

TOWN OF ROCKY MOUNT
345 DONALD AVE.
ROCKY MOUNT, VIRGINIA 24151

540.483.7660
FAX : 540.483.8830

E-MAIL: MHANKINS@ROCKYMOUNTVA.ORG
WWW.ROCKYMOUNTVA.ORG



PLANNING COMMISSION
JANET STOCKTON, *Chair*
JOHN SPEIDEL, *Vice Chair*

BUD BLANCHARD JERRY W. GREER, SR.
INA CLEMENTS DERWIN HALL
JOHN TIGGLE

C. JAMES ERVIN, *Town Manager*
MATTHEW C. HANKINS, *Assistant Town Manager*
& *Community Development Director*

PLANNING COMMISSION AGENDA Tuesday, August 6, 2013 • 6 p.m.

Call to Order and Welcome

Janet Stockton, Chair

1. Roll Call of Members Present
2. Approval of Agenda
3. Review and Consideration of Minutes
 - *June 4, 2013 - Regular Meeting Minutes*
4. Public Hearings
 - a. *Great Southern Wood Virginia, Inc. requests to rezone the 4.124 acre property located at 75 State Street and known as Franklin County Tax Map and Parcel Number 2070008800 from Industrial Limited District M1 (light manufacturing) to Industrial General District M2 (heavy manufacturing) for the purpose of expanding its wood preserving operations including the addition of kilns.*
 - i. Staff Report regarding request
 - ii. Comments from applicant
 - iii. Comments from public
 - b. *Bernard Healthcare Center (also known as Free Clinic of Franklin County, Inc.) and Franklin Plaza, LLC request a waiver from Section 8-2(a) of the Town of Rocky Mount Subdivision Ordinance, which requires that lots provide appropriate sites for buildings and be properly related to topography so that each lot has an acceptable building site with direct access from an improved street. The applicants wish to create a new lot by minor subdivision in the Franklin Plaza (Schewel Furniture), from a portion of Tax Map and Parcel Number 2100002200, located at 1161 Franklin Street. The property is zoned General Business GB, and medical offices are a use by right in the district.*
 - i. Staff Report regarding request
 - ii. Comments from applicant
 - iii. Comments from public
5. New Business
 - a. *Planning Commission's 2012 Annual Report*
6. Old Business
 - a. *Recap of Previously Considered VDOT 6-Year Plan Projects*
7. Commissioner Concerns & Staff Updates
8. Adjournment

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
DRAFT MINUTES
JUNE 4, 2013
6:00 P.M.**

The Planning Commission of the Town of Rocky Mount, Virginia, met at the Rocky Mount Municipal Building on Tuesday, June 4, 2013 at 6:00 p.m., with Madame Chair Janet Stockton presiding.

The following members of Planning Commission were present when the meeting was called to order: Madame Chair Janet Stockton, Vice Chair John Speidel and Planning Commission Members, Bud Blanchard, Ina Clements, Derwin Hall, and John Tiggle. Let the record show that Planning Commission Member Jerry Greer was absent from the meeting.

The following staff members were present: Assistant Town Manager Matthew C. Hankins, Town Planner Patrick Rust, Town Attorney John Boitnott and Deputy Town Clerk Stacey B. Sink.

APPROVAL OF AGENDA

Madame Chair Stockton asked if there were any additions or corrections to the presented agenda, and being none, entertained a motion.

- Motion was made by Planning Commission Member Clements to approve the agenda as presented, with motion on the floor being seconded by Planning Commission Member Blanchard. There being no discussion, let the record show that the motion on the floor passed unanimously by those present.

APPROVAL OF MINUTES

Prior to the meeting, the Planning Commission received the following draft minutes for review and consideration of approval:

- April 23, 2013 – Regular Meeting Minutes

Madame Chair Stockton asked if there were any additions or corrections to the draft

minutes, and being none, entertained a motion.

- Motion was made by Planning Commission Member Tiggie to approve the draft minutes for April 23, 2013 as presented, with motion on the floor being seconded by Vice Chair Speidel. There being no discussion, let the record show that the motion on the floor passed unanimously by those present.

PUBLIC HEARING

Let the record show there were no public hearings held at this time.

OLD BUSINESS

(1) Piedmont Community Services Special Use Request for 50 West Church Street

Let the record show that in May, 2012, Town Council approved a Special Use Request for Piedmont Community Services (PCS) for the property located at 50 West Church Street to allow on-site services to clients. One of the conditions of the special use was that PCS report back to Planning Commission and Town Council after six months of operations. PCS has done so in writing in a letter, which is included in the packet.

Assistant Town Manager Hankins noted that there have been no complaints associated with PCS operations at 50 West Church Street and there is no reason for further action at this time.

Discussion ensued:

- PCS can be asked to submit regular reports on a six-month basis. They are easy to work with and very good about complying with requests.
- There has been no mention of expanding their services. They currently use the same facility for office space. PCS has not asked for an expansion of client services.

NEW BUSINESS

(1) Town participation in Franklin County Enterprise Zone Application

Assistant Town Manager Hankins noted that the Town's current Enterprise Zone is expiring at the end of 2013 and is not eligible for renewal. Towns are no longer eligible to apply independently, but the Town of Rocky Mount may be included through partnership with Franklin County. Town staff has worked with County staff to identify parcels that should be included. The Town did try to save its own program through the General Assembly, but that effort failed, mostly due to opposition from other localities that want an opportunity to apply for a limited number of zones.

Town Planner Rust noted the following:

- The Town can still participate and offer its own incentives which are separate from the County's incentives, but the application must be made by the County.
- Staff looked at the parcels currently located in the Enterprise Zone, evaluating each parcel, and then removed or added parcels based on whether the parcel was eligible to receive Enterprise Zone benefits. For example school, residential and church properties were removed.
- The proposed zone has basically the same shape as the current zone. (Maps of the current zone and proposed zone are attached as Exhibits A and B for reference). Major differences include the addition of parcels along North Main Street to the north and the addition of properties near Ronile to the south.
- The large property included at the top of the proposed zone along North Main Street will most likely change before the application is made due to some recent subdivision activity.
- The County will have zones in addition to the Town zone. There are hundreds of acres available. The County has not, yet, finalized its zone. The County zone will extend out 220 North toward Plateau Plaza, down 220 South and also out Route 40 West.
- DHCD allows three separate subzones.
- Staff stayed away from the 40 East corridor near Wal-Mart because this area will develop on its own, instead focusing on areas that need help such as 40 West, uptown, downtown and North and South Main.

Assistant Town Manager Hankins added the following points:

- The four largest Town businesses which have benefitted from the Enterprise Zone are Plygem, Lineal Technologies, Trinity Packaging, and Empire Foods, mostly through job creation grants and real property investment grants.

- Small businesses are typically helped with start-up costs like water connection or permit fee waivers.
- Currently, County businesses get no breaks because the County does not have an Enterprise Zone.
- This will be a ten-year program with two optional five-year renewals.
- Fiscal stress makes up half of the scoring for which localities are approved for Enterprise Zones. There is a possibility that the County will not qualify.
- The County will hold a public hearing in June before the Board of Supervisors. The application is due by June 28. The Town zone will be presented during the County's public hearing.

Let the record show there were no additional questions or comments from Planning Commission.

(2) *Presentation of the Comprehensive Economic Development Strategy (CEDS) of the West Piedmont Economic Development District*

Assistant Town Manager Hankins advised that Aaron Burdick, the Director of the WPPDC had planned to present the CEDS tonight; however, tonight is also the 6-year improvement plan public hearing with the Commonwealth Transportation Board in Roanoke, and Mr. Burdick is required by law to attend that public hearing. Staff, therefore, is offering the presentation. The major points are:

- The priorities for the Town of Rocky Mount are included in the CEDS.
- The key reason for doing the CEDS is to make the Town eligible for grant funding through the U.S. Economic Development Administration in the event that funding becomes available. This is typically a competitive process and if a project is not on the list, then it is not eligible for funding.
- The Town's proposed projects are on the list and ranked in importance from one through three.

