

**PLANNING COMMISSION  
MINUTES  
NOVEMBER 7, 2007  
6:00 P.M.**

The Planning Commission of the Town of Rocky Mount, Virginia met at the Rocky Mount Municipal Building on Wednesday, November 7, 2007 at 6:00 p.m. with Madame Chair Janet Stockton presiding.

The following members were present:

Madame Chair Janet Stockton, Vice Chair John Speidel, Planning Commission Members Milton Arrington, Derwin Hall, and John Tiggle; Assistant Town Manager/Community Development Director Matthew C. Hankins, Planning and Zoning Administrator Paul Stockwell, Town Attorney John Boitnott, Town Clerk Patricia H. Keatts, and Deputy Clerk Stacey B. Sink.

Let the record show that Planning Commission Members Ina Clements and Jerry W. Greer, Sr. were not present.

**APPROVAL OF AGENDA**

- 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 Arrington. There being no further discussion, let the record show that the motion on the floor passed unanimously by those present.

**APPROVAL OF MINUTES**

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

- October 2, 2007
- Motion was made by Planning Commission Member Arrington to approve the minutes 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 by those present.

**PUBLIC HEARING**

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

A) Proposed Amendment to Article 19 of the Town of Rocky Mount Zoning and Development Ordinance

After being duly advertised, the Planning Commission reviewed the Planning and Zoning Administrator's request to amend Article 19 Definitions, adding and changing the following definitions: (1) *Building, Industrialized*; (2) *Development*; (3) *Dwelling, single-family*; (4) *Manufactured home*; (5) *Manufactured home park*; (6) *Mobile home and Mobile home park*, deleted.

Let the record show that prior to the meeting, the Planning Commission members received, in writing, the proposed changes and additions to the Article 19 Definitions.

The Planning and Zoning Administrator delivered a slide presentation to the Planning Commission which illustrated the following points:

- The purpose of the proposed amendment to Article 19 is to bring local code to Virginia Code standards as "manufactured homes" in local zoning ordinances are required to be defined the same as Virginia Code defines "manufactured home."
- Under the current local code, a single-family dwelling is defined as a stick-built home or a *manufactured home*, which is further defined as modular homes built to state standards. Also, under the current local code, a *mobile home* is defined as a home built to federal Department of Housing and Urban Development (HUD) standards
- Under the current Virginia Code, a single-family dwelling is defined as a stick-built home or an *industrialized building*, which is further defined as modular homes built to state standards. Also, under the current Virginia Code, a *manufactured home* is defined as a home built to federal HUD standards that is permitted in Residential Agricultural (RA) Zoning Districts.
- The proposed amended definition for *Manufactured Home* is as follows:

19-3-99. *Manufactured home*: A structure subject to federal regulation, which is transportable in one or more sections; is eight body feet or more in width and forty body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.

- The proposed new definition of *Industrialized Building* is as follows:

19-3-21.1. *Building Industrialized*: A building constructed in one or more sections of modules, subject to state regulations and including the necessary electrical, plumbing, heating, ventilating, and other service systems, manufactured off-site and transported to the point of use for installation or erection with or without other specified components, to comprise a finished building. All industrialized buildings shall meet the Southern Standard Building Code, Building Officials and Code Administrators (BOCA) National Building Code, or the International Conference of Building Officials (ICBO) Uniform Building Code and all applicable provisions of the Virginia Uniform Statewide Building Code. Manufactured homes are not considered industrialized buildings.

- The proposed amended definition of a *Single-Family Dwelling* is as follows:

19-3-46. *Dwelling, single-family*: A residential dwelling unit other than a manufactured home designed for and occupied by one family only. Industrialized buildings are considered single-family dwellings for this ordinance.

