

TOWN OF ROCKY MOUNT
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ROCKY MOUNT, VIRGINIA 24151

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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

Wednesday, November 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
 - *October 1, 2013 - Regular Meeting Minutes*
4. Public Hearings
 - a. *Bryan Hochstein requests to rezone the parcel located at 50 Floyd Avenue, identified as Franklin County Tax Map and Parcel Number 207005066 and commonly known as "The Grove". This 9.98 acre parcel is currently zoned Residential District R1. The applicant requests to upzone the parcel to Central Business District CBD.*
 - i. Staff Report regarding request
 - ii. Comments from applicant
 - iii. Comments from public
5. New Business
 - a. *Discussion regarding venue for December 2013 meeting*
6. Old Business
 - ~ *none at this time*
7. Commissioner Concerns & Staff Updates
8. Adjournment

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
DRAFT MINUTES
OCTOBER 1, 2013
6:00 P.M.**

The Planning Commission of the Town of Rocky Mount, Virginia, met at the Rocky Mount Municipal Building on Tuesday, October 1, 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, Jerry Greer, Derwin Hall, and John Tiggle.

The following staff members were present: Assistant Town Manager Matthew C. Hankins, 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 Vice Chair Speidel. 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 received the following draft minutes for review and consideration of approval:

- August 6, 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 Tiggler to approve the draft minutes for August 6, 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.

PUBLIC HEARING

Madame Chair Stockton recessed the meeting to hold the following public hearing:

(1) *EHS Support Services Special Use Request*

After being duly advertised and pursuant to the State Code of the Commonwealth of Virginia and the Zoning and Development Ordinance of the Town of Rocky Mount, Virginia, EHS Support Services requested a special use permit to offer on-site outpatient mental health counseling services at its new location, 230 South Main Street, Franklin County Tax Map and Parcel Number 2070058800. Currently the agency offers mental health support services to clients in their homes or the community. This location is zoned Central Business District – CBD, and pursuant to Article 29-2 of the Zoning and Development Ordinance, outpatient mental health centers are a use by special exception in the district.

Assistant Town Manager Hankins gave a staff report, making the following points:

- EHS plans to begin with providing this service one day a week, most likely Tuesdays, with only one or two providers offering the service. According to EHS, office hours for services will be 8:30 a.m. to 5:00 p.m. with clients being scheduled between 9:00 a.m. and 3:00 p.m.
- The parking lot adjacent to the building will accommodate the services of the office.
- Planning Commission heard a similar request in May 2012, in which Piedmont Community Services requested a special use for its mental health support program to offer on-site mental health client programming at 50 West Church Street, which is also located in the CBD. Planning Commission recommended approval of the special use request and it was approved by Town Council.
- The service proposed is analogous to most types of talk therapy, in that the customer has been identified as having an issue which requires mental health support, including a number of mental health illnesses, family and domestic issues, and other conditions for which therapy is an accepted and helpful treatment.
- After due review and based on past conditions and decisions, staff suggests

the Planning Commission should recommend this special use application as presented for approval to Town Council, allowing the special use request at 230 South Main Street.

Madame Chair Stockton called upon the applicant to speak in regard to its request. **ZiZi Laffaro**, area director for EHS Support Services, located at 230 South Main Street, came forward to speak, offering the following comments:

- The company's main office is located in Roanoke, Virginia.
- EHS is Interested in opening outpatient counseling as another level of services for clients in this community.
- The work EHS currently does is focused on skills training. Offering outpatient counseling will allow EHS to deal with some of the behavioral and cognitive issues that lead to some of the clients disabilities.

Madame Chair Stockton opened the floor to questions and comments by Planning Commission for the applicant:

- Ms. Laffaro advised that she does not foresee more than two days per week for outpatient therapy, with two licensed professionals providing the service. Individuals receiving therapy will have another piece of work that is done with EHS, so it would be difficult to provide the services more than twice per week.
- The maximum number of clients that can be counseled per day is six per counselor. Therefore, there could be twelve patients per day, two days per week.
- The primary reason for offering this service is to help EHS's current clients, but they could accept referrals from doctors or other agencies such as Piedmont Community Services.
- All of EHS's clients are from Franklin County.
- Assistant Town Manager Hankins noted that staff has not recommended a limit for the number of days or hours that EHS can offer the service. From a community development standpoint, staff wants the members of the community who need these services to have access to them without having to travel somewhere else, because chances are, if they have to travel they will not seek the services.
- EHS has operated in Franklin County for seven years and was previously located at 355 South Main Street, across from the hospital. The clinicians that provide the in-home and in-community services are qualified mental health professionals, which means they have a combination of education and experience working with mentally ill population. The individuals providing the outpatient counseling must have a higher level of education and experience.

