

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
11/5/2014
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, Virginia, at 6:00 p.m. on Wednesday, November 5, 2014, for its regular monthly meeting with Madame Chair Janet Stockton presiding.

Commission Members Present: Derwin Hall; Ina Clements; Madame Chair Janet Stockton; Vice Chairman John Speidel

Commission Members Absent: Bud Blanchard; Jerry Greer; John Tiggle

Staff Members Present: Matthew C. Hankins, Assistant Town Manager; Stacey Sink, Deputy Clerk and Secretary

APPROVAL OF AGENDA

Additions or Corrections: None

Motion: To approve the agenda as presented

Motion By: Commission Member Clements

Second: Vice Chairman Speidel

Action: Approved by a unanimous vote of members present

REVIEW AND CONSIDERATION OF MINUTES

Let the record show that prior to the meeting, Planning Commission received the following draft minutes for review and consideration of approval: **October 9, 2014 - Regular Meeting Minutes**

Additions or Corrections: None

Motion: To approve the minutes as presented

Motion By: Commission Member Clements

Second: Vice Chairman John Speidel

Action: Approved by a unanimous vote of members present

PUBLIC HEARING

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

OLD BUSINESS

Let the record show there was no old business to discuss at this time.

NEW BUSINESS

Let the record show there was no new business to discuss at this time.

WORK SESSION

Work Session #1: Discussion regarding the keeping of chickens in non-agriculturally zoned areas

Discussion:

Hankins: Noted that this issued was referred to Planning Commission for discussion by Town Council; however, Town Council has given no expectation that an ordinance be passed. It is merely a discussion item for Planning Commission to decide if it believes that backyard chicken keeping is the right direction for Rocky Mount.

Sink: Gave a brief presentation regarding some recent fact finding discussions with both citizens and other localities. Verified with the Commission that currently Town Code allows for the keeping of poultry in *agriculturally zoned* areas, and there are no limits on the number of chickens. However, there are restrictions regarding the proximity of the poultry houses to residential and commercial structures. In the zoning code, Residential Agricultural - RA zoning also allows for the keeping of livestock and poultry, without a limitation on number, but restricting the distance of the poultry house from the property line. The discussion at hand is should the keeping of chickens be allowed in non-agriculturally zoned areas, such as residential districts R1 and R2. Staff maintains a list of citizens who are interested in keeping chickens or who already have chickens. Anyone having chickens right now and not in RA zoning is in violation.

Hankins: Planning Commission could also look at making RA more or less restrictive. Council's direction to Planning Commission was only to review the issue.

Hall: Is not opposed to the keeping of chickens. Likes the draft ordinance and wonders if it could be adopted but only for RA zoning. This would allow smaller properties in RA to keep a small number of chickens.

Stockton: Does not think chickens should be allowed. It is not the right direction, at this time, for Rocky Mount.

Speidel: Thinks the draft ordinance was well-written, but agrees that it is not right for Rocky Mount right now. Thinks that all of the information should be filed and if needed for future discussion, the information will be available.

Clements: Agrees that information should be filed for future discussion if the need arises.

Consensus of members present that if the keeping of chickens in residential areas ever becomes an allowed activity, there should be a permit fee of \$25 annually to support the enforcement of the code.

COMMISSIONER CONCERNS & STAFF UPDATES

Blanchard: Absent

Clements: What kind of restaurant is going in Morris Furniture Building? Hankins: Owner is renovating the building with the hope that someone else will come in to run a restaurant.

Greer: Absent

Hall: Glad to see that the Pigg River Bridge replacement project is complete, though the paving and concrete work is a little rough.

Tiggle: Absent

Speidel: None

Stockton: What is happening at the Arrington Sports location? Hankins: Not sure, maybe a restaurant but he has been unable to catch up with anyone there. No permits have been issued.

Staff Updates: Hankins: Taco Bell opened last Wednesday, and there have been a few traffic disturbances, which the police department has handled well. This will wane as the newness wears off. The old Martin Jewelers location in Downtown is being filled by Jimmy Russell, State Farm Agent with three full-time and one part-time staff. Also, Matt Thurman, State Farm Agent is going into old Paul Crawford office on North Main. Dr. Paul Kaiser owns the building and will now be relocating his orthodontist office into the same building. His office is currently on Peters Creek Road in Roanoke. The Early Inn at the Grove will open this month. Bootleggers is expanding its catering business by renting space in the Jones Building. Bryan Hochstein is working with the Department of Historic Resources to get a sign for Bootleggers approved. Bootleggers is doing well and currently has 44 employees. Lesley Wray Photography is opening in the non-café portion of the Edible Vibe space. Relating to housing, a developer has come forward to

express interest in completing the remainder of the Hunters Ridge development. The Oaks at Rakes Tavern developer just completed home number 21 in Phase I and is currently working on engineering for Phase II. Carl Simpson and a contractor are building homes on Summit Drive. Regarding permitting and site plans, staff issued seven Zoning Compliance Certificates in October, returned the development plan for Tanglewood Hills Section 5 to the developer for additional work, and is almost ready to approve the site plan for Joyful Light Ministries for its new church on Maynor Street. Price Buildings will be constructing the church. Parking and stormwater management have been worked out. The Board of Zoning Appeals will meet on November 18, 2014 to hear the variance requests of two neighbors on Leanor. One is requesting a variance for an accessory building and the other is requesting a variance to add an attached carport which will encroach into the side yard requirement. Regarding staffing, eight applications have been received for the planner position. Application review for the gardener position is complete and the town clerk is working to schedule interviews. Approximately 50 applications have been received for the administrative assistant position and those are currently under review.

ADJOURNMENT

Motion to Adjourn By: Vice Chair Speidel

Second: Commission Member Clements

Action: Motion to adjourn approved by a unanimous vote of members present

Time of Adjournment: 7:07 p.m.

Janet Stockton, Chairman

ATTEST:

Stacey B. Sink, Clerk/Secretary

SBS/