

**TOWN OF ROCKY MOUNT  
PLANNING COMMISSION  
MEETING MINUTES  
NOVEMBER 6, 2013  
6:00 P.M.**

The Planning Commission of the Town of Rocky Mount, Virginia, met at the Rocky Mount Municipal Building on Wednesday, November 6, 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: 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 Tiggle. 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:

- October 1, 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 October 1, 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) *Bryan Hochstein's Request to Rezone the Parcel Located at 50 Floyd Avenue***

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, Bryan Hochstein requested to rezone the parcel located at 50 Floyd Avenue, identified as Franklin County Tax Map and Parcel Number 2070050600 and commonly known as "The Grove". This 9.98 acre parcel is currently zoned Residential District R1. The applicant requests to rezone the parcel to Central Business District CBD.

Town Planner Rust gave a staff report, making the following points:

- The applicant is part of a partnership that has made an offer to purchase The Grove from Ibbey Greer.
- The purpose of the rezoning request is to accommodate the proposed use of a bed-and-breakfast establishment along with outdoor assembly space for weddings, receptions, reunions, and other events. These uses are special exceptions in the R1 zoning, but uses-by-right in CBD.
- Adjacent and adjoining parcels are zoned a mix between R1 (low-density residential), R2 (medium-density residential), and CBD. The CBD borders on the north and east side of the property, and a small portion of the property in question 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 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 the proposed rezoning request, staff reviewed the following aspects: (1) The request is consistent with the currently adopted

Comprehensive Plan, with the potential future land use map showing this parcel zoned for general business activities which complies with the CBD uses; (2) Based on the vicinity of the existing CBD, the parcel in question would be tied well with the existing conditions and uses.

- Staff suggests that Planning Condition should recommend to Town Council the approval of the rezoning request.

Madame Chair Stockton opened the floor to any questions by Planning Commission for Town Planner Rust, and being none, called upon the applicant for comments.

**Bryan Hochstein** of 2403 Goldfield Court, Greensboro, NC, came forward and offered the following comments:

- He loves the property and its proximity to the new Harvester Performance Center, and thinks it will be a great place for a bed-and-breakfast.
- He is one of three partners. One partner plans to relocate to the property, to live on the premises, and to manage the daily operations of the property. The other two partners will remain in NC.
- He likes what the Town is doing to encourage economic growth in the downtown.

Madame Chair Stockton opened the floor to any questions by Planning Commission for the applicant, which produced the following discussion:

- Future development: The plans are for all the main buildings to stay the same and to possibly make a larger meeting room out of the existing pool house. Would like to have a wedding venue, but with no changes to the land itself. May decide to add another residence in the back so there will be more rooms available for rent (for the live-in partner). There is a big field in the back where this may be accommodated. Turning the facility into a B&B will require a rather large investment, so these things may occur over time.
- Historical nature of the property: The plans are to maintain the historical nature of the structure, with no changes to the architecture. Plans are to call it "The Grove Bed and Breakfast".
- Parking: There will be a need to expand parking to be able to host weddings.

Madame Chair Stockton opened the floor to any member of the public who wished to come forward and speak regarding the request.

**Ibby Greer**, the property owner, came forward and added that she is thrilled to have found buyers that are interested in preserving the history of the property.

**Gary Jackson**, Harvester Performance Center General Manager, came forward with the following comments.

- Having The Grove and the Harvester close together is a good idea.
- He sees this area of town coming to life and it is important to have all these elements working together.

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 that 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), with the motion on the floor being seconded by Planning Commission Member Tiggie. There being no further discussion, let the record show that the motion on the floor passed with a vote of six for, zero against, and one abstention from Planning Commission Member Hall, who abstained due to personal interest in an adjoining property.

## **NEW BUSINESS**

### ***(1) Discussion regarding venue for December 2013 meeting***

The deputy clerk advised that since Planning Commission has not yet toured the Harvester Performance Center construction site, staff wondered if there was interest in changing the venue for the December 2013 meeting to 450 Franklin Street to accommodate a tour.

By consensus, Planning Commission members agreed that they would prefer to call a special meeting in the latter part of November, so that should any regular business arise, the December meeting can be held at its regular location. The proposed date and time for the meeting is Tuesday, November 19, at 4:00 p.m.

The deputy clerk advised she will verify the meeting with the calendar, give notice and alert Planning Commission members via email once the meeting is scheduled.

## **OLD BUSINESS**

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

**COMMISSION CONCERNS & STAFF UPDATES**

Staff gave updates on the following matters:

- Harvester Performance Center
- Low-head dam removal at Veterans' Park

**ADJOURNMENT**

At 6:25 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 Vice Chair Speidel, and carried unanimously.

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Janet Stockton, Chair

ATTEST:

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Stacey B. Sink, Deputy Clerk

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