Madame Chair Stockton opened the floor to any member of the public wishing to speak for or against the special use request.

Gladys Tosh of 550 South Main Street came forward to speak. At first, Ms. Tosh expressed opposition to this service being provided in a residential area. However, Ms. Tosh was mistaken on the exact location of the facility, and once clarified, had no opposition to the special use request.

There being no further discussion, Madame Chair Stockton called the meeting back into regular session and entertained a motion:

- Motion was made by Vice Chair Speidel to recommend approval to Town Council of the special use request for the parcel identified as tax map and parcel number 2070058800, with motion being seconded by Planning Commission Member Clements. There being no further discussion, let the record show that the motion on the floor passed unanimously.

NEW BUSINESS

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

OLD BUSINESS

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

COMMISSION CONCERNS & STAFF UPDATES

Assistant Town Manager Hankins gave an update on the following matters:

- Harvester Performance Center
- Status of The Grove
- Status of 20 Spring Street
- Dollar Tree site plans
- Pigg River Bridge Replacement

Planning Commission Member Hall expressed concern over the length of time political campaign signs are allowed to be displayed and wondered if a limit can be imposed through zoning.

ADJOURNMENT

At 6:27 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 Greer, seconded by Vice Chair Speidel, and carried unanimously.

Janet Stockton, Chair

ATTEST:

Stacey B. Sink, Deputy Clerk

/sbs

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TOWN COUNCIL
STEVEN C. ANGLE, *MAYOR*
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: October 31, 2013

Re: 50 Floyd Ave, "The Grove" Rezoning Request

Planning Commissioners:

The Town has received a rezoning request from Bryan Hochstein representing a partnership making an offer to purchase The Grove property from Ibby Greer. The request is to rezone the 9.98 acre property located at 50 Floyd Avenue, identified as Franklin County Tax Map and Parcel Number 2070050600. The applicant requests to upzone the current Residential (R1-low density) parcel to Central Business District (CBD).

The purpose of the rezoning request is to accommodate the proposed use of a bed-and-breakfast establishment to operate on the property along with outdoor assembly space for weddings, receptions, reunions and other events. Those uses are special exceptions in R1, but by-right uses in CBD.

The property is currently zoned R1 which is established primarily as an area for low-density residential uses, where the density of housing may range from one to three units per acre. Also, development is limited to relatively low concentrations, and permitted uses are limited basically to dwellings providing homes for the residents plus certain additional uses such as schools, parks, churches and certain public facilities that serve the residents of the district.

The requested CBD zoning is established to an area where the principal use of land is to promote the harmonious use and development of the historic uptown, downtown, and surrounding areas, which is the traditional commercial, governmental, residential, and cultural center of Rocky Mount. It is the intent of the town to maintain the unique nature of the district by promoting the use of existing buildings, and maintaining and extending the current building arrangement, architectural style, and scale.

The adjacent and adjoining parcels are zoned a mix between R1 (low density residential), R2 (medium density residential) and CBD (Central Business District). The CBD borders on the north and east side of the property, and a small portion of this

property has previously been zoned CBD. The R1 and R2 districts border on the west and south sides of the property in question.

Planning Commission heard similar cases of rezoning properties from residential zones to Central Business District in 2002 and 2006. These cases were the Claiborne House at 185 Claiborne Avenue and The Angle House at 215 Claiborne Avenue. Both cases were recommended by Planning Commission and approved by Town Council.

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

- The request is consistent with the current adopted Comprehensive Plan, with the potential future land use map showing this parcel zoned for general business activities which complies with the Central Business District uses.
- Based on the vicinity of the existing Central Business District, the parcel in question would be tied well with the existing conditions and uses.

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 2070050600 from Residential 1 (R1) to Central Business District (CBD).

Possible motions:

Approval

I move that the Planning Commission recommend to Town Council the approval of the rezoning request, allowing the parcel identified as tax map number 20700, parcel 50600 to be rezoned to Central Business District (CBD).