HEARING OF CITIZENS

Mr. David Brown came forward to address Planning Commission, stating that he thinks his address is 111 Pell Avenue. He runs a small aluminum buy-back business behind Advance Auto in town. He works out of a trailer. He has learned that Little Caesar's is adding a drive thru, and he is concerned. He noted that he did not learn this from the landlord, nor did any of the other tenants. The drive-thru will be between Advance Auto and the shopping center in the vacant spot. He is there four days a week and has noticed the amount of traffic that comes there to service Food Lion, Sherwin

Williams, etc. He is shocked to learn that Little Caesar's has gotten permission to have a drive-thru there. At first he thought that his business is done because his customers will not be able to get through. Then he started to think that neither he nor any of the other tenants had been notified. He is not sure how it will affect him or the other tenants. He is concerned about traffic flow.

Madame Chair Stockton opened the floor to questions from Planning Commission for Mr. Brown. Discussion ensued:

- Vice Chair Speidel clarified with Mr. Brown that trucks can get behind the mall on either side, though there is less room on the other (right) side. Aaron's, Food Lion, and Roses trucks often come through the gap.
- Mr. Brown has not spoken to the landlord, stating that he has reasons for not asking. He advised he has been paying rent for ten years there.
- His biggest issue is with the landlord.
- Planning Commission Member Hall noted that Little Caesar's provides the Town with meals tax, and that Town revenue from taxes provides services for Town citizens, and that there was no reason to deny Little Caesar's request.
- Assistant Town Manager Hankins noted that Mr. Brown did call ahead to express his desire to speak before Planning Commission, allowing staff to prepare for his comments. He presented a drawing of the proposed Little Caesar's drive through to Planning Commission. He noted that the drive-thru lane will be painted onto the pavement so that vehicles will follow the paint along to the order board. Staff looked at the space near Advance Auto. There is a curb and parking spots at the side of the Advance Auto building. The Little Caesar's site plan allows for 12 feet between the edge of the drive-thru and the last parking spot. The space is fairly tight and this was taken into consideration. However, there is no structure or curb at the drive-thru. It is just paint. So, if there are no cars in the drive-thru, then a truck can still drive through the area.
- Madame Chair Stockton suggested that Mr. Brown discuss the matter with his landlord, and clarified that the responsibility to notify him of the proposed drive-thru lies with the landlord, not the Town.
- Mr. Brown advised that he hopes he is wrong and that this will not affect the traffic flow. He also added that another thing he is disappointed about happened a couple of years ago. He was trying to think of ways to increase his exposure so he asked Advance Auto for permission to place a sign in the grassy area behind the building. He was hoping that people coming in off of 220 could see a sign that said something like "Recycle Here for Cash" with an arrow pointing to him. Advance gave him permission, but when he spoke to someone with the Town, he was advised that he could not have a sign because he does not have a store front. He hopes that Planning Commission can commiserate with him. He

understands that he does not generate as much tax money for the Town as Little Caesar's, but he is disappointed that Little Caesar's can build a drive-thru and jam things up, but he cannot have a sign.

- Assistant Town Manager Hankins asked Mr. Brown if he would stop by the Town's business office sometime in the next few days to provide updated contact information and to obtain a business license. Mr. Brown assured that he would.

COMMISSION CONCERNS & STAFF UPDATES

- Staff Update: Work has started on the performance center.
- Staff Update: The six-year improvement plan public hearing is this evening, and the realignment of Pell-Franklin-South Main is included in that plan. VDOT has indicated, depending on cash flow, that this project could happen before the six-year mark. Assistant Town Manager Hankins noted that when the Pigg River Bridge project started, the Town was not prepared with a replacement six-year plan project. He does not want this to happen again and asked that Planning Commission think about it and offer ideas on what the next project should be. Any new projects should be submitted to VDOT by December.
- Commissioner Concern: The Farmers' Market is open all week. The concern is that there are not a lot of people there selling during the week.

ADJOURNMENT

At 6:50 p.m. and with no further business to discuss, Madame Chair Stockton entertained a motion to adjourn, with motion being made by Planning Commission Member Clements, seconded by Planning Commission Member Tiggle, and carried unanimously by those present.

Janet Stockton, Chair

ATTEST:

Stacey B. Sink, Deputy Clerk

/sbs

Town of Rocky Mount
Enterprise Zone



 Enterprise Zone 631.84 Acres

Approved September 29, 2006
Effective January 1, 2006

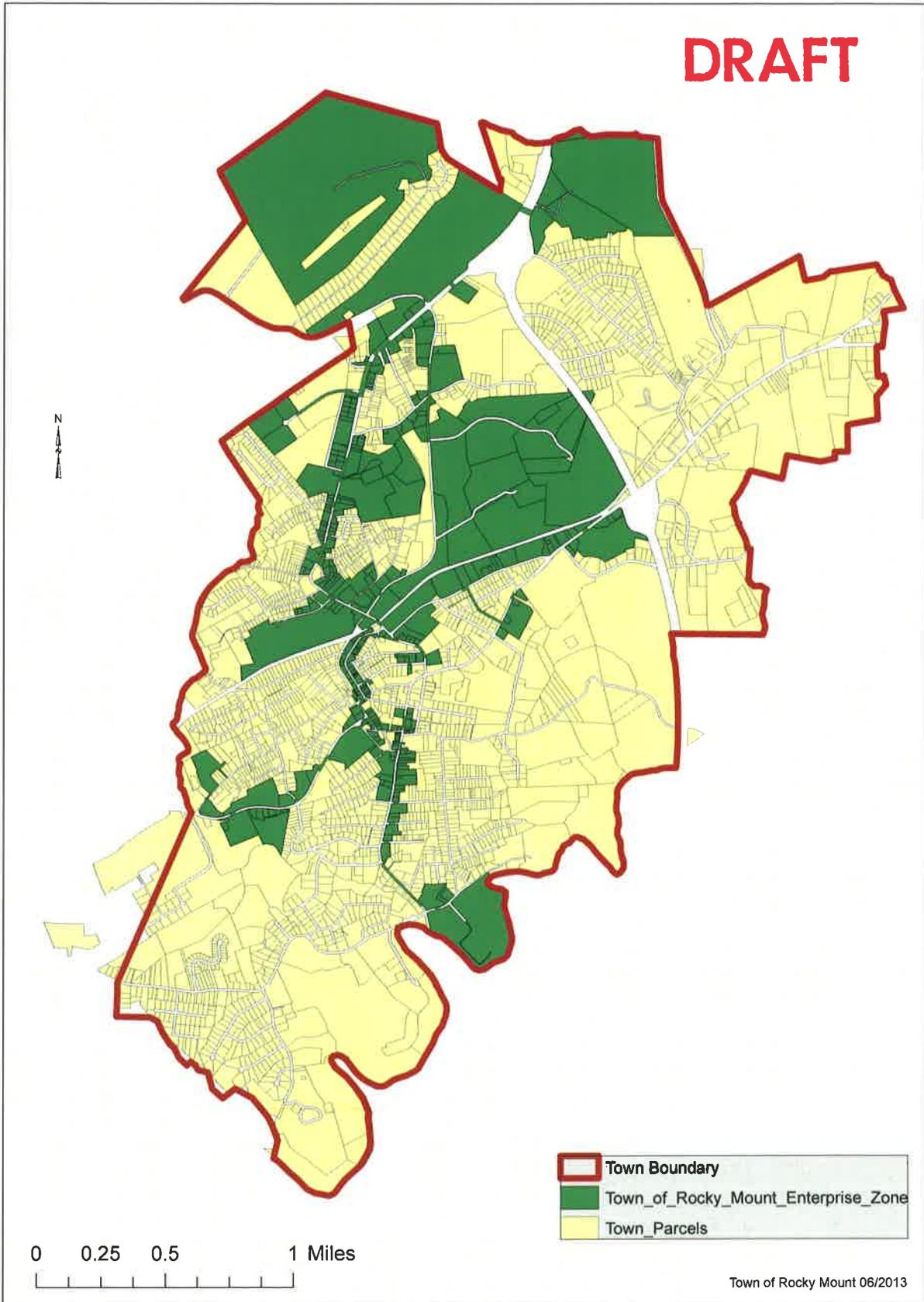


Created by Thomas Furlong GIS Technician
October 2008



Town of Rocky Mount Enterprise Zone

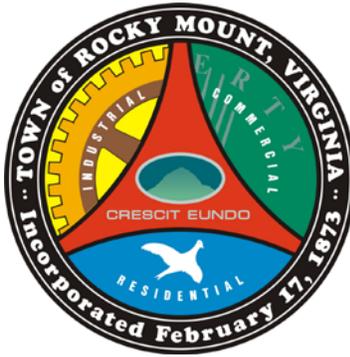
DRAFT



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TOWN COUNCIL
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GREGORY B. WALKER, *VICE MAYOR*

