting: Tuesday, March 3, 2026 at 5:00 PM

Place of Meeting: Holiday Inn  
200 Enterprise Dr  
Rocky Mount, NC

Dear Property Owner:

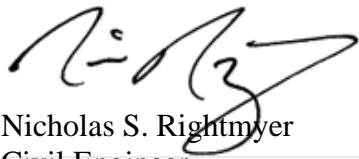
We have filed the above-mentioned site development plan with the City of Rocky Mount seeking to develop an approximately 8-acre site (Parcel PIN ID 383118314604) located at the dead end of Greystone Drive. The proposed development consists of roughly 500 linear feet of roadway and subdivision of 21 single-family residential lots.

In accordance with the requirements of the City of Rocky Mount's Land Development Code, we will hold an informational neighborhood meeting prior to the public hearing on this development plan for the purpose of discussing this proposal with nearby property owners and organizations. The City of Rocky Mount's records indicate that you are either a representative of a registered neighborhood organization, or an owner of property that adjoins, is located across the street from, or is within 500 feet of a new street connection proposed as part of this development.

Accordingly, we give you notice that representatives of the developer will hold a community meeting regarding this site development plan on Tuesday, March 3 at 5:00 PM at the Holiday Inn at 200 Enterprise Dr., Rocky Mount. The Petitioner's representatives look forward to sharing this development proposal with you and to answer any questions you may have with respect to this proposal.

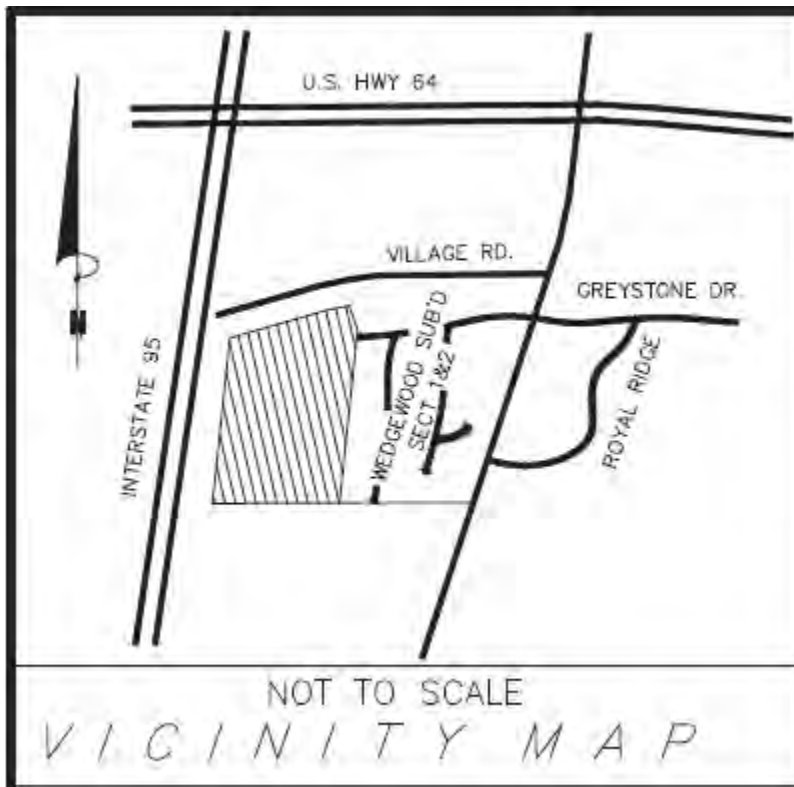
In the meantime, should you have any questions or comments about this matter, please contact me at (252) 977-3124 or by emailing [nrightmyer@joynerkeeney.com](mailto:nrightmyer@joynerkeeney.com).

Sincerely,



Nicholas S. Rightmyer  
Civil Engineer  
[nrightmyer@joynerkeeney.com](mailto:nrightmyer@joynerkeeney.com)  
252-977-3124

cc: Elijah (Lige) Daughtridge, Ward 5  
Mayor C. Saunders Roberson, Jr.  
JoSeth Bocook, City of Rocky Mount



## **EXHIBIT C**

Neighborhood Informational Meeting Sign-In Sheet  
Petitioner: Highland Company of Eastern NC LLC  
Wedgewood Commons Section II, Greystone Drive, Rocky Mount

March 3, 2026  
Holiday Inn - 200 Enterprise Drive  
Rocky Mount NC 27804

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

NAME/ORGANIZATION	ADDRESS	EMAIL ADDRESS	PHONE NUMBER
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*Allyson & Norma Baker*

