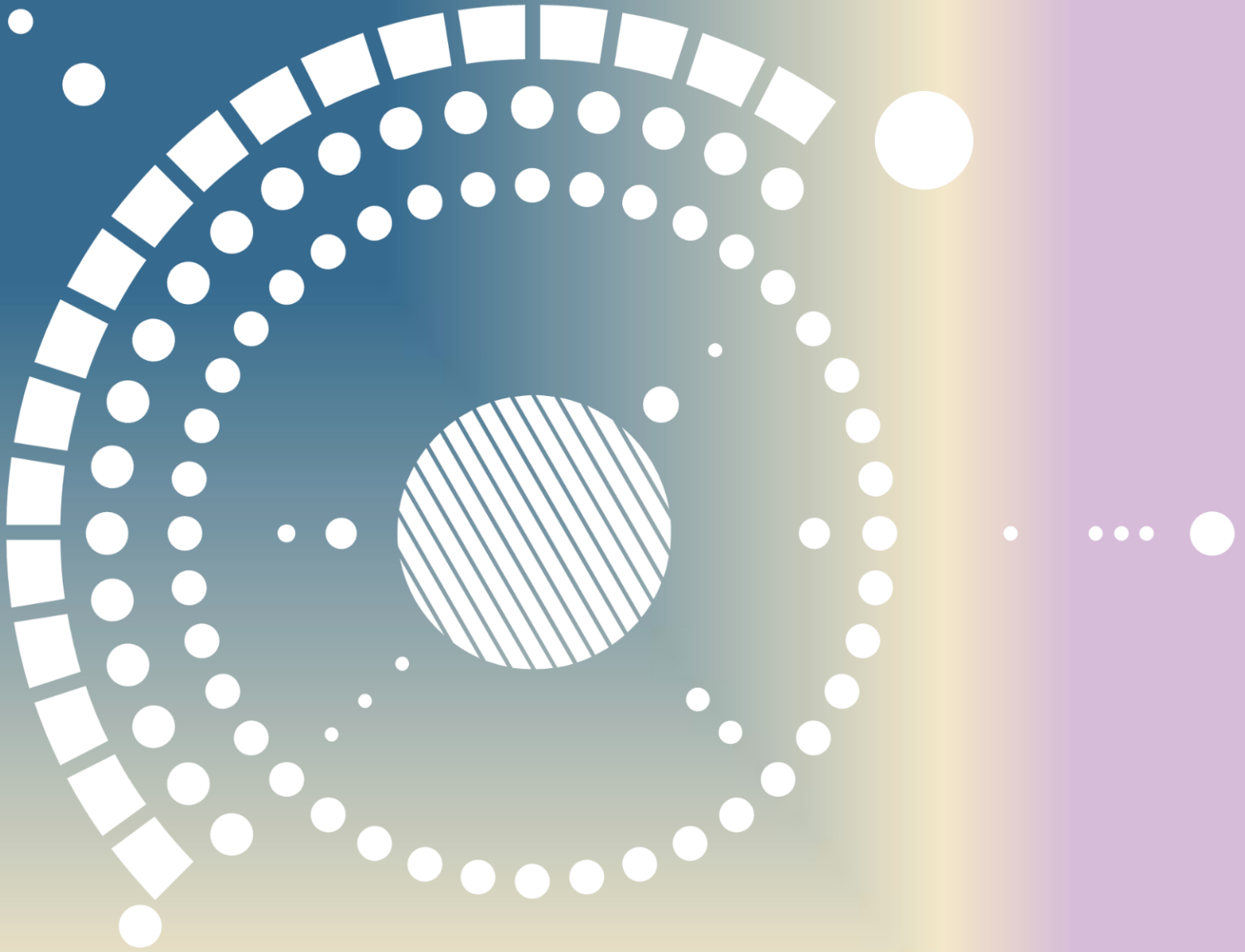


Planning Board Staff Report  
January 13, 2026



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



AGENDA  
ROCKY MOUNT PLANNING BOARD MEETING  
JANUARY 13, 2026 AT 5:30 P.M.  
GEORGE W. DUDLEY CITY COUNCIL CHAMBER, FREDERICK E. TURNAGE MUNICIPAL BUILDING

**Board Membership**

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

**Edgecombe County:** *Vacant*

**Nash County:** *Vacant*

1. **Call to Order**
2. **Approval of Agenda**
3. **Approval of Meeting Minutes: December 9, 2025**
4. **Development Review**
5. **Zoning Review**

**5.1 Rezoning Request # 06-11-2025**

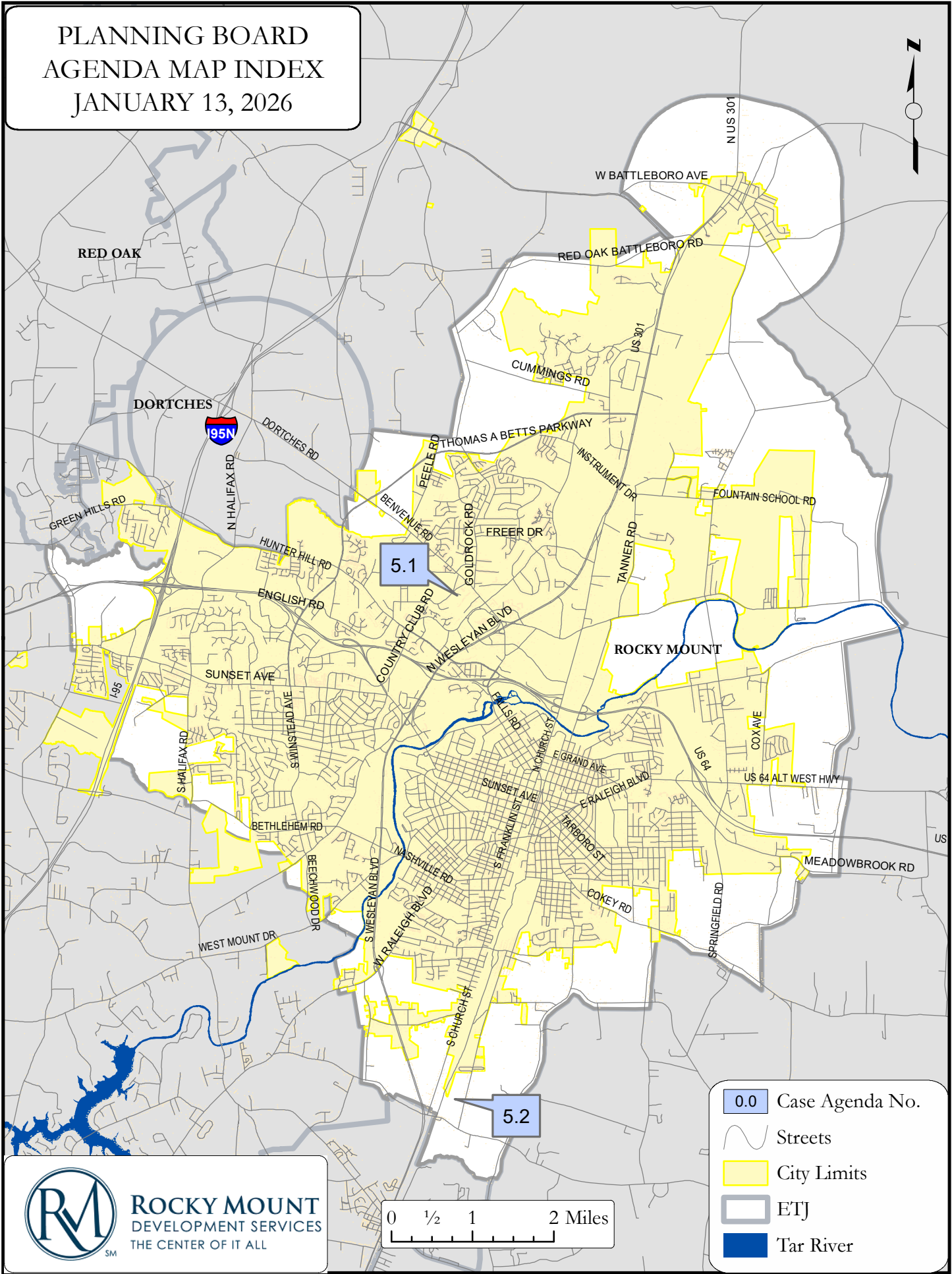
Location: 141 Cobb Farm Village Lane  
Current Zoning: R-15 (Very Low-Density Residential District)  
Proposed Zoning: R-6MFACD (Conditional Medium-High Density Multifamily)  
Property Size: ±6.59 acres  
Applicant: Joyner Keeny, PLLC  
Property Owner(s): Marvin Pike  
Case Manager: Bernetta Smith, Planner  
Voting Representatives: City Members

**5.2 Rezoning Request # 09-01-2026**

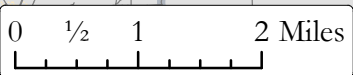
Location: Arlington St Ext 375811206300  
Current Zoning: A-1 (Agricultural District)  
Proposed Zoning: I-2 (Industrial Heavy)  
Property Size: ±76.6 acres  
Applicant: The Carolinas Gateway Partnership  
Property Owner(s): Joan Davis, Attorney in fact  
Case Manager: Bernetta Smith, Planner  
Voting Representatives: City Members

6. **Planning Review**
7. **Other**
8. **Items from the Planning Board**
9. **Items from the Secretary**
  - a. Proposed Revisions to Rules of Procedure
10. **Adjournment (Next regular meeting: February 10, 2026)**

PLANNING BOARD  
 AGENDA MAP INDEX  
 JANUARY 13, 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 DECEMBER 9TH, 2025, AT 5:30 P.M.  
IN THE FREDERICK E. TURNAGE MUNICIPAL BUILDING, GEORGE W. DUDLEY CITY  
COUNCIL CHAMBER**

**MEMBERS PRESENT**

Theresa Alston Stokes  
Johnnie Mayo, JR.  
James Tharin  
Acting Chair, Bruce Berry

**MEMBERS ABSENT**

Matthew Sperati, Chair  
Robert D. Hudkins

**STAFF PRESENT**

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

**1. Call to Order**

Mr. Bruce Berry called the meeting to order at 5:30 p.m.