BOBBY M. CUNDIFF P. ANN LOVE
JERRY W. GREER, SR. BOBBY L. MOYER
BILLIE W. STOCKTON

PATRICK N. RUST
Town Planner
Code Inspector/GIS Technician

MEMORANDUM

To: Janet Stockton, Chair
Planning Commissioners

From: Patrick Rust
Town Planner

Date: July 25, 2013

Re: Great Southern Wood VA, Inc. Rezoning Request

Planning Commissioners:

The Town has received a rezoning request from Great Southern Wood Virginia, Inc. The request is to upzone the 4.124 acre property located at 75 State Street and known as Franklin County Tax Map and Parcel Number 2070008800 from Industrial Limited District M1 (light manufacturing) to Industrial General District M2 (heavy manufacturing).

The purpose of the rezoning request is to accommodate growth in Great Southern Wood Virginia's wood-preserving operations, which will include the addition of two kilns, which are not uses by right in M1 zoning.

The property is currently zoned M1. This district is established primarily as an area for wholesale activities, warehouses, and industrial operations of a light nature that will not create serious problems or incompatibility with other land uses. In M1, the presence of noise, smoke, dust, and fumes should be minimal. The property's current use is compatible with the existing zoning and staff has received no complaints nor reviewed any zoning violations on the property.

The requested zoning classification, M2, is established for areas where the principal use of land is for heavy industrial operations, which may create some nuisances such as noise, smoke and dust, and which are not properly associated with, nor particularly compatible with, residential, institutional and neighborhood commercial service establishments.

Planning Commission heard a similar request in October 2009, in which Ferguson Land and Lumber requested rezoning of a 10 acre parcel on State Street from General Business-GB to M2 for the purpose of expanding its wood-preserving operations, including the addition of a kiln. Planning Commission recommended approval of the rezoning and it was approved by Town Council.

In reviewing this proposed rezoning request, staff reviewed the following aspects:

- The adjacent and adjoining parcels are mostly zoned M1 for light industrial uses. Though the M2 zoning would allow for heavier uses, it is unlikely that the upzone would significantly impact the neighboring M1 properties in a material fashion.
- A Residential Business-RB zone is also adjacent to the parcel in question. In this zone, there are two parcels which front on State Street immediately adjacent to the property in question. One of the properties is vacant and the other is a residence. It is possible that an increase in noise, dust or smoke could impact the property owner. For reference, however, commissioners should compare this contemplated use with the use currently in place nearby on the Ferguson property.
- The property in question adjoins Norfolk Southern Railroad main and side rails, which prompts the question: Is it likely that any additional noise, dust or smoke generated by a more intense use of the property will be more than the nuisances generated by the already existing railway?
- If rezoned to M2, the property would exist as a single M2 parcel and would not be continuous with any other M2 zone. This aspect needs to be reflected upon. The closest M2 zone is Trinity Packaging which is roughly 1,500 feet away.
- This request is consistent with the current adopted Comprehensive Plan which calls for the property to be used for manufacturing/industrial purposes.

After due review and based on these considerations, staff suggests that Planning Commission should recommend this rezoning application as presented for approval by Town Council, rezoning parcel 2070008800 from Light Manufacturing-M1 to General Manufacturing-M2.

Possible motions:

Approval

I move that the Planning Commission recommend Town Council to approve the rezoning request allowing the parcel identified as tax map number 20700, parcel 08800 to be rezoned to M2.

Denial

I move that the Planning Commission recommend Town Council to deny the rezoning request of tax map number 20700, parcel 08800.

TOWN OF ROCKY MOUNT
APPLICATION FOR REZONING REQUEST

I/we _____, as Owner of the below described property, hereby apply for a Rezoning Request as hereinafter described:

1. Applicant's Name: (see below) Phone: _____
Address: _____ State: _____ Zip: _____
2. Property Owner's Name: Great Southern Wood VA, Inc Phone: (404) 831 1507
Address: P.O. Box 610, Abbeville State: AL Zip: 36310
3. Exact location of the property: N.E. Corner of State St. & N. Main St.
4. Tax Map and Parcel Number: 207.00 088.00
5. Size of Property: 4.124 Acres
Size of proposed rezoning request: 4.124 Acres
6. Existing Land Use: Vacant Agriculture Residential Commercial Industrial Other _____
Existing Zoning: R-1 R-2 R-3 R-A R-B GB CBD C-1 M-1 M-2 Flood Plain? Y/N
7. Requested Land Use: Vacant Agriculture Residential Commercial Industrial Other
Requested Zoning: R-1 R-2 R-3 R-A R-B GB CBD C-1 M-1 M-2 Flood Plain? Y/N
8. Check Completed Items:
 Size and Shape of Land
 Size and Shape of building in respect to property lines
 Parking Space(s) shown in respect to property lines and buildings
 Right-of-way of streets or highways adjoining land

Signature of Applicant(s): [Signature]

Address: _____

Date: 15 July 2013 Telephone Number: _____

Owner's Consent (If different from applicant): _____

Signature of Applicant(s): [Signature]