- Other definitions will need to be amended as follows:

- ❖ *Development*: the term “mobile home” changed to “manufactured home”
- ❖ *Mobile home park*: changed to “manufactured home park”
- ❖ *Mobile home* and *Mobile home park*, deleted because these are antiquated terms that no longer apply to Virginia Code

*(Let the record show that Planning Commission Member Jerry W. Greer, Sr. arrived at the meeting at 6:09 p.m.)*

Madame Chair Stockton opened the floor to anyone wishing to come before the Planning Commission to speak regarding the proposed changes and deletions. Let the record show that no one from the public came forward to speak on this hearing.

Discussion ensued between the Planning Commission members and the Planning and Zoning Administrator:

- The Planning and Zoning Administrator confirmed to Vice Chair Speidel that the numbers listed in the presentation will be the new numbering as it will appear in the amended ordinance.
- The Planning and Zoning Administrator confirmed to Planning Commission Member Greer that the proposed amendments are a change in terminology only, that will remove outdated terms from the current ordinance and move it to what the current terminology is in the Virginia Code regarding industrialized homes and manufactured homes.
- Planning Commission Member Greer questioned the size of lot required for a manufactured home in the RA district, with the Planning and Zoning Administrator confirming that it is whatever is permitted by the Zoning Ordinance, which he believes is eighty (80) feet minimum lot width in the agricultural district.
- The Planning and Zoning Administrator also confirmed to Planning Commission Member Greer that industrialized buildings are built to BOCA code and manufactured homes are built to HUD standards.
- Planning Commission Member Greer questioned how much land in Rocky Mount is currently zoned RA with the Planning and Zoning Administrator stating that there are several lots in Town toward Muse Lane, along the Pigg River, and also on Route 40 East, and there are approximately 30 lots that are zoned RA in Town.
- Planning Commission Member Hall confirmed with Madame Chair Stockton that his understanding of the requested amendment is to change terminology only, in order to bring the Town's ordinance into compliance with Virginia Code, and that the Town is not changing the way it does business, with Madame Chair Stockton stating that the Town needs to be in compliance.

*(Madame Chair Stockton expressed to the Planning Commission members her decision to look at each of the amendments separately, with everyone agreeing with her decision.)*

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

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

- Motion was made by Planning Commission Member Tiggle that the Planning Commission recommends approval of the amendments to the Article 19 Definitions adding and changing the following definitions: (1) Building, industrialized; (2) Development; (3) Dwelling, single-family; (4) Manufactured

home; (5) Manufactured home park; (6) Mobile home and Mobile home park, deleted, as stated. Let the record show that the motion on the floor was seconded by Vice Chair Speidel, and there being no further discussion, the motion on the floor passed unanimously by those present.

Let the record show that Madame Chair Stockton recessed the meeting to go into the next public hearing:

B) Proposed Amendment to Articles 5, 10, 11, 12 and 24 of the Town of Rocky Mount Zoning and Development Ordinance

After being duly advertised, the Planning Commission reviewed the Planning and Zoning Administrator's request to amend Articles 5, 10, 11, 12 and 24.

Let the record show that prior to the meeting, the Planning Commission members received, in writing, the proposed changes to Articles 5, 10, 11, 12 and 24 of the Town of Rocky Mount Zoning and Development Ordinance, providing for manufactured housing in certain zoning districts and applicable provisions for placement.

The Planning and Zoning Administrator delivered a slide presentation to the Planning Commission which illustrated the following points:

- The changes requested are, again, just a change in terminology that will allow manufactured homes to be placed in Residential Agricultural (RA) districts on a permanent foundation.
- Manufactured home parks will be permitted in R3 (multi-family) Residential districts as a special exception.
- The terminology *mobile home park standards* will be changed to *manufactured home park standards*.
- The flood district ordinance will be changed to reflect *manufactured homes* as opposed to *mobile homes*.

Madame Chair Stockton confirmed with the Planning and Zoning Administrator that again, as with the first public hearing, this will be a change in terminology only.

Madame Chair Stockton opened the floor to anyone wishing to come before the Planning Commission to speak regarding the proposed changes. Let the record show that no one from the public came forward to speak on this hearing.

