

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
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 Lafarro, 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. Lafarro 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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