Nick Rightmyer - Joyner Keeny

Jane Kowalski

Christine Hendricks

Eloise Haywood

Anthony Woodard

Tyva Hines - CEM

Connie Lowe - Wedgewood HOA

Thomas & SuAnne Kowalewski

*BENITA HAMILTON*

*VICTOR LAWE*

*3604 Greystone Rocky mt*

1051 N Winstead Ave, Rocky Mount

3717 Greystone Dr. RM

7649 Hunters Hill Rd.

3524 Village Rd

3300 Greystone Dr

3732 Greystone Dr.

3600 GREYSTONE DR

*452 MILLWATER DR*

*3732 GREYSTONE DR*

## Wedgewood Major Subdivision Section 2 Construction Plat #780

## Adjacent Property Owners Notified

Alice T Burch, et al  
3505 Village Rd  
Rocky Mount, NC 27804

Lester D Capps Enterprises Inc  
PO Box 321  
Warrenton, NC 27589

Lillie Mae Cogdell Heirs  
7649 Hunter Hill Rd  
Rocky Mount, NC 27804

Larry D & Delores M Crandell  
3713 Greystone Dr  
Rocky Mount, NC 27804

Dennis W & Patricia Culpepper  
3720 Greystone Dr  
Rocky Mount, NC 27804

Betty D Davis  
3705 Greystone Dr  
Rocky Mount, NC 27804

Leroy Davis  
502 N Walnut St  
Spring Hope, NC 27882-9460

DMP Properties LLC  
3192 Abbey Rd  
Rocky Mount, NC 27804

Donald I Evans  
930 Brookside Dr  
Wilson, NC 27893

Garris-Evans Lumber Company  
PO Box 2548  
Greenville, NC 27836

Larry C & Benita Hamilton  
452 Stillwater Dr  
Rocky Mount, NC 27804

Eugene Harris  
3509 Greystone Dr  
Rocky Mount, NC 27804

Eloise W Haywood  
3524 Village Rd  
Rocky Mount, NC 27804-

Christine Williams Hendricks  
7649 Hunter Hill Rd  
Rocky Mount, NC 27804

Kenneth O & Paula Hibbler  
3740 Greystone Dr  
Rocky Mount, NC 27804

Highland Company of Eastern, NC LLC  
PO Box 8693  
Rocky Mount, NC 27802

Laura Jones  
106 Vera Dr  
Jacksonville, NC 28540

Wayne S & Charlene Jones  
3712 Greystone Dr  
Rocky Mount, NC 27804

Suanne B & Thomas Kowalewski  
3600 Greystone Dr  
Rocky Mount, NC 27804

Ronald Charles & Jane Alyce Kowalski  
3717 Greystone Dr  
Rocky Mount, NC 27804

Victor Eugene & Connie Ruth Lawe  
3732 Greystone Dr  
Rocky Mount, NC 27804-7326

Sharon Lynch  
464 Stillwater Dr  
Rocky Mount, NC 27804

Oscar McLamb Jr, et al  
1903 Park Pl  
Baltimore Md 21207

Delano K & Kimberly Miller  
3721 Greystone Dr  
Rocky Mount, NC 27804

Thomas M Moton Jr  
413 Carl St  
Wilmington, NC 28403-1803

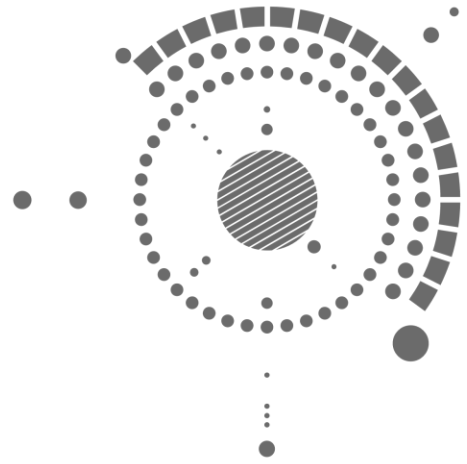
LaMichael Nicholson  
3729 Greystone Dr  
Rocky Mount, NC 27804

Warren Regan Sr & Pamela Palmer  
3505 Greystone Dr  
Rocky Mount, NC 27804

Frank Pettaway III  
9 Fordham Hill Oval Apt 2g  
Bronx Ny 10468

Johnnie Pierce  
3545 Village Rd  
Rocky Mount, NC 27804-

Muhammad Saleem Raja, et al  
440 Stillwater Dr  
Rocky Mount, NC 27804



## ATTENTION:

The next regular meeting of the  
City of Rocky Mount Planning Board  
is scheduled for  
**Tuesday, April 14, 2026 at 5:30 p.m.**

