

PLANNING COMMISSION
Public Hearing Minutes
Town of Rocky Mount Municipal Building
January 2, 2007
6:00 p.m.

The Planning Commission for the Town of Rocky Mount met at the Municipal Building, located at 345 Donald Avenue, Rocky Mount, Virginia, on Tuesday, January 2, 2007, at 6:00 p.m. to conduct a public hearing with the following Planning Commission members present:

Let the record show that Madam Chair Stockton called the meeting to order. Let the record also show that Planning Commission Members Milton Arrington, Derwin Hall, Jerry Greer, Ina Clements, John Tiggle, and John Speidel were present.

Also present were Town Manager Keith Holland, Planning & Zoning Administrator Paul Stockwell, Town Attorney John Boitnott, and Planning Commission Clerk Helene Ferguson.

APPROVAL OF AGENDA

Madam Chair Stockton stated that there was an addition to the agenda under Old/New Business. The Planning Commission Clerk would like to say farewell to the Planning Commission members. She then asked the Board if there were any other changes that needed to be made. Let the record show that there was none.

- Motion was made by Planning Commission Member Clements to approve the agenda with the one addition, with the motion on the floor being seconded by Planning Commission Member Arrington and carried unanimously.

APPROVAL OF MINUTES

Madam Chair Stockton stated that the Planning Commission members were given a copy of the draft minutes for December 5, 2006. She asked if there were any additions or corrections. Let the record show that there was none.

- Motion was made by Planning Commission Member Arrington to approve the draft minutes for the public hearing that was held on December 5, 2006, with the motion on the floor being seconded by Planning Commission Member Clements and carried unanimously.

PUBLIC HEARING

Madam Chair Stockton recessed the regular meeting to go into the first public hearing. Let the record show that this is a continuation from the December 5, 2006 public hearing.

Franklin County Youth Center is requesting rezoning for Tax Map 200 and Parcel Numbers 010 and 009 to be rezoned from Residential, Agricultural District (RA) to Commercial Office, Limited District (C1).

Madam Chair Stockton stated that last month's points of concern were:

- The size of the lot being asking to be rezoned.
- The amount of acreage that will be needed for the project.
- The possibility of returning a portion of the land back to the town.
- Time frame for the development.

Attorney Eric Ferguson came back before the Planning Commission to represent the Franklin County Youth Center. Mr. Ferguson stated that he would like to address the concerns of the Planning Commission:

- There is no specific time-lime for building the structure on the property, but hoping to get started sooner rather than later.
- He discussed the usable and non-usable portions of the land.
- The GIS map that was done by town staff shows that 58 acres of the land was usable, but is not necessarily all in one area.
- The Franklin County Youth Center will use approximately 20 to 25 acres. The Franklin County Youth Center is willing to work with the town to sell a portion of the property to a potential business in the future, providing that the Youth Center would not need it.
- 501(c) issue would not come into play. It was found that if a portion of the land was sold, it would not have to be sold to another 501(c). This option will give the Youth Center more freedom.

Mr. Ferguson stated that he did not know the time-lime that the Board of Directors were looking at, but stated that:

- Funding for the building is reasonably committed.
- Plans for the building on the property is completed.
- Closing date is toward the end of February, if the rezoning is approved.

Mr. Ferguson asked Mr. Mike Patterson if there was a time-lime. Mr. Patterson stated there was a 30-day contract with the land. The next step is to get the plans approved once the rezoning is approved. The Board would like to begin the building as soon as possible.

Mr. Ferguson asked that the Planning Commission consider recommending the rezoning request, regardless of the staff recommendation. Mr. Ferguson stated that he felt that the only reason that staff recommends denying the request is due to the 501(c) status. The Franklin County Youth Center is willing to partner with the town to accommodate perspective businesses.

Madam Chair Stockton asked if there were any questions from the Planning Commission members. Let the record show that there were none.

Madam Chair Stockton asked if there were anyone in the audience that wished to come forward to speak. Let the record show that there were none.

