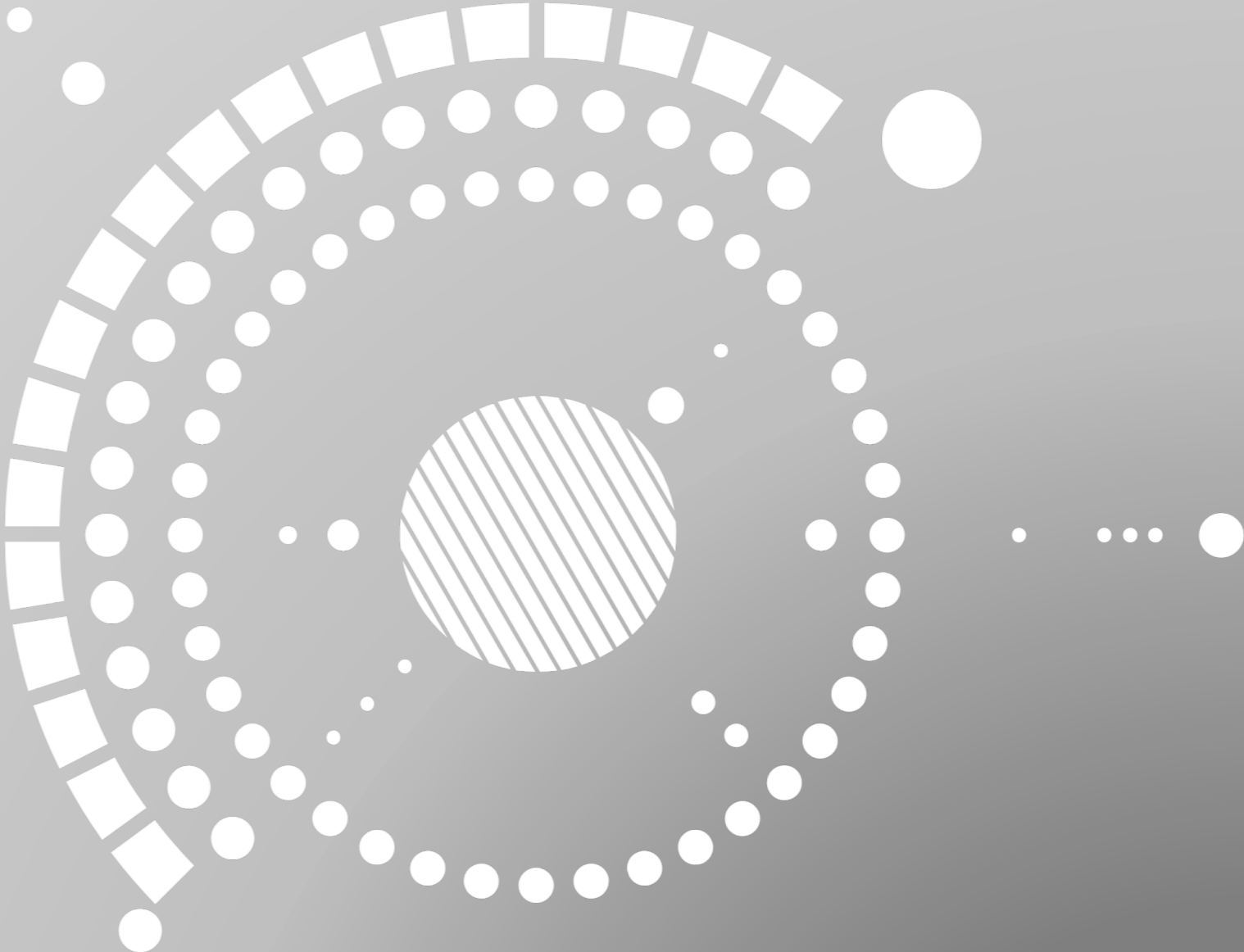


# Board of Adjustment Staff Report

July 1, 2025



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



AGENDA  
ROCKY MOUNT BOARD OF ADJUSTMENT MEETING  
JULY 1, 2025 AT 5:30 P.M.

GEORGE W. DUDLEY CITY COUNCIL CHAMBER, FREDERICK E. TURNAGE MUNICIPAL BUILDING

**Voting Members:** Apryl Davison-Cobb, Mark Osterhout, Aaron Pait, Tonya Parker, Carl Revis, Corey Folta, *Vacant*

**Alternate:** *Vacant*

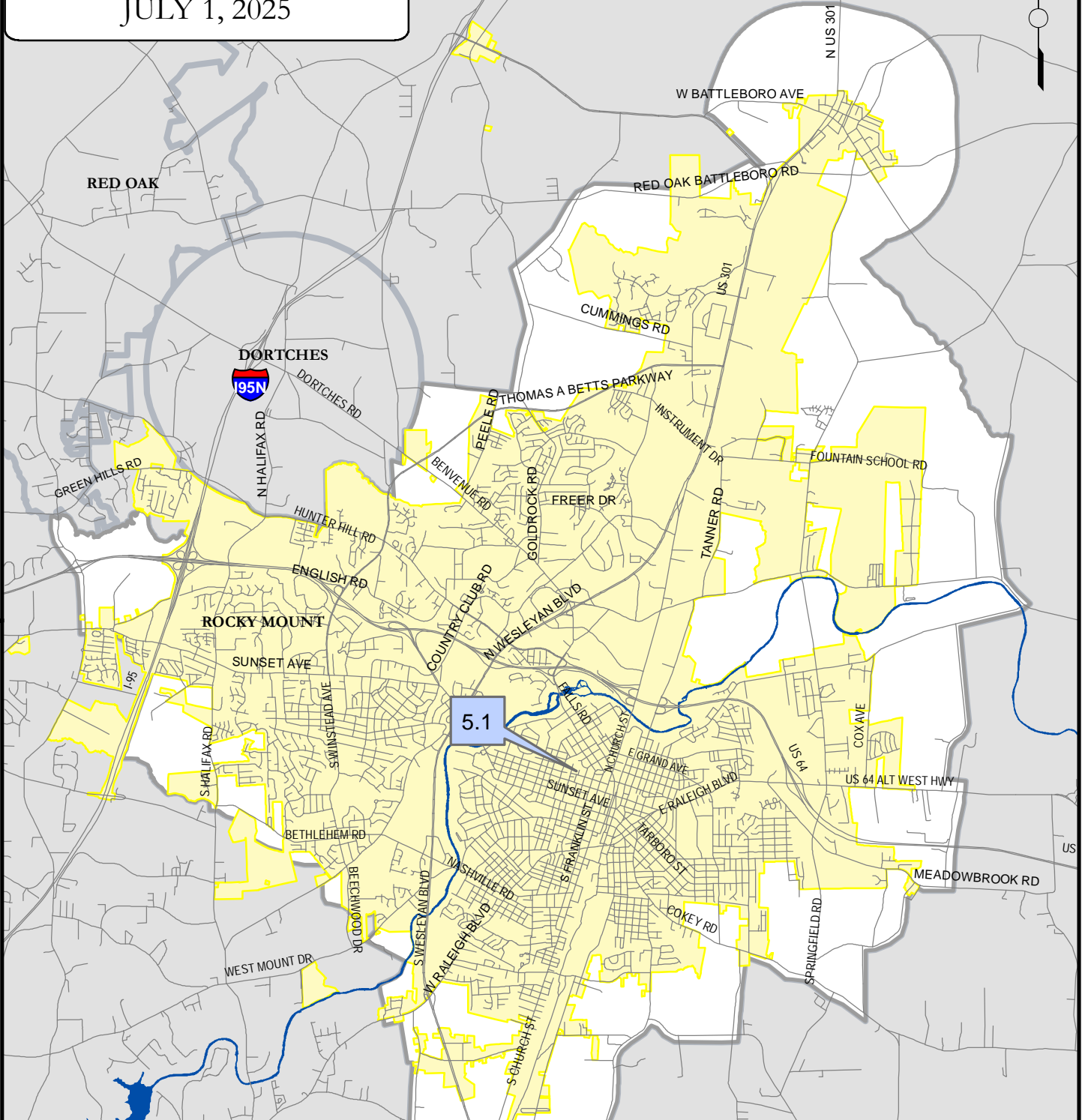
**Edgecombe County:** *Vacant*

**Nash County:** *Vacant*

1. **Call to Order**
2. **Approvals**
  - a. **Agenda**
  - b. **Minutes**
3. **Explanation of Rules of Procedure**
4. **Review of Application for Special Use Permits Relative to Public Hearings**
5. **Review of Variance Requests**
  - 5.1 **Variance Request #07-01-25-02**

Requested Action:	To allow a variation from minimum yard regulations
Location:	408 Middle Street
Existing Land Use:	Residential (Single-family dwelling)
Proposed Land Use:	Residential (Single-family dwelling)
Zoning:	R-6MFA, Medium Density Multifamily Residential District
Applicable Regulations:	LDC Sec. 509: Zoning Variance Provisions LDC Sec. 602: Prior Lot of Record
Property Owner:	Jerome Crawford
Applicant:	Jerome Crawford
Case Manager:	Bernetta Smith, Planner
Voting Representatives:	City Members
6. **Review of Requests for Appeals**
7. **Unfinished Business**
8. **New Business**
  - a. **Items from the Board**
  - b. **Items from the Secretary**
9. **Adjournment** [Next meeting: August 5, 2025]