**2. Approval of the Agenda**

Mr. Berry 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: November 12th, 2025**

The Chair presented the November 12th, 2025, meeting minutes to the board. A motion was made by James Tharin seconded by Theresa Alston-Stokes and unanimously carried to approve the minutes as presented.

**4. Development Review**

None.

**5. Zoning Review**

**5.2 Rezoning Request #08-12-25 (Old Battleboro Road)**

At the request of Mr. Bruce Berry, Ms. Bernetta Smith presented the rezoning request for two parcels along Old Battleboro Road totaling 149.37 acres. The property is currently zoned A-1 and consists of wooded areas, farmland, undeveloped agricultural fields, protected streams, and areas with minimal flood risk. The CSX facility is located in close proximity.

Ms. Smith noted that Board members received the existing and proposed zoning maps in their packets, along with departmental feedback regarding the rezoning's potential impacts on surrounding properties. She further stated that there have been no rezoning amendments within the vicinity since the adoption of the 2003 Comprehensive Plan.

The applicant conducted a neighborhood meeting with stakeholders on November 19, and the meeting minutes were included in the packet. Written notice was mailed to adjacent property owners within 250 feet, a notification sign was posted on the site, and the agenda and staff report were posted on the City's website.

City staff recommended forwarding the request to City Council based on its consistency with the Tomorrow Together Tier One Smart Growth Comprehensive Plan and its reasonableness and alignment with the public interest, as detailed in the staff analysis.

Mr. Berry asked if there were any questions for staff. There were none.

*Applicant Presentation*

Mr. Berry invited the applicant to speak. Mr. John Kelly, Construction Source Management, approached the podium. Mr. Kelly stated that he works closely with City departments and local economic development leaders. He explained that the proposed development includes two large warehouse buildings—one approximately 600,000 sq. ft. and the other 700,000 sq. ft. One of the buildings will be rail-served, while the second will not initially have rail access. Both are intended for highway industrial warehouse use.

Mr. Berry asked for questions or comments from the Board. Hearing none, he proceeded to public comment.

*Public Comments*

Mr. Berry called for comments from the public in support of the rezoning. None were offered.

Mr. Berry called for comments from the public in opposition to the rezoning. None were offered.  
Board Discussion

Mr. James Tharin stated that no one appeared to speak against the request and that he did not see any issue with locating industrial warehouse uses near rail access. He expressed confidence in the City's analysis.

Mr. Berry added that the request appears consistent with the existing character of the area.

Mr. Johnnie Mayo, Jr. moved to forward the rezoning request to the Rocky Mount City Council with a recommendation of approval, based on the determination that the request is consistent with the Tomorrow Together Tier One Smart Growth Comprehensive Plan and is reasonable and in the public interest as detailed in the staff analysis. Seconded by Mr. James Tharin. Motion carried unanimously.

### **5.1 – Rezoning Request #07-12-25 (Meadowbrook Road)**

At the request of Mr. Berry, Bernetta Smith presented the rezoning request for a parcel located on Meadowbrook Road. The parcel is 0.63 acres, currently zoned R-10, with a proposed zoning of B-2CD. The site contains undeveloped forested land and has minimal flood risk. Surrounding zoning includes R-6MFA, R-10, and R-6MFA-CD, with surrounding uses consisting of single-family detached dwellings and undeveloped parcels.

Board members received district intent descriptions for both R-10 and B-2. Bernetta Smith summarized prior rezoning actions in the vicinity since 2003: 1635 Meadowbrook Road – rezoned from R-10/A-1 to B-2 in February 2025, and 1750 Meadowbrook Road – rezoned from A-1 to R-6MFA in April 2017.

Departmental feedback on potential impacts of the rezoning was included in the packet. Written notice of the public hearing was mailed to adjacent property owners within 250 feet, a notification sign was posted on the site, and the agenda and staff report were posted on the City's website.

City staff recommended approval, finding the request consistent with the Tomorrow Together Tier One Smart Growth Comprehensive Plan and reasonable and in the public interest as detailed in the foregoing staff analysis.

#### *Board Questions and Discussion*

Mr. James Tharin asked Ms. Smith whether staff had any information regarding the intended use of the property.

Ms. Bernetta Smith advised that she has not had any conversations with the property owners regarding their intended use.

Ms. Theresa Alston-Stokes stated that she reviewed the proposed zoning conditions, which outline allowable and prohibited uses. She noted that since the applicant has not indicated their intended use, she would like to ensure that a vape or tobacco shop is explicitly included as a prohibited use.

Ms. Smith responded that the Board may request additional conditions; however, rezonings are evaluated based on land use and surrounding context, not on a specific business proposal. She added that the property owner must agree to any conditions proposed by the Board.

Mr. Tharin stated that he agreed with Ms. Alston-Stokes' concerns.

Mr. Berry noted that the Board should hear from the applicant. For the record, the applicant had not yet arrived at this point in the meeting. He added that the Board could return to these questions once the applicant arrived and proceeded to public comments.

*Public Comments*

Mr. Berry called for comments from the public in support of the rezoning. None were offered.

Mr. Berry then called for comments from the public in opposition to the rezoning.

*Public Comment: John Harper*

Mr. John Harper, owner of 2001 Susan Lane, stated that he has owned the property for eight years and has had the same tenant for twenty-six years. He expressed complete opposition to the proposed rezoning from R-10 to B-2.

Mr. Harper stated that the long-term vision for the area, reflected in the City's comprehensive plan, is residential, with surrounding parcels zoned primarily R-10 and some R-15, which is low-density housing. He noted that all parcels on the western side of Meadowbrook Road are zoned R-10 or R-15 and believes they should remain that way.

He expressed concern that locating a business on the subject parcel would significantly increase traffic on Susan Lane, which is a short street with only three houses. He stated that a commercial use would create a tremendous amount of traffic and negatively impact the neighborhood.

Mr. Harper further stated that he believes rezoning the parcel would constitute spot zoning, conflict with the City's long-term planning for the area, and benefit a single property owner at the expense of the public interest. He stated that zoning decisions must align with the area's long-term vision and asserted that rezoning the parcel would be inappropriate and possibly illegal, characterizing it as an abuse of authority.

*Board Questions to the Speaker*

Mr. Tharin asked Mr. Harper to elaborate on his reference to spot zoning.

Mr. Harper replied that he researched the term and found that spot zoning occurs when a single parcel is zoned contrary to the surrounding area and inconsistent with long-range plans. He stated that he contacted someone at the Planning Department and was informed that the comprehensive plan expired in 2023 but, when active, called for the area to remain R-10. He reiterated that recent construction nearby has also been zoned R-10 and that introducing a commercial parcel in the middle of a residential area would be inappropriate.

Mr. Berry asked Mr. Harper if he had any information on what the applicant intends to place on the property.

Mr. Harper stated that his understanding is that once the parcel is rezoned, the Board has no control over which permitted uses within the B-2 district may occupy the site. He noted that allowed uses could include pawn shops, convenience stores, tattoo parlors, and other higher-traffic businesses. He emphasized that there would be limited control over what could locate there.

Mr. Berry noted that this was similar to the concern raised earlier by Ms. Alston-Stokes regarding potential uses.

Mr. Harper reiterated that if a use is permitted within the B-2 district, the Board cannot restrict it once the rezoning is approved. He stated that placing a commercial district within a residential area presents significant risks.

Mr. Berry commented that, having reviewed the area, although the parcel may appear isolated at first glance, it is in close proximity to four or five homes, not just the three immediately adjacent. He clarified that the area is clearly residential in character.

Mr. Berry asked if anyone else wished to speak in opposition.

*Public Comment: Christene Heron, 2010 Vernon Rd*

Christene stated that she purchased her lot specifically because it was located in a residential area and not surrounded by businesses. She described the area as beautiful, wooded, and peaceful, and noted that she owns the log cabin on the property. She expressed concern that rezoning the lot to commercial would drastically change the character of the community. She stated that the area is residential and should remain residential.

She further noted that along Highway 64, there are numerous small convenience shops that experience significant issues during the summer, often requiring police response. She referenced a shooting in that area and stated that she would not want that type of environment near her home. She asked the Board to consider these concerns carefully.

Mr. Berry asked if there were any additional comments from the public in opposition to the rezoning.

*Public Comment: Ms. Colleen Bowman, 1850 Meadowbrook Road*

Ms. Bowman stated that she moved to the area about a year ago for the same reasons as the previous speaker. She purchased her property not only for the home but for the surrounding land. She described the area as quiet and wooded—almost like living on a farm—with deer frequently moving through the yard.