Denial

I move that the Planning Commission recommend to Town Council the denial of the rezoning request of tax map number 20700, parcel 50600.

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: BRYAN HOCHSTEIN Phone: 540 420 5300
Address: 2403 GOLDFIELD CT GREENSBORO State: NC Zip: 27455
2. Property Owner's Name: Elizabeth T Greer Phone: _____
Address: 50 Floyd Avenue Rocky Mount State: VA Zip: 24151
3. Exact location of the property: 50 Floyd Avenue, Rocky Mount, VA
4. Tax Map and Parcel Number: 2070050600
5. Size of Property: 9.98 Acres
Size of proposed rezoning request: 9.98 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

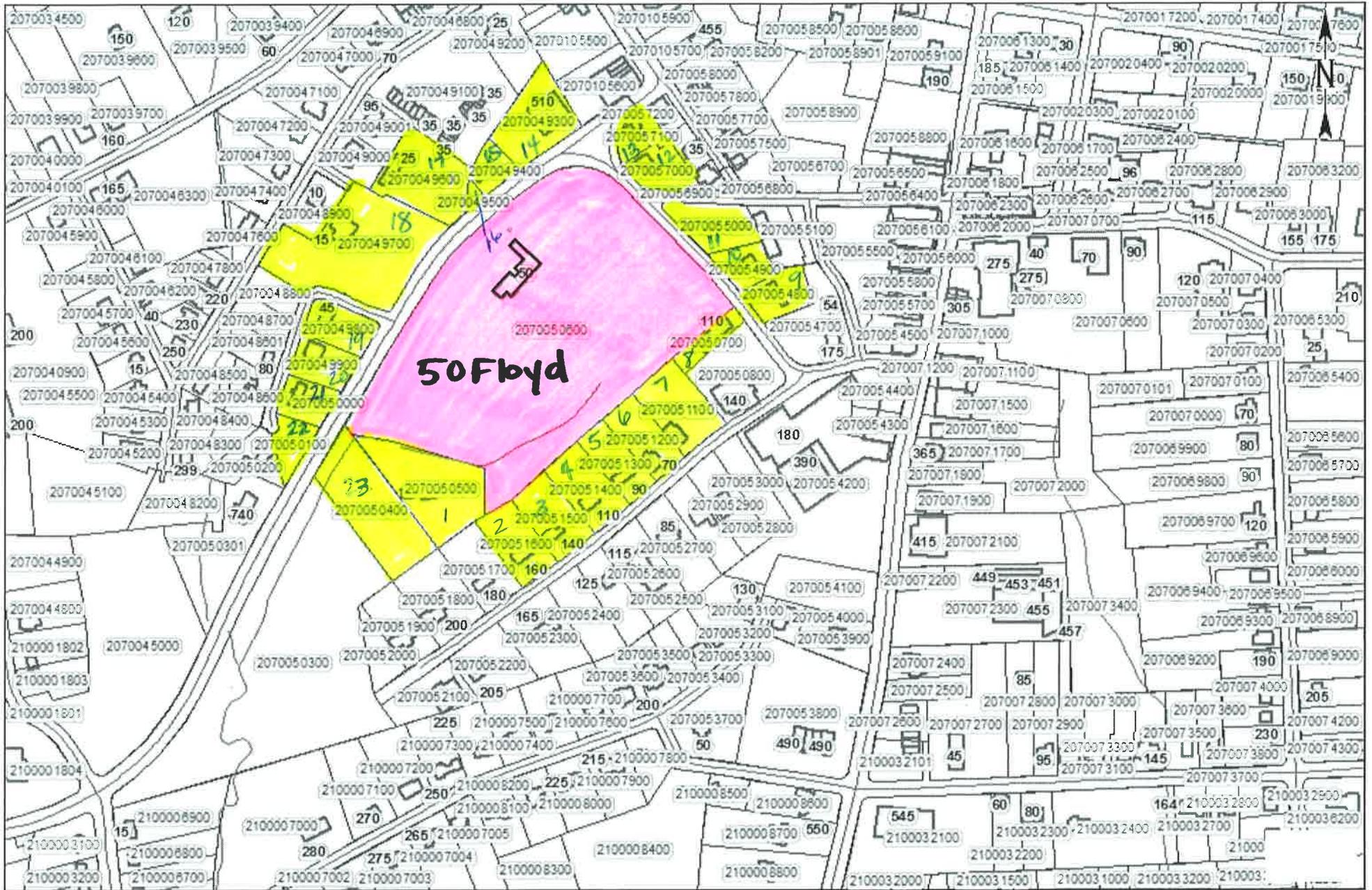
The Town of Rocky Mount will provide this information