BOARD OF ADJUSTMENT  
 AGENDA MAP INDEX  
 JULY 1, 2025



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



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



SHARPSBURG

# Minutes of the Rocky Mount Board of Adjustment Meeting

Held on Tuesday, March 4, at 5:30 PM  
In the Frederick E. Turnage Municipal Building  
George W. Dudley City Council Chamber

## MEMBERS PRESENT

Tonya Parker, Ward 1  
Apryl Davison-Cobb, Ward 2  
Carl Revis, Ward 3  
Benjamin E. Moore, Jr., Ward 5  
Mark Osterhout, Ward 6  
Corey Folta, Alternate Ward 5

## MEMBERS ABSENT

*Vacant*, Ward 4  
*Vacant*, Ward 7

## MEMBERS SEATED

Tonya Parker, Ward 1  
Apryl Davison-Cobb, Ward 2  
Carl Revis, Ward 3  
Benjamin E. Moore, Jr., Vice-Chair, Ward 5  
Mark Osterhout, Chair, Ward 6  
Corey Folta, Alternate Ward 5

## STAFF PRESENT

Bernetta Smith, Planner  
Samantha Andelin, Administrative Assistant  
JoSeth Bocoock, Director

## ATTORNEY TO THE BOARD

William S. Hoyle (not present)

**1. Call to Order**

Mr. Osterhout called the meeting to order at 5:30pm.

Mr. Osterhout requested Board members to identify themselves and state what ward they represented.

**2. Approvals**

a. Approval of the Agenda

Mr. Osterhout presented the agenda and staff advised there were no changes.

Board action: A motion was made by Mr. Folta seconded by Mr. Revis and unanimously carried to approve the agenda as submitted.

b. Approval of the December 3, 2024, Meeting Minutes

Mr. Osterhout presented the December 3, 2024, meeting minutes to the Board.

Board action: A motion was made by Mr. Folta seconded by Ms. Davidson-Cobb and unanimously carried to approve the minutes as submitted.

**3. Explanation of Rules of Procedure**

Mr. Osterhout stated that the Board of Adjustment is a quasi-judicial board and explained the Rules of Procedure. Mr. Osterhout explained that the case will be announced, and a representative from the city will be sworn in and present a general description of the case. The appellant/petitioner will be sworn and present facts in support of their request. Mr. Osterhout will call for witnesses to speak in favor of the request, and then witnesses to speak who oppose the request. When both sides have completed their presentation, the Chair will call for the City's recommendation relative to conformance with the City of Rocky Mount Land Development Code. The appellant will have an opportunity to present any rebuttal to the City's recommendation. After the Board has heard each appeal/request and discussion, the public hearing will be closed and the Board will hold an executive session, which is open to the public, to reach a decision as to the particular appeal or request. The Board will not entertain any additional comments from the public during this portion of the meeting. The Board will discuss the case and then call for the vote.

**4. Review of Application for Special Use Permit Relative to Public Hearing.**

4.1 Special Use Permit: #03-04-25-01

Mr. Osterhout called for a representative from the city to present the case. Ms. Smith was sworn in by Mr. Osterhout. Ms. Smith presented the petition to allow a solar farm in an I-2 and A-1 zoning district.

Ms. Smith stated the subject site 3 parcels located at 6358 Old Battleboro Road, unaddressed property with PIN 387227250000 and unaddressed property with PIN 387375323200. The three non-contiguous vacant parcels total approximately 1,029 acres with the project area being approximately 480-acres is currently undeveloped and is zoned A-1 (Agricultural District) and I-2 (Heavy Industrial District).

To the north and south are undeveloped parcels zoned A-1 (Agricultural District). To the east are undeveloped parcels zoned A-1 and Edgecombe County AR-30. To the west is zoned I-2 and A-1 with land use listed as Industrial.

According to FEMA Flood Insurance Rate Map Number 3720386300J dated 11/3/2004 the property is located within Zone X which is Minimal Flood Risk.

The Together Tomorrow: Tier I Smart Growth Comprehensive Plan identifies the subject site as a “Undeveloped” area.

Ms. Smith stated that a Special Use Permit is generally considered to be appropriate in a particular zoning district but require individual review by the board of adjustment or the city council because of their complexity and potential for incompatibility with adjacent uses. Permitted special uses introduce flexibility to the Land Development Code (LDC) through enhanced planning and design standards. This is demonstrated by the presentation of competent, material, and substantial evidence, showing that uses typically undesirable in certain districts can be developed in a way that minimizes negative impacts on surrounding properties.

Ms. Smith stated that this request was reviewed using the special use permit common submission requirements found in Section 506. H – I. of the Land Development Code:

- H. All special use permit applications shall include a site plan which illustrates the following:
  - 1. Boundaries of the lot or parcel (legal description).
  - 2. Location of buildings, signs, and sign location where applicable.
  - 3. Circulation: proposed points of access, egress, and pattern of internal travel lanes where applicable.
  - 4. Parking layout.
  - 5. Lighting plan including wattage and illumination.
  - 6. Screening and fencing as specified in LDC Section 704. If not otherwise required, there shall be a minimum six (6) foot high solid fence or wall or dense plant material where a lot abuts a residential lot, as applicable.
- I. Findings specific to a particular use.
  - 40. Utility Station or Substation
    - a. Minimum lot area: One-half (1/2) acre for staffed utility station or substation. Unmanned, equipment-only substations must comply with applicable dimensional requirements if located in an A-1, R-15, R-10, R-8, R-6, or R-6MFA zone. Unmanned, equipment-only substations in PDR, MA, B-1, B-3, and IP districts are exempt from minimum lot area requirements.
    - b. Parking and loading: One (1) space for each regular employee employed primarily at the site at any given time.
    - c. Screening and fencing: A screen of not less than six (6) feet in height of dense plant material shall be provided where the lot abuts a residential lot. Electrical substations shall be enclosed by a fence not less than eight (8) feet in height with three (3) strands of barbed wire turned out at the top.
    - d. Plans are required and must show:
      - Structures: Location and approximate size of all existing and proposed structures within the site and all buildings and structures within one hundred (100) feet.

Ms. Smith advised the board to review the applicants' site plan that was submitted for responses to the above requirements. She stated that in approving the permit, the Board of Adjustment shall find:

1. That the use will not materially endanger the public health, safety or general welfare if located where proposed and developed according to the plan as submitted and approved.
2. That the use meets all required conditions.
3. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Rocky Mount and its environs.

Ms. Smith stated that in approving the special use permit, the board of adjustment may designate such conditions in addition and in connection therewith as will, in its opinion, assure that the use in its proposed locations will be harmonious with the area in which it is proposed to be located and with the spirit of the LDC. All conditions applicable to the special use permit not included on the original application must be approved by the applicant prior to the close of the public hearing, in writing. All conditions shall run with the land and shall be binding on the original applicant for the special use permit, the heirs, successors and assigns.

Ms. Smith advised that the applicant conducted a neighborhood meeting with area stakeholders on February 18, 2025, and the minutes from that meeting were included in the staff report.

Ms. Smith advised that a written notice of this public hearing was mailed to property owners within 250 feet of the subject site. A notification sign was posted on the subject property, and the Planning Board agenda and staff report were published on the City's website. Ms. Smith concluded her presentation and advised the applicant was present.

Mr. Osterhout called for questions from the Board for city staff. Mr. Osterhout asked Ms. Smith if, after reviewing the application, is it her opinion that all requirements were met. Ms. Smith stated yes.

Mr. Osterhout called for anyone to speak in favor of the request. Tom Terrell, with Fox Rothchild, LLP, attorney for the applicant, was sworn in. Mr. Terrell stated that a binder of evidence labeled "Swift Creek Solar" "Application For A Special Use Permit" was given to all board members and staff prior to the start of the meeting. He walked the board through the tabs of the binder and presented a brief overview of each. 1. Law on Quasi-Judicial Proceedings – which is an evidentiary proceeding. It's not about opinions. It's not about generalized fears such as "I think", "I fear" or "I am concerned". He stated that he would object to anyone speaking in those terms. He stated the evidence must be actual, hard and factual which expert witnesses were in attendance to give testimony. 2. SUP Application – He stated he understood members already had a copy in the staff report but could be used as a quick reference. 3. General Statement of SUP Compliance – He stated that this is a summary of the evidence. 4. FAQ About Solar – What is solar energy?, How does it work? Why clean energy? 5. Site Plan – He stated that there are several 11X17 pullouts showing where the panels will be. He stated that he had been doing utility scale solar for 13 years and this is one of the most desolate places he had gone in a long time. He stated that he could not see a home anywhere, there were very few cars on the roads. He added the maps also show where the facility would be located, but also the buffers. He stated that the ordinance requires strict buffers, and no permit would be granted unless they submitted plans showing precise buffers. 6. Health and Safety – He stated that Chris Sandifer was the expert witness for this as he has four decades of experience in electrical engineering, and he has designed and built these facilities. 7. Market Impact Study – He stated that Nicholas Kirkland was

the expert witness for this as his company, Kirkland Appraisals based in Raleigh, NC has completed more solar studies than any company in the world. He stated that they are quiet facilities that do not produce traffic and in this case it will not even be seen because of the buffer requirements. There is no impact on the value of adjoining properties. 8. No Adverse Effect – He stated that this section explains they are quiet because they do not have lights at night, they only generate five to six vehicle trips per month, they don't put anything in the air, ground or water. There is nothing about the facility that keeps neighbors from doing what they do or want. 9. Harmony with the Area – He stated there are quite a few NC court cases that say harmony does not mean it looks like something but is best described as a functional determination. When rock quarries, railroad yard operations, fairgrounds, and airports are allowed in an A-1 district it is hard to say that a quiet low-profile, non-dust generating use would not be in harmony. 10. General Conformity with Comprehensive Plan – He stated that there is a recent NC Supreme Court case that says comprehensive plans are solely advisory which is consistent with General Statute 160D-5. He stated that it explains how the facility is in general conformity with the comprehensive plan. He stated that the comprehensive plan does include the UDO which is an expression of the plan and is the ultimate planning document in any jurisdiction. 11. Environmental Protections – He stated that there are streams and wetlands which are shown on the site plan and there are laws and regulations that protect those area which the builders are required to meet. He concluded by turning it over to Ed Rumler with Clenera.