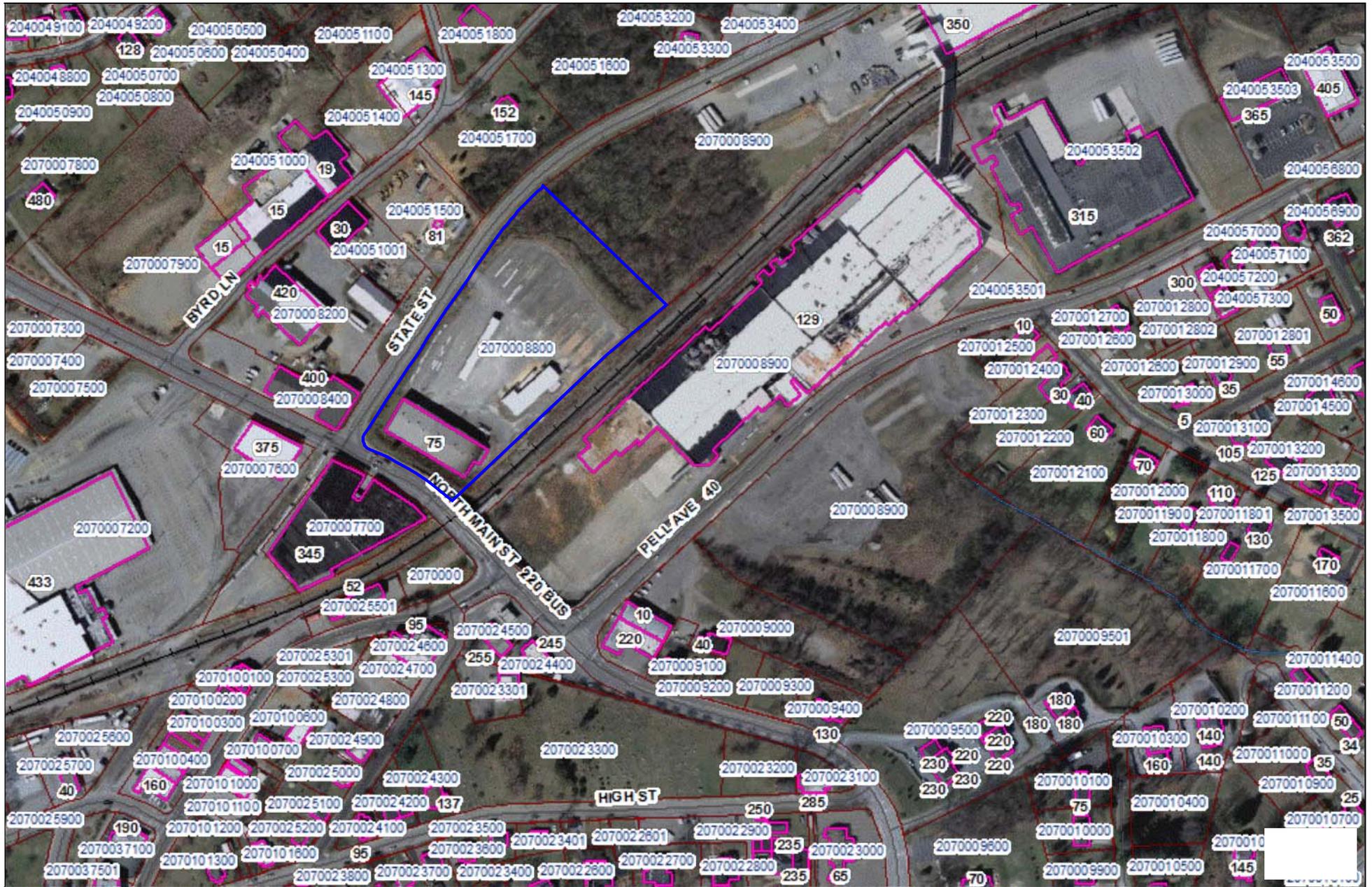
Address: _____

Date: 15 July 2013 Telephone Number: _____

I hereby approve this application as presented; noting that all required information is attached according to the specifications of this application for rezoning.

Zoning Administrator: [Signature]

Date: 7/22/2013



Franklin County, VA

Disclaimer: The information contained on this page is NOT to be construed or used as a "legal description". Map information is believed to be accurate but accuracy is not guaranteed.

Great Southern Wood Rezoning Request with Adjacent Properties

<http://www.webgis.net> Anderson & Associates, Inc. <http://www.andassoc.com>

REZONING - GREAT SOUTHERN WOOD INC

7/30/2013

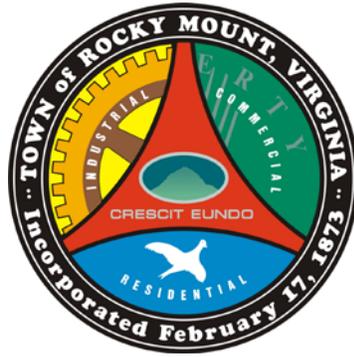
ADDY LN 1	ADDY LN 2	ADDY LN 3	ADDY LN 4	TMPN
L & M Properties LLC	3330 Hollins Road, Suite 1A	Roanoke, VA 24012		2070008900, 2040051600
Judea Penny Williams	152 Byrd Lane	Rocky Mount, VA 24151		2040051700
S & Y LLC	P.O. Box 756	Rocky Mount, VA 24151		2040051500
Ideal Building Supply, Inc.	P.O. Box 562	Rocky Mount, VA 24151		2070008400
PG Multi-16 LP	c/o MW Manufacturing ATTN: David Brewer	4415 Pheasant Ridge Road	Roanoke, VA 24014	2070007600
Franklin Grocery & Grain Corp.	c/o Peter G. Foster	1602 Helmsdale Drive	Richmond, VA 23238	2070007700
Robert H. Guill, Jr.	3964 Winding Way Road SW	Roanoke, VA 24015		2040051001
Cecil Hodges, Jr.	Audrey L. Hodges	224 Limerick Lane	Union Hall, VA 24176	2070008200

SALUTATION	CERTIFIED ITEM NO
To Whom It May Concern:	7008 1830 0002 2413 0690
Dear Ms. Williams:	7008 1830 0002 2413 0706
To Whom It May Concern:	7008 1830 0002 2413 0713
To Whom It May Concern:	7008 1830 0002 2413 0720
Dear Mr. Brewer:	7008 1830 0002 2413 0737
Dear Mr. Foster:	7008 1830 0002 2413 0744
Dear Mr. Guill:	7008 1830 0002 2413 0751
Dear Mr. and Mrs. Hodges:	7008 1830 0002 2413 0768

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TOWN COUNCIL
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BILLIE W. STOCKTON

MATTHEW C. HANKINS
Assistant Town Manager
Director, Community Development

MEMORANDUM

To: Janet Stockton, Chair
Planning Commissioners

From: Matthew C. Hankins
Assistant Town Manager

Date: July 22, 2013

Re: Free Clinic Subdivision Waiver Request

Planning Commissioners:

The Town has received a subdivision waiver request from the Bernard Healthcare Center, formerly the Free Clinic of Franklin County, and Franklin Plaza Partners, LLC, which owns the Schewel's Plaza Shopping Center on Franklin Street.

The request is to subdivide a portion of the existing shopping center lot to sell to the Bernard Healthcare Center for the construction of a new medical center to serve the Free Clinic's clients.

A subdivision waiver is required because the Town subdivision ordinance, Section 8, requires that lots have direct road frontage. This lot would not have road frontage of its own.

In making our current planning decisions, we often look to those decisions which have been made in the recent past. This request is most directly comparable to the Kroger Fuel Center subdivision waiver.

That request subdivided two lots in an existing shopping center, one for the creation and construction of the Kroger Fuel Center and the second for future development and construction. The lots did not have public street frontage, but did have access through a private street, the entrance to the shopping center and its front parcels.

If, in your wisdom, you see fit to allow this subdivision waiver to proceed, we should ensure that we do not create future development or access issues. As part of your deliberations, you should determine whether you wish to require conditions related to access and parking, particularly a requirement that the owners of the shopping center provide permanent access and parking easement.

In your staff's analysis, we likely would have approved this subdivision administratively if it had road frontage and if we could be satisfied that this subdivision would not have a detrimental effect on the other businesses within the shopping center. Since it does not have road frontage, you should require action to ensure access and parking.

We suggest that you recommend this application for approval by Town Council, with conditions requiring future access and parking availability. As part of your deliberations, you may also wish to suggest the property owner more closely adhere to the sign and weed & trash portions of the Town Code.

Possible motions:

Unconditional Approval

I move that the Planning Commission recommend Town Council approve the subdivision waiver request allowing the subdivision of a new lot from current tax map number 21000, parcel 02200.

Conditional Approval

I move that the Planning Commission recommend Town Council approve the subdivision waiver request allowing the subdivision of a new lot from current tax map number 21000, parcel 02200, with the following conditions:

1. _____
2. _____
3. _____
4. _____
5. _____

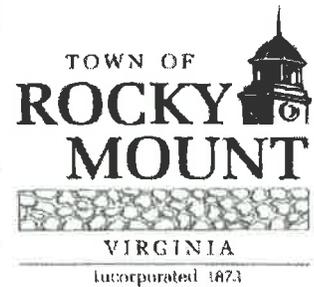
Denial

I move that the Planning Commission recommend Town Council deny the subdivision waiver request allowing the subdivision of a new lot from current tax map number 21000, parcel 02200.

SUBDIVISION WAIVER APPLICATION

APPLICANT INFORMATION

NAME: Bernard Healthcare Center
ADDRESS: P.O. Box 764
Rocky Mount, VA 24151
PHONE: (540) 489-7500



PROPERTY OWNER & PROPERTY INFORMATION

PROPERTY OWNER NAME: Franklin Plaza Partners, LLC
(IF DIFFERENT FROM APPLICANT)
MAILING ADDRESS: C/o Schewel Furniture Co, P.O. Box 1600, Lynchburg, VA 24505
EXACT LOCATION OF THE PROPERTY: 1161 Franklin Street, Rocky Mount, VA 24151
TAX MAP & PARCEL NUMBER: Portion of Tax # 210.00-022.00
CURRENT ZONING: R-1 R-2 R-3 RA RB POS C-1 C-2 CBD GB
RPUD M-1 M-2

PROJECT INFORMATION

SUBDIVISION NAME: Bernard Subdivision
PROJECT ENGINEER: Stone Engineering, Inc. & Compass Point Land Surveying, P.C.