Signature of Applicant(s): Bryan Hochstein
Address: _____
Date: _____ Telephone Number: _____

Owner's Consent (If different from applicant): _____
Signature of Applicant(s): _____
Address: _____
Date: _____ 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: MARC JH Date: 10/18/2013

NOTE: Mrs. Greer gave her verbal consent to the application during the applicant's visit to the Town.
MARC JH



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.

50 FLOYD AVENUE REZONING REQUEST - Adjacent & Adjoining Property Owners

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

50 Floyd Adjacent and Adjoining Property Owners

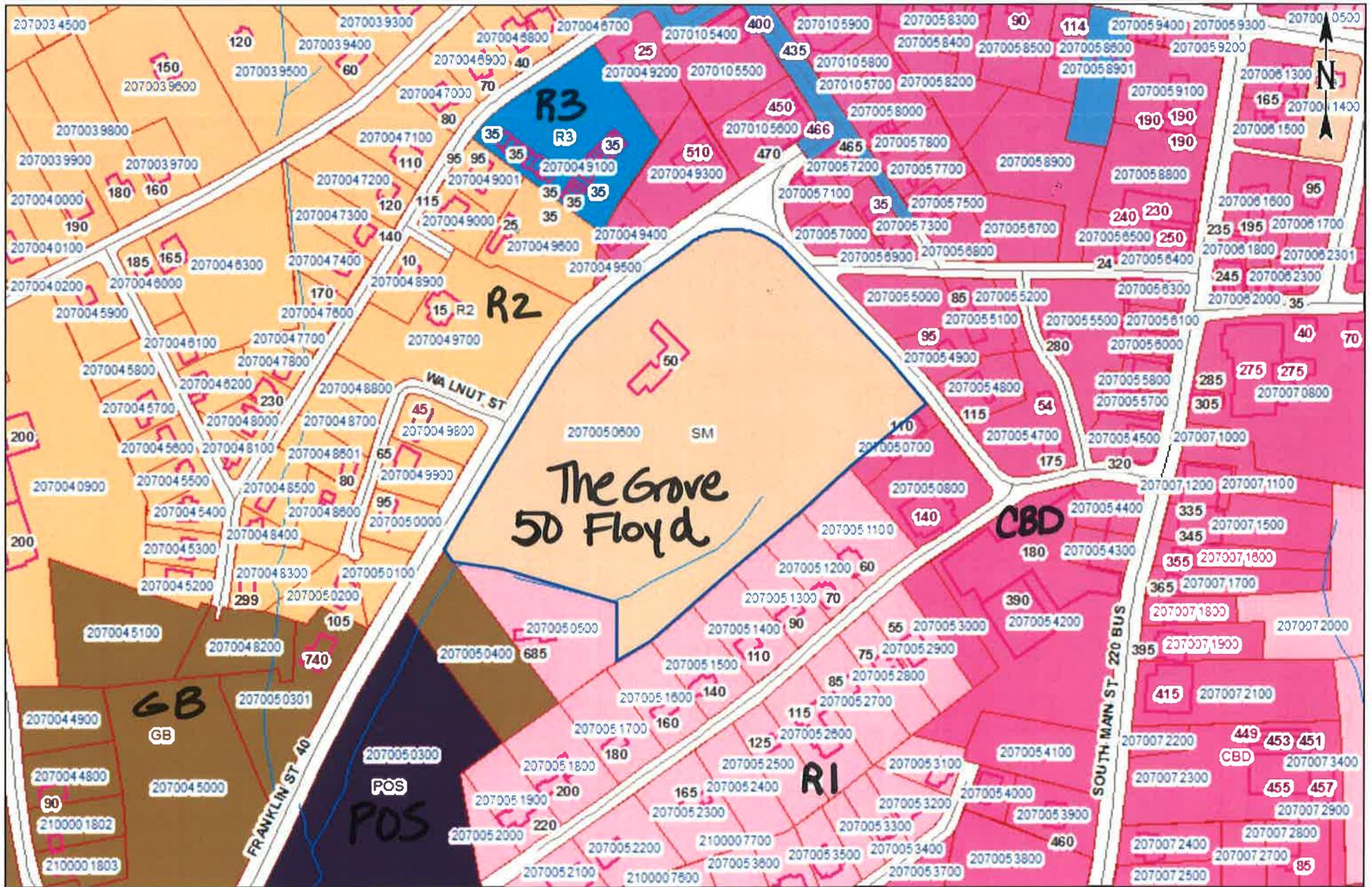
11/1/2013

ADDRES LN 1	ADDRESS LN 2	ADDRESS LN 3	ADDRESS LN 4	SALUTATION	TMPN
Ms. Taliaferro Greer Alexander	P.O. Box 313	Rocky Mount, VA 24151		Dear Ms. Alexander:	2070050500
Mr. James Lee Spitzer	Ms. Sarah Paige Arrington	160 Taliaferro Street	Rocky Mount, VA 24151	Dear Mr. Spitzer and Ms. Arrington:	2070051600
Mr. J. Clark Arrington	Mrs. Jerene R. Arrington	560 South Main Street	Rocky Mount, VA 24151	Dear Mr. and Mrs. Arrington:	2070051500
Ms. Valeria C. Powell	110 Taliaferro Street	Rocky Mount, VA 24151		Dear Ms. Powell:	2070051400
Mr. John Wesley Hall	Mrs. Madeline C. Hall	90 Taliaferro Street	Rocky Mount, VA 24151	Dear Mr. and Mrs. Hall:	2070051300
Mr. George Hutcherson, Jr.	Mrs. Reva Hutcherson	70 Taliaferro Street	Rocky Mount, VA 24151	Dear Mr. and Mrs. Hutcherson:	2070051200
Ms. Dixie Hurt Shearer	60 Taliaferro Street	Rocky Mount, VA 24151		Dear Ms. Shearer:	2070051100
