

# Upcoming Planning Projects For 2010

## Complete Comprehensive Plan

Town Staff has started to edit and re-write the Town's Comprehensive Plan, which must be completed by 2012. Rather than wait the full five years between updates, staff suggests doing smaller updates more frequently. Planning commission agrees, and has directed updates to community facilities, economic development, housing and other priorities which have changed since 2007.

## Update Zoning Ordinance Books

Town Staff is working to bring the Zoning Ordinance Books up to currency, and will change the way books are distributed and updated in the future. This will require recodification of the Zoning Ordinance to reflect editing changes made during the review process.

## Establish Arts & Culture District

In an effort to add to the economic development tool kit and to attract businesses to available properties, staff is developing code for review this winter to establish an Arts & Culture District, an overlay district designed to promote growth.

## Protect redeveloped areas

With the significant investments made by the Town in parking and redeveloping Uptown and Downtown, we will work with utilities to develop code that protects those redeveloped areas from overhead utility deployment.

## Update Article 13

Nonconforming properties are difficult to redevelop, and present a challenge for staff, Planning Commission and the Town Council. The intent is to update Article 13 to bring clarity to the redevelopment of properties damaged by fire, natural disaster or accidental destruction.

## Update & clarify definitions

Town staff believes that updates are necessary to the definitions contained within Town Code. Modernizing, expanding and clarifying definitions will meet the development and growth needs of the Town of Rocky Mount as it confronts an increasing demand for land use options in a swiftly

## 2009 ATTENDANCE RECORD

Janet Stockton	11 of 11	100 %
John Tiggle	11 of 11	100%
Bobby Cundiff	5 of 5	100%
Derwin Hall	10 of 11	91%
John Speidel	10 of 11	91%
Ina Clements	9 of 11	82%
Jerry Greer*	8 of 11	73%
Milton Arrington**	2 of 5	40%
Overall	66 of 76	87%

\* Two of Mr. Greer's absences came on Wednesdays, when meetings were moved from Tuesday and conflicted with Wednesday obligations.

\*\* Mr. Arrington was hospitalized or receiving medical care or hospice services during his absences.

changing economy.

## Joint meetings with Town Council

Town Council and Planning Commission have dedicated themselves to two joint meetings annual. These meetings are a vital part of the planning process, helping to establish priorities for continued development of the Town of Rocky Mount.

## Light Ordinance

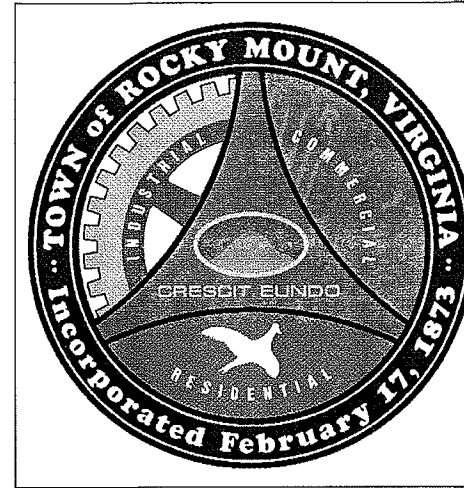
Planning Commission has directed staff to research state code and Town ordinances to determine that adequate protection is afforded to landowners from intrusion of light from other properties. This is particularly important in residential areas adjacent to higher-growth development areas.

## Flooding Issues

Two communities have asked for assistance in dealing with flooding issues. Franklin Heights and Diamond Avenue Extension flooding issues will both require planning staff and commission involvement to ensure that the community needs are met, balanced against the resources available to remediate the problems.

## Assist in development issues

With the new year, developers are likely examine developing high-visibility properties along Rocky Mount's commercial corridors on 40 East and North Main Street. Five subdivisions currently in development also demand attention.



# PLANNING COMMISSION ANNUAL REPORT TO TOWN COUNCIL

## PLANNING COMMISSION Janet Stockton, Chair

2013

## John Speidel, Vice-Chair

2011

## Ina Clements

2011

## Bobby Cundiff

2013

## Jerry Greer

2013

## Derwin Hall

2011

## John Tiggle

2011

*Milton Arrington resigned in 2009 due to illness, and later passed away.*

## STAFF

**Matthew C. Hankins**

*Planning & Zoning Administrator  
& Subdivision Agent*

**Stacey B. Sink**

*Clerk*

**John T. Boitnott**

*Town Attorney*

**C. James Ervin**

*Town Manager*

## FROM THE CHAIR

Mayor Angle & Members of Town Council:

It is my pleasure to present to you the Planning Commission's annual report. The past year was full of challenges in a difficult time; while the national economy slowed, we saw and approved action to benefit and expand economic opportunity in Rocky Mount & Franklin County.

Staff changes led off the year, with the departure of the Town Planner. While that is normally a challenge, staff worked hard to ensure that the Commission was able to continue with its charge to lend its foresight and review to develop a vision for the Town and its residents. I particularly commend our clerk, Stacey Sink, for the hard work she does in preparing for and recording our meetings.

While Matt Hankins is not used to the planner's role, he has provided sound advice to the Planning Commission. I am sure the additional duties have been challenging, and I appreciate his efforts to help the commission's meetings run in a timely and efficient manner. With that in mind, though, the Town is always better off when it has a staff member devoted to planning and preparing for future growth, and we encourage Town staff to proceed with hiring a planner when they deem it appropriate.

We also experienced loss of a Planning Commission member, as Milton Arrington resigned due to illness, and shortly thereafter passed away. We appreciated Mr. Arrington's insight and experience, and will miss his contributions to the public conversation.

The Town of Rocky Mount is blessed in development factors: location, transportation, diversity of housing stock, an adaptable workforce, and developable property. Our challenge is to balance growth in a responsible manner that follows the community's standards and meets our long-term needs. We will work diligently with staff over the next year to ensure that developments such as the Oaks at Rakes Tavern, Landmark and Plateau develop in a manner that benefits Rocky Mount.

We have a thoughtful, well-prepared board that is eager to work with Town Council, realizing that we must generate our own work agenda while working with Council and the public on their priorities. We are excited by the prospect of holding twice-a-year meetings with Council to review our joint priorities and establish long-term goals.

Sincerely,

Janet Stockton, Chair