

**TOWN OF ROCKY MOUNT  
PLANNING COMMISSION  
MINUTES  
MAY 5, 2010  
6:00 P.M.**

The Planning Commission of the Town of Rocky Mount, Virginia, met at the Rocky Mount Municipal Building on Tuesday, May 5, 2010 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 and Vice Chair John Speidel; Planning Commission Members Ina Clements, Bobby Cundiff, Jerry Greer, Derwin Hall, and John Tiggle.

The following staff members were present when the meeting was called to order: Assistant Town Manager Matthew C. Hankins, Deputy Clerk Stacey B. Sink, Finance Director Linda Woody, and Town Attorney John Boitnott.

**APPROVAL OF AGENDA**

Madame Chair Stockton asked if there were any additions or corrections to the presented agenda. There being none, Madame Chair Stockton 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 Cundiff. There being no further discussion, let the record show that the motion on the floor passed unanimously.

Madame Chair Stockton welcomed two students who were visiting the meeting as part of a class assignment for Mrs. Shepard's government class.

**APPROVAL OF MINUTES**

Prior to the meeting, the Planning Commission received a copy of the following minutes for review and consideration of approval:

- April 6, 2010 – Regular Meeting Minutes

Madame Chair Stockton asked if there were any additions or corrections to the minutes, and being none, entertained a motion.

- Motion was made by Planning Commission Member Tiggie to approve the minutes as presented, with motion on the floor being seconded by Planning Commission Member Hall. There being no further discussion, let the record show that the motion on the floor passed unanimously.

## **PUBLIC HEARINGS**

Madame Chair Stockton recessed the meeting from regular session to hold the first of two public hearings:

### ***(1) Capital Improvement Plan***

After being duly advertised, and in accordance with the Code of Virginia, the annual Capital Improvement Plan (CIP) was submitted to the Planning Commission for its recommendation to Town Council. The five-year plan is a non-binding planning document used by the Finance Department and other department heads to shape future spending on major equipment purchases, new facilities, and related expenses.

The Finance Director came forward to speak, stating that she was there to answer any questions Planning Commission may have regarding the CIP and noting that the second column of numbers labeled "FY2011- proposed" is what staff has proposed to Council for funding for the first year. She also noted that Town Council only commits itself to the first year of funding for the five-year CIP plan.

Madame Chair Stockton called upon Planning Commission for any questions or comments.

The Assistant Town Manager noted that this year is pretty lean as far as capital spending goes, much like last year. There are some essential things that must be handled this year, with the greatest at \$1.6 million being the debt on the public safety building on North Main Street.

- Vice Chair Speidel questioned if there is a finish payment on the building with the Finance Director stating that it was a 10-year loan with a balloon payment. The plan now is to refinance.

- The Finance Director advised that most of the Utility Fund expenses listed on the second page are dealing with the Wastewater Treatment Plant, as there are some replacement items that are needed.
- Madame Chair Stockton questioned the phrase “in house” which is noted after some of the items listed, with the Finance Director advising that more than likely the Public Works crew will do the work.
- Planning Commission Member Cundiff questioned if the item referencing the extension of a sewer line to a new development on Scuffling Hill was in reference to The Oaks at Rakes Tavern, with the Finance Director advising it was not. Actually, it is for extending the sewer line from Old Fort Road to Grayson Street, as there is no sewer that services this portion of the community. This needs to go in before a new sidewalk and paving is done. She also confirmed to Vice Chair Speidel, that this was suggested but not funded, and the hope is that the money will be available next year.
- Vice Chair Speidel questioned if the same is true for the suggested FY12 for water emergency generators and items listed at the bottom, with the Finance Director confirming that it is. She was made aware of a grant from West Piedmont, but doesn't think this is looking promising right now.
- Vice Chair Speidel stated that he always appreciates the work that she does, with the Finance Director noting that she has a good staff.

Madame Chair Stockton opened the floor to anyone from the audience who would like to come forward to speak in reference to the CIP. Let the record show that no one came forward.