GENERAL INFORMATION

THE ROCKY MOUNT TOWN COUNCIL MAY GRANT WAIVERS OF ANY PROVISIONS OF THE TOWN OF ROCKY MOUNT SUBDIVISION ORDINANCE IN CASES OF UNUSUAL SITUATIONS OR WHERE STRICT ADHERENCE TO THE GENERAL REGULATIONS IN THE SECTION WOULD RESULT IN SUBSTANTIAL INJUSTICE OR HARDSHIP. NO WAIVER WILL BE GRANTED WHICH IS ILLEGAL OR WHICH WOULD PREJUDICE THE HEALTH AND SAFETY OF CITIZENS OF THE TOWN. WHEN POSSIBLE, THE SUBDIVISION WAIVER APPLICATION SHOULD BE PRESENTED WITH THE PRELIMINARY PLAT SUBMISSION, AND SHOULD INCLUDE ANY PLATS, DRAWINGS, AND ENGINEERING DOCUMENTS REQUIRED TO UNDERSTAND AND ACT ON THE WAIVER. FOLLOWING THE RECEIPT OF THE SUBDIVISION WAIVER APPLICATION AND ANY OTHER DOCUMENTATION NECESSARY TO FULLY UNDERSTAND THE REQUEST, THE INFORMATION WILL BE PRESENTED TO THE PLANNING COMMISSION OF THE TOWN OF ROCKY MOUNT FOR PUBLIC HEARING. ADJACENT AND ADJOINING PROPERTY OWNERS AND THE APPLICANT WILL BE NOTIFIED IN WRITING OF THE REQUEST AND THE PUBLIC HEARING DATE. FOLLOWING THE PLANNING COMMISSION PUBLIC HEARING, THE COMMISSION WILL MAKE A RECOMMENDATION TO TOWN COUNCIL. THE TOWN COUNCIL WILL THEN HOLD ITS OWN PUBLIC HEARING. AFTER REVIEWING THE REQUEST, TOWN COUNCIL WILL APPROVE OR DISAPPROVE THE REQUEST FOR WAIVER BY A RESOLUTION. A WAIVER MAY BE SUBJECT TO CONDITIONS AS THE TOWN COUNCIL DEEMS NECESSARY TO CARRY OUT THE INTENT OF THE ORDINANCE. TOWN COUNCIL SHALL ALSO MAKE A DETERMINATION THAT THE WAIVER DOES NOT: (A) ADVERSELY AFFECT THE HEALTH/SAFETY OF PERSONS LIVING OR WORKING IN THE NEIGHBORHOOD OF THE PROPOSED SUBDIVISION; (B) BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO PROPERTY OR IMPROVEMENTS IN THE NEIGHBORHOOD; OR (C) BE IN CONFLICT WITH WITH THE PURPOSE OF THE COMPREHENSIVE PLAN OF THE TOWN. THE DECISION OF THE TOWN COUNCIL IS FINAL. WHEN A REQUEST FOR A WAIVER IS DENIED, NO APPLICATION MAY BE MADE FOR THE SAME REQUEST IN LESS THAN ONE YEAR FROM THE DATE OF DENIAL. THE FEE FOR A SUBDIVISION WAIVER REQUEST IS **\$575.00 PLUS POSTAGE** BASED ON THE NUMBER OF ADJACENT AND ADJOINING PROPERTY OWNERS.

SUBDIVISION WAIVER APPLICATION (PAGE 2)

WAIVERS REQUESTED

ON THE LINES BELOW PLEASE LIST THE SPECIFIC PROVISIONS FOR WHICH WAIVERS ARE REQUESTED. IN ADDITION, PLEASE ATTACH A WRITTEN STATEMENT DETAILING THE GROUNDS FOR EACH WAIVER REQUESTED.

Waiver for Non-Conforming Lot in a Minor Subdivision 39-7(f)

Lot is non-conforming due to:

- 1. No public right-of-way
- 2. Shared parking PER VERBAL WITH DEAN STONE, 7/22/2013:
WAIVER FROM SUBDIVISION ORDINANCE SECTION B,
SPECIFICALLY REQUIREMENT THAT LOT HAS TO HAVE PROMPTAGE

APPLICANT CERTIFICATION

BY SIGNING BELOW, I/WE HEREBY APPLY FOR A WAIVER REQUEST AS DESCRIBED ON THIS APPLICATION AND I/WE CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE TO THE BEST OF MY/OUR KNOWLEDGE.

Andrew Motherly - Board Chair 7/16/13
APPLICANT SIGNATURE DATE

OWNER CERTIFICATION

BY SIGNING BELOW, I CERTIFY THAT I AM AWARE OF THIS WAIVER REQUEST AND I CONSENT TO THE REQUEST AS DESCRIBED ON THIS APPLICATION.

Max W. Shurt 7/17/2013
OWNER SIGNATURE DATE

ADDITIONAL INFORMATION/ATTACHMENTS

- PRELIMINARY PLAT
- LETTER ADDRESSING/EXPLAINING EACH WAIVER REQUESTED.
- ADJACENT AND ADJOINING PROPERTY OWNERS
- OTHER _____

FOR COMMUNITY DEVELOPMENT OFFICE USE ONLY

FEE AMOUNT: \$1,000.00 DATE RECEIVED: 7/18/2013

CASH CHECK (CHECK No. _____)

DATE TO BE HEARD BY PLANNING COMMISSION: 8/6/2013

DATE TO BE HEARD BY TOWN COUNCIL: 8/12/2013

I HEREBY APPROVE THIS APPLICATION AS PRESENTED, NOTING THAT ALL REQUIRED INFORMATION IS ATTACHED ACCORDING TO THE SPECIFICATIONS OF THIS APPLICATION.

Mike C. Hat 7/22/2013
ZONING ADMINISTRATOR SIGNATURE DATE

SURVEY FOR
FREE CLINIC
OF
FRANKLIN COUNTY, INC.

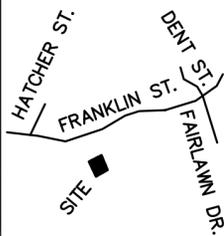
CREATING 0.472 ACRES
BEING A PORTION OF TAX: 210-22
TOWN OF ROCKY MOUNT
FRANKLIN COUNTY, VIRGINIA
SURVEYED APRIL 17, 2013
REVISED JUNE 28, 2013
JOB NO. 23-13



SCALE: 1' = 40'



VICINITY MAP



APPROVING AUTHORITY

THIS SUBDIVISION IS APPROVED BY THE
UNDERSIGNED IN ACCORDANCE WITH THE
EXISTING SUBDIVISION REGULATIONS AND
MAY BE ADMITTED TO RECORD.

MATTHEW C. HANKINS, SUBDIVISION AGENT

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN,
VIRGINIA, THIS PLAT WAS PRESENTED ON THIS _____ DAY OF _____ 20____ AND
WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED ADMITTED TO
RECORD AT _____ O' CLOCK _____ M.

TESTEE: _____ BY _____
CLERK DEPUTY CLERK

THE TOWN OF ROCKY MOUNT DOES NOT APPROVE OR
ENFORCE RESTRICTIVE COVENANTS.

MATTHEW C. HANKINS, SUBDIVISION AGENT

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED, CERTIFY
THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT;
I/WE FURTHER CERTIFY THAT RONALD E. YOUNT SURVEYED AND MADE THIS
PLAT AT MY/OUR DIRECTION, FREE WILL AND CONSENT, AND THAT THE ENTIRE
SUBDIVISION IS WITHIN THE BOUNDARIES OF A TRACT OF LAND CONVEYED TO
ME/US BY A DEED RECORDED IN DEED BOOK 647, PAGE 244, FRANKLIN COUNTY,
VIRGINIA.

OWNER: FRANKLIN PLAZA PARTNERS, LLC.

AGENT: _____ SIGNATURE: _____

COMMONWEALTH OF VIRGINIA, COUNTY OF _____, THE FOREGOING
INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

I, RONALD E. YOUNT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION
FROM A METES AND BOUNDS DESCRIPTION RECORDED IN DEED BOOK 647, PAGE 244;
THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS
GREATER THAN 1:10,000; THAT THE OUTSIDE PERIMETER MONUMENTS ARE BASED ON
THE AFOREMENTIONED PLAT AND THE NEW DIVISION CORNERS WERE FOUND ON MAY
21, 2013, AND I HEREBY FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THAT ALL OF THE REQUIREMENTS OF TOWN COUNCIL AND ORDINANCES
OF THE TOWN OF ROCKY MOUNT, VIRGINIA, REGARDING THE PLATTING OF
SUBDIVISION WITH THE TOWN HAVE BEEN MET.