Mr. Osterhout called for questions from the Board for Mr. Terrell. There were none.

Ed Rumler, project developer with Clenera was sworn in. Mr. Rumler presented into evidence a presentation which was displayed on all monitors. He began stating that the number one thing that separates his solar development company from others is that they are an independent power producer. He stated that Clenera builds, develops, owns and operates these projects, they don't normally sell their projects. Clenera has been around since 2013 and are one of the oldest companies in the United States doing these projects. He stated that this is a solar project with an accessory use for battery storage. He stated that solar really is simple, sunlight hits the panels, converts into electricity and is sent to the power grid, which is coupled with battery storage. At times the solar project will charge a battery and then that energy will be released to the grid at a later time. Other times the battery will charge directly from the grid again and then release it at a later time. He stated that this project will use solar panels that sit on a single axis, in the morning they will face east and rotated throughout the day so that they collect the maximum amount of sun. He stated these projects operate 35-40 years mostly autonomously, occasionally someone will have to go out for maintenance. They will be behind a visual screen with the intention of it being completely opaque. There will be no lights, and it is very unobtrusive in most ways one could imagine, compared to other forms of industrial development. The battery storage would be where the old coal plant was, it is where the interconnection grid is located. He stated that if the permit was granted next would be a series of studies and a permit through the state (Certificate of Public Convenience and Necessity) which is required. Afterwards more extensive design and commercial agreements then construction could begin, it is expected to take approximately 18 months. He stated that commercial operation would be around the middle of 2028. He concluded by stating the project brings in economic development as they try to hire locally by having two or three job fairs prior to beginning construction and the operation becomes a significant source of tax revenue. It is also a centerpiece of what businesses are looking for going forward, there are over 400 corporations that have committed to 100% renewable energy goals, it is the cheapest way to generate electricity, and it doesn't create pollution.

Mr. Osterhout called for questions from the Board for Mr. Rumler. Mr. Folta asked what happens at the end of the useful life of the project. Mr. Rumler stated that the project would be decommissioned, and it is the project owner's responsibility to return the property to its previous condition as this is a temporary land use. He stated that there are decommissioning bonds in place with the landowners and with Edgecombe County that provide financial assurance. Mr. Folta

asked on previous projects how much were they able to hire locally. Mr. Rumler stated that it depends. Some communities have a very little workforce that can be mobilized for projects like this, however Rocky Mount and North Carolina, broadly, are very different in that regard. The surrounding area is no stranger to solar projects, there is the workforce here that is set up to satisfy a lot of the jobs but does not know what the pool looks like or who is already working on other solar projects. Mr. Folta asked for clarity on the former coal plant parcel and the two other parcels. Mr. Rumler stated that the former coal plant will be just the battery storage facility and substation where the interconnectivity would be with no solar panels planned on that parcel. The other two parcels are currently being farmed, and they are where the solar panels will be placed. Mr. Osterhout asked for clarity on the map displayed on the monitor stating that it appears to be three different parcels. Mr. Rumler stated that was correct that it is indeed three separate parcels. Mr. Osterhout asked if they would own the property or lease it. Mr. Rumler stated a combination of both with mostly lease agreements. Mr. Osterhout asked how long are the lease agreements for. Mr. Rumler stated 20 years with four 5-year extensions. Mr. Osterhout asked if the life span of the equipment was 35-40 years. Mr. Rumler stated yes that there are panels that are operating now that are that old. He stated that the panels are extremely reliable, they do degrade over time, and it becomes more economical to replace them, it's not that they stop functioning it's that they stop producing at the same rate. Mr. Osterhout asked if there was a risk of the batteries degrading or leaching out any sort of chemicals or any sort of anything that could damage the environment. Mr. Rumler stated that it would depend on the chemistry of the battery and that they had not chosen the type of batteries they will be using. The batteries would be stacked in a shipping container and will be monitored remotely. He stated that they do have chemicals that could be hazardous if spilled or leaked but they're not, they're not fluids, there is no leaching or chemical release during the life of the project. He stated just to clarify that the life of the battery is 20 years. Mr. Moore asked where would the solar panels come from and what about the impact of TARIFFS cost. Mr. Rumler stated that anything for their industry coming from Southeast Asia has had a TARIFF on it for a long time. He stated that they have not procured panels for this project, but they do have a supply agreement with WAREE that generated panels out of India and soon out of the US. Mr. Revis asked if they have had any issues in the past with the batteries? Mr. Rumler stated that if you Google it, the top issue is them catching fire, but that risk is small and prior to setting the battery storage they would work with the first responders to assure a plan was in place. This type of risk is becoming less likely due to electrical code updates and the standards put in place.

Mr. Osterhout asked if they were operating any other solar plants in the area? Mr. Rumler stated no, and no other in NC. Mr. Osterhout asked if they were looking for other sites in the area. Mr. Rumler stated yes. Mr. Osterhout inquired about the management upkeep and who would be overseeing the site since Mr. Rumler was not located in the state. Mr. Rumler stated that Clenera was in Boise, ID, therefore they would be contracting with local O and M providers that provide operations for the project, subcontract with local landscaping companies and will locally source for any maintenance that is required. The ownership and management of the functioning of the system and how and when it delivers to the grid when it is charging the batteries are all operated by Clenera remotely. Mr. Osterhout clarified as far as something is broken or needs to be repaired or replaced, there would be a subcontractor that will be taking care of things. Mr. Rumler stated that was correct and it would depend on the local workforce. He stated it may even be that they had an individual assigned to the project full time and would report daily to the site, either way someone would be available to respond quickly if anything occurred.

Ms. Davidson-Cobb stated that she was not familiar with solar panels and asked what exactly the benefits of the solar farm would be and what would they be doing and how would it benefit someone like her in the area? Mr. Rumler stated that solar panels produce electricity in sort of like

a coal plant would burn coal to produce electricity but without pollution or harmful side effects. The solar farm would produce electricity and provide power to the electric grid that serves the surrounding area.

Ms. Davidson-Cobb asked what was so significant about the location chosen. Mr. Rumler stated that when developing a project, they look for things such as point of interconnectivity with the grid and in this case, there was a retired coal plant with a substation and look for landowners that are interested and willing to participate in the project.

Mr. Osterhout asked for clarity on the screening. Mr. Rumler stated that they would be complying with the most restrictive ordinance between Rocky Mount and Edgecombe County. The intention is that the buffer would be opaque so those driving by would not see anything. In addition to the Clenera Swift Creek Solo LLC PowerPoint presentation Mr. Rumler submitted two letters in support of some of the economic development he had discussed, one from Coastal Plain Land, LLC and another from Carolinas Gateway Partnership.

Mr. Terrell introduced John Barefoot, Civil Engineer of Kimley Horn, one of the largest engineering firms in the southeast, based out of Raleigh, NC, as an expert witness. Mr. Barefoot was sworn in and stated that he had been designing utility-scale solar farms across the country for the past ten years and he is now focused in the Carolinas. He stated that he has helped developers derisk projects with environmental, hydrology, and entitlements like this project and has helped many General Contractors with detailed design and construction of the projects. Mr. Barefoot stated that Kimley Horn was hired by Clenera to compile the zoning site plan that was in the staff report, and to review the UDO Plan and feels as though the site plan is in conformance with the Comprehensive Plan and meets all requirements of the UDO, including setbacks and landscape buffers. He stated that there are additional permits outside of the special use permit process that they would procure after this one, one of them is a temporary erosion control permit from NCDEQ (NC Department of Environmental Quality) where they would have to meet all the requirements of the erosion and sediment control manual of NC. That permit requires them to submit the solar farm project that indicated temporary erosion control basins around the perimeter of the site. They want to capture all the runoff during construction and follow the requirements to remove the sediment and release clean water. In addition, they would work with the city, who has delegated authority from NCDEQ for stormwater programs. They would satisfy all the stormwater requirements of the city and county and if that's reduced, oftentimes that's reducing the post construction stormwater flows back to the predevelopment condition. He stated they would follow and be in compliance with the solar farm chapter of the North Carolina BMP manual. He stated they would get permits from NCDOT for all driveway locations and any electrical encroachment permits across the right of way of the parcels that are not contiguous, as electrical lines would connect all three parcels. He stated that this design is very typical of what he sees, there is no real impact to the floodplain. They would do flood plain studies as they further derisk the site to set the substation pad and material above the hundred-year flood elevation. He stated that there is no proposed impact to stream and wetlands and that his group mapped those features out that you can see on the site plan. He stated if the project had a road crossing or a driveway entrance that needed to be crossed, they would have to obtain permits from the NC Department of Water of Water Resources. He concluded by stating he would be happy to answer any questions regarding any civil engineering questions pertaining to erosion control and stormwater.