Madame Chair Stockton asked for clarification from the Assistant Town Manager on what was needed from Planning Commission at this point, with the Assistant Town Manager advising that a recommendation is needed from Planning Commission to Town Council.

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 to Town Council the approval of the CIP, with motion on the floor being seconded by Planning Commission Member Clements. There being no further discussion, let the record show that the motion on the floor passed unanimously.

Madame Chair Stockton recessed the meeting again from its regular session to hold the second public hearing:

**(2) STEP, Inc. Subdivision Request**

After being duly advertised, STEP, Inc. requested a minor subdivision of its property located at 265 Dent Street from one large lot containing a 12-unit apartment complex into three separate lots in R2 zoning. The subsequent lots are planned to be used for long-term transitional housing.

Madame Chair Stockton called upon the Assistant Town Manager to give a staff report regarding the subdivision request.

The Assistant Town Manager advised the following:

- Showed the area on Google Street View at the intersection of Dent Street and West College Street.
- STEP, Inc. has submitted a minor subdivision request and zoning permit application to the Community Development Department for consideration. He noted that in reviewing this request with the Town Attorney, the letter from STEP before Planning Commission tonight is not a plat, and an official plat must be submitted for the subdivision before it can be approved.
- Normally, this request is subject to administrative review only, unless the Subdivision Agent determines good cause to refer it to the Planning Commission for review. He is not asking for a vote, just for guidance and advice. According to Subdivision Ordinance Section 3-3(d), he may elect to refer the matter to Planning Commission for review and public hearing just as though it were a major subdivision. He has elected to do so for the following reasons: (1) STEP's properties on Dent Street are not correctly zoned for their present land uses, particularly the apartment building, which should be R3 for higher density residential (the apartment complex predates the R2 zoning); (2) While the subsequent land use appears to be permitted based on code, he would like Planning Commission's opinion prior to issuing a zoning permit.; (3) He wanted to give the surrounding neighborhood residents the opportunity to comment on the proposed subdivision; and (4) he wanted to give STEP, Inc. the opportunity to present its case to the public on the need for the service they intend to provide on the site following the subdivision.
- STEP, Inc.'s Executive Director Jon Morris approached him last July to ask what maximum uses the land at 265 Dent Street might have once STEP completed its purchase of the apartment building, then owned by the Del Greco family. He informed him, after some review, that the contemplated use of rental duplexes would only permit two duplexes to be added to the property, and then only

through the subdivision of the property.

- He noted that during conversations with Mr. Morris, staff has reiterated STEP's need to make the surrounding community aware of the plans for the property, to cultivate community support and ensure that the agency is prepared to provide the monitoring and training that will make this contemplated program successful and have a positive impact on the surrounding community. The grant-funded program contemplated would enable people in need of housing to transition into stable, long-term rental or home ownership. Mr. Morris will be able to speak more in-depth about what is intended there.
- However, in staff's review, the issues that have come up are: (1) A formal plat is needed, although he believes there is enough space on the property for the concept that is before Planning Commission to be subdivided, and this can be done administratively. This is what he is asking Planning Commission's input on tonight: the concept instead of the actual plat itself, which will have to come later; (2) given staff review, it is likely that the property can be subdivided, however, the zoning issues will have to be dealt with later, because the proposed use has an element of helping the homeless with transitioning into a stable situation. By Town Code, it is likely that staff will have to view this as a shelter, even though it is not what might be considered a traditional homeless shelter that keeps a variety of people. As a legal opinion, it may have to be counted this way, and it may or may not be permitted in an R2 district and would have to be dealt with, in all likelihood, by the Board of Zoning Appeals.