Madame Chair Stockton opened the floor to discussion by the Planning Commission members, stating that she is okay with the request but would like to hear the thoughts of the other members.

Discussion ensued between the Planning Commission members and the Planning and Zoning Administrator:

- Planning Commission Member Greer questioned the Planning and Zoning Administrator as to the meaning of “R3 as a special exception,” with the Planning and Zoning Administrator explaining that any manufactured home park would have to come before Planning Commission and Town Council as a special exception for approval in a multi-family R3 district and they would have to meet the specific standards that are outlined in Article 12 for manufactured home parks.
- Vice Chair Speidel questioned if the parks could be placed in RA districts as well, with the Planning and Zoning Administrator stating that the parks would only be allowed in R3 districts as a special exception. RA districts allow for individual manufactured homes on individual lots, but not parks.

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

There being no further discussion, Madame Chair Stockton entertained a motion:

- Motion was made by Vice Chair Speidel that the Planning Commission recommends approval of the amendments to Articles 5, 10, 11, 12 and 24 providing for manufactured housing in certain zoning districts and applicable provisions for placement, as stated. Let the record show the motion on the floor was seconded by Planning Commission Member Tiggle, and there being no further discussion, the motion on the floor passed unanimously by those present.

Let the record show that Madame Chair Stockton recessed the meeting to go into the next public hearing:

C) Proposed Amendment to Articles 3, 4, 5, 6, 24 and 26 of the Town of Rocky Mount Zoning and Development Ordinance

After being duly advertised, the Planning Commission review the Planning and Zoning Administrator’s request to amend articles 3, 4, 5, 6, 24 and 26 providing for bulk regulations in residential zoning districts as follows:

- R1 – 1,000 square foot minimum, 20 foot width
- R2 – 800 square foot minimum, 20 foot width
- R3 - same as R2

RB - 600 square foot minimum, 20 foot width  
RA - 1,000 square foot minimum, 20 foot width  
CBD - 800 square foot minimum, 20 foot width

Let the record show that prior to the meeting the Planning Commission members received, in writing, the proposed changes to Articles 3, 4, 5, 6, 24 and 26.

The Planning and Zoning Administrator delivered a slide presentation to the Planning Commission which illustrated the following points:

- Unlike the previous two public hearings, this request is not just a change in terminology, this would be a new regulation in the residential zoning districts.
- The purpose of adding bulk regulations guidelines to the ordinance is to preserve existing property values in residential zoning districts, to prevent “single-wide” stick-built, manufactured, or industrialized homes, and to preserve the existing neighborhood character.
- Based on Franklin County Real Estate records, most homes in R1 zoning districts are currently more than 1,000 square feet, so he is proposing that the minimum square footage requirements for this district be set at 1000 square feet to preserve property values in that district.
- Same thing for R2 district: most homes are above 800 square feet, so he is proposing that the minimum square footage requirements be set at 800 square feet.
- In Residential Business (RB) there are smaller homes so the proposed requirement was reduced to 600 square feet.
- In the Central Business District (CBD), again, he looked at all the current homes in the district and found that most of the homes are above 800 square feet, so he is proposing that the minimum square footage requirement be set at 800 square feet.
- In the RA districts, most of the current homes are above 1,000 square feet so he is recommending that this requirement be set at 1,000 square feet as well.
- In all residential zoning districts, he is proposing a twenty (20) feet minimum width for all single-family dwellings, which will help to prevent “single-wide” homes in all residential zoning districts.
- In R3 multi-family residential zoning districts he is proposing to increase the allowable height from twenty-five (25) feet to thirty-eight (38) feet

which will allow for three-story apartment buildings as opposed to only two-story apartment buildings.

Madame Chair Stockton opened the floor to anyone wishing to come before the Planning Commission to speak regarding the proposed new regulation. Let the record show that no one from the public came forward to speak at this time.