Mr. Osterhout asked if there were any questions for Mr. Barefoot from the Board. There were none.

Mr. Osterhout asked why there were only 480 acres of the 1029± acres being used. Mr. Rumler stated that it is a combination of things such as setbacks from the roadways, avoiding wetland, avoiding the floodplain and some is just acreage that has been carved out as part of agreements with the landowners. Mr. Osterhout asked if there were wetlands inside the tracks the solar farm was being proposed. Mr. Rumler stated yes there are wetlands on some of the tracks but they will be avoiding those areas.

Mr. Terrell introduced Nicholas Kirkland, of Kirkland Appraisals, as an expert witness and stated that the largest study in the notebook presented was completed by Mr. Kirkland. Mr. Kirkland was sworn in and stated that he is a state certified general appraiser in NC and seven additional states. He stated that he has been appraising for a decade and is a candidate for designation with the Appraisal Institute and has been accepted as an expert in property value impacts for courts and boards hundreds of times across several states. He stated that he was asked to determine whether or not the proposed solar facility would have an impact on adjoining property values. His professional opinion is that this solar facility will not impact adjoining or nearby property values. This was concluded by doing a methodology supported by the appraisal institute called a paired sale or a matched pair analysis which involves comparing a home that's sold next to an existing solar facility that's in the ground to several other nearby homes to find out if the one next to the solar farm would sell for more, less or about the same as other nearby houses. He stated that he has over a hundred examples showing no significant impact to adjoining property values. They range up to a positive ten percent for the house being next to the solar facility, but overall, the average median is a positive two percent. There's no strong indication of a negative or a positive impact for a solar facility like this being constructed next to residential homes or land that could be developed for houses or agricultural use. He stated that he has combed across about a third of the state, two different thirds of the state, just a couple months ago, looking for new solar facilities as well as new sales of homes next to them to ensure that we've got the most up to date information and one example that's helpful is on page 33 under the Impact Statement tab. He stated additionally, they have reached out to 189 tax assessors across ten states to ask if they had solar facilities within their jurisdictions and if so, did they adjust property values lower or higher or make any adjustments because it is next to a solar facility, not even one makes any adjustment up or down because of the presence of a solar facility. Additionally, there are multiple university studies that support that in a rural area like this, there's no significant impact to adjoining property values and it's his professional opinion that with the proposed vegetative buffer and the setbacks that are proposed for this site, there would not be an impact to the adjoining property values and that he was happy to answer any questions the Board had.

Mr. Osterhout asked if there were any questions for Mr. Kirkland from the Board. There were none.

Mr. Terrell introduced Chris Sandifer, Engineer, as an expert witness. Mr. Sandifer was sworn in and stated that he was an Electrical Engineer graduate of Clemson University, registered professional engineer in NC and 20+ other states, licensed electrical contractor in NC with unlimited classification, holds multiple SEC licenses and is a certified solar farm inspector. He stated that because the exact type of panels had not been chosen, he would be referencing a general type of panel that is available from a tire one supplier that Clenera is committed to using. He stated that solar farms have been in NC for over 20 years. This is a 40-megawatt project and there are already over 2,000 megawatts connected in NC. He stated that we have been through hurricanes, tornadoes, floods and fires and there has been no incident if impact to health and safety to any resident in NC and that they do not anticipate any from this project. The solar energy will be converted to AC energy in a transformer and match the voltage that is already there. The

piles are pushed into the ground and brackets are mounted onto the piles and they rotate and track the sun optimizing their solar intake. Because it tracks the sun there will not be any glare from the panels. He stated that he wanted to clarify what he heard about the batteries being compared to the batteries in a cell phone. He stated that was not exactly true. In most cases phone batteries are a lithium manganese / lithium nickel very high dense energy storage system. He stated that now in the solar industry they use lithium iron phosphate batteries which are more reliable but very heavy. The instance of failure is very small. He stated that a new technology is metal or nickel hydrogen batteries. These have no toxicity and there is nothing in them that can fail, however there is not much access to them. He stated that the benefit is that it does not produce and release toxins into the air, they are clean burning. He concluded stating that there is not going to be any impact on wellness and no material impact for the health and safety for citizens in Edgecombe County or Rocky Mount and could answer any questions the Board may have.

Mr. Folta asked who would be paying for the conversion of the coal plant to the solar farm and getting the energy back on the grid and making it compatible? Mr. Rumler stated that before they could build the project, they would have to go through a series of studies with the entity that regulates the transmission grid. The entity would study their project and tell them what would be required to be able to build at that location to interconnect with the project.

Mr. Terrell stated that completed the presentation of evidence, and as he stated at the beginning of the meeting, they were going to take the evidentiary proceeding very seriously. He stated he believed that the materials and the expert testimony showed that the applicant presented evidence that was competent material and substantial, and that he is hoping that he does not have to use their right of rebuttal.

Mr. Osterhout called for anyone to speak in opposition of the request.

Kimberly Page was sworn in and stated that her family has lived on their farm for over a hundred years, way before all of this. She stated that they would receive no help for their electric bills with the solar panel farm, there is no benefits for surrounding homeowners just Swift Creek Solar and Clenera. The City of Rocky Mount will benefit from no jobs except during the installation process and maybe one or two periodically when they go out there to check the panels. She stated that nearly one point two million North Carolina acres are projected to be converted into other uses by 2040, this rapid use is second only to Texas. North Carolina loses about fifty-five acres of farmland per day, this is per Triangle Land Conservancy. She stated that it is 480 acres total on three and that we can't eat solar panels, and they are not making any more dirt. She asked what about wildlife? Where are they going to go? She asked did any of the Board have solar panel fields in their neighborhoods. What happens if there's a fire within the locked gates? The firemen must sit there and wait for somebody to come and unlock those gates and cut the power off. She stated that people in attendance would probably never see these as they're out in the country, but she will see them nearly every day as they are right down the road from her. She asked who in the city of Rocky Mount is going to monitor and make sure they're in compliance with their application. She stated she didn't know if the Board was aware, but Edgecombe County just denied a special use permit to this group for adjacent property. She stated she just had to deal with that and now they are applying for this because they're in the city, we need farmland preservation. Not farmland destruction. She stated she respectfully asks that the Board deny this application.

Mr. Osterhout asked if anyone from the Board had any questions for Ms. Page. Mr. Folta asked if Edgecombe County had denied this company a special use permit for this particular project. Ms. Page stated that it was for quite a bit of acreage adjacent to this request. Mr. Folta asked if it was

Ms. Page's assertion that what they went to Edgecombe County for was specifically a project like this one. She stated exactly like this. Mr. Folta asked if she knew the reason why they had denied the special use permit. She stated because of the four criteria's that had to be met, there was one or two of them that they did not meet. Mr. Osterhout asked Ms. Page how far she lived from this site. Ms. Page stated she lived about 3 miles from the site. Mr. Osterhout asked if all the property adjoining the proposed tracks were all agricultural right now. She stated that was correct and who was going to oversee and pay for the decommissioning in 35 years. It will not go back to quality farmland.

Elizabeth Rose was sworn in and stated that she is from Rocky Mount and has lived here her entire life and that her family has owned property in Edgecombe County on Old Battleboro Road right across the street from where all these solar panels would go. After speaking with an acquaintance, they suggested she come speak about how they might damage her property and they look really bad. They are depressing and monotonous. Before tonight she was worried about chemicals but after listening, she is now worried about fires. She stated that she was asking the Board to vote against it. Mr. Terrell stated that it was not said there was a threat of fire but actually there was not a threat of fire, that it was stated that the threat was infinitesimally small. He stated that the standards before the Board was not to debate farm policy, that this is not a farm policy forum. He stated that this jurisdiction has already decided that solar panels are an appropriate use in this zoning district and is Mr. Rumler's company meets the standards, wildlife is not a standard, it is not one of the listed standards, people may talk about it, but it is not a standard. Mr. Terrell stated that regarding the question about vegetation and what happens if they are not in compliance, the city can pull the permit. He stated that as far as the Edgecombe County matter he stated they met 100% of the evidence required on the permit application and that an appeal has already been filed with the County. He stated that after the hearing was closed a Commissioner stated that he had ex parte communications of confidential information and that it was not subject to cross examination and was not subject to oath. It was after the hearing was closed and NC Supreme Court has said board members cannot testify. That was the sole basis for why that permit was turned down.

Ms. Smith stated that the applicant kept referencing Edgecombe Counties requirements to screening and fencing and wanted everyone to be aware that the City's requirement was different stating in Section I – Findings Specific to a Particular Use number 40.-Utility Station or Substation item c.-Screening and fencing: A screen of not less than six (6) feet in height of dense plant material shall be provided where the lot abuts a residential lot. Electrical substations shall be enclosed by a fence not less than eight (8) feet in height with three (3) strands of barbed wire turned out at the top.