**Mr. John Morris, Executive Director of STEP, Inc., located at 265 Dent Street,** came forward to speak, advising that he appreciated the opportunity to speak. He indicated that STEP wants to build at least one duplex, possibly two duplexes. Every year STEP turns away approximately 75 people in need of assistance who are homeless. There is no place in the County for these people to go. STEP has been researching this issue for about four years now. This is not a shelter. A shelter is a short term solution where someone, like at the Roanoke Rescue Mission, can come in and stay at the shelter for one night, then leave the next morning, and they don't have to come back. STEP's tenants will sign a two-year lease, so it is not a shelter but just like a rental unit. The first priorities for the families who will live in these units is that they must want permanent housing. Every household will pay rent. This is not a free ride. In a shelter, people don't pay rent, and there is someone there that prepares meals. In this case, STEP would be helping people to try to become self-sufficient, and someone who is self-sufficient must pay rent. STEP will cap the rent at 30% of household income, which is what HUD and all housing standards regard as affordable housing. A case manager will be assigned to every tenant who lives there and monthly meetings and inspections will take place. The one difference from

a regular rental unit is that STEP will have much more oversight over the tenants. The significance of the two-year lease is to give the tenants ample time to get their lives back in order so they can get back into permanent housing. The case manager will provide support for employment, counseling, and transportation. The tenants will also work with the financial social worker with budgeting, so that once they move on they will be able to maintain their self-sufficient lifestyle. This is good for the entire community because once the tenants transition into their own housing, they will be working, paying taxes, and less dependent on social services. This property is zoned R2 and STEP is proposing to build a duplex that will be rented out to people who are having housing issues or crises. He reiterated that STEP is not asking to build a shelter. STEP plans to use local builders and is working with Mod-U-Kraf to design and build the unit. STEP has already raised over \$50,000 for the project, as local businesses, churches, and civic organizations have supported this effort. STEP did hold two community meetings with its neighbors. The first meeting was designed to present the idea and to hear the neighbors' concerns. The second meeting was designed to let the neighbors know of STEP's intentions and to offer some concessions. Of course, the meetings weren't just about this project as there were some other issues that neighbors weren't happy with, so STEP wanted to hear the issues and make concessions for those things as well.

Discussion ensued:

- Planning Commission Member Cundiff questioned if someone is homeless and unemployed how STEP will collect 30% of income as rent. Mr. Morris advised that they will start with a minimum rent payment. The amount has not been set yet, but will probably be five or ten dollars per month because they want to get them in the habit of paying rent. They will work with the case manager to find employment and then will pay 30% of income and will be responsible for back rent as well.
- Planning Commission Member Cundiff questioned if the supervisors will be on site. Mr. Morris advised that they will be across the street. They will not be on site all the time. This is what happens in a shelter when someone stays there. The tenants will rent from STEP and this will be their apartment. The tenants will be required to meet weekly with case managers, and they will have a specific plan that they must make regular progress with. There will be monthly inspections on the homes, and the tenants must follow guidelines to keep the homes clean, both inside and outside, and unless they are disabled, they will be required to maintain their own lawn. There will be close oversight, and anyone who breaks the lease will have 30 days to vacate. If there is an illegal situation such as drugs or violence, then they will have 10 days to vacate the property.

This model is based on a program called "Housing First" that is used in other communities in Virginia and around the nation. A shelter can be seen as a free ride and this is not a free ride. The families must work for this. STEP has researched this for four years and thinks that it will be a good fit for the community.