Ronald E. Yount 06/28/2013
RONALD E. YOUNT, LS2760 DATE



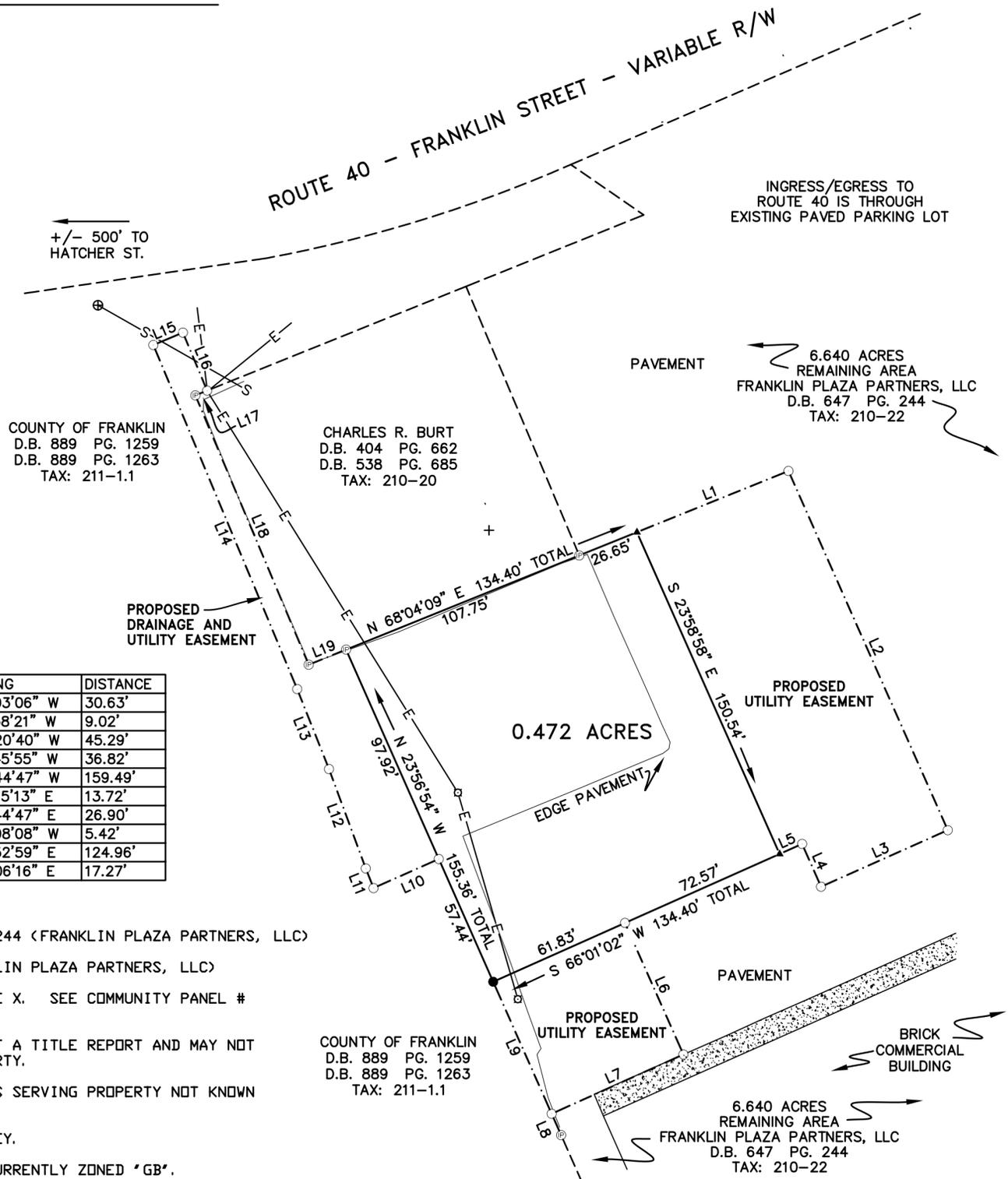
LEGEND

- SURVEYED PROPERTY LINE
- SURVEYED TIE LINE
- - - DEED LINE
- E OVERHEAD ELECTRIC LINE
- S UNDERGROUND SEWER LINE
- ⊙ FOUND IRON PIN
- SET 1/2" REBAR
- ▲ SET MAG NAIL
- ⊕ SEWER CLEAN OUT
- ⊙ UTILITY POLE
- SHADING DENOTES CONCRETE

NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 68°04'09" E	70.04'	L10	S 66°03'06" W	30.63'
L2	S 23°58'58" E	168.03'	L11	N 21°38'21" W	9.02'
L3	S 66°01'02" W	59.46'	L12	N 20°20'40" W	45.29'
L4	N 23°58'58" W	20.00'	L13	N 21°45'55" W	36.82'
L5	S 66°01'02" W	10.54'	L14	N 22°44'47" W	159.49'
L6	S 24°01'21" E	61.54'	L15	N 67°15'13" E	13.72'
L7	S 65°49'20" W	61.91'	L16	S 22°44'47" E	26.90'
L8	N 23°56'54" W	9.98'	L17	S 68°08'08" W	5.42'
L9	N 23°56'54" W	61.75'	L18	S 22°52'59" E	124.96'
			L19	N 68°06'16" E	17.27'

NOTES

- LEGAL REFERENCE: DEED BOOK 647, PAGE 244 (FRANKLIN PLAZA PARTNERS, LLC)
- TAX REFERENCE: 210.00-022.00 (FRANKLIN PLAZA PARTNERS, LLC)
- PROPERTY LIES IN FEMA FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL # 51067C0332C, DATED DECEMBER 16, 2008.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- EXACT LOCATION OF UNDERGROUND UTILITIES SERVING PROPERTY NOT KNOWN AT TIME OF SURVEY.
- THIS PLAT DEPICTS A CURRENT FIELD SURVEY.
- SUBJECT AND ADJOINING PROPERTIES ARE CURRENTLY ZONED 'GB'.



SUBDIVISION WAIVER - BERNARD HEALTH-FREE CLINIC

7/30/2013

ADDY LN 1	ADDY LN 2	ADDY LN 3	ADDY LN 4	TMPN	SALUTATION
Charles R. Burt, DDS	Joan M. Burt	1175 Franklin Street	Rocky Mount, VA 24151	2100002000	Dear Dr. and Mrs. Burt:
Mr. Rick Huff, Administrator	County of Franklin	1255 Franklin Street, Suite 112	Rocky Mount, VA 24151	2110000101	Dear Mr. Huff:
Mr. Ed Friel	Blue Ridge Mountain Cabinets, Inc.	1101 W. Franklin Street	Rocky Mount, VA 24151	2100002601	Dear Mr. Friel:
William Monroe Hall	Melissa Hall	955 Ruritan Road	Rocky Mount, VA 24151	2100001800	Dear Mr. and Mrs. Hall:
Phillip H. Haynes	2422 Franklin Street	Rocky Mount, VA 24151		2100000700	Dear Mr. Haynes:

Certified Item No
7008 1830 0002 2413 0775
7008 1830 0002 2413 0782
7008 1830 0002 2413 0799
7008 1830 0002 2413 0522
7008 1830 0002 2413 0539



Franklin County
A Natural Setting for Opportunity

July 25, 2013

Mr. Patrick N. Rust
Zoning Administrator
Town of Rocky Mount
345 Donald Avenue
Rocky Mount, VA 24151

Dear Patrick:

Please accept this as a follow up to our recent discussions with regard to a potential new construction project adjoining the Franklin County Government Center in Rocky Mount, VA.

I was made aware that the Town may have application for a new building proposed for the Western end of the "Schewel's Plaza" complex.

As both you and Matt are aware – we, The County, "inherited" a storm water runoff problem when we took possession of the former Winn Dixie property. A major portion of the storm runoff flows from the Schewel's property, by way of a grassy area just South of Dr. Burt's office, onto County owned property. Over the years a large ravine has developed and continues to worsen.

My intent here is not to impede new development. Rather I trust measures will be taken to possibly abate the existing runoff issues and more importantly not add to the volume of runoff we receive already.

