

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
March 2, 2016
6:00 p.m.**

The Planning Commission of the Town of Rocky Mount, Virginia met in the Council Chambers of the Rocky Mount Municipal Building, located at 345 Donald Avenue, Rocky Mount, Virginia, at 6:00 p.m. on March 2, 2016, for its regular monthly meeting with Madame Chair Janet Stockton presiding.

Commission Members Present:

- Janet Stockton, Chair
- John Speidel, Vice Chairman
- Member Ina Clements
- Member Derwin Hall
- Member Jerry Greer

Commission Members Absent:

- Member Bud Blanchard
- Member John Tiggle

Staff Members Present:

- Assistant Town Manager Matt Hankins
- Town Manager James Ervin
- Town Planner Josh Gibson
- Town Attorney John Boitnott
- Planning Commission Clerk Jessica H. Heckman

APPROVAL OF AGENDA

Additions or Corrections: NONE

Motion: To approve the agenda

Motion By: Member Ina Clements

Second: Vice Chair John Speidel

Action: Approved by a unanimous vote of members present

REVIEW AND CONSIDERATION OF MINUTES

Let the record show that prior to the meeting, Planning Commission received the following draft minutes for review and consideration of approval: February 2, 2016 - regular meeting minutes.

Additions or Corrections: NONE

Motion: To approve the minutes as presented

Motion By: Member Jerry Greer

Second: Vice Chair John Speidel

Action: Approved by a unanimous vote of members present

PUBLIC HEARING

Rocky Mount Ready Mix, Inc. requests a rezoning of property located off Market Place Drive, Franklin County Tax Map and Parcel Number 2030006100, from General Business (GB) to General Industry District (M2). The applicant intends to relocate its cement plant from its current location at 110 Old Franklin Turnpike to the subject property.

Matt Hankins, Assistant Town manager, gave a brief history of the property.

Josh Gibson, Town Planner, discussed the highlights of the Staff Report:

- Existing condition: vacant, no prominent building structures or uses (last rezoned in 2002, to GB (General Business))
- Primary access: unnamed spur road off of Market Place Drive
- Has public utilities
- Described proposed use of land after rezoning (Relocate majority of operation currently at 110 Franklin to subject property including cement mixing and plant operations. New cement operation would encompass around 10 acres of the new property.)
- Current zoning GB(General business)is the most permissive business district in our zoning ordinance, M2(Manufacturing) is the most intense industrial and manufacturing district in our ordinance.
- Described Potential Benefits
- Described Potential Problems/Concerns

Matt Hankins pointed out that the site plan presented is not final.

John Boitnott, Town Attorney, questioned the history of the land zoning from RA(Residential Agricultural) to GB(General Business). Mr. Boitnott stated that since 1999, all property that is on the route 40 east corridor consists of new developments since it came into town limits. Mr. Boitnott noted the Comprehensive Plan was adopted by the Town. He also mentioned the Future Land Use planning has indicated that the site would transition to commercial/retail type development since the area was annexed into town. Mr. Boitnott further mentioned water and sewer improvements installed by the Town and improvements by property owners since 1999.

Member Jerry Greer mentioned while he was on Town Council that a lot of money was spent on water, sewer and streets to get business in the area.

Vice Chair John Speidel questioned what staff envisioned as a possible use, due to its limited access.

Mr. Gibson noted it would take infrastructure improvements for major commercial use.

Madame Chair Janet Stockton questioned what type of improvements.

Mr. Gibson stated the town would have to have a traffic impact analysis done by an engineer. He anticipated a traffic light and possible lane widening.

Matt Hankins discussed possibility of a mixed use development that incorporates both residential and commercial.

Vice Chair Speidel noted that was more realistic than a big box.

Janet Stockton called for applicants presentation.

Applicant Presentation

Colby Brown, 25 East Court Street, Rocky Mount, Virginia spoke on behalf of Rocky Mount Ready Mix.