- Planning Commission Member Cundiff questioned if any of the project would be federally subsidized, with Mr. Morris advising that the only thing which may be federally subsidized is that STEP has applied for a grant through HUD and if received would match any money STEP raises dollar for dollar. If received, this money would help to build a second duplex on the property, which is why they want to subdivide the property into three lots. If this money is not received, then the plan, for the time being, is to build one duplex.
- Madame Chair Stockton questioned, besides homelessness, what the other qualifications for tenants might be. Mr. Morris advised that (1) they must want to move into permanent housing and (2) preference will be given to families with children. He further added that this will be a tight program to follow and some people may not want to participate because of that. For example, the lease states that tenants cannot have someone staying at their apartment for more than 24 hours if they are not on the lease. There will be monthly, unannounced inspections, and weekly meetings with the case manager. This will weed out some people who are not serious about turning their lives around.
- Planning Commission Member Clements questioned if there will be just one case worker for the unit who will be on call all the time or will there be more than one. Mr. Morris advised that there will be people on call, and at least one case manager will be assigned to each family, with other employees who will also work closely with the families, such as the financial social worker.
- Planning Commission Member Clements expressed concern about the person who will oversee the things that go on every day. Mr. Morris referenced the apartment complex, stating that they have someone on site Monday through Friday, and cleaning and maintenance crews on site on a regular basis. The duplexes will be operated much like the apartment complex but with a little more involvement, not 24 hours a day, but heavily monitored. The apartments are not subsidized and are not rented out based on income. He further added that the homeless situation in Franklin County is not like the homeless situation in Roanoke. STEP has dealt a lot this year with people who have children, who have lost work, and are just really down on their luck. There may be some people who have substance abuse issues or who may need counseling, and those individuals may need a little more work with case managers, but he believes most people will just need the employment, transportation, and financial services assistance that STEP will offer to get their lives back on track.

- Planning Commission Member Cundiff advised that the word “transitional” could mean many things, and questioned if it could mean someone who has just been released from a penal institution. Mr. Morris advised that it could be, but that does not mean the person would be accepted. In the apartments now, and the same thing will go for the transitional apartments, anyone who applies must go through a background check and a credit check as well, noting that STEP understands that people applying for the transitional housing may not have the best credit, but they will not allow anyone to stay in the apartments or transitional housing that has a violent criminal past. Perpetrators of domestic violence will not be allowed, although victims will be allowed to stay.
- Vice Chair Speidel questioned if the apartments are open to anyone, with Mr. Morris confirming that they are.
- Madame Chair Stockton questioned how long STEP has owned the apartments with Mr. Morris confirming since last August.
- Vice Chair Speidel questioned if there is a limit or maximum number of people for each duplex, noting that there are two bedrooms in the drawing. Mr. Morris advised that no more than four people will be allowed to stay in the apartments and this will disqualify some people. One of the things that the neighbors were concerned about at the meeting is that if two individual males were living in the units that STEP may double-up, creating a roommate situation, to allow a family to stay in the other unit. STEP will not do this. These apartments will be filled on a first-come, first-served basis. Tenants will be allowed to stay up to two years, although most will only stay about twelve months. He clarified that individuals could be accepted, however, if two people applied at the same time, a single individual, and a single mom with two children, the single mom with two children would get preference.
- Planning Commission Member Clements questioned if the apartments will be furnished, with Mr. Morris confirming that STEP intends to furnish the apartments. There are some local churches that want to work with STEP to furnish the apartments.
- Planning Commission Member Clements questioned if the tenants will be responsible for utilities. Mr. Morris advised that the rent monies collected (30% of income) will be used to take care of the utilities. There is a grant available through the Department of Housing and Community Development (DHCD) that will pay for the utilities and maintenance of the apartment. STEP cannot apply for this grant this year because the home is not built. However, if the grant is received next year, STEP will still require the tenants to pay 30% of income, but that money will be placed in a savings account, and once the tenants exit the program then they will have access to the money.
- Planning Commission Member Cundiff noted that on the application the size of

the structure is 1,652 square feet, yet the dimensions are given as 60 feet by 37 feet, which is 2,220 square feet. Mr. Morris advised that he has just received the final drawings from Mod-U-Kraf, and each unit will be approximately 800 square feet.