Discussion ensued between the Planning Commission and the Planning and Zoning Administrator regarding the request:

- Vice Chair Speidel indicated that amending the Articles, in general, has been a very difficult task.
- Planning Commission Member Tiggle questioned if the Planning and Zoning Administrator had stated earlier that mobile homes would be allowed in RA districts, with the Planning and Zoning Administrator confirming that what is now called manufactured homes would be allowed in RA districts. Planning Commission Member Tiggle then questioned the 1,000 square feet requirement, with the Planning and Zoning Administrator confirming that most “double-wide” homes, which are manufactured homes, are typically more that 1,000 square feet. Single-wide homes, however, would not be allowed in RA districts, but would be allowed in a manufactured home park.

Madame Chair Stockton, again, asked if the Planning Commission or public had any further questions.

- Jean Waltrip of 110 Old Fort Road came forward and expressed concern about the addition of the item to increase the height for apartment buildings, stating that she doesn't understand why this is grouped together with manufactured homes.
- The Planning and Zoning Administrator explained to Ms. Waltrip that this request is regarding bulk regulations, with Mrs. Waltrip further stating that she does not know what bulk regulations are.
- The Planning and Zoning Administrator further explained that bulk regulations will require minimum square footage requirements for the building of single-family homes and that this requirement will not just apply to manufactured homes, but will apply to *all* single-family homes.
- Ms. Waltrip questioned the Planning and Zoning Administrator if this change will be retroactive, with the Planning and Zoning Administrator stating that currently existing homes are grandfathered and these regulations would not apply.

Madame Chair Stockton, again, asked if the Planning Commission or public had any further questions.

- Planning Commission Member Greer confirmed with the Planning and Zoning Administrator that the increase from twenty-five (25) to thirty-eight (38) feet is to allow an additional floor on the building. Planning Commission Greer mentioned that the addition of this regulation will allow buildings, which are currently non-conforming, the opportunity to rebuild if something happens to the building.
- Vice Chair Speidel confirmed with the Planning and Zoning Administrator that the numbers on which he based his recommendations for the bulk regulations are from the homes that are currently in existence in the Town of Rocky Mount Zoning Districts, with the Planning and Zoning Administrator explaining that he based his recommendations on current conditions to maintain the character of the districts. Vice Chair Speidel stated that these recommendations are based, then, on the assumption that the present zones are desirable.

Let the record show that no one else from the public came forward to speak on this public hearing.

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

There being no further discussion, Madame Chair Stockton entertained a motion:

- Motion was made by Planning Commission Member Arrington that the Planning Commission recommends approval of the amendments to Articles 3, 4, 5, 6, 24 and 26 providing for bulk regulations in residential zoning districts as follows: R1 – 1,000 square foot minimum, 20 foot width; R2 – 800 square foot minimum, 20 foot width; R3 - same as R2; RB - 600 square foot minimum, 20 foot width; RA - 1,000 square foot minimum, 20 foot width; CBD- 800 square foot minimum, 20 foot width, as stated. Let the record show the motion on the floor was seconded by Planning Commission Member Tiggle, and there being no further discussion, the motion on the floor passed unanimously by those present.

Let the record show that Madame Chair Stockton recessed the meeting to go into the next public hearing:

D) Proposed Additional Amendment to Article 19 of the Town of Rocky Mount Zoning and Development Ordinance

After being duly advertised, the Planning Commission reviewed the Planning and Zoning Administrator's request to amend Article 19 Definitions, adding and

changing the following definitions: (1) *Dwelling unit*; (2) *Family*; (3) *Family, immediate*; (4) *Group home*.

Let the record show that prior to the meeting, the Planning Commission members received, in writing, the proposed changes and additions to the Article 19 Definitions.