Planning Commission Member Speidel commended the staff on the GIS maps of the property that were supplied for the Planning Commission. He stated that it helped him to understand the layout of the land.

Madam Chair Stockton asked if there were any concerns from the Planning Commission.

Planning Commission Member Speidel stated that his concern was that it was such a large tract of land and only a small amount of land was needed for the center. He further stated that after looking at the GIS maps, he saw no other use of the land and that this project did look like a good possibility.

- Planning Commission Member Tiggie made the motion to recommend to Town Council to approve the rezoning of Tax Map and Parcel Numbers 200-009 and 200-010 from Residential Agricultural (RA) to Commercial Office, Limited District (C-1), with the motion on the floor being seconded by Planning Commission Member Arrington and carried unanimously.
- Madam Chair Stockton asked for a roll call vote. Voting in favor of the motion on the floor was: Planning Commission Members, Milton Arrington, Ina Clements, Jerry Greer, Derwin Hall, John Tiggie, Vice-Chair John Speidel, and Madam Chair Stockton. Let the record show that the motion on the floor passed 7 to 0 to recommend the approval of the rezoning to Town Council

Madam Chair Stockton recessed the public hearing to go into the next public hearing.

Parker Design Group, Inc. is requesting a Subdivision Plan Review for Tax Map and Parcel Number 202-050. This is a proposed revision for the Villa Heights Phase II Townhouse development. The applicant wishes to subdivide the townhouses and sell seven (7) individual units. Villa Heights Phase I consisted of seven (7) similar townhouses that were subdivided and sold last year.

Madam Chair Stockton asked that the representative of Parker Design Group, Inc. come forward and speak regarding the request.

Mr. Sheldon Bower, who works for Parker Design Group, Inc., came forward to represent Tim Young and Terry Mullins for Villa Heights Phase II. Mr. Bower stated that he was asking for final approval of sight plan for Villa Heights Phase II.

Madman Chair Stockton stated to the Planning Administrator that she noticed there were several things listed in the evaluation.

The Planning Administrator stated that there was several items but they were only minor. He further stated that they were mostly administrative but could be added to the plat. The Planning Administrator suggested to Madam Chair Stockton that they could approve it with modifications. Madam Chair Stockton asked that the Planning Administrator read the modifications for the record:

- Add the address of owners
- Add the names of easement holders
- Add the current Tax number for the property being subdivided
- On plat title change "Survey for Phase I for Villa Heights" to "Survey for Phase II for Villa Heights"
- Under "KNOW ALL MEN BY THESE PRESENTS TO WIT" change "Franklin County Subdivision Ordinance as amend to date" to "Town of Rocky Mount Subdivision Ordinances as amended to date"
- Under "Franklin County Notes" #3 change "(See site plan approval for Phase I)" to "(See site plan approval for Phase II)"

Madam Chair Stockton asked if the Planning Commission members if they had any modifications that they wished to add. Let the record show that there were none.

Planning Commission Member Speidel stated that he thought that Phase I had turned out quite nice. Mr. Bower agreed and stated that Phase I was sold out completely.

Planning Commission Member Clements asked if there would be a Phase III. Mr. Bower stated that there would not be a Phase III.

- Planning Commission Member Arrington made the motion to approve the Subdivision Plat Review of Tax Map and Parcel Number 202-050 with modifications, with the motion on the floor being seconded by Planning Commission Member Clements and carried unanimously.

OLD/NEW BUSINESS

By-Laws

The Town Attorney stated that he had the By-Laws and would be e-mailing Madam Chair Stockton with his comments by the end of the week.

Helene Ferguson

The Planning Commission Clerk said good-bye to the Planning Commission members. She stated that it has been a pleasure working with them for the past 2-½ years.

ADJOURNMENT

- There being no further business to discuss, motion was made by Planning Commission Member Tiggle to adjourn at 6:20 p.m., with the motion on the floor being seconded by Planning Commission Member Arrington and carried unanimously.

Janet Stockton, Chair

Attest:

Planning & Zoning Clerk

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