I will be glad to meet with you to discuss my concerns further. Also, I would appreciate being kept informed with plan development as it relates to this situation.

Thanks,

Michael L. Thurman
Director of Facilities

Copy: ~~Mr. Matt Hankins, Assistant Town Manager~~
Mr. Richard E. Huff, II, County Administrator

MICHAEL L. THURMAN, DIRECTOR
OFFICE OF FACILITIES/SPECIAL PROJECTS
445 FRANKLIN STREET
ROCKY MOUNT, VIRGINIA 24151
(540) 483-3087
Fax: (540) 483-6679
mthurman@franklincountyva.org



PLANNING COMMISSION ANNUAL REPORT 2012

PLANNING COMMISSION

Janet Stockton, Chair

Muse Field Rd. 2017

John Speidel, Vice Chair

South Main St. 2015

Bud Blanchard

Hillcrest Dr. 2017

Ina Clements

Pell Ave. 2015

Jerry Greer

Circle Dr. 2017

Derwin Hall

Riverview St. 2015

John Tiggler

B.T. Washington Hwy. 2015

SUPPORT STAFF

Matthew C. Hankins

*Planning & Zoning Administrator
Subdivision Agent*

Patrick N. Rust

*Town Planner
Code Enforcement Officer*

Stacey B. Sink

*Planning Technician
Clerk to Planning Commission*

John T. Boitnott

Town Attorney

C. James Ervin

Town Manager

Letter from the Chair

Mayor Angle & Members of Town Council:

On behalf of the Planning Commission of the Town of Rocky Mount, it is my pleasure to present you with the Annual Report of the Commission to Council and Citizens.

Planning Commission worked hard in 2012 to be the eyes and ears of the citizens of the Town of Rocky Mount, and to focus on a future vision of the Town that will allow all of its residents to grow and prosper.

Throughout the year, we reviewed ordinance revisions, code enforcement, and traffic issues, always with an eye on preserving the safety, beauty, and sense of community that abounds in the Town of Rocky Mount. After working hard in previous years to create the Arts & Culture District as a new way of attracting development by spotlighting our region's most indigenous cultural assets, we were pleased to hear requests from the community to give life to the District. We were also pleased with Town Council's effort to support the District through the creation of a performance center, a facility which will serve to anchor the District for many years to come. The center will certainly enhance our already wonderful Town!

The Commission strives hard to establish and support good planning practices, and to provide Council and staff with solid recommendations reflective of those practices. We hope you all agree.

On behalf of the Commission, we are honored to represent the citizens of the Town of Rocky Mount and eager to fulfill our mission of preparing Rocky Mount for its future while always keeping an eye on its past.



Sincerely,

Janet Stockton, Chair

Commission in Motion: Planning for You

January

Discussed pending revisions to the Zoning & Development Ordinance which, when complete, will bring the Ordinance into compliance with State Code.

Received information on the Town's purchase of the old Lynch Hardware Building, for the purpose of creating a music venue in town.

Planned meeting calendar for the year.

Expressed concern over timing of traffic lights in town and what could be done to improve traffic flow.

February

Met in work session to review the numerous proposed revisions to the Zoning & Development Ordinance, revisions which will correct errors in the code and bring it into compliance with State Code.

March

Heard special use request of Mary Thelma Wray for a mural sign to be erected on the north side of her Artisan Center building and held public hearing on the matter. No one from the public came forward to express any concerns. Planning Commission's major concerns were about size and content. Planning Commission recommended approval, but stipulated that Mrs. Wray must limit the size of her mural and also work with Town staff regarding content. Town Council agreed to the conditions and approved her request the following week.



April

Heard special use request of the Rocky Mount Center for the Arts, Inc. for mural signs to be erected on the south, north and west walls of the Grainery building and held a public hearing on the matter. Planning Commission's primary concerns were mural content and plans for the west wall. Planning Commission recommended approval, but stipulated that the Center will paint the mural directly onto the wall and will work with staff regarding images for the north and south faces. Planning Commission also asked that before any work is done to the west wall which faces a residential area, the Center will work with staff on the matter. Town Council agreed to the conditions and approved the Center's request, also specifying that each side mural may take up all of the space on

each side.

Discussed project options to include on the VDOT 6-Year Plan to fill an opening made when the Pigg River Bridge Replacement Project received funding. Planning Commission recommended that the realignment of Pell Avenue, Franklin Street, and North Main Street at the Hub intersection be added to the Plan. The recommendation was approved by Town Council at its regular April meeting.

May

Heard special use request of Piedmont Community Services to offer on-site client services at its West Church Street location and held a public hearing. Planning Commission's primary concerns centered around the amount of people coming and going from the site, including both employees and clients, days of operation, and parking. Planning Commission recommended approval of the request, limiting the number of workers to five, the days of operation to Monday through Friday, and asked that PCS report back to the Town after six months of operations. Town Council approved the recommendation the following week.

Held a public hearing and approved a pared-down capital improvement plan for FY 2012 - FY 2017.

June & July

Held additional work sessions to discuss pending Zoning Ordinance revisions.

August

Planning Commission held a joint work session with Town Council to discuss proposed Zoning Ordinance revisions. The session resulted in approval from Council to proceed with a public hearing in September regarding the proposed ordinance changes.

September

Planning Commission held two public hearings. The first represented the culmination of what was perhaps the biggest accomplishment of the year: recodifying and amending the Zoning and Development Ordinance to bring it current with State Code. This was a daunting and tedious task that

involved many hours of staff time, as well as several hours of review by Planning Commission.

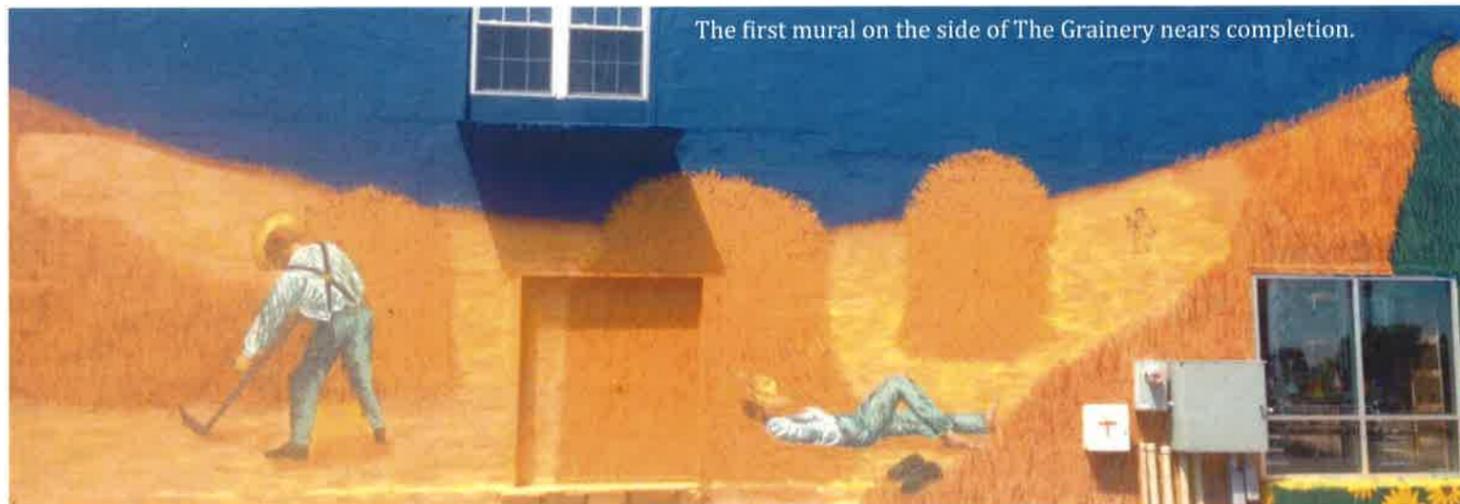
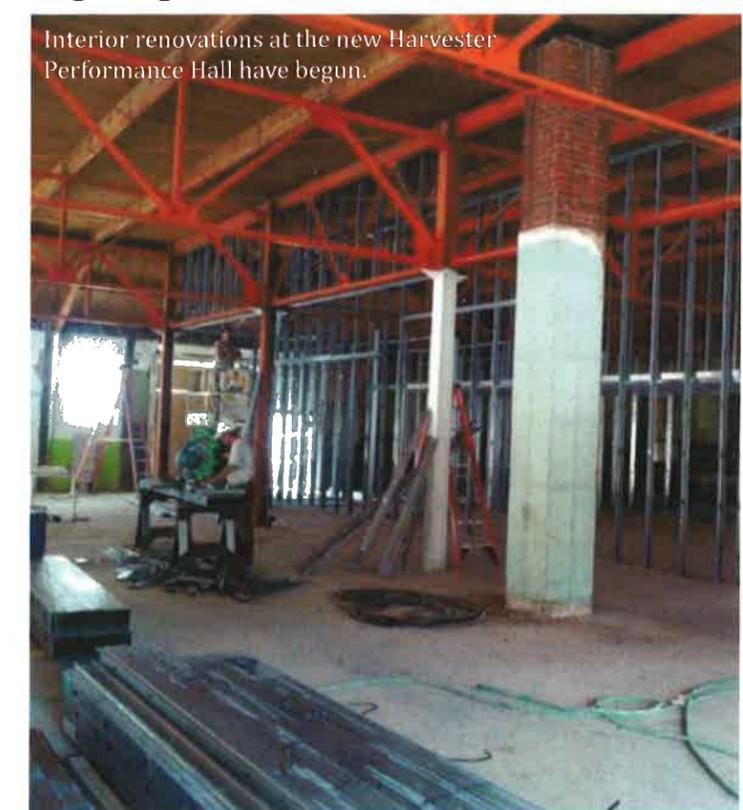
Also heard special use request of Mary Thelma Wray for a mural sign to be erected on the south side of her Artisan Center building and held public hearing on the matter. This replaced her March request. Planning Commission recommended approval with the same conditions and Town Council approved.

