

## 1. Agenda

### Documents:

[2024-07-08- SHORT AGENDA LINKS \(PDF\).PDF](#)  
[2024-07-08 - ACTION AGENDA \(PDF\).PDF](#)

# CITY COUNCIL AGENDA JULY 8, 2024

## *Footloose* the musical

*With dynamic new songs augmenting the powerhouse hits from its bestselling Oscar-nominated score, Footloose celebrates the exhilaration of youth, the wisdom of listening to one another, and the power of forgiveness.*

**Performances: July 18 - 20 at 7:30 p.m. and July 21 at 2 p.m.  
In the Imperial Centre Theatre**

[imperialcentre.org/theatre](http://imperialcentre.org/theatre)



ROCKY MOUNT, NC  
THE CENTER OF IT ALL

[View Main Agenda](#)



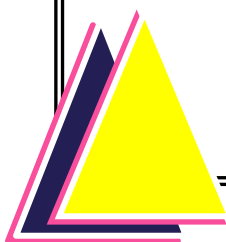
## ROCKY MOUNT CITY COUNCIL VISION STATEMENT

*Rocky Mount is a City composed of people of diverse backgrounds, heritages, and interests with a shared sense of values, stewardship and community.*

*It is a City where all citizens have the opportunity to realize their full potential through individual initiative and community support.*

*Its citizens enjoy and value the benefits of efficient, cost-effective and responsive public services, a strong and diversified economy, and superior cultural and educational resources.*

*Rocky Mount recognizes and appreciates its history while responding to the challenges and opportunities of regional and global change in a proactive and realistic manner.*





# W E L C O M E !

We are pleased you are attending a Rocky Mount City Council meeting. You are now participating in the process of representative government. We appreciate your interest and hope you and your fellow citizens will attend often. Democracy cannot endure without an informed electorate.

Rocky Mount has the Council-Manager form of local government. Policy is set by the Mayor and Council, who are elected by the people. The policy is implemented by the City Manager, who is appointed by the Council. The Council decides what is to be done. The City Manager, operating through the entire City staff, does it. This separation of policy-making and policy administration is considered the most economical and efficient form of City government.

## COUNCIL MEETINGS

The City Council meets in regular session twice each month in the George W. Dudley City Council Chamber of the Frederick E. Turnage Municipal Building. These meetings are open to the public and are held on the following schedule:

**2nd Monday - 7:00 p.m.**

**4th Monday - 4:00 p.m.**

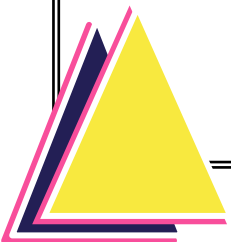
At these meetings, the City's business is conducted and ordinances and resolutions, the laws of Rocky Mount, are enacted. Ordinances take effect upon their adoption when approved by a majority of the Council. All ordinances must be in writing. They are introduced at one meeting and adopted at a subsequent meeting. The Council may, however, by an affirmative vote of five (5) members, adopt an ordinance at the same meeting it is introduced. The Council frequently uses this procedure.

Councilmembers receive the agenda for a Council meeting, together with detailed background material, on the Thursday prior to each regular meeting. This gives them the opportunity to study each item on the agenda prior to the meeting and consult with the City Manager or City staff members. If no additional pertinent facts are presented at the meeting, items are often acted upon without further discussion, particularly in routine matters. This procedure helps Council meetings to move more expeditiously.

## INFORMAL WORK SESSIONS OR COMMITTEE MEETINGS

The Council generally conducts a work session or COMMITTEE OF THE WHOLE meeting at 5:00 p.m. prior to the first regular monthly meeting. The COMMITTEE OF THE WHOLE is the entire City Council meeting as a committee to discuss matters requiring more in-depth explanation, study or discussion. The Committee frequently makes recommendations to the City Council, however, no recommendations made by the COMMITTEE OF THE WHOLE are final until accepted by the Council in a regular meeting.

*These meetings are open to the public.*





## HOW A CITIZEN CAN BE HEARD

Citizens may appear before the Council to be heard on any subject related to City government, or any individual matter which may involve City government. A provision is made on each City Council agenda for **PETITIONS TO BE RECEIVED FROM THE PUBLIC**. At this time, citizens are encouraged to bring to the Council's attention matters that are not otherwise specifically listed on the agenda. If the matter you are interested in is specifically listed on the agenda, you are asked to address that issue when it is being considered. If you desire to be heard, you are asked to advise the Mayor in which item you are interested at the time it appears on the agenda. You will be requested to use the speakers stand, give your name and address and identify any group which you represent. Citizens addressing the Council on any matter shall not abuse their privilege and shall confine themselves to the question under debate, and avoid all personal or indecorous language. The City Clerk prepares the minutes of the meetings. After approval by the Council, these become the official record of the proceedings. The entire meeting is tape recorded for accuracy in preparing the minutes.