Ms. Parker made a motion to close the public portion of the meeting. Mr. Moore seconded the motion. The motion passed unanimously.

Mr. Osterhout stated that he believes the four (4) criteria's have been met to move forward with this application. Attachment 2 – Swift Creek Solar – SUP Narrative & UDO Compliance submitted with the application gives in detail the findings of the fact.

Findings of Fact:

1. The use will not materially endanger the public's health, safety or general welfare if located where proposed and developed according to the plan as submitted and approved. There was no evidence heard that indicated that it would.

2. That the use meets all required conditions. Ms. Smith indicated that the applicant had met all conditions.

3. That the use will not adversely affect the use or any physical attribute of adjoining or abutting property, or that the use is a public necessity. Looking at pictures of the abutting properties there is no indication that it would adversely affect the use or physical attributes as it is surrounded by farmland.

4. That the location and character of the use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of Rocky Mount and its environs. There was no evidence that indicated that the use would not be in harmony. A Utility Station or Substation is a special use in an A-1 zoning district.

Mr. Revis made a motion to accept the request of a special use permit to allow a solar farm on the property located at 6358 Old Battleboro Road, unaddressed property having PIN 387227250000 and unaddressed property having PIN 387375323200 with it being restricted to that proposed on the plan submitted with the Special Use Permit application. Ms. Davidson-Cobb seconded the motion.

Board Action: The Board voted with a roll call vote. All members (six) voting in favor of the request to allow the special use permit of a solar farm in the A-1 zone. None (0) voted in opposition. The motion was approved.

**5. Review of Variance Requests**

There were none.

**6. Review Requests for Appeals**

There were no request.

**7. Unfinished Business**

There was no unfinished business.

**8. New Business**

a. Items from the Board

There were none.

b. Items from the Secretary

Ms. Smith informed the Board that JoSeth Bocoock had been promoted to Director of Development Services as of February 15, 2025. The Board extended their congratulations.

**9. Adjournment [Next meeting; April 1, 2025]**

There being no further business Mr. Osterhout adjourned the meeting at 7:07p.m.

Respectfully submitted,

  
JoSeth Bocoock, Secretary  
Rocky Mount Board of Adjustment

# **Variance Requests**

**5.1 Variance Request # 07-01-25-02  
Board of Adjustment Staff Report**



Requested Action: To allow a variation from minimum yard regulations  
 Location: 408 Middle Street  
 Existing Land Use: Residential (Single-Family Dwelling, Detached)  
 Zoning: R-6MFA, Medium Density Multifamily Residential District  
 Applicable Regulations: LDC Sec. 509 : Zoning Variance Provisions  
 LDC Sec. 602: Prior Lot of Record  
 Property Owner: Jerome Crawford  
 Applicant: Jerome Crawford  
 Case Manager: Bernetta Smith, Planner  
 Voting Representatives: City Members

**CURRENT PROPERTY INFORMATION**

**Land Use:** 924 SF, single-story, detached single-family dwelling. Privately owned.  
**Site Features:** 0.06 acres lot located on Middle Street, Nash County  
**Flood Hazards:** The property is in Flood Zone X Minimal Flood Risk according to FEMA Flood Insurance Rate Map Number 3720385000K dated 6/18/2013.

**SURROUNDING ZONING AND LAND USES**

	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	R-6MFA & I-2	Single-Family Dwelling, Detached & Heavy Industrial
<b>South:</b>	R-6MFA & O-I	Single-Family Dwelling, Detached & Office & Institutional
<b>East:</b>	R-6MFA, I-2 & O-I	Single-Family Dwelling, Detached & Heavy Industrial, Office & institutional
<b>West:</b>	R-6MFA	Single-Family Dwelling, Detached

**BACKGROUND**

The applicant has requested a variance from the required minimum yard regulations. Per Land Development Code (LDC) Section 602, Variance for prior lots of record, notwithstanding the other setback provisions of this LDC, a building or structure may be constructed and occupied by one (1) family on any lot meeting all of one (1) line of the following table:

Having a Frontage of	Made a Lot of Record Prior to	Having Side Yards of	Having Front Yard of	Having Rear Yard of
Less than 50 feet	August 15, 1946	5 feet each side	15 feet	20 feet
50 feet	August 15, 1946	5 feet one side, 8 feet opposite side	15 feet	20 feet
60 feet or less	August 16, 1975	8 feet each side	15 feet	20 feet
90 feet or less	August 16, 1962	10 feet each side	25 feet	35 feet

The applicant has submitted a site plan indicating the proposed location of a single-family dwelling with a total footprint of 924 square feet. Based on the submitted plan, the proposed setbacks from the property lines are as follows:

- **South side yard:** Approximately 3.5 feet from the property line
- **North side yard:** Approximately 3.6 feet from the property line
- **West (rear) yard:** Approximately 7.6 feet from the property line
- **East (front) yard:** Approximately 11.2 feet from the property line

Under the applicable zoning requirements, the following minimum setbacks are required:

- **Side yard:** 5 feet
- **Rear yard:** 20 feet
- **Front yard:** 15 feet

To situate the structure as proposed, the applicant is requesting the following variances:

- **Side yard relief:**
  - 1.5 feet on the south side
  - 1.6 feet on the north side
- **Rear yard relief:**
  - 12.4 feet
- **Front yard relief:**
  - 3.8 feet

The variance is being requested in order to allow construction of the proposed residence in the indicated location, which cannot meet all required setback standards due to the configuration and size of the lot.

**CONFORMANCE WITH SECTION 509. ZONING VARIANCE PROVISIONS**

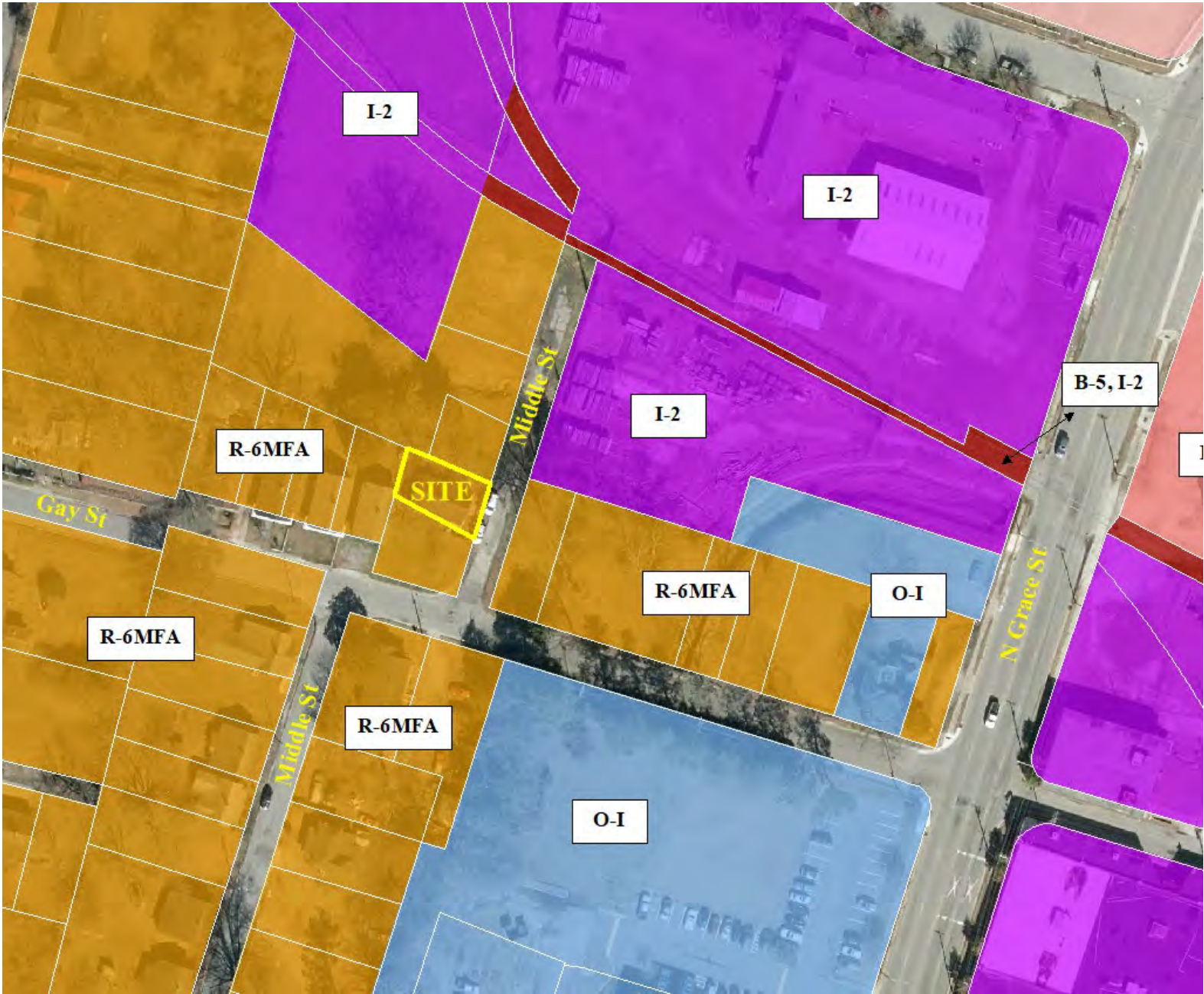
The board of adjustment is authorized to grant variances from the zoning district provisions, dimensional standards and off-street parking and loading standards of the LDC that will not be contrary to the public interest or the spirit of the LDC where, owing to special conditions, a literal enforcement of the provisions of this LDC would result in unnecessary physical (not economic) hardship to the property owner.