She stated that introducing a business into such a tranquil residential area would disrupt the neighborhood, raising concerns about crime and increased traffic. She noted that there is already a small barbershop near the subject parcel, and people often line up there throughout the day. She stated that many strangers come and go at various hours, and she is concerned that allowing commercial development could worsen these issues. She added that once the property is rezoned, future uses could vary, depending on who owns it and what type of business they choose to establish.

Mr. Berry again asked for any additional comments from the public in opposition to the rezoning. Hearing none, Mr. Berry called the applicant to present.

*Applicant Presentation: Amin Ahmed Saleh*

Mr. Saleh stated that he has lived in Rocky Mount for 15 years and currently operates two businesses on Church Street, neither of which has had problems or required police intervention. He explained that he purchased the Meadowbrook property because he believes he can provide an essential service to the community. He clarified that he does not intend to establish a smoke shop or similar business and noted that such uses may be prohibited through conditions placed on the rezoning.

Mr. Saleh stated that his intent is to develop a mini-market/deli, offering sandwiches and breakfast items for motorists and residents traveling on foot from Meadowbrook. He emphasized that the business would serve community needs and provide nearby access to essential items without requiring residents to travel long distances. He described the parcel as a triangular lot that does not inconvenience surrounding properties and reiterated that the proposed business would be clean, community-oriented, and not a club, hangout spot, or smoke shop. He stated that he believes the business would be a positive opportunity for the large residential community nearby. Mr. Berry asked if there were any questions for the applicant.

*Board Questions for Applicant*

Mr. Tharin asked Mr. Saleh whether, if the Planning Board were to recommend approval to the City Council, he would have any objections to adding restrictions prohibiting smoke shops, adult clubs, and similar uses.

Mr. Saleh responded that he had no objections to such restrictions. He reiterated that the business would be a clean, neighborhood-oriented establishment providing essential needs so residents would not have to drive across town.

Ms. Theresa Alston-Stokes commented that 64 Crossing is located just down the street, and she did not want anyone to believe that services are not already accessible to Meadowbrook residents. She noted that a Bojangles is located on the same road and that 64 Crossing has been targeted for community-serving development. She clarified that services are available in the area.

Mr. Saleh responded that he understood, but stated that residents must drive to reach those businesses.

Ms. Alston-Stokes asked Mr. Saleh what he considered “the other side.”

Mr. Saleh explained that residents must drive to the intersection and make a U-turn. He stated that his business concept differs from existing establishments and would focus on deli-style offerings.

Ms. Alston-Stokes replied that a convenience store is already located at the intersection and reiterated that services are available.

Mr. Saleh acknowledged the store but stated that his business would provide different services and essential items, including subs and breakfast offerings.

Ms. Alston-Stokes noted that Lighthouse, an existing restaurant business, already offers similar food items.

Mr. Saleh responded that Lighthouse primarily serves lunch and fried products, whereas his plan is to offer more of a sandwich deli.

Mr. Berry stated that, to clarify for both the applicant and the public, rezoning the property means that any future owner could establish any permitted use within the B-2 district. He emphasized that this makes the rezoning decision particularly important in determining the types of businesses that may ultimately locate in the area.

Ms. Alston-Stokes reiterated that similar services are already nearby and that the area remains primarily residential.

Mr. Saleh stated that he understood. He emphasized that his intention is to serve the surrounding community and that he is willing to accept any conditions the Board feels necessary. He added that he has operated businesses for 15 years without incident, has never been detained, has never violated regulations, and has never sold to minors. He reiterated his commitment to operating a clean, safe establishment.

Ms. Alston-Stokes noted that her concern is that the area is residential, and business-zoned areas already exist nearby.

Mr. Saleh responded that while those businesses are nearby, they are still “on the other side,” requiring residents—sometimes minors—to walk long distances. His business would provide a closer, safer alternative within walking distance.

Mr. Berry again asked if there were any additional questions for the applicant. None.

*Public Comment: Christine Heron*

Ms. Heron stated that, based on her experience living in the area, she does not believe anyone would walk at night due to the presence of numerous dogs and the risk of coyotes coming out of the woods. She added that the property is near Highway 64, where people do not typically walk. She further shared that during the construction of her home, two pit bulls were frequently present across the street and had attacked her husband.

Mr. Berry advised the public that the comment period would need to be closed at this time.

*Board Discussion*

Mr. Tharin stated that, in reference to Mr. Harper’s earlier comments, the Board finds itself in a position where the City Council has not updated its vision or guidance since 2003. He noted that the current comprehensive plan is outdated. He added that he typically visits sites prior to deliberation but had not done so in this instance. He observed that the Board is hearing two conflicting arguments: one stating the rezoning is inconsistent with the residential character of the neighborhood, and the other suggesting that there is already commercial activity in the area.

Mr. Berry, referring to the aerial map displayed, walked Mr. Tharin through the layout of the surrounding area, indicating the residential zoning, the subject parcel, Highway 64, and nearby commercial properties. He then asked Ms. Alston-Stokes if she had additional thoughts.

Ms. Alston-Stokes stated that her concern is that there is already a commercially zoned area not far from the subject site, and that is an important consideration.

Mr. Berry stated that after visiting the site, he observed significantly more residential development in the immediate area than he had anticipated.

Mr. Tharin asked whether the Board believed that imposing conditions or restrictions might be appropriate, or whether the best course of action would be to keep the area residential.

Ms. Alston-Stokes reiterated that 64 Crossing already provides commercial services and is not far from the residents who spoke.

Mr. Tharin asked Ms. Alston-Stokes whether she believed a rezoning would change the character of the neighborhood.

Both Mr. Berry and Ms. Alston-Stokes responded affirmatively.

Mr. Berry asked for any final discussion and stated he would accept a motion.

Mr. Mayo Jr. stated that, given the parcel's location, he personally would not walk there at night. He noted that the area is small and that although property above and below the parcel may be zoned B-2, the immediate surrounding neighborhood consists of R-6MFA, R-10, and R-15 zoning districts.

Mr. Tharin stated that it does not appear residents believe they need the proposed use.

Mr. Mayo Jr. stated that none of the residents who spoke indicated a need for the business. He suggested that the Board reconsider and not recommend approval to the City Council.

Mr. Berry asked if that was a formal motion.

Mr. Mayo Jr. confirmed that it was.

#### *Procedural Clarification*

Mr. JoSeth Bocook stated that before acting on the motion, he wished to offer guidance. He reminded the Board that all motions—whether for approval or denial—must include a statement regarding the request's reasonableness and consistency (or inconsistency) with the Comprehensive Plan.

Ms. Alston-Stokes added that housing is an ongoing issue and that the Comprehensive Plan identifies housing as an area of focus; therefore, maintaining the area as residential aligns with that emphasis.

#### *Board Action*

Mr. Mayo Jr. made a motion to forward the rezoning request to the City Council recommending denial on the basis that the proposed rezoning is not beneficial to the existing neighborhood and is not reasonable or in the public interest, as detailed in the staff analysis. The motion was seconded by Ms. Theresa Alston-Stokes. Motion carried unanimously.

Mr. Berry stated that this concluded the rezoning review.

#### *Public Questions*

Mr. Harper asked what happens next.

Mr. Berry explained that the Board will forward its recommendation of denial to the City Council.

Mr. Harper asked whether the City Council process would be similar to the hearing held tonight.

Mr. Berry stated that it would be part of the January Council Meeting.

Mr. Bocook added that the City Council will conduct the same procedural steps, including a staff presentation, comments from the applicant, and public input.

Mr. Harper asked whether the date was January 12th.

Mr. Bocook confirmed this and stated that written notice of the hearing and the Council meeting will be mailed.

Mr. Tharin encouraged the public to attend, noting that public comments have a significant impact.

*Additional Board Comments*

Mr. Tharin noted that the Board has limited updated guidance unless the 22-year-old plan is still considered valid. He added that the Board has not revisited prior issues, such as the City Council's previous decision regarding smoke shops and lighting requirements, and asked whether this should be discussed in the future.

Mr. Berry stated that he believed the chairperson and Mr. Tharin had discussed drafting a letter on behalf of the Board and sharing it with members.

Mr. Tharin stated he would follow up with the chairperson.

Mr. Mayo Jr. pointed out that the Planning Board Rules and Procedures are included at the back of the report.

**6. Planning Review**

There were no items for planning review.

**7. Other**

There were no items from the Planning Board.

**8. Items from the Planning Board**

There were no items from the Planning Board

**9. Items from the Secretary**

**a. Change of Rules and Procedure**

Mr. Bocoock stated that the Rules of Procedure were last updated in 2013. He explained that state statutes require all citizen boards to operate under adopted rules of procedure, and after reviewing the current document, he identified several areas in need of clarification or adjustment.

He noted that the first update involves correcting statutory references, as these have been revised at the state level. The updated rules now include accurate citations for the laws governing the establishment and authority of municipal planning boards.

He also stated that references to the "Chairman" have been updated to "Chairperson" to reflect gender-inclusive terminology, acknowledging that women can and do serve in that role.

Mr. Bocoock stated that the most significant update concerns the Chairperson's voting rights. Under the current rules, the chair is not permitted to vote. He stated that there is no statutory requirement for this limitation, and the proposed amendment would allow the chairperson to vote in the same manner as any other appointed member. In the event of a tie, the chairperson would not have special voting powers; the chairperson would simply have cast one vote toward the outcome, consistent with all other members.

He continued by explaining additional updates within the section on Conduct of Meetings. He proposed removing overly detailed descriptions of how public notice is issued and instead referencing the state statute and Land Development Code. He noted that the existing language does not meet statutory requirements—which mandate notice be provided at least 10 days, but no more than 25 days prior to a hearing. To avoid inaccuracies in the future, the rules will simply reference the governing statute and code.

