

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
MEETING MINUTES
FEBRUARY 4, 2014
6:00 P.M.**

The Planning Commission of the Town of Rocky Mount, Virginia, met in the Council Chambers of the Rocky Mount Municipal Building, located at 345 Donald Avenue, Rocky Mount, at 6:00 p.m. on Tuesday, February 4, 2014, for its regular monthly meeting 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.

The following staff members were present: Assistant Town Manager Matthew C. Hankins, Town Planner Patrick Rust, Town Attorney John Boitnott, and Deputy Town Clerk and Secretary to the Planning Commission 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 Vice Chairman Speidel to approve the agenda as presented, with motion on the floor being seconded by Planning Commission Member Tiggle. There being no discussion, let the record show that the motion on the floor passed unanimously by those present.

REVIEW AND CONSIDERATION OF MINUTES

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

- January 7, 2014 – regular meeting minutes

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

- Motion was made by Planning Commission Member Tiggie to approve the January 7 minutes 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.

NEW BUSINESS

(1) *Review and Consideration of Planning Commission's 2013 Annual Report*

Staff presented Planning Commission with a draft version of its 2013 Annual Report, which detailed all of Planning Commission's 2013 meetings as well as set future planning goals for the Commission.

Planning Commission expressed consensus that staff had done a good job in preparing the report on behalf of the Commission.

There being no further discussion, Madame Chair Stockton entertained a motion to accept the report and to present the finalized report to Town Council.

- Motion was made by Planning Commission Member Hall to approve the report as presented and to present the report to Town Council, with motion on the floor being seconded by Vice Chairman Speidel. There being no further discussion, let the record show that the motion on the floor passed unanimously by those present.

(2) *Review of Dollar Tree Site Plan Approval Process*

Assistant Town Manager Hankins and Town Planner Rust addressed Planning Commission regarding the difficulties surrounding the review and approval of the Dollar Tree site plans. Specifically:

- The approval process was difficult due to the number of revisions.
- Difficult to balance the vested rights of the property owner with the development rights of the company.
- Usually the site plan review period is 30 days with one revision. This plan had four formal revisions spanning three months of review time.
- The biggest issue was safety concerns due to ingress and egress from and onto Old Franklin Turnpike.
- Staff felt that the Dollar Tree would be a win for the community and that the

- business would not be a high density use (as compared to a fast food restaurant.)
- Staff finally reached a compromise with the property owner in an attempt to strike a good balance between public safety and the property rights of the owner, requiring a turn lane going into Dollar Tree, with the Town agreeing to pay a portion of the expense. The developer will put in the sidewalk in front of the Dollar Tree. In addition, the entrance closest to the stoplight will be right-in, right-out. The egress of delivery trucks was a major concern.
 - Staff clarified that the store will have 49 parking spaces, and the building will sit on the property at a slight angle to the road, which was necessary for fill and storm water purposes. The building will be 10,000 square feet.

(3) Discussion Regarding Franklin Street-Floyd Avenue and Main Street-Floyd Avenue Intersections

Assistant Town Manager Hankins addressed the Commission, advising this discussion is being brought up by both staff and Planning Commission Member Greer. Specifically, regarding the Main Street-Floyd Avenue intersection, there is speculation that big trucks would be able to make the turn from Main Street onto Floyd Avenue at the hospital if the turn lane going left from Floyd onto Main was shorter. He questioned if this is something Planning Commission wishes for staff to study. If so, staff can send the discussion on to the Streets/Sidewalks committee. If this is possible it may alleviate some of the truck traffic winding through downtown.

Assistant Manager Hankins also discussed the intersection at Floyd and Franklin and whether or not it would be feasible to look at realigning the intersection into a "T" rather than a "Y". Some members of Planning Commission suggested that a "roundabout" might be feasible in this location.

It was the consensus of Planning Commission that staff should hire a traffic engineer to study the traffic patterns and loads in both locations.

COMMISSIONER CONCERNS AND STAFF UPDATES

Assistant Town Manager Hankins and Town Planner Rust gave brief updates on the following:

20 Spring Street

The 20 Spring Street case went to court last week. Four people testified, including Assistant Town Manager Hankins, Jim Gray with L.M.W., P.C. who was the property inspector, Bob Dietrich who tested paint samples for lead, and Fire Chief Charlie Robertson. The judge gave the property owner 45 days to abate a long list of issues on the property, and if the issues are not addressed or the owner does not respond, then the judge may issue an order to allow the Town to raze the structures. The property owner did not attend the trial. The case will go back to court after a grace period of 45 days.

Oaks at Rakes Tavern Subdivision

Town Planner Rust gave a brief update on the status of the Oaks at Rakes Tavern development as it is now. Currently there are 13 houses built, and five are under construction. Three more will be built soon. This is out of a total of 29 lots for Phase 1. 13 houses have been sold and five are up for sale. The developer plans to complete Phase 1 and has possibly begun preliminary engineering work on Phase 2. The pace of development is picking up and the developer has met all of the conditions of its proffers.

Other Subdivisions

Town Planner Rust updated the Commission on Rocky Mountain Highlands where two spec houses have been built in the past couple of years. This development went into bankruptcy and the remaining properties and unsold houses were auctioned off, but now there is starting to be movement there.

Stormwater/Erosion and Sediment Control

Several months ago the State made new regulations for stormwater, requiring localities to have their own stormwater programs. The County of Franklin must have a program and the Town can opt to join the County's program. The Town is working with the County to work out the details for the program to start on July 1. The County will also be taking over the Town's Erosion and Sediment Control Program. This will require an amendment to the Town's Erosion and Sediment Ordinance.

Commissioner Concerns

- Planning Commission Member Blanchard questioned what is going on with the Perdue property on South Main Street where the trackhoe is located, with staff confirming that at this time no permits have been pulled for the property and currently the equipment is just parked there.
- Vice Chairman Speidel questioned if there is currently a time limit on parking near the courthouse, with staff confirming there is not a limit on Main Street parking.

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 Vice Chairman Speidel, seconded by Planning Commission Member Blanchard, and carried unanimously by those present.

Janet Stockton, Chair

ATTEST:

Stacey B. Sink, Deputy Clerk

/sbs

(This page left intentionally blank.)