## PUBLIC HEARINGS

Prior to the enactment of some ordinances or resolutions, the law requires that the City Council conduct a public hearing in order that the public may have an opportunity to be heard. The most common of these are zoning ordinance changes, the ordering of public improvements and determination of assessments. Most public hearings are conducted in the general course of a regular meeting and are usually scheduled for the evening meeting of the City Council on the second Monday of each month to afford more citizens an opportunity to attend.

### MAYOR

C. SAUNDERS ROBERSON, JR.

### CITY COUNCIL

LIGE DAUGHTRIDGE, MAYOR PRO TEM  
(WARD 5)

ANDRÉ D. KNIGHT (WARD 1)

REUBEN C. BLACKWELL, IV (WARD 2)

RICHARD E. JOYNER (WARD 3)

T. J. WALKER, JR (WARD 4)

TOM HARRIS (WARD 6)

JABARIS D. WALKER (WARD 7)

### CITY STAFF

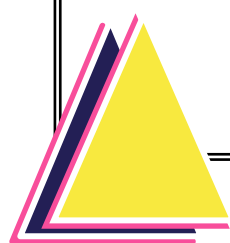
KEITH ROGERS JR., CITY MANAGER

KIM BATTS, CITY CLERK

ELTON DANIELS, ASSISTANT CITY MANAGER

NYKI HILL, ASSISTANT CITY MANAGER

COLIN McGRATH, CITY ATTORNEY (INTERIM)





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## **PUBLIC PETITIONS**

The Public Petitions portion of the City Council meeting is an opportunity for public comment; and the City Council appreciates your attendance and values all citizen input.

This is an opportunity to express views and concerns about the City of Rocky Mount to the Council; however, in most cases Councilmembers will not respond to public comments but may refer a matter to the City Manager or staff for follow up.

Time will be monitored in order to give everyone an opportunity to speak and speakers will have three minutes.

Please be aware that sign-in sheets must be presented to the Security Officer prior to the opening of the City Council meeting.

If an organized group is present to speak on a common issue, please designate one person to present the group's comments.

If your comments are in regard to an item that is the subject of a public hearing, please wait until that item is introduced to speak. Time will also be monitored.

If your comments are in regard to an evidentiary hearing additional time may be granted.

The City Council requests that you **PLEASE ADHERE TO THE FOLLOWING GUIDELINES:**

- **Complete a sign-in sheet;**
- **Address comments to the Council as a whole and not to individual Councilmembers or City staff;**
- **Speak from the podium in a civil, non-argumentative and respectful manner;**
- **Personal attacks which have the potential to disrupt the meeting will not be tolerated and you will be asked to sit down or be removed from the meeting;**
- **Keep comments to three minutes**

Thank you!



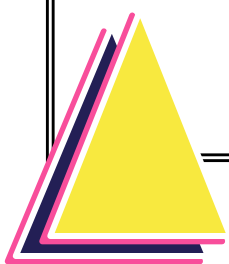
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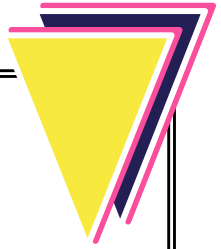


**AGENDA FOR A REGULAR SCHEDULED MEETING OF THE CITY COUNCIL OF THE CITY OF ROCKY MOUNT TO BE HELD MONDAY, JULY 8, 2024 AT 7:00 P.M. IN THE GEORGE W. DUDLEY CITY COUNCIL CHAMBER OF THE FREDERICK E. TURNAGE MUNICIPAL BUILDING.**

NOTICE: The July 8, 2024 City Council meeting may have one or more city council members participating by electronic means. The City will be using YouTube to livestream the City Council meeting. To view the meeting click here: <https://www.youtube.com/user/CITYTV19>

1. Meeting Called to Order by the Mayor
2. Prayer
3. Roll Call by the City Clerk
4. Consideration of :
  - A. Minutes of a Regular scheduled City Council Meeting held [View](#)
    - February 26, 2024; and
    - March 25, 2024[View](#)
  - B. Minutes of a Regular Rescheduled Committee of the Whole Meeting Held March 25, 2024
    - Comprehensive Planning Benefits - Mitchell Silver, McAdams Co.; *Information only; no formal action;*
    - FY25 Revenue Forecast - Ken Hunter; *Information only; no formal action;*
    - Capital Improvement Project Update - Elton Daniels; *Information only; no formal action;* and
    - Closed Session - Personnel
- Recommended Action: Approve Minutes
5. Consideration of additions or deletions to the agenda
6. Community Update - City Manager Keith Rogers Jr.