He also proposed a minor adjustment to the Order of Business, suggesting the removal of “Other Items for Review” and consolidating this into the existing “Other” agenda category.

Regarding motions and decisions, he stated that the proposed updates incorporate direct language from state statute requiring all recommendations—approval or denial—to include a consistency statement and a reasonableness statement. He added that while the Board consistently includes these when recommending approval, it is equally important to include them when recommending denial to ensure motions are defensible if challenged. He plans to schedule a workshop in the near future to provide practical examples.

Mr. Bocook noted that the revised rules also clarify that the Planning Board may recommend approval subject to conditions agreed to by the applicant.

He then explained that the updated Rules of Conduct state that members shall not vote on any zoning amendment in which they have a close familial, business, or other conflict of interest, using definitions drawn directly from state statute. He added that if there is ever an objection to a member’s participation, the Board may vote on whether that member should be recused.

Mr. Berry commented that he particularly appreciated that addition.

Mr. Tharin agreed and asked for clarification on what constitutes a conflict of interest.

Mr. Bocook explained that a financial interest—already included in the current rules—is defined as having more than a 10% ownership interest in, or deriving income or commission from, an entity involved in the matter being considered.

Mr. Berry asked whether this applies to income derived from the project itself or from the individual involved.

Mr. Bocook stated that it applies to the item before the Board. For example, if a board member holds a financial stake in a development such as a proposed mall, that constitutes a conflict of interest.

Mr. Berry noted that as a landscape contractor who maintains many properties, he occasionally encounters applicants who are clients. He said that if he is not deriving income from the specific project under consideration, he assumes he is not in conflict. However, if he expected to landscape or maintain the proposed project itself, that would constitute a conflict.

Mr. Bocook stated that in such cases, the best practice is to disclose the potential conflict and allow the Board to decide.

He further stated that a close familial relationship includes spouses, parents, siblings, grandparents, grandchildren, in-laws, or anyone in a member’s immediate family.

Mr. Berry asked whether a social relationship would constitute a conflict.

Mr. Bocook advised that disclosure is encouraged whenever uncertainty exists.

Mr. Berry stated that he has historically consulted with Mr. Bocook and Mr. Sperati for guidance but feels more confident now in identifying conflicts on his own.

Mr. Bocoock reiterated that when in doubt, disclosing the relationship and allowing the Board to weigh in is the safest approach.

Mr. Berry asked a clarifying question about the removal of detailed notice requirements. He wanted to confirm that this does not eliminate the requirement to mail notices but removes outdated language regarding the timing of those notices.

Mr. Bocoock confirmed that this is correct. The rule is being simplified to avoid conflicting language, while statutory notice requirements remain fully in effect.

He also noted that some communities set aside a portion of their agenda—similar to City Council—for public comments on development matters not appearing on the agenda. He stated that he did not recommend adding such a provision, as it would not be an effective use of meeting time. Residents may already contact staff, Board members, or elected officials outside of meetings.

Mr. Berry asked whether the Board needed to vote on the proposed changes at this meeting.

Mr. Bocoock stated that the existing rules require that any amendments be presented in writing at one meeting and then voted on at the following meeting.

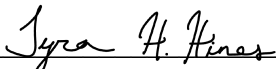
Mr. Berry confirmed that the item will be placed on next month's agenda for action.

Mr. Bocoock asked if there were any omissions or objections. There were none.

**10. Adjournment (Next regular meeting January 13th, 2025)**

There being no further business. The meeting was adjourned at 6:26 PM

Respectfully submitted,



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Rocky Mount Planning Board  
Tyra Hines, Secretary

# Zoning Review

## 5.3 Rezoning Request # 06-11-25 Planning Board Staff Report

ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



<b>Current Zoning:</b>	R-15 (Low Density Residential District)
<b>Proposed Zoning:</b>	R-6MFACD (Conditional Medium Density Multifamily Residential District)
<b>Property Size:</b>	±6.59 acres
<b>Location:</b>	141 Cobb Farm Village Lane
<b>Applicant:</b>	Joyner Keeny PLLC
<b>Property Owner(s):</b>	Marvin Pike – Power of Attorney Jordan Pike
<b>Case Manager:</b>	Bernetta Smith, Planner
<b>Voting Representatives:</b>	City Members

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### 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.

**CURRENT PROPERTY INFORMATION**

**Land Use:** Residential  
**Site Features:** Forested site containing a single-family detached dwelling  
**Flood Hazards:** Minimal Flood Risk (Zone X)

**SURROUNDING ZONING AND LAND USES**

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	R-15 (Very Low-Density Residential District). O-ICD (Conditional Office & Institutional District); B-5 (Commercial Services District)	Single-family detached dwellings; Undeveloped
<b>South:</b>	R-15; R-6 (Medium Density Single-family Residential District); R-6MFA (Medium Density Multifamily Residential District)	Single-family detached dwellings
<b>East:</b>	B-2CD (Conditional Commercial Corridor District)	Retail; Restaurants (Cobbs Corners Shopping Center)
<b>West:</b>	R-15; A-1 (Agricultural Residential)	Single-family detached dwellings; Golf Course (Benvenue Country Club Golf Course)

**ZONING DISTRICT SUMMARY**

	<b>Existing Zoning: R-15</b>	<b>Proposed Zoning: R-6MFACD</b>
<b>Zoning District Intent:</b>	The R-15 district is intended to provide for urban residential development, which is designed to provide quiet, very low-density areas for single-family living with related recreational facilities protected from intrusion of commercial and industrial activity. Permitted uses are designed to stabilize and protect the essential characteristics of the area and permit certain home occupations as set forth in this LDC.	The R-6MFA district is intended to provide for urban residential development, which is designed to provide for medium density areas for multifamily, triplex, duplex and single-family units with related recreational facilities protected from intrusion of commercial and industrial activity. Permitted uses are designed to stabilize and protect the essential characteristics of the area and permit certain home occupations as set forth in this LDC.
<b>Permitted Uses:</b>	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.
<b>Minimum Lot and/or Density Requirements:</b>	15,000 sq ft.	7,000 for the first 2 dwelling units and 1,800 for each add'l dwelling unit
<b>Minimum Yard Regulations:</b>	<b>Front Yard Setback:</b> 40' <b>Side Yard Width:</b> 15' <b>Rear Yard Depth:</b> 40'	<b>Front Yard Setback:</b> 25' <b>Side Yard Width:</b> 8' <b>Rear Yard Depth:</b> 20'
<b>Height Limitations:</b>	35'	60'
<b>Minimum Lot Width at MBL:</b>	100'	60'
<b>Minimum Lot Frontage:</b>	35'	20'

**ZONING HISTORY OF THIS LOCATION**

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

## **INTERDEPARTMENTAL REVIEW**

### **Environmental Services**

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

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**

The applicant conducted an additional neighborhood meeting with the area stakeholders on Monday, December 8, 2025. The minutes from the meeting are attached.

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:

- Identifies the subject site as being in a “Developed” area.

- R-6MFACD zoning supports Smart Growth by encouraging variety in housing types to meet community needs and making efficient use of land and utilities.

### **REASONABLENESS CONSIDERATIONS**

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

- The area includes a mix of low- to medium-density residential zoning and nearby commercial uses, allowing for a smooth transition between single-family neighborhoods and adjacent Cobbs Corners Shopping Center.
- The proposed amendment will provide additional housing options, support infill development, and modestly increase the city's tax base and support community growth [upon development] with minimal impact to existing single-family neighborhoods due to adequate buffering and compatibility of scale.
- Under current R-15 zoning, development is limited to low-density single-family dwellings. Rezoning to R-6MFA would allow duplexes, triplexes, and multifamily dwellings. The potential for these denser housing types exists on the adjacent commercially zoned property, but single-family detached dwellings are otherwise the most common housing style in the immediate vicinity.
- The map amendment promotes Smart Growth principles by utilizing existing utilities efficiently, expanding housing diversity, and supporting balanced neighborhood development.

### **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 # 06-11-25

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

#### Additional uses permitted in R-6MFACD district but not R-15 district:

- + Boardinghouse operation
- + ~~Dwelling, multifamily~~
- + Dwelling, multistory high density (Central City/adaptive reuse of historic properties)
- + Dwelling, single-family attached
- + Dwelling, two-to-four family
- + Health club / gym / spa
- + Home for the aged (s/BOA)
- + Nursing home (s/BOA)
- + Shelter for women, families, and/or children

#### Prohibited uses in R-6MFACD district that are permitted in R-15 district:

Non-applicable

#### Uses permitted in both R-6MFACD and R-15 districts:

- Accessory dwelling
- Accessory structure
- Accessory use
- Adult day care center in CED (s/BOA)
- Adult day care center in an institutional structure (s/BOA or s/CC)
- Adult day home occupation
- Cemetery/Columbarium (s/BOA)
- Childcare center in CED (s/CC)
- Childcare center in an institutional structure (s/CC)
- Childcare home occupation
- Church/religious institution (R-15: permitted; R-6MFA: s/BOA)
- Dwelling, modular home
- Dwelling, single-family detached
- Family care home
- Fire station operation
- Fortune Telling
- Government operation
- Group home for developmentally disabled adults
- Historical preservation commercial use (s/CC)
- Home occupation
- Library (s/BOA)
- Modular/manufactured office for office and/or exhibition (s/BOA)
- Open/passive space
- Private recreation club or swimming club (s/BOA)
- Public recreation (community center, park, museum, playground, etc.)
- Residential Cluster Development
- School: elementary, junior high, and high school (s/CC)
- Shelter home for women, families, and/or children
- Temporary use
- Tiny home
- Utility station or substation (s/BOA)
- Wireless communication tower less than 100 feet in height (s/BOA)
- Wireless communication tower 100 feet or greater in height (s/BOA)
- Yard sale

## Rezoning Request # 06-11-25

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

### General Parcel Information:

The subject property, located at 141 Cobb Farm Village Lane, is in Nash County. It is a singular parcel with 6.59 GIS acres. Beginning at Country Club Road, Cobb Farm Village Ln runs entirely through this parcel for 566 (+-) feet. This parcel is located to the south and east of Country Club Road but has road frontage for only 35 feet (+-). The parcel also abuts the terminus of Whispering Pine Drive.

