

TOWN OF ROCKY MOUNT
345 DONALD AVE.
ROCKY MOUNT, VIRGINIA 24151

540.483.7660
FAX : 540.483.8830

E-MAIL: MHANKINS@ROCKYMOUNTVA.ORG
WWW.ROCKYMOUNTVA.ORG



PLANNING COMMISSION
JANET STOCKTON, CHAIR
JOHN SPEIDEL, VICE CHAIR

BUD BLANCHARD JERRY W. GREER, SR.
INA CLEMENTS DERWIN HALL
JOHN TIGGLE

MATTHEW C. HANKINS
*Assistant Town Manager &
Community Development Director*

PLANNING COMMISSION AGENDA TUESDAY, APRIL 5, 2016

COUNCIL CHAMBERS, ROCKY MOUNT MUNICIPAL BUILDING
345 DONALD AVENUE, ROCKY MOUNT, VIRGINIA

Call to Order and Welcome

- I. Roll Call of Members Present
- II. Approval of Agenda
- III. Review and Consideration of Minutes
 - March 2, 2016 - Regular Meeting Minutes
- IV. Public Hearing
 - a. Twin Creeks Distillery is requesting a Special Exception Permit for a MANUFACTURING use on property located at 510 FRANKLIN ST, ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2070049300. The applicant intends to relocate its craft distillery operation from its current location at 145 BYRD LANE to the subject property, which is zoned CBD (Central Business District).
 - i. Staff Report regarding request
 - ii. Comments from applicant
 - iii. Comments from public
 - b. The Town of Rocky Mount's proposed 5-Year Capital Improvement Plan (CIP) for the fiscal period beginning July 1, 2016 and concluding on June 30, 2021. The Capital Improvement Plan is a document to forecast significant expenditures and revenue needs for major capital improvements, equipment, property, utility infrastructure, and other public uses. The CIP is for planning purposes only and does not obligate the Town Council to carry out any project contained therein nor prohibit unanticipated capital needs to be purchased during the time period of the CIP but not contained as part of the adopted plan.
 - i. Staff Comments regarding CIP
 - ii. Comments from Public
- V. New Business
 - a. Discussion regarding rezoning properties which do not match current or intended uses
- VI. Commissioner Concerns
- VII. Staff Updates
- VIII. Adjournment

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 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 p.m.

Janet Stockton, Chairman

ATTEST:

Jessica H. Heckman, Planning Commission Clerk



Twin Creek's Distillery Inc.
Rocky Mount, VA

To whom it may concern,

We're applying for a special use permit on the "Jones Building" (510 Franklin St, Rocky Mt, VA 24151) currently owned by, Robert Jones. TCD Properties LLC. would like to purchase this building based on several conditions, one of which is based on the approval of a special use permit.

The plan for this building is to reconfigure the upper level to contain several suites:

1. VA ABC Distillery retail store selling our moonshine products and branded merchandise.
2. Tasting room, banquet hall and moonshine history museum area to attract tourist
3. Twin Creeks Distillery offices
4. Kitchen and prep area currently in place for Bootleggers Cafe (Preexisting)
5. Instrument repair and lesson area (Preexisting)

The lower level will be uplifted to house our distillery equipment currently located at 145 Byrd Lane, Rocky Mount, VA 24151. Our manufacturing equipment will be located inside the building with the exception of a fuel oil tank located behind the building, hidden by a privacy fence. We use steam to manufacture our products, requiring the exterior exhaust of our water based steam to the outdoors a couple times a day based on production runs. Production runs will be one to two days a week at first and at future capacities 4 days per week. This water based steam is nontoxic and carries no carcinogens. The citizens of Rocky Mount will not be affected by additional noise or pollution due to our manufacturing process. Utility usage for this building will remain the same for electric, water and sewage as it has for the previous tenants. We will be requesting permission to have a water well dug on this property. Our impact on traffic will be minimal. Additional traffic will consist of small box trucks for in and outbound deliveries, all of which will be diverted to the lower level parking area. The upper parking lot will remain as it is currently.

We've chosen this building based on its proximity to the Harvester and Downtown Rocky Mount. Being located here would increase tourism and foot traffic for other downtown businesses. Approving this special use permit would be a huge win for local businesses, the Town of Rocky Mount and Franklin County.