- Vice Chair Speidel questioned what the rental rate is on the apartments, with Mr. Morris confirming the rent to be \$450/month with STEP taking care of the water, sewer and trash, and the tenants taking care of electric and cable.
- Vice Chair Speidel questioned if Mr. Morris anticipates any conflict due to the closeness of the two units and the variability of the rates, since the apartment tenants will have to pay full rental rates and may view that the duplex tenants are getting a nice place without paying. Mr. Morris advised that he does not anticipate any problems, advising that they have done a lot of renovations to the apartments. Each time a tenant leaves they are completely renovating the apartments and they are being much more selective about who is allowed in. They do have apartment tenants that have trouble paying rent, and the question has come up if folks would be allowed to leave the apartments to live in the duplexes, and this will not be allowed. STEP has a "homeless prevention and intervention" program, where they actually can help pay the mortgage or rent for someone who is in danger of becoming evicted, but they cannot help their own tenants because it would be a conflict of interest.
- There could be a maximum of 16 people living in four duplex units.

There being no further discussion or questions for Mr. Morris, Madame Chair Stockton opened the floor to members of the audience who wished to speak.

**Doris Johnson of 205 West College Street** came forward advising that she has lived there for 45 years. They bought the house when the school was there and they have no problem with the school. What it comes down to for her is that she has been before the board fighting for the zoning. Her property is zoned R2, and she has fought tooth and nail to keep things out of the zoning. The zoning laws are there and she cannot understand why they must keep coming back fighting for their homes when the zoning laws are there. With STEP, she has a problem with trust. Most of the time, the zoning issues have been because of STEP. They have been given things, such as the right to have the Free Clinic there, which went against the zoning. Every time they have been allowed something, they have been given stipulations which usually are not followed, such as the Free Clinic being open during certain hours. She has had two meetings with Mr. Morris on this, and he can call it transitional, but it is a shelter. Now, they sit on their deck and they look at parked school buses and dumpsters that are left full and open, they have had (noting that this has been stopped) tractor trailers stopping in front of their homes

and unloading taking things to a warehouse which is not under the zoning. Mr. Morris has said this is in the process of being moved but it may take five to ten years to be moved. She doesn't know if she will be here in ten years so she will have to live with it. Mr. Morris has done some things to try to smooth the waters so the neighborhood will not be upset about this, but to her transitional housing still means homeless shelter and there is no way that the tenants will be policed and watched after all the time. STEP knew what it was getting when they bought the building. They knew it was zoned R2 and the school and apartment was there and grandfathered in, but they keep pushing for more and more. They were told it would be less traffic, but as far as she can tell, it is more traffic all day long, until late at night and on Saturday and Sunday. It boils down to the fact that she is fighting to keep this a residential area, without a homeless shelter in it. She understands that these people need housing and that any of us can be a payday away from being homeless, but these are private residential homes and she wants to keep it that way. She wants to know that what she bought 45 years ago is still going to be there.

**A.B. Woody, of 190 West College Street**, came forward to speak, stating that he has lived here for 35 years, and has lived in Rocky Mount for most of his life. He is 100% against subdividing this property on Dent Street if the purpose is to house transitional rental people. This is a deceiving name for a homeless shelter which is not allowed in residential zoning. R2 zoning consists of private dwelling units for single family or two-family dwellings, certainly not group homes or short term rental homes. This same lot was rejected for multiple family units by Planning Commission and Town Council several years ago. If transitional rental properties or homeless shelters are allowed on this lot it will devalue all of the residential properties in the neighborhood. It will greatly increase the possibility of undesirable and illegal activity in the neighborhood. There is no way the management of STEP can screen, manage, control or police activity in these homeless shelters. The STEP managing director lives in Roanoke. Can STEP be trusted? Just three years ago, they tried to get all of their property rezoned commercial. He doesn't believe this request contains adequate information for the approval of any kind of subdivision or zoning change. There is no site plan. STEP has, for years, conducted business and other activities that are not permitted in a residential area. All these activities have created more traffic, parking, and noise that the streets are not adequate to handle. He has discussed this request with most property owners and residents in the area, and most have the same opinion he has. He asks that Planning Commission gives them the protection that they deserve and are entitled to. He thinks it is time the Town starts enforcing the Zoning Ordinance and that this project should be in an R3 or commercial zone.