Mr. Brown described the applicant's request. He mentioned the subject land has been vacant and for sale for 14 years. He noted the new plant would generate taxes for the town. He also noted the current plant location could be a potential commercial property for hotel or business that would be more attractive. He described the proposed entrances and exits for trucks. He also pointed out that Mr. Wray's children own the land along the backside of the subject property, so he felt there would be no interference with people surrounding the tract.

Madame Chair Janet Stockton questioned if there was a designated in and out for the property.

Mr. Brown indicated that had not been done yet.

Mr. Gibson stated that would be addressed with site plan review.

Member Ina Clements stated she foresees a problem with traffic coming off of Market street, especially with the big trucks. She asked Mr. Wray how many trucks he currently has and how many run a day.

Mr. Wray responded that he has eleven trucks and there are days when all eleven trucks run.

Mr. Wray stated that at his current location they have to cross all four lanes of 40 to access 220 North. He stated he requested the town to install a stop light or an exit on

the side road at his current location. Mr. Hankins explained VDOT would not authorize another entry point onto the entry and exit road.

Public Comments

Danny Perdue, 65 East Point Way, Moneta, Virginia, expressed his concerns for heavy manufacturing being allowed on the subject property. He expressed the concerns of his current tenants as well.

James Ervin, Town Manager, expressed that over the last 25 years there has been hundreds of millions of dollars of public and private investment through judicious application of planning, land use controls, public infrastructure, road and traffic management. He explained that business activity on the 40 corridor allows the town to be a high service locality and a low tax locality. He further added the town is currently spending \$60,000 on improving the pedestrian access.

Vice Chair John Speidel stated he wants to see the Town support local business, however he is concerned with what rezoning will bring in ten years. He expressed that some of the things allowed under M2 (Manufacturing) aren't desirable in that location. He stated he hopes we could find a compromise that would meet both the town's needs in the future as well as Mr. Wray's needs.

Member Ina Clements questioned what the plans were for the existing building.

Mr. Wray stated it would be used as a garage to service the trucks.

Member Derwin Hall asked Mr. Wray how much would be spent on the new location.

Mr. Wray answered between \$500,000-\$750,000.

With no further comments, Madame Chair Janet Stockton requested a motion.

Motion: To Deny the rezoning request for tax map parcel 2030006100

Motion By: Member Jerry Greer

Second: Vice Chair John Speidel

Madame Chair Janet Stockton called for a Roll Call Vote.

Member Ina Clements: YES

Member Derwin Hall: YES

Member Jerry Greer: YES

Vice Chair John Speidel: YES

Madame Chair Janet Stockton: YES

Action: Approved by a unanimous vote of members present to deny the request.

NEW BUSINESS

Matt Hankins discussed a potential applicant for a special use permit for the central business district to allow for a small manufacturing operation.

Josh Gibson mentioned starting work on items from the Comprehensive Plan.

Open discussion ensued between commission and staff about potential for trails within the town.

Matt Hankins gave an update on the camera system being installed at the traffic light at Grassy Hill and North Main.

Member Jerry Greer mentioned the use of a traffic light at the Floyd Avenue intersection. Matt Hankins informed Commission that they are working on a safe plan for the intersection.

Commission Concerns

Madame Chair Janet Stockton questioned digging being done at the former Exchange Milling building. Matt Hankins explained a water line was installed for R&D Landscaping. Madame Chair Janet Stockton questioned if the mill site was cleared with the health department. Josh Gibson stated he has been unable to get in touch with the Department of Environmental Quality.

Chairman Stockton, hearing no further comments entertained a motion to adjourn.

ADJOURNMENT

Motion to Adjourn By: Member Jerry Greer

Action: Approved by a unanimous vote of members present

Time of Adjournment: 7:00 pm

Janet Stockton, Chairman

ATTEST:

Jessica H. Heckman, Planning Commission Clerk