### Roadway Information:

Cobb Farm Village Lane is designated as a private road. Country Club Road is a 2-lane, 2-way minor arterial, and has an estimated practical capacity of 10,500 VHD, and an AADT of about 1,800 per NCDOT data (2023).

### Access Information:

- Tar River Transit does not serve this location.
- The subject parcel does NOT have direct access to bicycle amenities.
- There are no sidewalks on either Country Club Road or on Cobb Farm Village Lane.

### Rezoning Effect on Roadway Capacity:

According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition (2012), Land Use Code 220 – Apartments (page 333), the development of 50 dwelling units is estimated to generate approximately 300 new vehicle trips per average weekday, with roughly 50 percent entering and 50 percent exiting the site throughout the day.

This estimate is based on the ITE average daily trip generation rate of approximately 6.65 trips per dwelling unit, which represents a typical suburban apartment development. Actual trip generation may vary depending on the final site layout, access configuration, and proximity to transit or employment centers.

### Street Maintenance:

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

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

### Environmental Services:

*Residential/Commercial development*

New residential units on public streets will be serviced by the City. Commercial developments such as apartments 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.

### Recommendations:

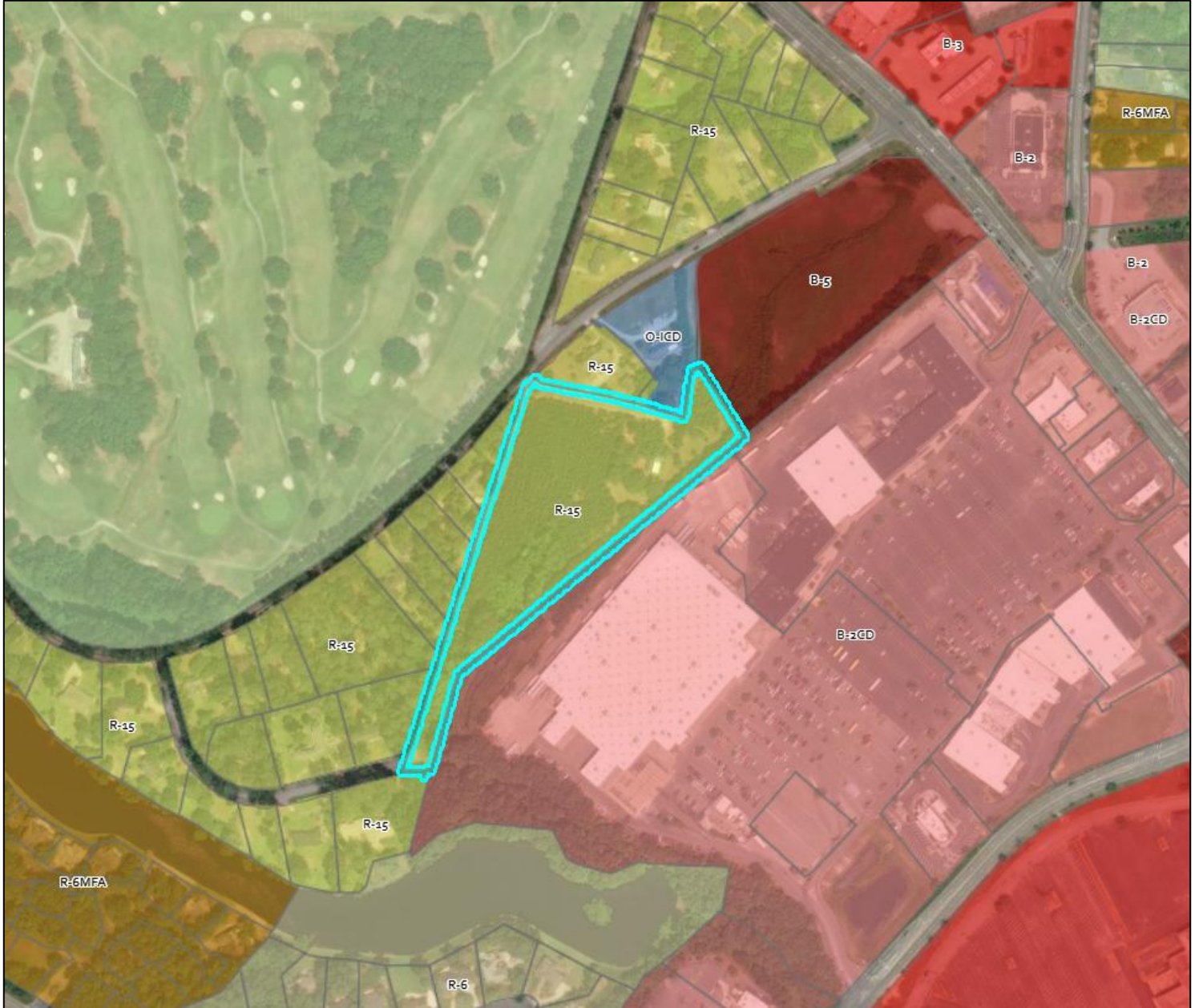
An NCDOT driveway permit will not be required for any access points on Cobb Farm Village Lane or on Country Club Road. Payment in-lieu of constructing sidewalk along the frontage of Country Club Rd would be required. A traffic impact analysis (TIA) will be required if the rezoning use adds 1,000 new trips per day, or 100 new peak hour trips. Other mitigation measures may be required as site development plans are reviewed.





# 5.1 – Rezoning Request # 06-11-25

Zoning Map

# R-15 to R-6MFA

[Ward 5]



-  Subject Property
-  Residential
-  Transitional
-  Commercial
-  Industrial

# 5.1 – Rezoning Request # 06-11-25

Special Flood Hazard Area Map

# R-15 to R-6MFACD

[Ward 5]



Floodway (AEFW Zone)



100-year Floodplain (AE Zone)



500-year Floodplain (Shaded X)

# 5.1 – Rezoning Request # 06-11-25

Aerial Image & Adjacent Owners Notice Map

# R-15 to R-6MFACD

[Ward 5]



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



Subject Property



Property Owners Mailed Notice

**Rezoning Request Rezoning Request # 06-11-25**

**Stakeholders Provided Written Notice**

Benvenue Country Club  
PO Box 7606  
Rocky Mount, NC 27804-6208

Evan Patrick Brophy  
1609 Country Club Rd  
Rocky Mount, NC 27804

Cobb Corners Shops LLP  
270 W New England Ave  
Winter Park, FL 32789-4226

DEH II LLC &  
Bluebell Development LLC  
324 Greenville Ave  
Wilmington, NC 28403

Billy Ross Dunn Jr  
108 Whispering Pines Dr  
Rocky Mount, NC 27804

Charles Angelo Farruggia  
1721 Country Club Rd  
Rocky Mount, NC 27804

William F Ingalls & Suzanne J Gilbert  
1717 Country Club Rd  
Rocky Mount, NC 27804

K K A Properties LLC  
2156 Joelene Dr  
Rocky Mount, NC 27803

Lacanin Edcel Pajarillo &  
Ellen Canlas  
1575 Country Club Rd  
Rocky Mount, NC 27804

MDC NC2 LP  
626 E Washington St  
Nashville, NC 27856

James & Rebecca Miller  
1617 Country Club Rd  
Rocky Mount, NC 27804

Diane & Garfield R Moore  
105 Whispering Pines Dr  
Rocky Mount, NC 27804

Howard P Phykitt  
106 Whispering Pines Dr  
Rocky Mount, NC 27804

Charles D Roberson  
103 Whispering Pines Dr  
Rocky Mount, NC 27804

Slipstream RTP Real Estate I LLC  
2664 Timber Dr Ste 416  
Garner, NC 27529

Gregory Tolston Williams Jr  
PO Box 7841  
Rocky Mount, NC 27804

James Kenneth Womack  
31 Cobb Rd  
Rocky Mount, NC 27804

Nicholas L & Susan K Matesic  
4930 Dogwood Dr  
Battleboro, NC 27809

Marvin Pike  
141 Cobb Farm Village Ln  
Rocky Mount NC 27804

## 5.2 Rezoning Request # 09-01-26 Planning Board Staff Report

ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



**Location:** Arlington Street Ext. 375811206300  
**Current Zoning:** A-1 (Agricultural District)  
**Proposed Zoning:** I-2 (Heavy Industrial)  
**Property Size:** ± 76.60 acres  
**Applicant:** The Carolinas Gateway Partnership  
**Property Owner(s):** Joan Davis, Attorney in fact  
**Case Manager:** Bernetta Smith, Planner  
**Voting Representatives:** City Members