The Planning and Zoning Administrator delivered a slide presentation to the Planning Commission which illustrated the following points:

- The purpose of the proposed amendment is to define who may reside and the number of residents who may reside in a “single-family dwelling” or a single “dwelling unit” in multiple-family dwellings in residential zoning districts.
- These regulations will help to prevent an increase in traffic in neighborhoods, overuse of Town services (such as water, sewer and garbage), and overcrowding of homes or dwelling units. In addition, these regulations will help to protect the character of “single-family” neighborhoods.
- The current definition of Family in the Town’s Zoning Ordinance is as follows: *One or more persons occupying a premises and living in a single dwelling unit, as distinguished from an unrelated group occupying a boarding house, lodging house, tourist home, or hotel.*
- The Planning and Zoning Administrator also pointed out that the current definition is vague and there is really no way that the current definition can be enforced.
- The proposed new definition of *Family* is as follows:

19-3-53. *Family* : A family shall be defined as one of the following:

- a) An individual;
- b) Immediate family and up to two (2) additional persons; or
- c) A group of not more than four (4) unrelated persons;

Under no circumstance shall a family exceed three (3) persons per bedroom in a dwelling unit as identified by Franklin County Real Estate Records.

- The proposed new definition of *Immediate Family* is as follows:

19-3-53.1. *Family, Immediate*: Includes the spouse, sons, daughters, mother, father, mother-in-law, father-in-law, sisters, brothers, stepparents, stepchildren, stepbrothers, stepsisters, grandchildren, and state approved foster children of the owner or the head of household of a dwelling unit.

- The proposed new definition of *Dwelling unit* is as follows:

19-3-51. *Dwelling unit*: One room, or rooms connected together, constituting a separate, independent, housekeeping establishment for owner occupancy, or rental or lease on a monthly or longer basis and physically separated from any other rooms or dwelling units which may be in the same structure and containing independent cooking and sleeping facilities. **Each dwelling unit shall be inhabited by only a single family.**

The Planning and Zoning Administrator pointed out that the only change to this definition is the addition of the last sentence.

- Virginia Code Section 15.2-2291 requires that local zoning ordinances permit group homes of eight or fewer in residential zoning districts.
- The proposed new definition of *Group home* is as follows:

19-3-68. *Group home*: A dwelling unit serving up to eight (8) mentally ill, mentally retarded, or developmentally disabled persons who reside with one (1) or more resident counselors or other staff persons in a residential facility for which the Department of Mental Health, Mental Retardation, and Substance Abuse services is the licensing authority under the Code of Virginia (1950), as amended. For the purposes of this definition, mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined in Section 54.1-3401 of the Code of Virginia (1950), as amended.

Madame Chair Stockton opened the floor to the Planning Commission members for questions.

- Planning Commission Member Greer requested that the Planning and Zoning Administrator go back to item (c) under the definition of *Family*, being: A group of not more than four (4) unrelated persons, with Planning Commission Member Greer stating that he does not think this "group" is a family, and that maybe (c) should be deleted.

- Madame Chair Stockton pointed out that another way to look at this would be if four (4) unrelated persons were living in a roommate situation for some reason, with Planning Commission Member Hall stating that this would be allowed in a residential district.
- The Planning and Zoning Administrator pointed out to the Planning Commission that a zoning definition of *Family* does not intend to define a family as related to marriage purposes; it only is intended to define a maximum number of residents in a single-family dwelling in a residential zoning district and really has nothing to do with what a “traditional family” is. It has to do with occupancy in a single family home.
- Planning Commission Member Hall stated that the Town is trying to get away from stressing residential areas.
- Madame Chair Stockton questioned if the Planning and Zoning Administrator’s explanation had helped Planning Commission Member Greer’s understanding of item (c), with Planning Commission Member Greer stating that it helped.
- Vice Chair Speidel stated that he feels that item (c) should remain in the definition, or at least something similar, with Planning Commission Member Greer stating that he doesn’t have a problem with it.

Madame Chair Stockton opened the floor to anyone wishing to come before the Planning Commission to speak regarding the proposed new definitions.

