



Rocky Mount/Edgecombe Community Development Corporation
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September 23, 2013

Mr. David Peacock
N.C. Division of Waste Management
Brownfields Program
1646 Mail Service Center
Raleigh, NC 27699-1646



SUBJECT: Douglas Block Redevelopment Area
Rocky Mount, Edgecombe County
Brownfields Project No. 11002-07-33

Dear David:

Enclosed is the LURA for the property owned by the City of Rocky Mount in the subject redevelopment area.

Sincerely,


Joyce M. Dickens
President/CEO

JMD/mb

Enclosure

Brownfields Project #: 11002-07-33

Brownfields Property: Tobacco Warehouse, 221-223 NE Main Street

Property Owner (In whole or part): Douglas Block [REDACTED] Landlord, LLC

LAND USE RESTRICTIONS ("LUR") UPDATE

LUR 1: No use may be made of the Brownfields Property other than mixed use involving retail, office, open space and residential, hotel and recreational development. For purposes of this LUR, "mixed use" refers to a project characterized by three (3) or more significant revenue-producing uses (from among retail, office, residential, hotel, entertainment, cultural, and recreation uses), that are mutually supporting and whose project components are physically and functionally integrated, and developed in conformance with a Brownfields Property-wide plan. The following definitions also apply:

- a. "Retail" refers to the sale of goods, products, or merchandise directly to the consumer.
- b. "Office" refers to the rendering of business or professional services.
- c. "Open space" refers to areas, whether landscaped or natural, set aside for the use and enjoyment of residents/users of a development or of the general public.
- d. "Residential" refers to use for a permanent dwelling of any single family, detached, duplex, triplex, quadriplex, attached or multifamily dwelling; any manufactured, mobile or group home; or any boarding house or dormitory.
- e. "Hotel" refers to a building containing more than four individual rooms for the purpose of providing overnight lodging facilities for reservation, cleaning services, combined utilities and on-site management and reception for paying customers.
- f. "Recreational" refers to swimming pools, tennis courts and indoor uses of theaters and community centers.

In compliance Out of compliance

Remarks: _____



LUR 2: Surface water at the Brownfields Property may not be used for any purpose without the prior written approval of the Department of Environment and Natural Resources ("DENR").

In compliance Out of compliance

Remarks: _____

LUR 3: No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Brownfields Property without prior sampling and analysis of groundwater to the written satisfaction of DENR in any areas proposed for such activities, and submittal of the analytical results to DENR. If such results disclose to DENR contamination in excess of North Carolina's groundwater quality standards, the proposed activities may not occur without the prior written approval of DENR on such conditions as DENR imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities.

In compliance Out of compliance

Remarks: _____

LUR 4: Soil anywhere on the Brownfields Property exhibiting any stain or odor may not be disturbed without prior sampling and analysis, to DENR's written satisfaction, of soil proposed to be disturbed. If sampling results disclose contamination that DENR determines renders the Brownfields Property unsuitable for the uses specified in LUR 1. above, the soil may only be disturbed in conformance with procedures approved in writing in advance by DENR to protect public health and the environment while the disturbed soil is exposed, and if as much soil is treated, removed and disposed of in accordance with applicable law, or covered with an impervious or hard pervious surface, as DENR determines is necessary to render the Brownfields Property suitable for said uses. If treatment is chosen, it shall occur in conformance with procedures approved in writing in advance and afterwards by DENR. If covering the soil is chosen, said cover shall be maintained to DENR's satisfaction. If removal and disposal is chosen, information that meets with DENR's written satisfaction regarding the transportation and

disposition of such soil shall be supplied in a written report to DENR within 90 days following removal. For purposes of this Land Use Restriction, the following definitions apply:

- a. "Impervious surface" means any structure or groundcover consisting of asphalt, concrete, stone, brick, terrazzo, roofing, ceramic tile or other natural or man-made material that prevents the absorption of surface water into the soil.
- b. "Hard pervious surface" means any structure or groundcover that allows absorption of surface water into the soil, but has a hard surface formed or cast in place that protects land users from exposure to any contaminants in the soil. Pervious concrete and pervious tennis court materials are examples.