**Reba Carter, of 365 Dent Street**, came forward to speak, stating that she lives just on the other side of the church from where this property is located. She has lived there for 59 of 69 years, and the other 10 years was spent next door in her mother's house. She is a widow and she has a disabled son who lives with her. They are afraid to leave their home at night, already, because of all the people (mostly men) walking the streets. She chose not to remarry when her husband died 32 years ago, and she is afraid. She feels that it will only get worse if more people are pulled into the neighborhood. She agrees with what Mr. Woody and Ms. Johnson has said. She wants to go on record as being against this. She does not know what Mr. Morris wants, but thinks this needs to be out of Town. She wants to be able to live the years she has left unafraid.

**Kim Ashley, property owner of 15 Anderson Street**, came forward stating that her property is just down the corner from Ms. Carter. She has concern because there are a lot of retired and elderly people in the area. The amount of foot and vehicular traffic is scary. The roads are not suitable for the amount of traffic and cars speed on the roads and around the corners. A lot of the foot traffic comes from the apartment building that is already there. Mr. Morris stated things about maintenance being done at the apartment building, but if that is being done then it is not being seen in the neighborhood. He also spoke about counselors being available Monday through Friday, but what happens on Saturday and Sunday? These are the days that the neighborhood sees the most problems. In regards to area, it does not appear that the size of the lots, even if they were zoned appropriately, would be suitable for what is planned. She feels like the neighborhood has enough. She agrees with what the other speakers have said and appreciates Planning Commission's support. She doesn't think that anyone is against a homeless area, she just doesn't think it is suitable for this neighborhood.

**Ray Keys, of 230 West College Street**, came forward stating that he has been a resident here for over 20 years. He has a wife and two sons, with one of the sons still living at home. He wants to applaud Mr. Morris for all of the great things he has done, like the Headstart, weatherization, and homeless intervention programs for example, but....and he wants that with a capital "B"...[he is against] transitional housing or a homeless shelter. He and his sons have been to the Roanoke Rescue Mission to serve meals. He remembers one lady who came in when it was 30 degrees outside and had three children, but only two of the children had shoes. He has empathy for people who are homeless and he has also worked with Stepping Stone Mission. Unfortunately, in doing these hands-on things, he gets to see what is really going on behind the scenes. The majority of the people, particularly in Roanoke, were dealing with drug and substance abuse issues, and this is a true

concern for the potential of what could happen to his neighborhood on College Street. Mr. Morris talks about a lease, and he had an opportunity to bring forth the lease so everyone could see it. Another issue is that of rentals. He is afraid STEP will become an absentee landlord, which is what he thinks has happened with the 12-unit apartment complex. The Smith Mountain Eagle said that STEP has 101 employees and a \$5 million budget, but at the end of the day, Mr. Morris goes home to Brubaker Avenue in Roanoke, and most of his employees do the same thing, and the neighborhood residents are left to deal with the issues. Some of the issues they have had to deal with are bulk items such as couches, tables, and beds, dumpsters overflowing, being awakened at 7:00 A.M. when the dumpster is picked up, etc. He noted that recently Planning Commission Members Cundiff and Hall were on site for a visit and he pointed out to them a huge pile of debris that has been left since November. If STEP is going to be a good landlord then they need to follow-up and police the area. Many of the neighbors have spent lots of money to fix up their residences. Mr. Morris' application states that the cost of the unit is \$50,000 and this is not much money to build or buy a house. He does not want to take anything away from Mod-U-Kraf because he feels they do a nice job, but he believes that STEP will be buying a low end structure, and you get what you pay for.

Vice Chair Speidel read, for the record, a letter from **Mr. Greg R. Winge, of 130 Hatcher Street**, in support of STEP's efforts. (See letter attached.)