Mr. Allen Richard Jones	Mrs. Mary L. Jones	777 McNeil Mill Road	Rocky Mount, VA 24151	Dear Mr. and Mrs. Jones:	2070050700
Ms. Brenda B. Turner	P.O. Box 86	Rocky Mount, VA 24151		Dear Ms. Turner:	2070054900
Mount Vesuvius LLC	P.O. Box 889	Moneta, VA 24121		To Whom It May Concern:	2070054900
Mr. John L. Clements	Mrs. Diana L. Clements	110 Windward Drive	Rocky Mount, VA 24151	Dear Mr. and Mrs. Clements:	2070055000
Mr. Edward Neal Alford	P.O. Box 1152	Rocky Mount, VA 24151		Dear Mr. Alford:	2070057100
Mr. Robert L. Jones	Mrs. Arlene A. Jones	4449 Waidshoro Road	Ferrum, VA 24088	Dear Mr. and Mrs. Jones:	2070049300
Mr. Jerry Thompson	And Others	2140 Rakes Road	Rocky Mount, VA 24151	Dear Mr. Thompson and Others:	2070049400
Cleive L. Adams	25 Willow Avenue	Rocky Mount, VA 24151		Dear Mr. Adams:	2070049500, 2070049600

50 Floyd Adjacent and Adjoining Property Owners

11/1/2013

ADDRES LN 1	ADDRESS LN 2	ADDRESS LN 3	ADDRESS LN 4	SALUTATION	TMPN
Mrs. Christine S. Angle		P.O. Box 1191	Rocky Mount, VA 24151	Dear Mrs. Angle:	2070049700
Mr. Clyde C. Hardy	Mrs. Nancy M. Hardy	P.O. Box 401	Boones Mill, VA 24065	Dear Mr. and Mrs. Hardy:	2070049800
Mr. Robert K. Mills, Trustee	P.O. Box 368	Rocky Mount, VA 24151		Dear Mr. Mills:	2070049900
Mr. Joseph W. Newbill	Mrs. Carolyn J. Newbill	10805 Booker T. Washington Hwy.	Wirtz, VA 24184	Dear Mr. and Mrs. Newbill:	2070050000
Mr. Shaun A. Fralin	105 Walnut Street	Rocky Mount, VA 24151		Dear Mr. Fralin:	2070050100



Franklin County, VA

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50 FLOYD AVENUE REZONING REQUEST - Current Zoning Map

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