

**PLANNING COMMISSION
MINUTES
MAY 1, 2007
6:00 P.M.**

The Planning Commission of the Town of Rocky Mount, Virginia met at the Municipal Building on May 1, 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, Ina Clements, Jerry W. Greer, Sr., Derwin Hall, John Tiggle; Interim Town Manager Jack Gross, Assistant Town Manager/Community Development Director C. James Ervin, Finance Director Linda Woody, Planning & Zoning Administrator Paul Stockwell, Town Attorney John Boitnott, and Town Clerk Patricia H. Keatts

APPROVAL OF AGENDA

There being no additions or deletions to the agenda, Chair Stockton entertained a motion.

- Motion was made by Planning Commission Member Tiggle to approve the agenda as presented, with motion on the floor being seconded by Planning Commission Member Clements. 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:

- April 3, 2007 Planning Commission Minutes
- 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) Requests of Alloy Group

After being duly advertised, the Alloy Group came before the Planning Commission requesting two items:

1. Requesting waiver from Article VIII, Section 8-3(L) (3) of the Subdivision Ordinance, which states “All streets shall be designed and constructed with VDOT standard CG-6 curb and gutter and be a minimum of 30 feet width, as measured from face of curb, or greater as required by VDOT subdivision street standards CG-6”. The applicant is proposing construction with roll-up curb and gutter.
2. Requesting waiver from Article VIII, Section 8-4 (B) (1) of the Subdivision Ordinance, which states: “The subdivider shall install and dedicate to the Town sidewalks along at least one side of all public streets within and adjacent to the subdivision. The sidewalks shall connect with existing sidewalks on streets adjacent to or within the land subdivided, and shall be placed so as to provide for eventual continuation with proposed of future sidewalks in the vicinity of the land subdivided”.

The exact location of the property is at The Cottages at Stone Mill, Section 3 off Scuffling Hill Road and Tax Map and Parcel Number 210-222.13.

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

- Mr. Clyde Perdue came before the Planning Commission representing The Alloy Group. Mr. Perdue referenced a plat that he presented the Planning Commission that showed Section 3 and Section 4 of the subdivision where that reflected the areas that waiver requests were being requested for. He further mentioned that he had hoped the Planning Commission members had time to visit the site, and if so, they would have been able to see why the waiver requests were being requested in that if sidewalks and curbing and guttering were put in, they would be out of place due to the rest of the subdivision not having any as such.
- Mr. Ray Huffman of 175 Mountain Avenue came before the Planning Commission questioning why the Town was allowing this particular subdivision to not have sidewalks, stating that sidewalks needed to be put in at all new subdivisions. Although Mr. Huffman’s concerns were recognized as being justified as such, it was brought to his attention by Mr. Perdue and the Planning Commission that The Alloy Group had presented before the Planning Commission their waivers in the past, and as this was new sections in the subdivision now being built, they were now in the process of requesting similar waivers for the two new sections being built at this time.

Let the record show that no one else from the public came to speak for or against the waiver requests.

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

Chair Stockton requested staff recommendation from the Planning & Zoning Administrator, who referencing the strengths and weakness as stated in the "Staff Report" that the Planning Commission had received prior to the meeting, which were not read into the minutes.

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

- Motion was made by Vice Chair Speidel to recommend to the Rocky Mount Town Council approval of the requests of the waivers for curb and guttering and sidewalks as submitted by The Alloy Group. Let the record show that the motion on the floor was seconded by Planning Commission Member Clements. A roll call vote was taken. Voting in favor of the motion on the floor were Chair Stockton, Vice Chair Speidel, and Planning Commission Members Arrington, Clements, Greer, Hall and Tiggle. Let the record show that the motion on the floor passed unanimously.

B) Proposed Amendment to the Zoning & Development Ordinance – Article 31 – Improvements and Security

After duly advertised, the Planning & Zoning Administrator requested an amendment that will require sidewalks for site plan submittals fronting public right-of-way, CG-6 curb and gutter for parking lots, 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.

- Phil Nester of Phillip W. Nester, Inc. came before the Planning Commission with several concerns regarding the proposed amendment. He apologized for not being able to meet with the Planning & Zoning Administrator prior to the public hearing, stating that he had just received the draft amendment. Due to Mr. Nester's many concerns, Chair Stockton suggested that the public hearing on the proposed amendment be tabled until Mr. Nester could meet with the Planning & Zoning Administrator in order that Mr. Nester could address his concerns directly with the Planning & Zoning Administrator, then the proposed amendment be brought back before the Planning Commission for review and consideration. Let the record show that Mr. Nester so agreed.

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

- Motion was made by Planning Commission Member Clements to table the public hearing on the proposed amendment until Mr. Nester could meet with the Planning & Zoning Administrator, then the matter be brought back before the Planning Commission at a later time. Let the record show that the motion on the floor was seconded by Vice Chair Speidel. There being no discussion, let the record show that the motion on the floor passed unanimously.

C) Consideration of Proposed Five-Year Capital Improvement Plan

After being duly advertised, the Town requested review and consideration of the proposed Five-Year Capital Improvement Plan for Fiscal Year 2008 -2012.

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

- The Finance Director relayed to the Planning Commission that the Five-Year Capital Improvement Plan was a planning document to provide guidance for the long-range funding for future large capital projects and major equipment purchases. She further stated that no funds are appropriated for any project or equipment purchase until Town Council includes their funding in the adopted budget for the upcoming fiscal year.

There were various questions from the Planning Commission, with the Finance Director confirming the following:

- Morgans Drive was located just outside of Town limits.
- The Public Works Director would like to see the Anderson Street improvements.
- The AS400 is the financial services hardware that the Finance Department uses.
- The Needmore housing project should be finished, with most of funding coming from the CDBG funding, not the Town.
- The 220 North sewer extension should only be about 1/4 mile from where it is located now.
- Improvements to High Street Cemetery were non-specific, but could have something to do with the iron fencing and beautification.

Let the record show there was no one from the audience who came to speak for or against the Five-Year Capital Improvement Plan, nor did anyone from the audience have any questions for the Finance Director.

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

- Motion was made by Planning Commission Member Clements that the Planning Commission recommend to the Rocky Mount Town Council the approval of the proposed Five-Year Capital Improvement Plan for Fiscal Year 2008-2012. Let

the record show that the motion on the floor was seconded by Vice Chair Speidel. Discussion ensued. It was confirmed to Planning Commission Member Greer that the Oaks at Rakes Tavern sewer extension would not be going across the river. There being no further discussion, let the record show that the motion on the floor passed unanimously by those present (let the record show that Planning Commission Member Tiggle had stepped out).

OLD/NEW BUSINESS

Let the record show there was none.

ADJOURNMENT

There being no further business to discuss, Chair Stockton entertained a motion to adjourn at 6:49 p.m.

- Motion was made by Planning Commission Member Clements to adjourn, seconded by Planning Commission Member Greer and carried unanimously.

Janet Stockton, Chair

ATTEST:

Patricia H. Keatts
Town Clerk