November

Reviewed the Development Fee Schedule and recommended changes to Town Council that shifted the greatest costs to the types of developments that consume the greatest amount of staff time. Planning Commission was also happy to recommend the reduction of some of the non-commercial fees. Town Council approved the recommendation the following week.

December

Discussed issues with the Town's current weed and trash code. Made recommendations to both shorten the amount of time allowed to abate a violation and reduce the weed and grass maximum height regulation.



The first mural on the side of The Grainery nears completion.

Upcoming Planning Projects for 2013 and Beyond

Complete Comprehensive Plan

Staff, with input from the Commission, continues to edit and re-write the Town's Comprehensive Plan, with an anticipated completion in early fall 2013. Following this substantial re-write, the Commission will strive to review portions of the plan on an annual basis.

Town- Initiated Rezonings

Planning Commission has considered a staff request to investigate town-initiated rezonings on several properties which do not reflect the appropriate zoning based on the use. The properties staff seeks to investigate are primarily publicly owned and operated spaces which should be zoned Public or Open Space instead of their current designations.

Protection of Redeveloped Areas

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

Increased Land-Use Issues

As the economy rebounds from long-term distress, staff expects to see an increased need for Planning Commission's review of land-use issues. A better economy means more dollars available for land development, be it residential, commercial, or industrial, and staff anticipates a steady increase in the number of special land-use requests coming before the Commission.

Special Downtown Planning Needs

As the Harvester Performance Hall transitions from a dream into a reality by early 2014, staff expects to see a greater need for addressing planning issues in the Downtown area. As new

2012 ATTENDANCE RECORD

	Attended	Percent
Janet Stockton	11 of 11	100%
John Speidel	10 of 11	91%
Bud Blanchard	9 of 11	82%
Ina Clements	9 of 11	82%
Jerry Greer*	7 of 11	64%
Derwin Hall**	7 of 11	64%
John Tiggie	11 of 11	100%

* Mr. Greer, at times, had concurrent meetings with Council which required his absence from Planning Commission.

** Mr. Hall had temporary conflicts due to his employment.

businesses locate and existing businesses relocate or expand in the area, planning issues such as parking and signage, along with the unanticipated needs of growing businesses, will need review. Staff and Planning Commission agree that these will be good issues to face.

Light Ordinance

Planning Commission recognizes the need to protect landowners from the intrusion of light from other properties. Staff will work with Planning Commission to determine if adequate protection is currently afforded to Town residents. This is particularly important in residential areas adjacent to higher-growth development areas.

Joint Meetings with Town Council

Planning Commission looks forward to opportunities to meet jointly with Town Council. These meetings are critical to the planning process, allowing the two bodies to work together in reviewing and determining planning priorities for the community.

Where Do We Grow from Here?

As part of the comprehensive planning process, Planning Commission will need to consider potential growth areas for the Town. As the Town invests in the development of streets, utilities and infrastructure, Planning Commission's role as an advisory board with a firm foundation in solid planning practices will be the guiding force in directing the Town's growth along the right path.



Town of Rocky Mount



VDOT SIX-YEAR PLAN

Requested Action



Town Staff is requesting action to select the project to be presented to the Commonwealth Transportation Board (CTB) for inclusion on our Six-Year Plan list.

The following is support information to assist in making this decision.

Why update the Six-Year Plan Now



- **The Pigg River Bridge project will be bid in April. This will leave our Six-Year Plan list empty.**
- **If the list is empty the Town is not eligible for any funds that may be available**

Need for the Six-Year Plan Update



- **VDOT Recommends**
 - Keep only one project on the list
 - Create your own Internal Project list with your other needs
 - ✦ Have several projects
 - ✦ Ensure they have varying costs to match funding amounts
 - As funds become available VDOT will:
 - ✦ Try to fund one project for everyone.
 - ✦ If funds are left, they will:
 - Request information about projects on your internal list
 - Try to match funds to the project values

VDOT Funding Sources



- VDOT funding for the Six-Year Plan projects has been *minimal* in the last two years
- The federal government may release funds as stimulus money through this program
- If you don't have something on the list you won't be contacted

Town Focus Group Participation



Town Staff requested input from:

- **VDOT staff**
- **West Piedmont Planning District Commission (WPPDC)**
- **Franklin County Public Schools**
- **Town Police**

Focus Areas / Areas of Concern



Attention was focused on these six areas:

- 1. 40 West Bypass**
Truck traffic out of Town
- 2. Pell-Franklin Intersection**
Rework into one four-way intersection
- 3. Weaver Street Extension**
Complete Weaver Street as a loop for truck access
- 4. Franklin County High School**
Access changes for when West Campus is moved
- 5. Rocky Mount Elementary**
Resolve vehicle access at upper and lower parking areas
- 6. School Board Road at Railroad underpass**
Consider transportation issues and alternatives

Project Summary Information



- Each Project has a summary sheet (prepared by WPPDC).
- Each Project has a detail drawing with additional detail for review.
- A tabulation was created with:
 - Approximate cost of construction and Total Project Cost
 - List of Adverse Conditions
 - Highlight of adverse conditions that are not currently resolved

Unresolved Issues



Issues that cannot be resolved should remove a project from consideration for the Six-Year Plan, as follows:

- **40W Connector (#1)**

The issues involve County coordination, property acquisition, and possible home demolition – none of which should be considered without much more design effort in the route planning.

- **Franklin County High School (#4)**

School Board and Franklin County have not resolved enough details to support final plan development for the improvements.

- **School Board Road (#6)**

Railroad access issues cannot be resolved without a lot more time.

Selection Process



Of the six projects considered, only three can be adequately refined for addition to the Six-Year Plan:

- **Pell – Franklin Intersection (#2)**
Estimate \$1.75 to \$2.25 Million
- **Weaver Street Extension (#3)**
Estimate \$850,000
- **Rocky Mount Elementary (#5)**
Estimate \$700,000

Staff Recommendation



Town Staff would like to recommend the Area 2 – Alternate 2 – Pell and Franklin Four-Way project to be added to the Six-Year Plan.

This project recommendation is based upon the work solving several on-going transportation problems and providing for the future needs of the Town.

Six-Year Plan Addition



After the Town has passed a resolution the project will be added to the 2013 Six-Year Plan.

If a Town representative attends the CTB meeting in April to request that the project be added to the Official Plan list, it could be added to the 2012 Six-Year Plan.