### CURRENT PROPERTY INFORMATION

**Land Use:** Multiple detached single-family dwellings; vacant undeveloped land  
**Site Features:** Vacant undeveloped parcel with a small pond  
**Flood Hazards:** Minimal Flood Risk (Zone X)

### SURROUNDING ZONING AND LAND USES

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	MHP (Manufactured Home Park)	Manufactured Homes
<b>South:</b>	A-1 (Agricultural District)	Single-family detached dwellings
<b>East:</b>	A-1 (Agricultural District)	Single-family detached dwellings
<b>West:</b>	A-1 (Agricultural District), I-2 (Heavy Industrial District) & B-5 (Commercial Services District)	Agricultural: Undeveloped parcel, church; Commercial: Crop production cabinet shop,

### ZONING DISTRICT SUMMARY

	<b>Existing Zoning: A-1</b>	<b>Proposed Zoning: I-2</b>
Zoning District Intent:	The A-1 district is intended to provide for land situated on the fringe of the urban area that is agricultural in nature and is customarily situated in the city's extraterritorial jurisdiction. It is not intended that this district provide a location for a lower standard of residential	The purpose of the IH district is to provide a location for manufacturing and related industries that may, by nature, create nuisances. The intent is to preserve land for such industry in locations with access to major streets as designated on the arterial plan, as well as

development than is authorized in other districts. The types of uses, required areas, and the intensity of use of land permitted in this district are designed to provide for both rural character and very low-density residential development. This district is defined as a very low-density residential area and additional open areas where similar residential development will be a viable land use. Since land in this district may contain residences in close proximity to agricultural activities, agricultural activities conducted in this district should not be deemed detrimental to urban density uses.

locations generally accessible to railroad transportation and to prohibit non-industrial uses. Due to the objectionable impacts that may be created in this district, special buffer or setback areas will be required.

**Permitted Uses:**

See the attached list of uses permitted within this zoning district, as well as the uses allowed by special use permit.

See the attached list of uses permitted within this zoning district, as well as the uses allowed by special use permit.

**Minimum Lot and/or Density Requirements:**

20,000 sq. ft.

None

**Minimum Yard Regulations:**

**Front Yard Setback:** 50'  
**Side Yard Width:** 15'  
**Rear Yard Depth:** 40'

**Front Yard Setback:** 25'  
**Side Yard Width:** 10'  
**Rear Yard Depth:** 10'

**Height Limitations:**

30'

None

**Minimum Lot Width at MBL:**

100'

0'

**Minimum Lot Frontage:**

35'

0'

**ZONING HISTORY OF THIS LOCATION**

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

## **INTERDEPARTMENTAL REVIEW**

### **Environmental Services**

Solid Waste and Environmental Services will not be significantly impacted by this zoning map amendment as services are currently provided in the immediate area.

### **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**

Street Maintenance services will not be significantly impacted by this zoning map amendment since no additional city-maintained street mileage will be added.

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**

The applicant conducted a neighborhood meeting with the area stakeholders on Monday, January 5, 2026. The applicant will provide minutes from the meeting at the hearing.

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

## **COMPREHENSIVE PLAN CONSIDERATIONS**

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

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

## **REASONABLENESS CONSIDERATIONS**

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

- The subject property is comparable in size, topography, and physical characteristics to other parcels in the Arlington Street Extension corridor. The area includes existing industrial and transportation-related uses, as well as vacant or underutilized land. The site is generally suitable for industrial development due to its access to major roadways, separation from established residential neighborhoods, and availability of public utilities. Development permitted under the I-2 district would be consistent with the physical conditions and emerging land use pattern of the surrounding area.
- The proposed rezoning would benefit the property owner by allowing industrial uses that are better aligned with the location and infrastructure of the site. The surrounding community may benefit from increased employment opportunities, reinvestment in underutilized land, and expansion of the local tax base. Potential detriments may include increased truck traffic, noise, or operational impacts; however, such impacts are anticipated to be mitigated through applicable development standards, buffering requirements, and regulatory oversight.
- Under the current A-1 zoning, the range of permitted uses is limited and does not fully capitalize on the site's proximity to industrial corridors and transportation infrastructure. Rezoning the property to I-2 would allow for development that is more compatible with nearby industrial and employment-generating uses. The proposed zoning represents a logical extension of industrial activity in the area while maintaining required setbacks and buffers to adjacent properties.
- The proposed amendment supports the City's long-range planning goals by promoting economic development, encouraging the efficient use of land served by existing infrastructure, and directing industrial growth to appropriate locations. The rezoning is expected to improve the tax base by enabling higher-intensity development and employment uses. As such, the amendment is considered to be consistent with the public interest.
- 

### **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 # 09-01-26

### Comparison of Permitted Land Uses from Land Development Code Sec. 503

#### Additional uses permitted in I-2 district but not permitted in A-1 district:

- + Industrial operations not otherwise listed
- + Light manufacturing / fabrication
- + Industrial sales of equipment or repair service
- + Truck terminal activities (repair, hauling, and/or storage)
- + Recycling center
- + Warehouse and storage operations (including outside storage)
- + Flammable material storage or bulk storage
- + Salvage operation or junk yard
- + Quarry operation
- + Landfill operations (C&D, yard waste, hazardous) (s/BOA)
- + Utility stations or substations (s/BOA)
- + Railroad yard operations
- + Wholesale sales (industrial-scale)
- + Tobacco processing
- + Public utility works, shops, or storage yards

#### Prohibited uses in I-2 district that are permitted in A-1 district:

- Agriculture or farm use
- Single-family detached dwelling
- Modular and manufactured homes (residential occupancy)
- Accessory dwelling
- Bed and breakfast (s/BOA)
- Farmers' market
- Flea market
- Golf course and related uses (s/BOA)
- Fairground activities
- Residential cluster development
- Open/passive space as a primary rural use

#### Uses permitted in both I-2 and A-1 districts:

- Accessory structure
- Accessory use
- Adult day care center in CED (s/BOA)
- Adult day care center in an institutional structure
- Adult day home occupation
- Cemetery/Columbarium (s/BOA)
- Childcare center in CED (s/CC)
- Childcare center in an institutional structure (s/CC)
- Childcare home occupation
- Church/religious institution (A-1: s/BOA; I-2: permitted)
- Family care home
- Fire station operation
- Government operation
- Group home for developmentally disabled adults
- Historical preservation commercial use (s/CC)
- Home occupation

## **Rezoning Request # 09-01-26**

### **Comparison of Permitted Land Uses from Land Development Code Sec. 503**

- Library (s/BOA)
- Nursery operations – retail/wholesale
- Private recreation club or swimming club (s/BOA)
- Public recreation (community center, park, museum, playground, etc.)
- Temporary use
- Utility station or substation (s/BOA)
- Wireless communication towers (height-dependent, s/BOA)

## Rezoning Request # 09-01-2026

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

### General Parcel Information:

The subject property is located on Arlington Street in Edgecombe County and consists of a single parcel containing approximately 76.59 acres. The parcel has approximately 2,484.63 feet, or about one-half mile, of road frontage along Arlington Street. This road frontage is interrupted by two small parcels not included in this application. The western boundary of the subject property abuts CSX railroad property.

### Roadway Information:

Arlington Street is designated as a 2-lane, 2-way minor arterial, and has an estimated practical capacity of 12,000 VHD, and an AADT of about 2,200 per NCDOT data (2023).

### Access Information:

- Tar River Transit does not serve this location.
- The subject parcel does NOT have direct access to bicycle amenities.
- There are no sidewalks in the vicinity of the subject property.

### Rezoning Effect on Roadway Capacity:

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

### Street Maintenance:

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

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

### Environmental Services:

Commercial/Industrial development

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.