Madame Chair Stockton called upon the Planning Commission for any questions or comments. Discussion ensued:

- Planning Commission Member Tiggie advised that as he understands it, STEP has the right to subdivide the property; however, zoning may take care of whether or not the contemplated use can be done, and he asked for clarification. The Assistant Town Manager advised that under the Subdivision Ordinance Mr. Morris must submit a stamped, engineered plat showing that there is adequate room for the two subsequent lots to be drawn, and as it stands there is no engineer's proof that it can be done.
- Vice Chair Speidel also clarified that it is not Planning Commission's decision to make anyway, as the Ordinance empowers the Subdivision Agent, who in this case is the Assistant Town Manager, to make the decision on a minor subdivision, with the Assistant Town Manager advising that if Planning Commission has comments or advice that it would like to share, then this is the time to do it.
- Madame Chair Stockton stated that her comment would be that without a plat, there is no need to keep talking about it, because there is no way to know if it is

workable. Planning Commission Member Greer agreed with her comment.

- Planning Commission Member Cundiff stated that he personally spent all of his young life in the area, and all the homes have been there for many years and are well established. His mother lived there for many years so he is familiar with what goes on there. He thinks this is a good thing but the wrong place. The people there deserve to have the security that comes with owning their own homes and having long time residence there. It is admirable that STEP wants to help the homeless.

Madame Chair Stockton ended the public hearing and called the meeting back into regular session. The Town Attorney confirmed that this request will not go before Town Council at this time.

## **OLD BUSINESS**

### ***(1) Review of Arts & Culture District proposal impact***

### ***(2) Consideration of Setting Public Hearing for June for Arts & Culture District***

The Assistant Town Manager advised that he thinks he will be able to cover both Old Business Items listed on the agenda at once. Over the past month he has followed Planning Commission's direction, and it is a good thing that he did. After reviewing the tax impact that the Arts & Culture District would have and the overall amount of the incentives, it appears that the total impact will be less than \$20,000 per year and he does not believe this will be enough to fully incentivize the development. What he needs is more time to develop some additional incentives that might be worthwhile for the Arts & Culture District. He realizes that there is a sense of urgency on the Town's part, as it wants to get something going, but more time is needed to make it worthwhile. This will also allow time to talk to the County. There are some other things the Town can take a look at. The current proposal did not have the impact that he thought it was going to have. That is not to say that as designed it would not lure in development. It was not entirely designed to reward the businesses that are there, but based on the businesses that are there, it would not have a big enough impact.

## **NEW BUSINESS**

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

**COMMISSIONER CONCERNS**

Planning Commission Member Cundiff noted that he recently won the election for a seat on the Rocky Mount Town Council, and he noted that Planning Commission Member Greer was also re-elected. He stated they both realize that only one of them can remain on Planning Commission.

The Assistant Town Manager advised that the last time there was a vacancy on Planning Commission, Planning Commission members offered some names and he asked if Planning Commission wished to do that again, with the consensus being that it should be left up to Town Council.

Planning Commission Member Hall questioned the status of the Comprehensive Plan update, with the Assistant Town Manager advising that staff is still short a planner, and short on enough time to adequately work on it, and it will be a while.

The Assistant Town Manager advised that he has almost completed review of the currently pending plans. Construction has begun on the new Walgreens and they are currently putting in 25-foot piers. The plans that are under review now are: Franklin Heights Baptist Church's second entrance onto School Board Road, which should reduce some of the Sunday and weekday traffic on Hilltop and Bernard; Franklin Woods Utility Plan for water and sewer service for the subdivision at the upper end of Bernard Road, which as a result of the court case was allowed to subdivide, and this is the first part of getting that done. The Uptown project is underway, and right now they are working on storm sewers in front of Franklin Memorial Hospital.

Vice Chair Speidel questioned if there had been any prospective buyers for the Red Clay, with the Assistant Town Manager advising there had been a couple of inquiries. He noted that the Town is working on a letter to the bank to ask that they remove the temporary portable sign that is in front of the building, noting that the Town had asked Mr. Kim to remove the sign back in the winter before he lost possession of the restaurant.

**ADJOURNMENT**

At 7:17 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 Tiggle, 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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