

**PLANNING COMMISSION
MINUTES
JUNE 5, 2007
6:00 P.M.**

The Planning Commission of the Town of Rocky Mount, Virginia met at the Municipal Building on June 5, 2007 at 6:00 p.m. with Chair Janet Stockton presiding.

The following members were present:

Chair Janet Stockton, Vice Chair John Speidel, Planning Commission Members Milton Arrington, Jerry W. Greer, Sr., Derwin Hall, John Tiggle; Interim Town Manager Jack Gross, Assistant Town Manager/Community Development Director C. James Ervin, Planning & Zoning Administrator Paul Stockwell, Town Attorney John Boitnott, and Town Clerk Patricia H. Keatts

Let the record show that Planning Commission Member Ina Clements was not present.

APPROVAL OF AGENDA

The Planning & Zoning Administrator requested that under "Old/New Business" the Planning Commission needed to discuss the next Planning Commission scheduled meeting date in July. Chair Stockton so noted.

- O Motion was made by Planning Commission Member Tiggle to approve the agenda as amended, with motion on the floor being seconded by Commission Member Arrington. There being no discussion, let the record show that the motion on the floor passed unanimously.

APPROVAL OF MINUTES

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

- May 1, 2007 Minutes

- O Motion was made by Planning Commission Member Arrington to approve the agenda 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.

PUBLIC HEARING

Chair Stockton recessed the meeting to hold the following public hearings:

- A) After being duly advertised, The Alloy Group, LLC, requested the rezoning of 3.28 (+/-) acres for a portion of Tax Map and Parcel #210-222.13 from Residential District (R-1) to Residential Planned Unit Development (RPUD). The exact location of the property is at The Cottages at Stone Mill off of Scuffling Hill Road.

Chair Stockton opened the floor to anyone wishing to speak for or against the request.

- Clyde Perdue, representing The Alloy Group, LLC, came before the Planning Commission basically stating that the portion of land requesting to be rezoned would have six to seven small lots on it, and the site would blend in well with the existing subdivision at The Cottages at Stone Mill. He further informed the Planning Commission that this land was purchased at a later date than the existing subdivision.
- Louise Moore of 131 Stoney Mill Road, and a resident of The Cottages at Stone Mill, questioned if the development scheme would be the same for these small lots as the existing The Cottages at Stone Mill subdivision. Planning Commission Greer also asked the same question. Mr. Perdue confirmed to Mrs. Moore and the Planning Commission that the development scheme would be the same as already in place at The Cottages at Stone Mill. Mrs. Moore further stated to the Planning Commission that she was very pleased with her home at The Cottages at Stone Mill and also the peaceful environment.

Let the record show that no one else came forward to speak for or against this rezoning request.

Let the record further show that the Planning Commission had no further questions for Mr. Perdue.

Chair Stockton requested the staff recommendation from the Planning & Zoning Administrator.

The Planning & Zoning Administrator stated that the proposed rezoning is a minor amendment to the existing Residential Planned Unit Development, "The Cottages at Stone Mill", and will provide six to seven small lots. The development will provide additional housing opportunities for young professionals or empty nesters with low maintenance yards. There are no additional public safety issues associated with the rezoning of this property. The proposed rezoning would also require the provisions of a specified amount of open space for use by the residents. Staff recommends that the Planning Commission recommend approval of the rezoning request to Town Council.

There being no further discussion, Chair Stockton entertained a motion.

- O Motion was made by Planning Commission Member Hall to recommend approval of the request to rezone a portion of Tax Map and Parcel Number 210-22.13 from Residential District (R-1) to Residential Planned Unit Development (RPUD), with motion on the floor being seconded by Planning Commission Member Greer. A roll call vote was taken. Voting in favor of the motion on the floor was Chair Stockton, Vice Chair Speidel, and Planning Commission Members Arrington, Greer, Hall, and Tiggle. There being no discussion, let the record show that the motion on the floor passed unanimously by those present.

- B) After being duly advertised, the Planning & Zoning Administrator presented to the Planning Commission proposed amendment to the Zoning & Development Ordinance, Article 31 – Improvements & Security. The amendment will require sidewalks for site plan submittals fronting public right-of-way and other development standards similar to those required in the Subdivision Ordinance

Chair Stockton opened the floor to anyone wishing to speak regarding this matter.