In approving the variance, the Board of Adjustment shall find that all the following conditions exist:

1. The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action;
2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;
3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) or practical difficulty because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards;
4. The variance is the minimum action necessary to alleviate the hardship or practical difficulty and observes the spirit of this LDC; and
5. The variance desired will not adversely affect the public health, safety or general welfare or impair the purposes or intent of this LDC or the comprehensive plan.

5.1– Variance Request # 07-01-25-02  
Zoning Map

408 Middle Street



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



5.1- Variance Request # 07-01-25-02  
Aerial Image & Written Notice Map

408 Middle Street



ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



Subject Property



Property Owners Mailed  
Notice

William Warren Harrell Heirs  
Mail Returned  
Mail Returned Mr 00000

Pamela Lyons  
1008 Old Forge Rd  
Rocky Mount NC 27804-

Fletcher M Sherman Carpenter  
1612 Longfellow St Nw  
Washington DC 20011

Community Investment Prtnrs Of  
NC Llc  
11164 Nc 97 W  
Rocky Mount NC 27801

Deloise P Grant  
330 Middle St  
Rocky Mount NC 27804

Opportunities Industrialization  
Po Box 2723  
Rocky Mount NC 27801-

John R Ii & Sadie B Harper-Scott  
Basham  
Po Box 6145  
Lafayette IN 47903

Mcsfam Inc  
8 Cardinal Ct  
Palm Coast FL 32137

John R Ii & Sadie B Harper-Scott  
Basham  
Po Box 6145  
Lafayette IN 47903

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

John H & Mary C Jenkins Cobb  
Mail Returned  
Mail Returned Mr 00000

Mary Lagree Trustee  
Mail Returned  
Mail Returned Mr 00000

Doretha S Williams Et Al  
231 Gary St  
Henderson NC 27536-3305

Wayne Calvin Tillman  
Mail Returned  
Mail Returned Mr 00000

Derrick V & Shelli O Terry  
719 S Grace St  
Rocky Mount NC 27803-2708

Real Estate Essentials Llc  
Mail Returned  
Mail Returned Mr 00000

Capel Properties Llc  
128 Steeplechase Rd  
Rocky Mount NC 27804

Derrick V & Shelli O Terry  
719 S Grace St  
Rocky Mount NC 27803-2708

Ray Ward  
531 Gay St  
Rocky Mount NC 27804

City Of Rocky Mount  
Po Box 1180  
Rocky Mount NC 27802-1180

City Of Rocky Mount  
Po Box 1180  
Rocky Mount NC 27802

Elizabeth P Hedgepeth Heirs  
6308 George Washington Dr  
Temple Hills MD 20748

Florence T Williams  
3109 N 26Th St  
Philadelphia PA 19132

Sharifs Realty Llc  
625 Sunset Ave  
Rocky Mount NC 27804

Antwan Lofton  
104 Island Ct  
Rocky Mount NC 27804

Jerome Crawford  
408 Middle St  
Rocky Mount NC 27804-4828

Pamthea L Cobb  
415 N Howell St  
Rocky Mount NC 27804

Van Mckinley  
Po Box 1994  
Rocky Mount NC 27802-1994

Wade N Sr & Gladys S Lassiter  
444 Hancock St  
Brooklyn NY 11233

John R Ii & Sadie B Harper-Scott  
Basham  
Po Box 6145  
Lafayette IN 47903

Doris Williams  
107 Se Main St Ste 303  
Rocky Mount NC 27801

Community Investment Prtnrs Of Nc  
Llc  
11164 Nc 97 W  
Rocky Mount NC 27801

John H & Mary C Jenkins Cobb  
Mail Returned  
Mail Returned Mr 00000

Diana Dang  
425 Tarboro St  
Rocky Mount NC 27801

Willie Lee Porter  
Po Box 2242  
Rocky Mount NC 27802

City Of Rocky Mount  
Po Box 1180  
Rocky Mount NC 27802-1180

City Of Rocky Mount  
Po Box 1180  
Rocky Mount NC 27802-1180



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

February 18, 2025

Reference: Request for Variance

Dear Citizen:

The City has received a request for a variance from the front, side and rear lot setbacks for property located at 408 Middle Street. (Parcel# 385018416964). You are receiving this letter because, according to tax records, you are the owner of an adjoining or confronting property

The request will be considered by the City of Rocky Mount Board of Adjustment at its meeting on Tuesday, July 1, 2025, at 5:30 p.m. The meeting will be conducted in person in the City Council Chamber located on the third floor of the Frederick E. Turnage Municipal Building [city hall; 331 S. Franklin Street]. This meeting is open to the public; if interested, you are welcome to attend. At this time, all parties having special interest or potential to be impacted distinctly different from the rest of the community will be granted an opportunity to present evidence to the board regarding the request on the subject site.

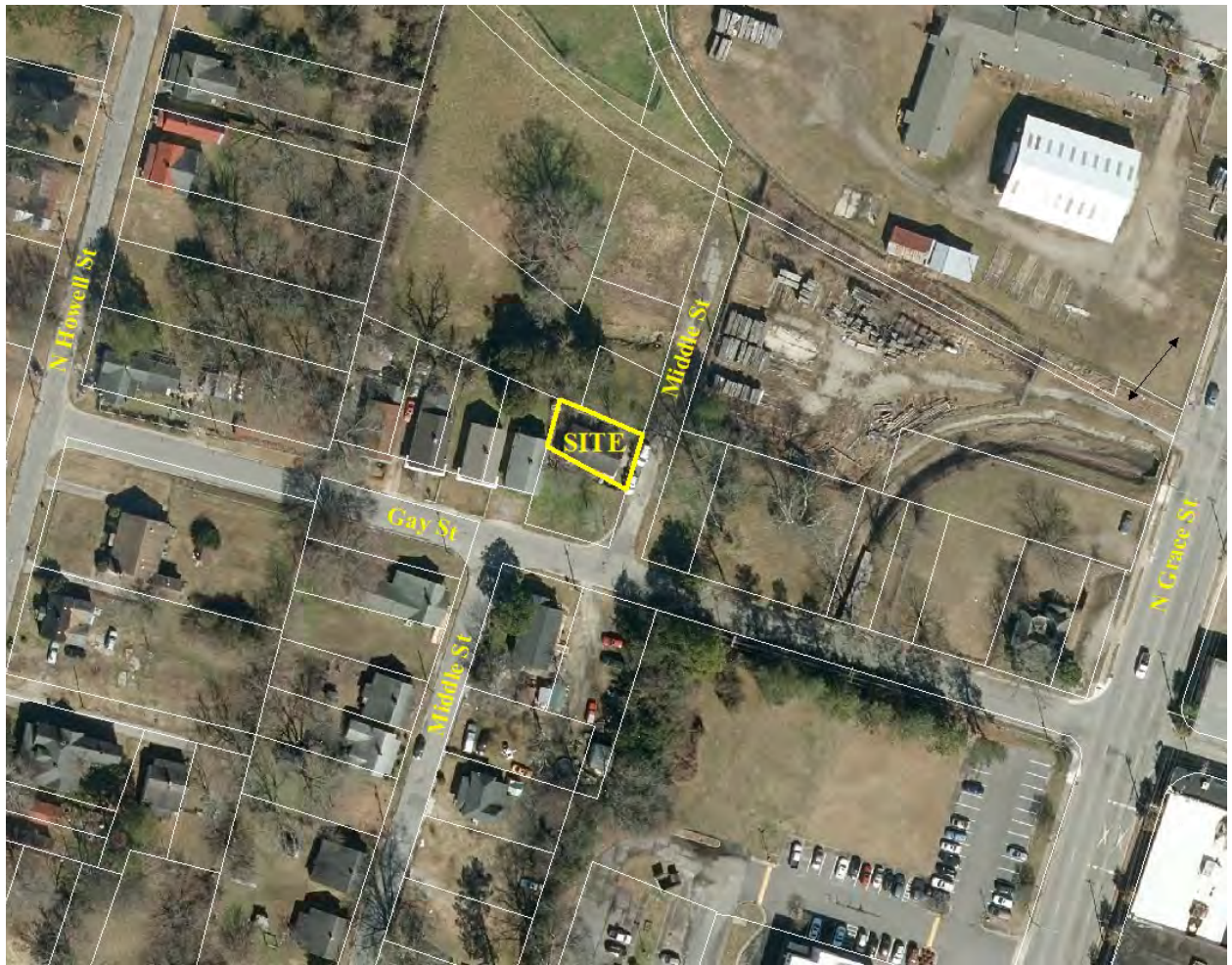
The Board of Adjustment is a quasi-judicial board with the authority to hear and make decisions concerning requests for special use permits, variances, and appeals of administrative decisions. Members of the Board of Adjustment are appointed by the elected officials of the City of Rocky Mount, Nash County, and Edgecombe County.

If you would like additional details about the case, please feel free to contact me directly at (252) 972-1102.