Respectfully submitted,

Matt Hartberger

Matt Hartberger
Director of sales and marketing, Twin Creeks Distillery



Town of Rocky Mount SPECIAL ZONING APPLICATION

Date Received:
Received by:
PC/BZA Date:

REZONING REQUEST SPECIAL EXCEPTION/USE VARIANCE

PRE-FILING CONSULTATION WITH THE TOWN PLANNING STAFF TO REVIEW THE PROPOSED REQUEST AND TO OBTAIN RECOMMENDED PROCEDURES AND TECHNICAL ASSISTANCE IS REQUIRED. TO SCHEDULE A PRE-FILING CONSULTATION, PLEASE CONTACT THE TOWN OF ROCKY MOUNT COMMUNITY DEVELOPMENT DEPARTMENT AT 540-483-0907.

APPLICANT NAME: Twin Creeks Distillery

ADDRESS: 145 Bryd lane, Rocky Mount, VA 24151

PHONE: 540-580-9741 EMAIL: matt@audiotronics.com

PROPERTY OWNERS NAME & ADDRESS: JONES ROBERT L & ARLENE A
(IF DIFFERENT FROM APPLICANT)

4449 WAIDSBORO ROAD FERRUM VA 24088

TAX MAP & PARCEL NUMBER: 2070049300 LOT SIZE (ACRES/SQ.FT.) 0.732

CURRENT ZONING: R-1 R-2 R-3 RA RB RPUD POS C-1 C-2 M-1 M-2 CBD CBD-ARTS & CULTURE GB

CURRENT LAND USE: VACANT AGRICULTURAL RESIDENTIAL COMMERCIAL INDUSTRIAL

REZONING REQUEST: PROPOSED ZONING: N/A PROPOSED LAND USE: N/A

SPECIAL EXCEPTION/USE REQUEST OF SECTION(S) 29-1-32 OF THE TOWN ZONING ORDINANCE.

VARIANCE REQUEST OF SECTION(S) _____ OF THE TOWN ZONING ORDINANCE.

NATURE OF REQUEST - BRIEFLY DESCRIBE THE PROPOSED PROJECT AND SPECIFIC DEVIATION REQUEST FROM THE ZONING ORDINANCE.

Upper level:
Kitchen and prep area currently in place for Bootleggers Cafe (continuing)
VA ABC Distillery retail store, selling our moonshine products and branded merchandise.
Tasting room, banquet hall and moonshine history museum area to attract tourist
Corporate offices

Lower level:
Distillery for manufacturing, labeling and shipping our products

I HEARBY CERTIFY THAT I AM ACTING WITH THE KNOWLEGE AND CONSENT OF THE PROPERTY OWNER TO THE REQUEST DESCRIBED ON THE APPLICATION. BY SIGNING BELOW, I AGREE THE INFORMATION PROVIDED ON THE APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

Matt Hartberger
APPLICANT SIGNATURE

3/14/2016
DATE

BY SIGNING BELOW, I CERTIFY I AM AWARE OF THE REQUEST SUBMITTED AND THE INFORMATION PROVIDED IS TRUE TO THE BEST OF MY KNOWLEDGE.

[Signature]
OWNER SIGNATURE

3/30/16
DATE

WHAT IS A REZONING?

A rezoning is a legal change to the Official Zoning Map. The rezoning of property is a legal matter, we strongly recommend applicants consult with an attorney to for assistance with the preparation of the rezoning application. A rezoning may be initiated by the property owner, by a contract purchaser with the owner's written consent, or by the owner's agent. Original signatures are required by all parties.

Rezoning requests will be submitted to the zoning administrator and referred to the planning commission for its review and recommendation. The final determination on the rezoning request will be made by the governing body (Town Council).

1. The written request for rezoning shall be submitted to the planning commission by the zoning administrator.
2. Notice shall be given of the required public hearing in accordance with the requirements of Code of Virginia, § 15.2-2204. Adjacent property owners (front, back and side) and the applicant shall be notified in writing as to the rezoning or conditional zoning request and public hearing date.
3. A public hearing shall be held by the planning commission. If requested, the zoning administrator may make a report and recommendation to the planning commission on the subject request. Other parties may appear in person and present their views.
4. The commission shall make a recommendation to go on the rezoning request after the public hearing is held.
5. The governing body (Town Council) shall then hold its own public hearing in conformity with all notice requirements under Code of Virginia, § 15.2-2204, and make the final determination on the rezoning request.

WHAT IS A SPECIAL EXCEPTION?

A special exception/use permit allows a specific exception to the Town's Zoning Ordinance on a particular parcel of land in a district of a particular zoning character. Uses and dimensional standards allowed only by special exception are those considered to have potentially greater impact upon neighboring properties or the public. The special exception process allows potential impacts to be addressed through conditions. A granted special exception runs with the property.

WHAT IS A VARIANCE?