7. Petitions to be Received from the Public

*Note: Please complete Citizen Sign-In Sheet and provide to Security Officer prior to opening of meeting. Please limit presentations to three (3) minutes. Time will be monitored.*

8. **CONSENT AGENDA:**

A. Consideration of the Following Tax Releases and/or Refunds: [View](#)

- Schedule A - Report of taxes under \$100 approved for release and/or refund by the City Manager; and
- Schedule B - Report of taxes over \$100 recommended for release and/or refund by the City Council

*City Manager Recommendation: Approve Tax Releases and/or Refunds*

B. Consideration of Rescheduling the following City Council Meetings (rescheduling due to conflict with Electricities Annual Conference):

- Committee of the Whole Meeting – reschedule from August 12, 2024 to August 5, 2024 @ 5:00 P.M.;
- City Council Meeting – reschedule from August 12, 2024 to August 5, 2024 @ 7:00 P.M.

*\*\*Times and Locations will remain the same*

*City Manager Recommendation: Reschedule Meetings*

Recommended Action: Approve Consent Agenda inclusive of:

- 1) Approve Tax Releases; and
- 2) Reschedule Meetings

9. **Public Hearing** and Explanation of Feasibility Study Relative to Annexation No. 332 – Harper & Williams (Sunset Avenue) (Ward 5, if approved) [View](#)

*\*\*Item was postponed from January 8, February 12, April 8, and May 13, 2024 City Council Meetings*

Recommended Action: Postpone Item to August 5, 2024 City Council Meeting

10. **Public Hearing** Relative to the Following Rezoning Request Recommended for Approval and Found in Compliance with the Comprehensive Plan by the Planning Board on November 14, 2023:

- Request by Thomas White (Axiom Development, LLC) to rezone a ±48.9-acre parcel, having a PIN 382008972953U and a ±9.45-acre portion of the property having a PIN 382012960747 from I-2 (Heavy Industrial District) and GI (Nash County General Industrial) to R-6MFA (Multifamily Residential district)

*\*\*Item was postponed from January 8, February 12, April 8, and May 13, 2024 City Council meetings*

[View](#)

Recommended Action: Postpone Item to August 5, 2024 City Council Meeting





11. **Public Hearing** Relative to the Following Rezoning Request Recommended for Approval and Found in Compliance with the Comprehensive Plan by the Planning Board:

- Request by Rod Holloman (Goldrock Road, LLC), to rezone property having an area of ± 27.42 acres at 601, 635 and 657 Goldrock Road, from A-1 (Agricultural District) to R-6MFA (Medium Density Multifamily Residential District)

*\*\*Item was postponed from June 10, 2024 City Council Meeting [View](#)*

Recommended Action: 1) Receive Public Comment; and  
2) Adopt Ordinance

12. **Public Hearing** Relative to the Following Land Development Code Amendments Recommended for Approval and Found in Compliance with the Comprehensive Plan by the Planning Board: [View](#)

- Text amendment - CHAPTER 1, Sec. 102 Terms and uses defined; CHAPTER 3, Sec. 312. Development review procedures, Table 3-1, Table 3-2; CHAPTER 4, Sec. 404. Zoning upon annexation, sec. 406. Commercial district intent statements; CHAPTER 5, Sec. 503. Zoning use tables, Table 5-1, Table 5-2, Sec. 509. Zoning variance provisions, Sec. 510. Appeal of administrative officer's decisions; CHAPTER 12, Sec. 1205. Remedies and enforcement powers; CHAPTER 13, Sec. 1301 Right-of-way width, street design – Purpose: to align development standards with practices and General Statutes

*(Amendment eliminates published notice for certain development procedures in alignment with minimum notice requirements listed in State statute, realigns development review with board's roles, establishes that a separate rezoning hearing is required for the initial zoning of annexed lands, removes criminal penalties for land development regulation violations, and corrects misdescribed standards)*

*\*\*Item was postponed from the June 10, 2024 City Council Meeting*

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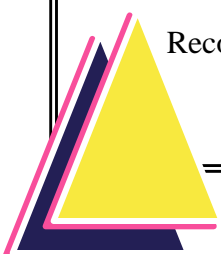
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- Text amendment - CHAPTER 14, Sec. 1405 Exempt subdivision plats; Sec. 1406 Final plat process – Purpose: to clarify plate requirements and certificates

*(Amends ordinance by providing descriptive certificate language based on the specific exemption that qualifies the subdivision, refines the final plat standards by correcting the terminology related to the city's flood prone areas, and clearly links the notary public certificate with an ownership certificate, which was revised to ensure equity)*

*\*\*Item was postponed from the June 10, 2024 City Council Meeting*

Recommended Action: Postpone Item to August 5, 2024 City Council Meeting





14. Consideration of the Recommendations from a Planning Board Meeting held on June 11, 2024 and Acknowledge Receipt of Planning Board Minutes: [View](#)