In compliance Out of compliance

Remarks: _____

LUR 5: No building may be constructed on the Brownfields Property without a written determination by DENR as to whether it would lie within one 100 feet of the Brownfields Property's volatile contaminant plume. If DENR determines that a proposed building would lie within said area, it may not be constructed without mechanical ventilation with outdoor air in compliance with the most current version of the Mechanical Ventilation section of the Ventilation chapter of the North Carolina State Building Code ("Code") or another standard approved in writing in advance by DENR. The building may not be used unless and until a professional engineer licensed in North Carolina provides DENR certification under seal that the mechanical ventilation was installed as designed and complies with the Code. Moreover, the building may not be constructed unless and until DENR approves in writing a vapor mitigation plan for the building, nor may the building be used unless and until DENR determines in writing that the plan has been satisfactorily implemented. DENR may waive the requirements of this LUR in regard to particular proposed buildings.

In compliance Out of compliance

Remarks: _____

LUR 6: No mining may be conducted on or under the Brownfields Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.

In compliance Out of compliance

Remarks: _____

LUR 7: No basements may be constructed on the Brownfields Property unless they are, as determined in writing by DENR, vented in conformance with applicable building codes.

In compliance Out of compliance

Remarks: _____

LUR 8: None of the contaminants known to be present in the environmental media at the Brownfields Property, including those listed in Tables A and B of the Notice of Brownfields Property ("Notice"), may be used or stored at the Brownfields Property without the prior written approval of DENR, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

In compliance Out of compliance

Remarks: _____

LUR 9: The Brownfields Property may not be used as a park or for sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the prior written approval of DENR.

In compliance Out of compliance

Remarks: _____

LUR 10: The Brownfields Property may not be used for agriculture, grazing, timbering or timber production.

In compliance Out of compliance

Remarks: _____

LUR 11: The Brownfields Property may not be used as a playground, or for child care centers or schools, without the prior written approval of DENR.

In compliance Out of compliance

Remarks: _____

LUR 12: No party conducting environmental assessment or remediation at the Brownfields Property at the direction of, or pursuant to a permit or order issued by, DENR may be denied access to the Brownfields Property for purposes of conducting such assessment or remediation.

In compliance Out of compliance

Remarks: _____

LUR 13: During January of each year after the year in which the Notice is recorded, the then current owner of any part of the Brownfields Property shall submit a notarized LURU to DENR certifying that the Notice remains recorded at the Edgecombe County Register of Deeds office and that the Land Use Restrictions are being complied with, and stating:

- a. the name, mailing address, telephone and facsimile numbers, and contact person's e-mail address of the owner submitting the LURU if said owner acquired any part of the Brownfields Property during the previous calendar year. Insert information:

- b. the transferee's name, mailing address, telephone and facsimile numbers, and contact person's e-mail address, if said owner transferred any part of the Brownfields Property during the previous calendar year. Insert information:

- c. whether any vapor mitigation plans implemented pursuant to LUR 5 above are achieving their goals, and whether the uses of the ground floors of any buildings subject to any such plans have changed, and, if so, how.

Yes (attach information) ___ No ___ *N/A*

In compliance Out of compliance ___

Remarks: *Property was transferred in 2010. The Douglas Block landlord LLC owns six historic buildings on Douglas Block. The City of Rocky Mount owns the remaining property including the real property on which the historic buildings are situated*

Notarized signing and submittal of this Land Use Restrictions Update constitutes certification that this Notice remains recorded at the Edgecombe County Register of Deeds office and that the Land Use Restrictions are being complied with.

This Land Use Restrictions Update is certified by *Joyce M. Dickens* owner of at least part of the Brownfields Property.

Name typed or printed of party making certification: *Joyce M. Dickens*

In the case of owners that are entities:

Signature of individual signing: *Joyce M. Dickens*
Name typed or printed: *Manager Joyce M. Dickens*
Title: *Manager*

In the case of all owners:

Date: 9/23/2013

[use for LLCs]

[Name of LLC]

By: Joyce M. Dickens
Name typed or printed:
Member/Manager

NORTH CAROLINA
Edgecombe COUNTY

I, Lori Hines Jones, a Notary Public of the county and state aforesaid, certify that Joyce M. Dickens personally came before me this day and acknowledged that he/she is a Member of Douglas Block Land LLC, a North Carolina (state) limited liability company, and its Manager, and that by authority duly given and as the act of the company, the foregoing Land Use Restriction Update was signed in its name by him/her.

WITNESS my hand and official stamp or seal, this 23rd day of September, 2013

Lori Hines Jones
Name typed or printed:
Notary Public Lori Hines Jones

My Commission expires: 4/29/17