A variance is a request for a reasonable deviation from a provision of the Town's Zoning Ordinance when strict application of the ordinance would result in unnecessary or unreasonable hardship to the property owner. A variance may not allow a use in a district not authorized by district regulations. A granted variance runs with the property.

The authorization to hear and decide on applications for special exception/use permit and a variance request has been delegated to the Board of Zoning Appeals (BZA), a quasi-judicial five (5) member Circuit Court appointed body.

Special Exception and Variance application requests will be submitted to the zoning administrator for review and recommendation; then referred to the to the Board of Zoning Appeals (BZA) for a public hearing. A determination on the application will be made by the Board of Zoning Appeals (BZA). Additional approval and final determinations by the Planning Commission and/or by the governing body (Town Council) could be required to complete the request.

1. The Special Exception or Variance application shall be submitted to the Board of Zoning Appeals (BZA) by the zoning administrator.
2. Notice shall be given of the required public hearing in accordance with the requirements of Code of Virginia, § 15.2-2204. Adjacent property owners (front, back and side) and the applicant shall be notified in writing as to the application request and public hearing date.
3. A public hearing shall be held by the Board of Zoning Appeals (BZA). If requested, the zoning administrator may make report and recommendation to the Board of Zoning Appeals (BZA) on the subject request. Other parties may appear in person and present their views.
4. The Board of Zoning Appeals (BZA) shall make a decision on the application request after the public hearing is held.
5. If additional approval and final determination is needed by the planning commission and/or the governing body (Town Council); each shall then hold its own public hearing in conformity with all notice requirements under Code of Virginia, § 15.2-2204, and will each make the final determination on the application request.

FRANKLIN ROAD/RTE 40



TOWN OF ROCKY MOUNT
345 DONALD AVE.
ROCKY MOUNT, VIRGINIA 24151

540.483.7660
FAX : 540.483.8830



TOWN COUNCIL
STEVEN C. ANGLE, MAYOR
GREGORY B. WALKER, VICE MAYOR

BOBBY M. CUNDIFF BOBBY L. MOYER
P. ANN LOVE JON W. SNEAD
BILLIE W. STOCKTON

JOSH GIBSON
TOWN PLANNER

E-MAIL: JGIBSON@ROCKYMOUNTVA.ORG
WWW.ROCKYMOUNTVA.ORG

PLANNING COMMISSION STAFF REPORT

PETITIONER:	TWIN CREEKS DISTILLERY
REQUEST:	Special Exception/Use Permit in the CBD Zoning District (Central Business District) in order to use a portion of a building for light manufacturing (specifically for a craft distillery)
LOCATION:	510 Franklin Street
HEARING DATE:	April 5, 2016
TAX PARCEL:	2070049300

EXECUTIVE SUMMARY:

An application has been submitted by Twin Creeks Distillery for a special exception permit in order to use a portion of the building at 510 Franklin Street for a light manufacturing use (operation of a craft distillery in the lower floor). As is often the case with changes in use requiring a special exception permit, the applicant is contracted to purchase the property from the current owners if the permit is approved. Currently, the distillery operates in Town at a different location on Byrd Lane. Staff has reviewed the application and recommends approval as noted below.

I. APPLICABLE REGULATIONS:

DEFINITIONS

Custom manufacturing: Establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving the use of hand tools, or the use of mechanical equipment commonly associated with residential or commercial uses, or a single kiln.

Manufacture and/or manufacturing: The process and/or converting of raw, unfinished materials or products, or either of them, into articles or substances of different character, or for use for a different purpose.

Craft Distillery (as derived by staff research): A craft distillery is generally an independently-owned, small-scale distillery that produces small quantities and uses a combination of traditional and/or innovative techniques to create products with a unique flavor profile.

34-1. USES BY SPECIAL EXCEPTION PERMIT (applicable here):

29-2-6. Custom manufacturing.

29-1-32. Any use not specifically listed will be reviewed on an individual basis and if approved, permitted by granting of a special exception by town council.

OTHER REGULATIONS OF NOTE

- If approved, a customary minor site plan review will be required for the change in use, showing parking, vehicle access, and other planned exterior improvements. At the time of this application, there are no additional buildings or structure planned and all activities will take place within the interior of the existing building.

II. EXISTING CONDITIONS: The subject property is approximately 0.732 acres situated at the northern terminus of Floyd Avenue where it meets Franklin Road. The property features one building, with an

approximately 6,460 square foot footprint, one main story (above street grade) and a basement with walk-out access. The building is currently used for storage, catering, and retail uses, all of which are by-right uses in the Central Business District. In the past the building has housed child care facilities, a personal training business and an alternative education center. Space exists to stripe a few parking spaces on the Franklin Road level (probably ten or fewer), and ample parking is available on the property's lower-level entrance.