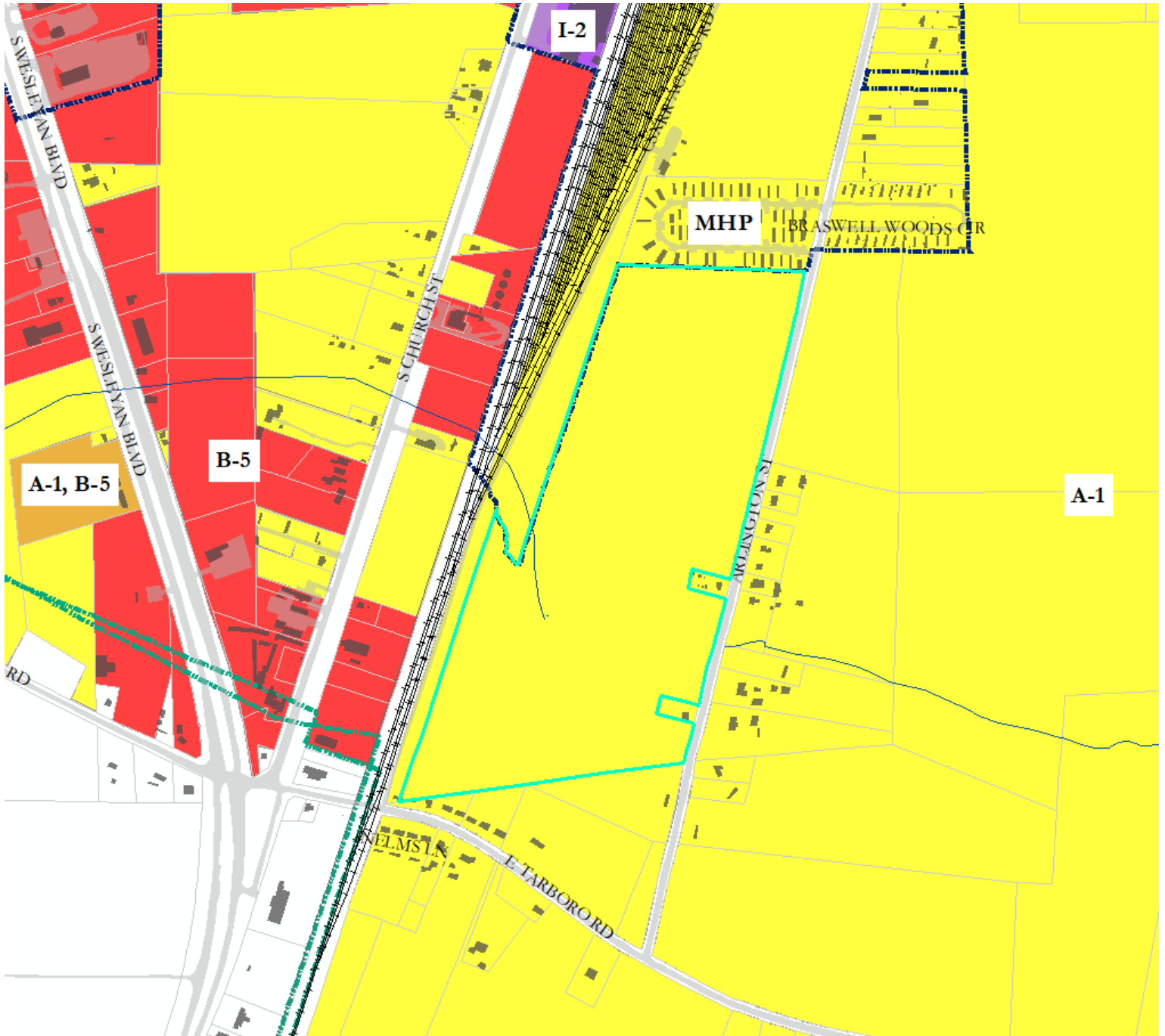
### Recommendations:

An NCDOT driveway permit will be required for any access points on Arlington Street/Arlington Street Ext (SR 1152). The parcel has significant frontage on Arlington Street; payment in-lieu of sidewalk construction would be required. 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.

# 5.2 – Rezoning Request # 09-01-26






Zoning Map

A-1 to I-2  
[ETJ]



**ROCKY MOUNT**  
DEVELOPMENT SERVICES  
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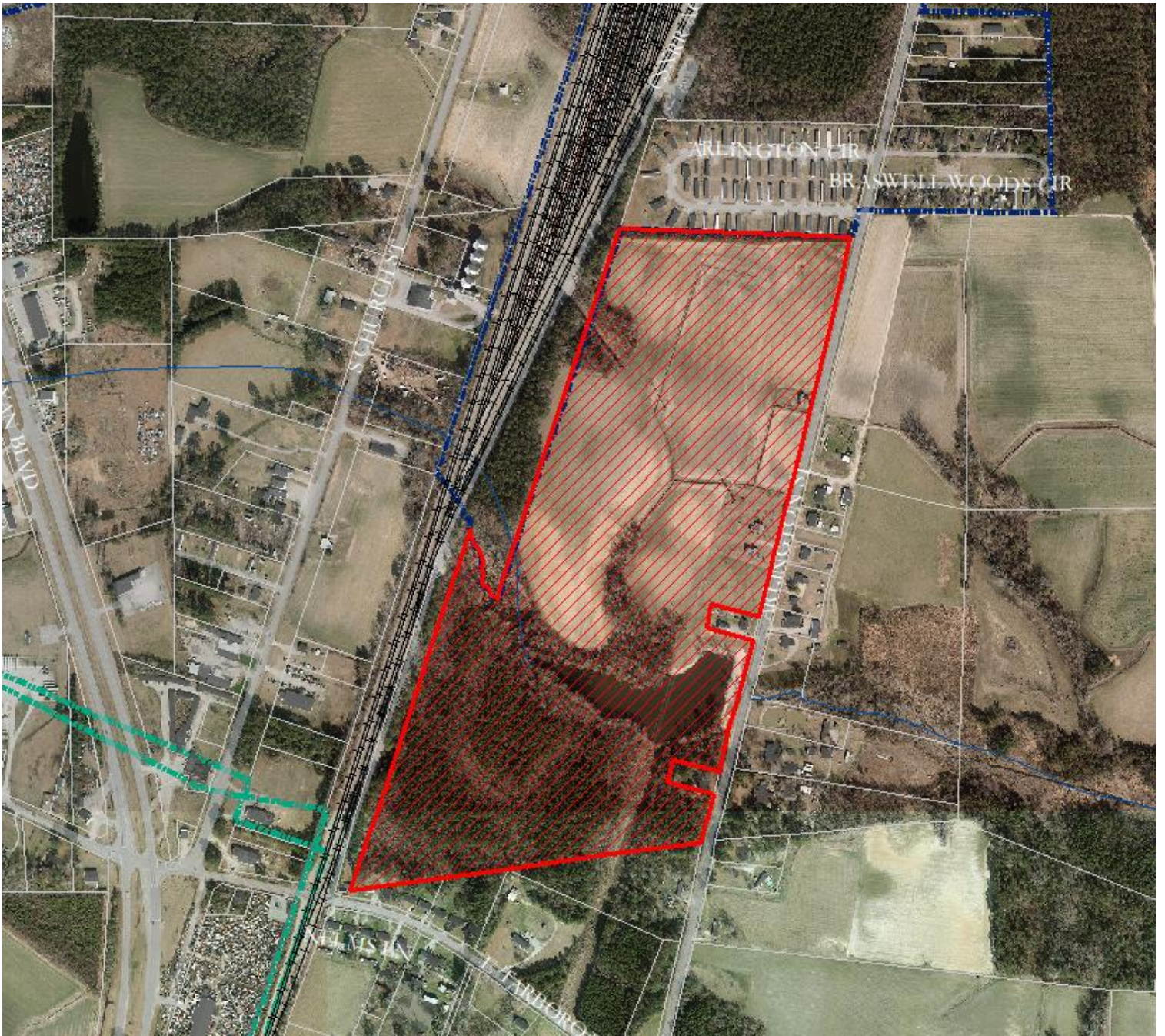


-  Subject Property
-  Residential
-  Transitional
-  Commercial
-  Industrial

# 5.2 – Rezoning Request # 09-01-26

Special Flood Hazard Area Map

A-1 to I-2  
[ETJ]



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



Floodway (AEFW Zone)



100-year Floodplain (AE Zone)



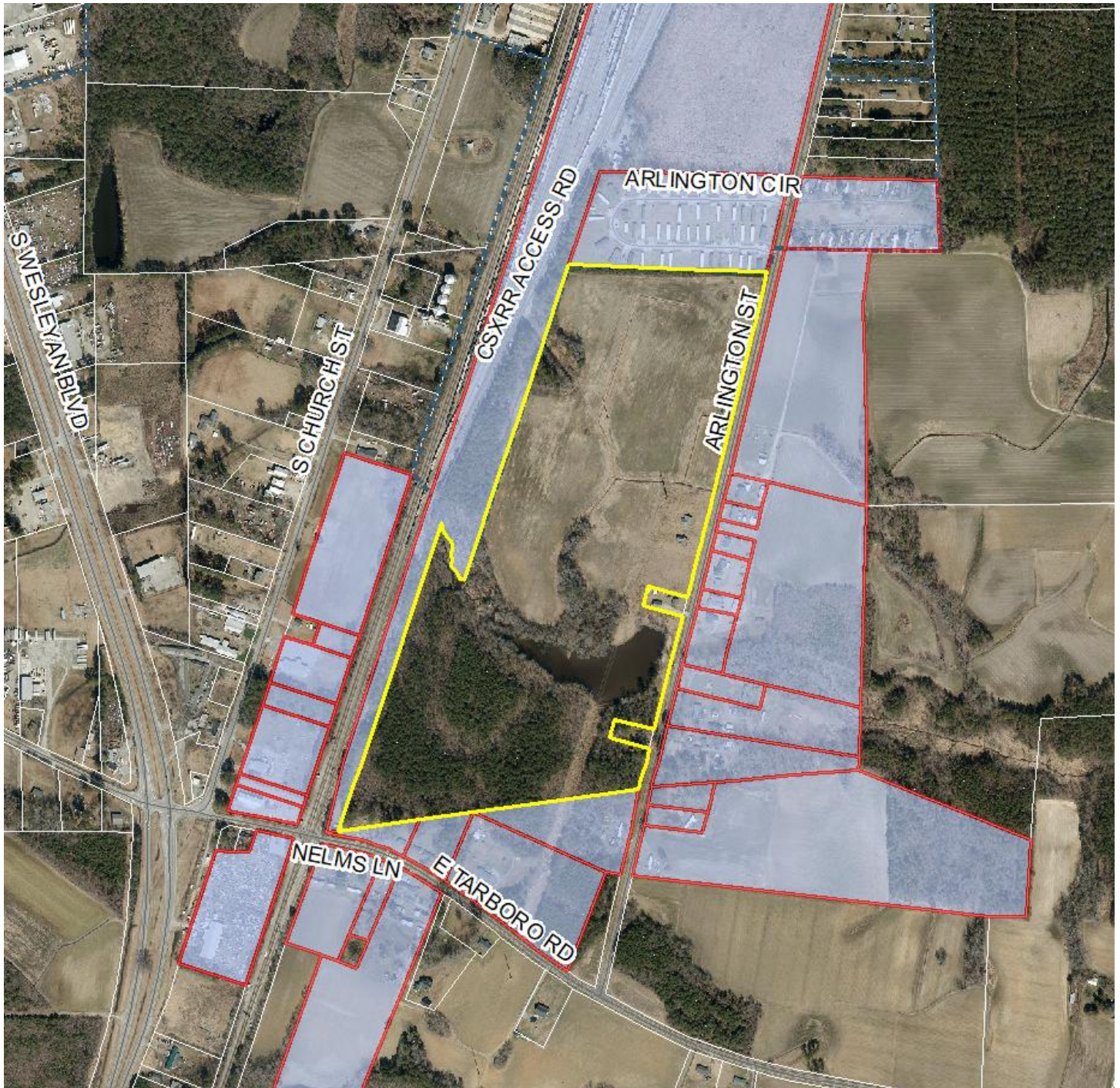
500-year Floodplain (Shaded X)