*\*Overview of request(s) and recommendation(s) by the Director of Development Services or her designee*

**A. Public Hearing** Relative to the Following Land Development Code Amendments Recommended for Approval and Found in Compliance with the Comprehensive Plan by the Planning Board:

- Request by Krystal Woodard, to rezone property having an area of  $\pm$  0.99 acres at 746 & 750 Sutton Road, from R-10 (Low Density Residential District) to A-1 (Agricultural District)

[View](#)

Recommended Action: 1) Receive Public Comment; and  
2) Adopt Ordinance

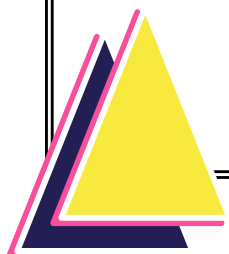
15. Consideration of Amendment to Operating Lease Agreement between the City and OIC (Annual per square foot rent will increase from \$8,000 to \$13,500 for the period beginning 2029-2034, and to \$13,837.85 for the period beginning 2034-2039) [View](#)

*\*\*Item was postponed from the June 24, 2024 City Council Meeting*

Recommended Action: Approve Amendment to Operating Lease Agreement

16. Consideration of Resolution of Intent to Enter into Lease Agreement with Assef Thaher, doing business as, Yaba Group Inc., for City owned property at 207 E. Thomas Street (5-year lease with automatic renewal for one (1) successive term of five (5) years; annual rent = \$42,000 - renewed lease will increase rent 5% to \$44,100 annually; initial term August 26, 2024 – August 26, 2029 – renewal term will be August 26, 2029 – August 26, 2034; resolution authorizes the City Clerk to advertise proposed agreement pursuant to NCGS 160A-272) [View](#)

Recommended Action: Adopt Resolution





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|           |   |                        |            |   |                                    |
|-----------|---|------------------------|------------|---|------------------------------------|
| <b>A</b>  | = | <b>APPROVAL</b>        | <b>C</b>   | = | <b>REFERRED TO COMMITTEE</b>       |
| <b>AD</b> | = | <b>APPROVAL DENIED</b> | <b>T</b>   | = | <b>TABLED</b>                      |
| <b>NA</b> | = | <b>NO ACTION</b>       | <b>RA</b>  | = | <b>REMOVED FROM AGENDA</b>         |
| <b>D</b>  | = | <b>DEFERRED</b>        | <b>I</b>   | = | <b>INTRODUCED</b>                  |
| <b>R</b>  | = | <b>REFERRED</b>        | <b>RW</b>  | = | <b>REQUEST WITHDRAWN</b>           |
| <b>O</b>  | = | <b>OTHER</b>           | <b>RCA</b> | = | <b>REMOVED FROM CONSENT AGENDA</b> |

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    - Comprehensive Planning Benefits - Mitchell Silver, McAdams Co.; *Information only; no formal action;*
    - FY25 Revenue Forecast - Ken Hunter; *Information only; no formal action;*
    - Capital Improvement Project Update - Elton Daniels; *Information only; no formal action;* and
    - Closed Session - Personnel

**A~** Recommended Action: Approve Minutes

- A~** 5. Consideration of additions or deletions to the agenda:
- Request to defer Item 16 from the agenda until July 22, 2024 City Council meeting
6. Community Update - City Manager Keith Rogers Jr.
  7. Petitions to be Received from the Public

***Note: Please complete Citizen Sign-In Sheet and provide to Security Officer prior to opening of meeting. Please limit presentations to three (3) minutes. Time will be monitored.***

*The following individuals spoke (more details to be included in minutes):*

- *Petrina Page*
- *Mary Coleman*
- *Nellene Richardson*
- *Theresa Alston Stokes*
- *Nathlyn Ohree*
- *Antoinette Cutler*

8. **CONSENT AGENDA:**

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*\*\*Item was postponed from the June 24, 2024 City Council Meeting*

**\*A~** Recommended Action: Approve Amendment to Operating Lease Agreement

*\*Councilmembers Blackwell and Knight recused themselves*

16. Consideration of Resolution of Intent to Enter into Lease Agreement with Assef Thaher, doing business as, Yaba Group Inc., for City owned property at 207 E. Thomas Street (5-year lease with automatic renewal for one (1) successive term of five (5) years; annual rent = \$42,000 - renewed lease will increase rent 5% to \$44,100 annually; initial term August 26, 2024 – August 26, 2029 – renewal term will be August 26, 2029 – August 26, 2034; resolution authorizes the City Clerk to advertise proposed agreement pursuant to NCGS 160A-272)

**\*D~** Recommended Action: Adopt Resolution

*\*Item deferred until the July 22, 2024 City Council Meeting*