Sincerely,

Bernetta Smith  
Planner

*Proposed location.*



# Variance Request Information



Variations, as set forth in Land Development Code (LDC) Section 509, are modifications or alterations to ordinance requirements that align with the public interest and spirit of the city's development standards. These are granted when, due to unique circumstances, strict adherence to the LDC's provisions would cause unnecessary physical (not financial) hardship to the property owner. Similarly, appeals from a decision to approve or deny an administrative adjustment application shall be considered as a variance. All requests for a variance require approval of the board of adjustment.

Board of adjustment meetings are regularly conducted on the first Tuesday of each month at 5:30 p.m. The request for variance application must be fully completed and submitted with all supporting documents at least 21 days prior to the meeting date.

The applicant must be either the property owner of the subject property, a lessee or person holding an option or contract to purchase or lease the property, or an authorized agent of the property owner. City officials are authorized to require proof of legal authority to take the action sought.

Incomplete applications will not be processed, which may delay your request. An application is considered complete only upon review and confirmation by Development Services staff that all required items have been submitted, including:

- Application fee (\$150 single-family residential use; \$300 all other uses)
- Site plan which illustrates the following:
  - Boundaries of the lot or parcel;
  - Location of existing and/or proposed structures; and
  - Any other site features that would be helpful in considering the application
- Other information that gives context to the request (photos, documents, etc.)
- Written conclusions responding to the variance review criteria

Property owners within a 250-foot radius of the subject property will be mailed written notice of the request at least ten days, but no more than 25 days, before the evidentiary hearing. Additionally, a notification sign will be posted on the subject property or an adjacent public right-of-way. The board of adjustment or city council agenda and staff report will be made available on the city's website. City staff will handle the distribution of these notices.

The applicant must attend the public hearing. If the applicant is a governmental entity, corporation, LLC, LLP, or Partnership, legal counsel representation is mandatory. If the applicant is different than the property owner, he/she must also be present. All evidence presented at quasi-judicial evidentiary hearings for variance requests must be under oath.

The board will solely consider competent, material, and substantial evidence presented during the hearing in its decision. Board members shall refrain from communications regarding a request outside the hearing.

After the evidentiary hearing, the board of adjustment can approve the request, with or without conditions, only upon a concurring vote of a four-fifths majority of the board's membership; otherwise, the request shall be denied.

# Request for Variance Application

ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



PROPERTY ADDRESS(ES): 408 Middle Street

PROPERTY TAX PIN(S): \_\_\_\_\_

PROPERTY OWNER(S): Jerome Crawford

OWNER ADDRESS: 408 Middle Street

OWNER EMAIL AND PHONE #: jerocra21@suddenlink.net Phone# 252-640-5231

APPLICANT (if different from owner): \_\_\_\_\_

Relationship to owner:  Lessee or contract purchaser  Owner's authorized agent  Easement holder

APPLICANT ADDRESS: \_\_\_\_\_

APPLICANT EMAIL AND PHONE #: \_\_\_\_\_

APPLICABLE LDC REGULATIONS FROM WHICH VARIANCE(S) IS/ARE SOUGHT: \_\_\_\_\_

NATURE OF VARIANCE REQUEST: Rebuild Home

## REQUIRED DOCUMENTATION

- Application Fee (\$150 Single-Family Residential Use; \$300 All Other Uses)
- Site Plan
- Variance Review Criteria Statement

By submitting this application, the undersigned acknowledges that they are either the property owner or one of the persons authorized by North Carolina General Statute 160D-403 to make this application. Also, the undersigned acknowledges that the information and statements made in the application are correct and that development approval is subject to revocation for false statements or misrepresentations made in securing the development approval.

APPLICANT SIGNATURE: Jerome Crawford DATE: May 28, 2025

## TO BE COMPLETED BY DEVELOPMENT SERVICES STAFF

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DETERMINED COMPLETE: \_\_\_\_\_ DATE: \_\_\_\_\_

CASE #: \_\_\_\_\_

Revised 08/2024

# Request for Variance Application



## VARIANCE REVIEW CRITERIA

Each of the following conditions require an affirmative finding from the Board of Adjustment to grant a variance. Please indicate the facts and arguments that satisfy these criteria:

1. The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district, and that are not a result of the owner's intentional action;  
**Property build 1910, Property suffer damage for hurricane Helene, NC Rebuild states, home sure be replace. This will not affect zoning or affect neighbors but improve our neighbors hood  
A home was build 2016 across street 531 Gay Street look nice.**
2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;  
**Everyone of my neighbors which are two houses will not have any affect on there right on adjacent property. They will be happy to see me and my son with disabilities in better home.**
3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) or practical difficulty because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards.  
**Replace my home will not constitute an unnecessary physical hardship. or practical difficulty.**
4. The variance is the minimum action necessary to alleviate the hardship or practical difficulty and observes the spirit of the Land Development Code; and  
**The variance is the minimum action needed to have NC Rebuild replace my home to alleviate the hardship or practical difficulty currently face by myself and son by living in a better home.**
5. The variance desired will not adversely affect the public health, safety or general welfare or impair the purposes or intent of the Land Development Code or the comprehensive plan.  
**The rebuild home will improve our neighborhood appearance, public health toward my son disabilities and the general welfare of both of us. I am a senior citizen and I always paid my lights and taxes bill on time for many years. The variance desired will not adversely affect.**

# Request for Variance Application

ROCKY MOUNT  
DEVELOPMENT SERVICES  
THE CENTER OF IT ALL



## NOTICE OF RIGHT TO HAVE MATERIALS FORWARDED TO MEMBERS OF ROCKY MOUNT BOARD OF ADJUSTMENT OR CITY COUNCIL

Prior to each meeting of the board of adjustment, materials pertaining to each appeal request for a variance from the zoning ordinance, request for a special use permit, request for interpretation, and all other matters scheduled for hearing are forwarded to individual members of the board of adjustment for their review. If you are scheduled to appear before the board, you are entitled to have forwarded any written materials pertaining to your case, which can be duplicated and forwarded by U.S. Mail. To have your materials included in the packet of information, you must deliver the materials to the Department of Development Services at the same time the application is submitted. Materials must be reproduced on 8.5" x 11" sheets, except for surveys and maps. You are reminded that you are not entitled to contact any board of adjustment member in any attempt to discuss your case prior to the scheduled evidentiary hearing. If your written materials are not received by the date and time prior to the hearing, you will be deemed to have waived your right to have written materials of your choosing forwarded to board or council members.

Sec. 602. - Prior lots of record.

- A. *Variance for prior lots of record.* Notwithstanding the other setback provisions of this LDC a building or structure may be constructed and occupied by one (1) family on any lot meeting all of the requirements of one (1) line of the following table:

Table 6-2. Prior Lot of Record Variance

Having a Frontage of	Made a Lot of Record Prior to	Having Side Yards of	Having Front Yard of	Having Rear Yard of
Less than 50 feet	August 15, 1946	5 feet each side	15 feet	20 feet
50 feet	August 15, 1946	5 feet one side, 8 feet opposite side	15 feet	20 feet
60 feet or less	August 16, 1975	8 feet each side	15 feet	20 feet
90 feet or less	August 16, 1962	10 feet each side	25 feet	35 feet

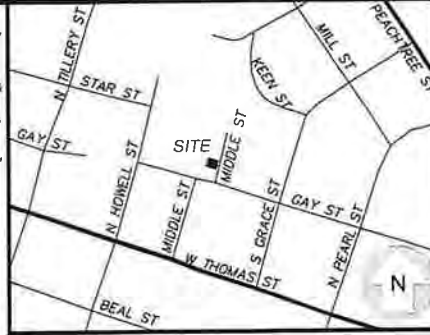
- B. Notwithstanding the other setbacks provisions of this LDC, a duplex or multifamily structure in accordance with the table of permitted uses and lot area regulations may be constructed and occupied on a lot having less than sixty (60) feet of lot frontage, provided that side yard setbacks of eight (8) feet and ten (10) feet are adhered to. Required front and rear yard setbacks shall be adhered to as specified in the preceding chart for prior lots of record.
- C. Regardless of front, rear and side yard setbacks, single-family residential structures existing on or before October 9, 1978, and which are located in a zone allowing duplex construction may be converted to duplex structures within the Central City area, herein, except that this conversion shall not be allowed within the primary fire district. Conversions of single-family dwelling units to duplex dwelling units shall not increase any nonconformities with front, rear or side yard setbacks. The parking provisions and all other applicable provisions of this LDC shall be enforced. The following additional standards shall apply:
- a.

**NOTES:**

1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. AREA CALCULATED BY COORDINATE GEOMETRY.
3. THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY.
4. THIS PROPERTY IS IN ZONE "X" PER FIRM PANEL 3850, MAP #3720385000K DATED 370092.
5. THIS PROPERTY IS ZONED R-BMFA.
6. THIS PROPERTY IS ON PUBLIC WATER & SEWER.
7. NO NCGS MONUMENTS WITHIN 2000'
8. LINES NOT SURVEYED TAKEN FROM NASH CO. GIS.
9. SETBACK LINES NOT SHOWN DUE TO BEING ENTIRELY WITHIN THE EXISTING BUILDING FOOTPRINT.