# 5.2 – Rezoning Request # 09-01-26

Aerial Image & Adjacent Owners Notice Map

A-1 to I-2

[ETJ]



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



Subject Property



Property Owners Mailed Notice

## Rezoning Request #09-01-2026

## Stakeholders Provided Written Notice

ARLINGTON EDGEcombe PROPERTIES  
LLC  
1175 JEFFREYS RD  
ROCKY MOUNT,NC 27804

MICHAEL JOE BRAKE  
136 E TARBORO RD  
ROCKY MOUNT,NC 27801

ARTHUR JOSEPH CHARBONNEAU JR  
4207 ARLINGTON ST  
ROCKY MOUNT,NC 27801

EDGEWOOD ESTATES LLC  
1342 S EAST STREET  
INDIANAPOLIS,IN 46225

GREATER LOVE CHRISTIAN COMMUNITY  
CHURCH  
PO BOX 6707  
ROCKY MOUNT,NC 27802

WILLIAM E PROCTOR JR et al  
4131 ARLINGTON ST  
ROCKY MOUNT,NC 27801

NOE GREGORIO RECINOS SAMAYOA  
4231 ARLINGTON STREET  
ROCKY MOUNT,NC 27801

ALLEN VERNON & PATRICIA VERNON  
2131 S WESLEYAN BLVD  
ROCKY MOUNT,NC 27803

DARLENE DYSON BATTS  
4415 ARLINGTON STREET  
ROCKY MOUNT,NC 27801

DONNIE W CHAPMAN et al  
P O BOX 442  
SHARPSBURG,NC 27878

CSX RAILROAD  
TAX DEPARTMENT.500 WATER ST (C910)  
JACKSONVILLE,FL 32202

FORDS LANDSCAPING LLC  
5468 E NC 97  
ELM CITY,NC 27822

DANNY RAY LANCASTER  
4341 ARLINGTON ST  
ROCKY MOUNT,NC 27801

PENNY A ROY et al  
4141 ARLINGTON STREET  
ROCKY MOUNT,NC 27801

KATHY S STALLINGS  
4430 ARLINGTON ST EXT  
ROCKY MOUNT,NC 27801

MOSES I WHITAKER  
108 WILLIAM CT  
ROCKY MOUNT,NC 27803

BEFCO INC  
PO BOX 6036  
ROCKY MOUNT,NC 27802

MARIE B CHAPMAN  
PO BOX 442  
SHARPSBURG,NC 27878

JOAN BLAIR BULLUCK DAVIS et al  
9344 WAKEFIELDS OAK GROVE DR  
ZEBULON,NC 27597

GREATER LOVE CHRISTIAN CENTER  
CHURCH INC  
205 STRATFORD RD  
ROCKY MOUNT,NC 27801

ADELL P PROCTOR  
4241 ARLINGTON ST  
ROCKY MOUNT,NC 27801

ROYSTER - CLARK INC  
3005 ROCKY MOUNT AVE.  
LOVELAND,CO 80538

JOSEPH SHANE VARNELL et al  
4186 PLEASANT HILL ROAD  
ROCKY MOUNT,NC 27801

RONALD J WILLIFORD LIFE ESTATE et al  
PO BOX 1507  
SHARPSBURG,NC 27878

**Neighborhood Informational Meeting Report**  
**Petitioner: Carolinas Gateway Partnership**  
**Rezoning Bulluck Tract South Site**

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 December 15, 2025. 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 Monday, January 5, 2026 at 5:00 pm at the Carolinas Gateway Partnership, 386 SW Main Street, 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 Bob Pike and Tracy Crenshaw.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner, Bob Pike, welcomed the attendees and introduced the Petitioner's team. Bob indicated that the Carolinas Gateway Partnership proposed to rezone an approximately 76.59 acres site (Bulluck Tract South) at Arlington Street Ext., PIN#3758-11-2063-00 from the A-1 (Agricultural zoning district) to M-2 (heavy industrial zoning district). Bob Pike explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Bob Pike and Tracy Crenshaw provided background information about the Carolinas Gateway Partnership's experience and the typical operation of its facilities. He then presented a conceptual design of possible building concepts that would fit on the proposed site.

A copy of the meeting minutes is attached hereto as Exhibit D.

Respectfully submitted, this 6<sup>th</sup> day of January, 2026.



Carolinan Gateway Partnership  
386 SW Main Street  
Rocky Mount, NC 27804

December 11, 2025

**Subject:** Neighborhood Informational Meeting – Rezoning Request for Bulluck Tract South filed by Carolinas Gateway Partnership to rezone approximately 76.59 acres located at Arlington Street Ext. from A-1(Agricultural) zoning district to M-2 (Heavy Industrial) zoning district.

**Date & Time:** Monday, January 5, 2026, 5:00-6:00 pm

**Meeting Location:** Carolinas Gateway Partnership Office, 386 SW Main St., Rocky Mount

Dear Property Owner:

We have filed the above-mentioned request to amend the zoning map with the City of Rocky Mount seeking to rezone an approximately 76.59 acre site located at Arlington Street Ext., PIN# 3758-11-2063-00.

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

Accordingly, we give you notice that representatives of the applicant will hold a community meeting regarding this rezoning petition on Monday, January 5, 2026 from 5:00-6:00 pm at the Carolinas Gateway Partnership, 386 SW Main St., Rocky Mount. The applicant’s representatives look forward to sharing this rezoning proposal with you and to answer any questions you may have with respect to this request.

In the meantime, should you have any questions or comments about this matter, please contact Bob Pike by calling (252) 955-3139 or emailing [bpike@econdev.org](mailto:bpike@econdev.org).

Sincerely,

*Bob Pike*

Bob Pike  
President/CEO

cc: Mayor C. Saunders Roberson  
Councilman Charles Roberson-Ward 3  
Director of Development Services

*Mailed 12/15/25*



## Public Meeting Minutes

### Bulluck Tract South Rezoning Community Meeting

**Location:** Carolinas Gateway Partnership Office

**Purpose:** Community information session regarding proposed rezoning

**Host:** Carolinas Gateway Partnership (CGP)

**Attendees:** Residents, Carolinas Gateway Partnership staff, City of Rocky Mount Planning staff

#### MEETING PURPOSE

The purpose of the meeting was to inform nearby residents about a proposed rezoning request for the Bulluck Tract South property from agricultural to heavy industrial zoning, explain why the rezoning is being requested, outline the process ahead, and provide an opportunity for community members to ask questions and share concerns.

#### PRESENTATION OVERVIEW

Representatives from the Carolinas Gateway Partnership explained their role as a public-private economic development organization serving Rocky Mount, Edgecombe County, and Tarboro. CGP's mission is to recruit and support businesses that bring jobs and tax base growth to the region.

CGP shared that the Bulluck Tract South property is considered a strategic site due to proximity to rail, U.S. 301, and Interstate 95; availability of utilities; prior feasibility work conducted by Duke Energy; and interest from the landowner in future industrial use.

CGP clarified that it does not own the property but holds a five-year option agreement, there is no active project at this time, concept drawings are illustrative only, and rezoning does not authorize construction.

#### COMMUNITY QUESTIONS AND DISCUSSION

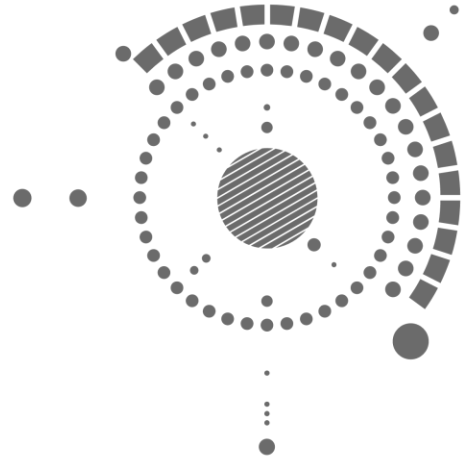
Residents asked questions related to potential uses under heavy industrial zoning, neighborhood compatibility, infrastructure, environmental studies, property values, traffic impacts, and annexation. CGP emphasized careful project selection and responsiveness to community concerns.

#### REZONING PROCESS

City of Rocky Mount planning staff outlined the rezoning process, including review by the Planning Board, opportunity for public comment, recommendation to City Council, and final decision by City Council. Annexation was clarified as voluntary under North Carolina law.

#### CLOSING

The meeting concluded with appreciation to attendees and encouragement for continued participation during upcoming public hearings.



## ATTENTION:

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