- The Planning & Zoning Administrator came before the Planning Commission and went over the proposed changes to the Zoning Ordinance, which are indicated on the draft amendment that was presented to the Planning Commission for review and consideration. The Planning & Zoning Administrator also informed the Planning Commission that during the review, a committee had been formed that consisted of Phil Nester of Phillip W. Nester, Inc.; Bob Jeans of Cornerstone Land Surveying, Inc.; Dean Stone of Stone Engineering; Tony Handy of Virginia Department of Transportation; Cecil Mason, Public Works Director for the Town; James Ervin, Assistant Town Manager/Community Development Director, and himself. Together, the committee had reviewed the proposed amendments, with the proposed changes reflecting the result of that meeting. He further stated that these proposed changes would make the process between the Zoning Ordinance and Subdivision Ordinance smoother, and that some of the changes in the stormwater management would reduce local stormwater detention requirements to current State standards, with the changes serving the Town well.

- The Town Attorney confirmed to the Planning Commission that if the committee that had reviewed the proposed changes were happy, so was he. He further stated that the only changes that may be required of him would be editing comments.

- Chair Stockton commented that she was really pleased that the committee had looked at the amendment and that she was pleased with the document herself.

- Vice Chair Speidel questioned several items that he did not fully understand, being:

Under Section 31.2.14 (B) where it mentioned "...unless otherwise approved by the Town.", wanted to know "who" with the Town this meant. The Town Attorney stated he would further research this, but usually it means the Town's agent, same as mentioned in the Zoning Ordinance. Vice Chair Speidel also questioned Section 31.3.1 regarding the security. The Town Attorney informed Vice Chair Speidel that when a developer is seeking final plat approval before beginning construction and wants the Town to sign off on it but hasn't done the work on the parcel, then the developer may be able to enter into an agreement with the Town with the Town seeking provisions and timeline from the developer. The Town may require an estimate amount of the work that may need to be done for the public improvements and require that the developer post a bond either by cash deposit or a bond commitment, and if the developer fails to complete his promise, the Town then has an avenue to fall back on to collect the funds necessary to complete the promised public improvements.

- Planning Commission Member Hall stated that he appreciates the Planning & Zoning Administrator's willingness to meet with the committee and make the process a public/private dialogue in order to make everything a smoother process.
- The Planning & Zoning Administrator stated that he believes this is a good amendment to the Zoning Ordinance and should reduce the burden to not only the Town, but to the taxpayer as well in having to provide sidewalks. He also stated that he believes the committee process helped in getting all the changes worked out.

Let the record show that no one came from the public to speak for or against this rezoning request.

Let the record further show that the Planning Commission had no further questions for the Planning & Zoning Administrator.

There being no further discussion, Chair Stockton entertained a motion.

- Motion was made by Vice Chair Speidel to recommend approval of Article 31 – Improvements and Security to the Town Council, with motion on the floor seconded by Planning Commission Member Greer. There being no discussion, let the record show that the motion on the floor passed unanimously.
- Motion was made by Vice Chair Speidel to recommend to Town Council to strike the current stormwater regulations in Article 12-5 in the Zoning Ordinance to merge into Article 31 pertaining to stormwater management, with motion on the floor being seconded by Planning Commission Tiggle. There being no discussion, let the record show that the motion on the floor passed unanimously.

Let the record show that Chair Stockton recessed the meeting back into regular session.

OLD/NEW BUSINESS

The Planning & Zoning Administrator informed the Planning Commission that their next regular meeting for July was on the 3rd and since that was close to July 4, he did not know how many of them would be in-town to attend the meeting. It was the consensus of those present that the next regular Planning Commission meeting would take place on Monday, July 2, 2007, beginning at 5:00 p.m., with the site visit to take place at 4:30 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Stockton entertained a motion to adjourn at 6:32 p.m.

O Motion was made by Vice Chair Speidel to adjourn, seconded by Planning Commission Member Arrington and carried unanimously.

Janet Stockton, Chair

ATTEST:

Patricia H. Keatts
Town Clerk

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