- Ronald Wilson of 470 Lakeview Drive came forward to express his and his wife’s concern over the terminology used in the definition of *Family*. Specifically, he feels that the term “mentally retarded” should be changed to “mentally handicapped.”
- The Town Attorney advised Mr. Wilson that the terms used in the definition have come directly from the state code and have simply been copied into the local code; However, he will make a note and convey the question/concern to the elected officials on the state level to see if there is better terminology that can be used.
- Mr. Wilson further explained that he understands, and thinks that a change in terminology is needed because most parents of mentally handicapped children do not like the term “mentally retarded.”

- Several Planning Commission members thanked him for coming forward, with Madame Chair Stockton stating that she will note his concerns.

Let the record show that no one else from the public came forward to speak on this public hearing.

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

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

- Motion was made by Planning Commission Member Hall that the Planning Commission recommends approval of Article 19 Definitions, adding and changing the following definitions: (1) Dwelling unit; (2) Family; (3) Family, immediate; (4) Group home, as stated. Let the record show that the motion on the floor was seconded by Planning Commission Member Tiggle, and there being no further discussion, the motion on the floor passed unanimously by those present.

Let the record show that Madame Chair Stockton recessed the meeting to go into the next public hearing:

E) Proposed Additional Amendments to Articles 3, 4, 5, 6, 24 and 26 of the Town of Rocky Mount Zoning and Development Ordinance

After being duly advertised, the Planning Commission reviewed the Planning and Zoning Administrator's request to amend Articles 3, 4, 5, 6, 24 and 26 providing for group homes in residential zoning districts.

Let the record show that prior to the meeting, the Planning Commission members received, in writing, the proposed amendments to Articles 3, 4, 5, 6, 24 and 26.

The Planning and Zoning Administrator delivered a slide presentation to the Planning Commission which illustrated the following points:

- The Planning and Zoning Administrator, again, pointed out that Virginia Code Section 15.2-2291 requires that local zoning ordinances permit group homes of eight (8) or fewer in residential districts.
- This request is to insert the regulation for a group home back into the residential zoning districts as a use-by-right into R1, R2, RB, RA and CBD districts.

Madame Chair Stockton opened the floor to any comments or questions from the Planning Commission.

- The Town Attorney advised the Planning Commission that originally the Planning and Zoning Administrator had asked that the Group home definition be included in Article 19 definitions but that the Planning Commission had indicated a preference to have it removed from definitions and placed in each zoning classification, and this request is a means of accomplishing this, with Madame Chair Stockton confirming that this request is basically a procedural matter.

Madame Chair Stockton opened the floor to anyone wishing to come before the Planning Commission to speak regarding this request. Let the record show that no one from the public came forward to speak on this hearing.

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

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

- Motion was made by Vice Chair Speidel that the Planning Commission recommends approval of the amendments to Articles 3, 4, 5, 6, 24 and 26 providing for group homes in residential zoning districts, as stated. Let the record show that the motion on the floor was seconded by Planning Commission Member Tiggle, and there being no further discussion, the motion on the floor passed unanimously by those present.

## **OLD/NEW BUSINESS**

### A) Old Business

Let the record show that there was no old business to discuss at this time. However, the Planning and Zoning Administrator reminded the Planning Commission that there is work session to discuss nonconformities on Thursday, November 15, 2007, as previously scheduled. In addition, each of the Planning Commission members should have a copy of the proposed changes regarding nonconforming regulations that will be discussed at the work session.

### B) New Business

- Pigg River Heritage Area Interpretive Plan and Trail Master Plan

The Planning and Zoning Administrator gave a brief history of the project, stating that in 2006, the Town of Rocky Mount received a matching grant from the Virginia Department of Historic Resources to conduct an architectural investigation of historic resources and to prepare an interpretive plan and brochure for the Pigg River Heritage Area in the southern portion of Rocky

Mount. Over the past year, Hill Studio, P.C. was contracted to undertake this work and the plan and brochure has since been completed.

The Planning and Zoning Administrator delivered a slide presentation which outlined the findings of the historic resources study, as well as the recommendations for preservation, education, and recreation for the area. Specifically, one of the recommendations for the plan is the establishment of a trail connecting the various resources and providing for recreational and educational opportunities for residents and visitors. The proposed trail plan, which goes along the Pigg River, will be approximately eight (8) to ten (10) feet in width so that it can accommodate both pedestrians and cyclists, and it will have interpretive trail signs along the way to highlight the various historic resources of the area.