**408 MIDDLE STREET REF. ELEVATIONS**

HAG OF EXISTING HOUSE	107.2'
MEASURED WATERMARK FROM REFERENCE	N/A
HIGH WATER MARK ELEVATION	N/A
LOWEST EXTERIOR GRADE POINT ELEVATION	XXXX'
BASE FLOOD ELEVATION	N/A
LOWEST POINT ON STRUCTURE	XXXX'
NEW FINISHED FLOOR ELEVATION	XXXX'



**GRID TIE CERTIFICATION**

I, BRENDAN J. FLANNERY, NC PLS L-5458, CERTIFY THAT NC GRID TIE DATA SHOWN ON THIS PLAT WAS OBTAINED FROM AN ACTUAL GNSS SURVEY MADE UNDER THE SUPERVISION OF AN NC PLS. AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- 1) CLASS OF SURVEY: "A"
- 2) POSITIONAL ACCURACY: 0.07'
- 3) TYPE OF GPS FIELD PROCEDURE: VRS RTK
- 4) DATES OF SURVEY: 06/21/2024
- 5) DATUM/EPOCH: 83/11
- 6) PUBLISHED/FIXED CONTROL USED: NC CORS RTN
- 7) GEOID MODEL: GEOID18
- 8) COMBINED GRID FACTOR: 0.99994620
- 9) UNITS: US SURVEY FEET

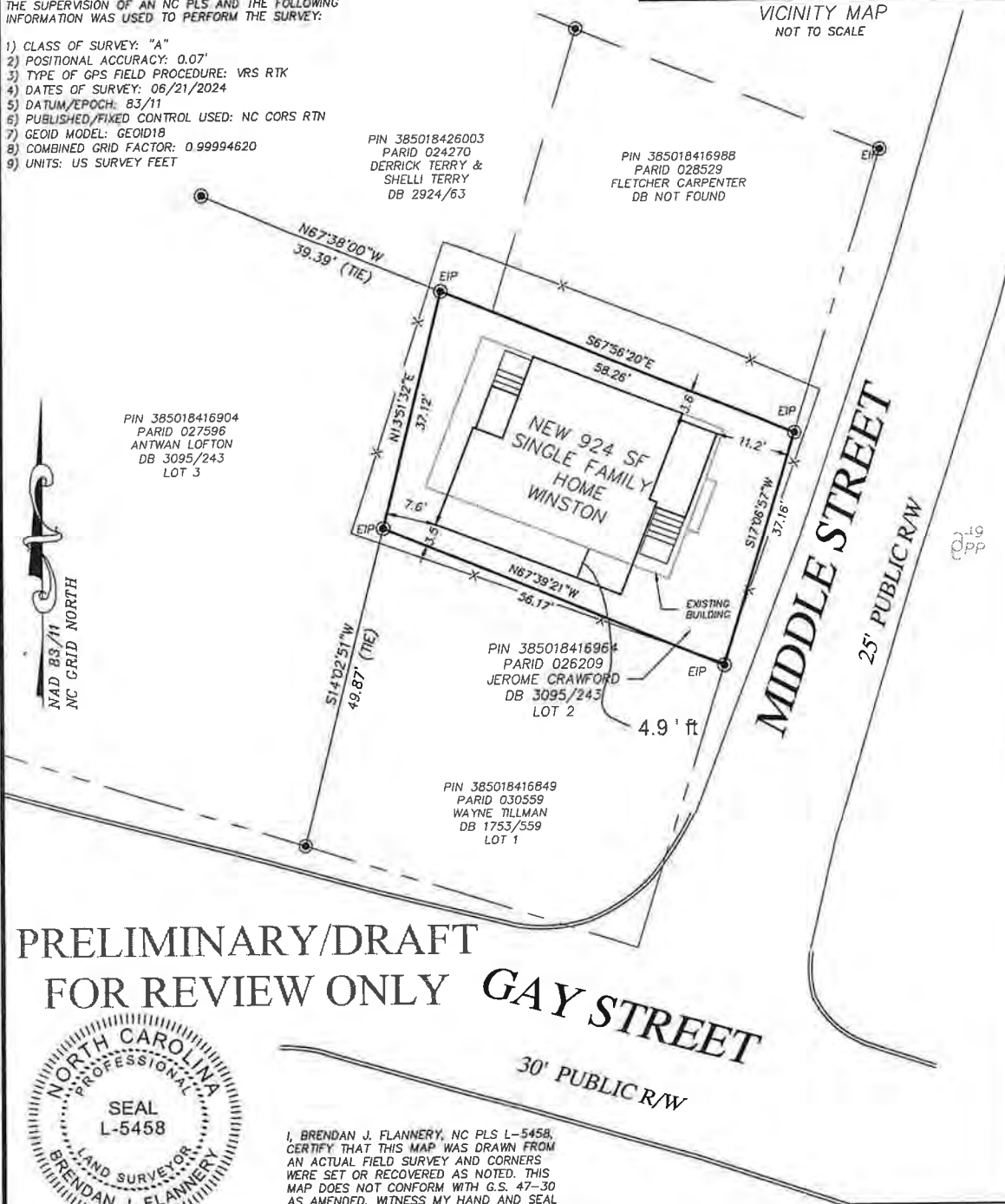
PIN 385018426003  
PARID 024270  
DERRICK TERRY &  
SHELLI TERRY  
DB 2924/63

PIN 385018416988  
PARID 028529  
FLETCHER CARPENTER  
DB NOT FOUND

PIN 385018416904  
PARID 027596  
ANTWAN LOFTON  
DB 3095/243  
LOT 3

PIN 385018416964  
PARID 026209  
JEROME CRAWFORD  
DB 3095/243  
LOT 2

PIN 385018416849  
PARID 030559  
WAYNE TILLMAN  
DB 1753/559  
LOT 1



**PRELIMINARY/DRAFT  
FOR REVIEW ONLY**

**GAY STREET**

**MIDDLE STREET**

**30' PUBLIC R/W**

**25' PUBLIC R/W**



I, BRENDAN J. FLANNERY, NC PLS L-5458, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY AND CORNERS WERE SET OR RECOVERED AS NOTED. THIS MAP DOES NOT CONFORM WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS THE 19TH DAY OF MAY, 2025.

**LINE LEGEND**

PIN 385018416964	PROJECT 23-0255	TASK ORDER 37	APP-08595	PROPERTY LINE	
SCALE 1" = 12'	DRAWN BY OFK	CHECKED BY TAT/BJF	LINE NOT SURVEYED	LINE NOT SURVEYED	

**PLOT PLAN OF:  
408 MIDDLE STREET**

ROCKY MOUNT TWP, NASH CO., NORTH CAROLINA  
FIELD SURVEY BETWEEN 06/21/2024 - 05/06/2025  
PROPERTY AS DESCRIBED IN DB 1239/970  
STANDING IN THE NAME OF  
JEROME CRAWFORD

- IRON PIN SET
  - EXISTING IRON
  - △ MATHEMATICAL POINT
  - ⊕ UTILITY POLE
- PROPERTY ADDRESS:  
408 MIDDLE STREET,  
ROCKY MOUNT, NC 27804

License #: C-5176  
320 Executive Ct  
Hillsborough, NC 27278-8551  
Voice: (919) 732-3883 Fax: (919) 732-6676  
www.summitde.com





**WINSTON**

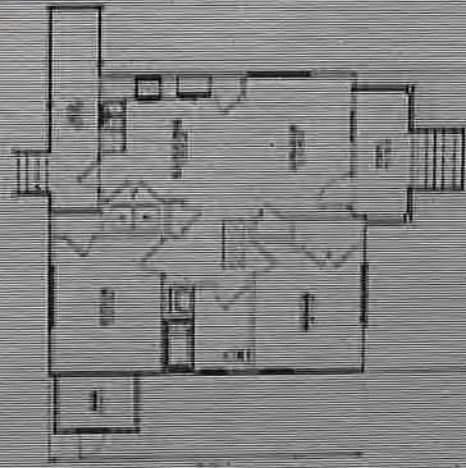
**SQUARE FOOTAGE:** 781 Square Feet

**BEDROOMS:** 2

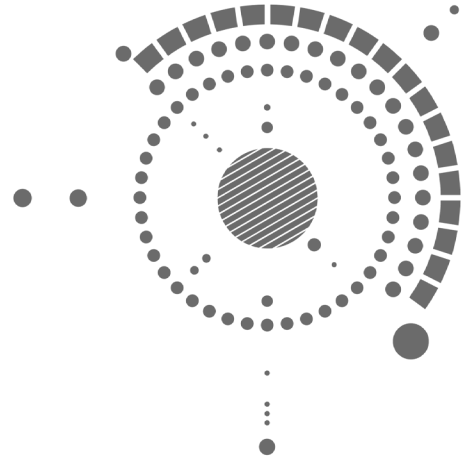
**BATHROOMS:** 1

**WIDTH:** 28.7'

**DEPTH:** 35'



This compact home features an historically inspired double gable front elevation with a covered front porch. On the inside the 781 square feet contains 2 bedrooms and a spacious shared bath. The main living area features a wide-open combined kitchen / dining and living space for maximum family livability. Space is also provided for a side by side washer and dryer as well as an optional outdoor storage area.



**ATTENTION:**

The next regular meeting of the City  
of Rocky Mount Board of  
Adjustment is scheduled for  
**Tuesday, August 5, 2025 at 5:30 p.m.**