The Planning and Zoning Administrator opened the floor to the Planning Commission members for questions or comments, stating that there will be a public input session scheduled for Tuesday, November 13, 2007 at 5:30 p.m. at the Franklin County Library. The Town will be looking for ideas, concerns or suggestions from the public at that time. The Planning and Zoning Administrator further explained that once the public input session has been held and the comments reviewed by the Planning Commission, the Planning Commission could choose to hold public hearing regarding the trail, and if recommended to and approved by the Town Council, the Town can then start applying for grants for the development of the trail.

Madame Chair Stockton opened the floor to discussion by the Planning Commission.

- Madame Chair Stockton questioned the Planning and Zoning Administrator if all property owners involved had received letters regarding the public input session, with the Planning and Zoning Administrator confirming that they had.
- There were general comments from the audience regarding the reasons for the trail with Planning Commission Member Greer and Madame Chair Stockton stating that the reason for the public input session is to address these issues, and also confirming that audience members had received copies of the brochure and master plan map that was provided.
- In response to one of the questions, the Planning and Zoning Administrator explained that there are several grants available for the project, one of them being the Virginia Recreational Trails Grant Fund which offers new grant monies each year and a maximum annual grant award of \$100,000 that will require a twenty (20) percent matching grant from the Town, or \$20,000.

- A question was posed if the cost for the project had yet been projected, with the Planning and Zoning Administrator stating that the cost and engineering studies have not been completed yet, and Madame Chair Stockton confirming that the Town is just in the beginning stages.
- The Planning and Zoning Administrator further explained the grant which had been received thus far for the interpretive plan, stating that this was a \$15,000 grant, of which the Town cost-shared \$7,500.
- Madame Chair Stockton reminded the audience that the reason for the public input session at the library is to allow them the opportunity to ask and have answered any questions they may have.
- Doyle Hamilton of 135 Vantage Road came forward representing Christian Heritage Academy which currently uses the Richard F. Rakes House (one of the identified resources along the Pigg River) as office space. He expressed concern about how the Academy's use of the property will be restricted if the Rakes House is deemed a historical site.
- The Planning and Zoning Administrator addressed Mr. Hamilton's concerns, stating that currently, the house is not designated as a historic site and that any designation as a historic site will not affect the use of the property. He further stated that the restrictions due to historic designations only arise if there is an architectural review board and currently the Town does not have such a board. An architectural review board could place restrictions on architectural changes to a structure but it would have no bearing on the use of the building, as that would fall under the Town's zoning requirements.
- Mr. Hamilton further stated that he was concerned about what may happen in the future if the Academy decides they want to do away with the building to maybe build a single story which may be more beneficial to the school, with the Planning and Zoning Administrator confirming to Mr. Hamilton that there is nothing the Town could do to stop such actions as long as the use falls within the guidelines of the Town's Zoning and Development Ordinance.
- The Planning and Zoning Administrator also explained that a historical designation may offer the opportunity to receive tax credits.

There being no further business to discuss, let the record show that Madame Chair Stockton welcomed Matthew C. Hankins, the new Assistant Town Manager, and opened the floor to any comments he wished to make.

The new Assistant Town Manager expressed his thanks to the Planning Commission for allowing him the opportunity to speak. In addition, he looks forward to working on

community development in the Town of Rocky Mount and to a fruitful and long partnership with the Planning Commission.

**ADJOURNMENT**

There being no further business to discuss, Madame Chair Stockton entertained a motion to adjourn at 7:10 p.m., with motion being made by Planning Commission Member Tiggle, seconded by Vice Chair Speidel, and carried unanimously by those present.

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Janet Stockton, Chair

ATTEST:

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Stacey B. Sink  
Deputy Clerk

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