III. PROPOSED CONDITIONS:

If approved, the distillery would relocate operations from its current Byrd Lane location. Eventually, the applicants plan to introduce several new uses to the property, including a moonshine history and culture museums, an event space, a sales front for a tasting room/gift shop, and the aforementioned distillery. The distillery/light manufacturing use will be separate from other uses per Virginia ABC rules and regulations, and will occupy only the basement of the building.

According to the Town of Rocky Mount Zoning Ordinance, the distillery use is the only one requiring a special exception as other uses are considered uses by-right. The future tasting room and cultural museum is planned for part of the street-level floor. In the zoning ordinance, a tasting room is permitted by right in the CBD but would be heavily regulated by Virginia Dept. of Alcoholic Beverage Control (strict drink limits, only in-house products served, etc). This use is a separate item and not tied to this special exception permit for light manufacturing use.

The use of the property as a craft distillery is expected to have little impact on traffic safety at the downtown location. The craft distillery will produce small batches, and deliveries will be accepted and sent via small box trucks rather than 18-wheelers or semi rigs. No major changes in property access are planned, other than an improvement in site and parking signage. The vehicle traffic for the distillery will likely be similar to or less intense than some recent uses, such as the daycare facility. The applicants will require permission to drill a stand-alone well behind the building from the Virginia Dept. of Health for use in water cooling.

The zoning administrator has determined that the proposed use of "craft distillery" falls under the definitions of *custom manufacturing* and *manufacturing*, both of which require a special exception permit.

IV. CONFORMANCE WITH COMPREHENSIVE PLAN:

The Comprehensive Plan promotes a mixture of uses in the downtown district, and the proposed craft distillery fits well within the goals of the Plan and the continued revitalization of the Downtown area. Specific citations of support in the Comprehensive Plan include:

- Encourage new development initiatives that revitalize downtown and uptown and further the unique sense of place that characterizes the central business district of Rocky Mount
- Encourage and pursue businesses, industries, employers, and educational institutions in Rocky Mount that complement and diversify the economic base, provide quality jobs, enhance the quality of life, and sustain the environmental quality of the region
- Retain existing businesses and work to facilitate business growth
- Continue to pursue additional initiatives that build upon the Arts and Culture District, the Harvester, the Farmers Market, and other downtown/uptown attractions
- Planning and revitalization: reuse and redevelopment of older buildings and properties in the Central Business District is encouraged
- Capitalize on the region's history and culture to contribute to economic growth, tourism, and place-making

- Enhance the economic viability of the central business district

V. STAFF ANALYSIS:

The zoning ordinance recognizes the unique nature of the town’s Central Business District and gives the Town the ability to review uses not specifically anticipated. The ordinance also recognizes that some manufacturing uses in the CBD are appropriate, but requires individual review in order to permit them. This case-by-case consideration is crucial in discouraging high-impact uses.

In this case, not only is the relocation of the craft distillery a potential economic benefit for the public, it also should be a low-impact use in general, manufacturing or otherwise. Staff anticipates that it will be difficult to discern that a distillery exists at the location. There is expected to be no noise, little by-product other than steam, no heavy machinery or equipment, no odors, low traffic and the product itself is small and easily stored and delivered within the confines of the building.

Around Virginia and in our region, communities are clamoring to recruit microbreweries, craft distilleries, wineries and tasting rooms, and similar businesses for their downtowns. Especially when combined with retail and event space components, these types of businesses act as magnets for tourists and help to draw people into our town and keep them coming back for enjoyable experiences. The applicants represent home-grown entrepreneurial spirit, and they are deliberately choosing to locate their small start-up business in the heart of the Town of Rocky Mount.

The distillery’s location next to the Harvester helps capitalize on the cultural strengths of our region. Harvester Performance Center patrons and staff agree that the proposed business will be a clear compliment to the Town’s efforts to give concert goers reason to not only spend time here before and after shows, but to return in the future whether visiting the Harvester or not.

Staff recommends approval with the following conditions:

1. In order to bring the property into compliance with the zoning ordinance, the nonconforming letter-board sign on the property shall be removed.
2. Any *major expansion* of the distillery use at this location shall require a new special exception/use permit (an expansion which (1) requires new exterior construction and which (2) significantly increases truck traffic shall constitute a *major expansion*).
3. Signage shall be installed which clearly delineates deliveries/pickups and parking patterns on the property.

POSSIBLE MOTIONS:

Approval: I move to approve the special exception request for Tax Map Parcel 2070049300 (on the following grounds, if needed):_____

ONLY IF APPLICABLE:

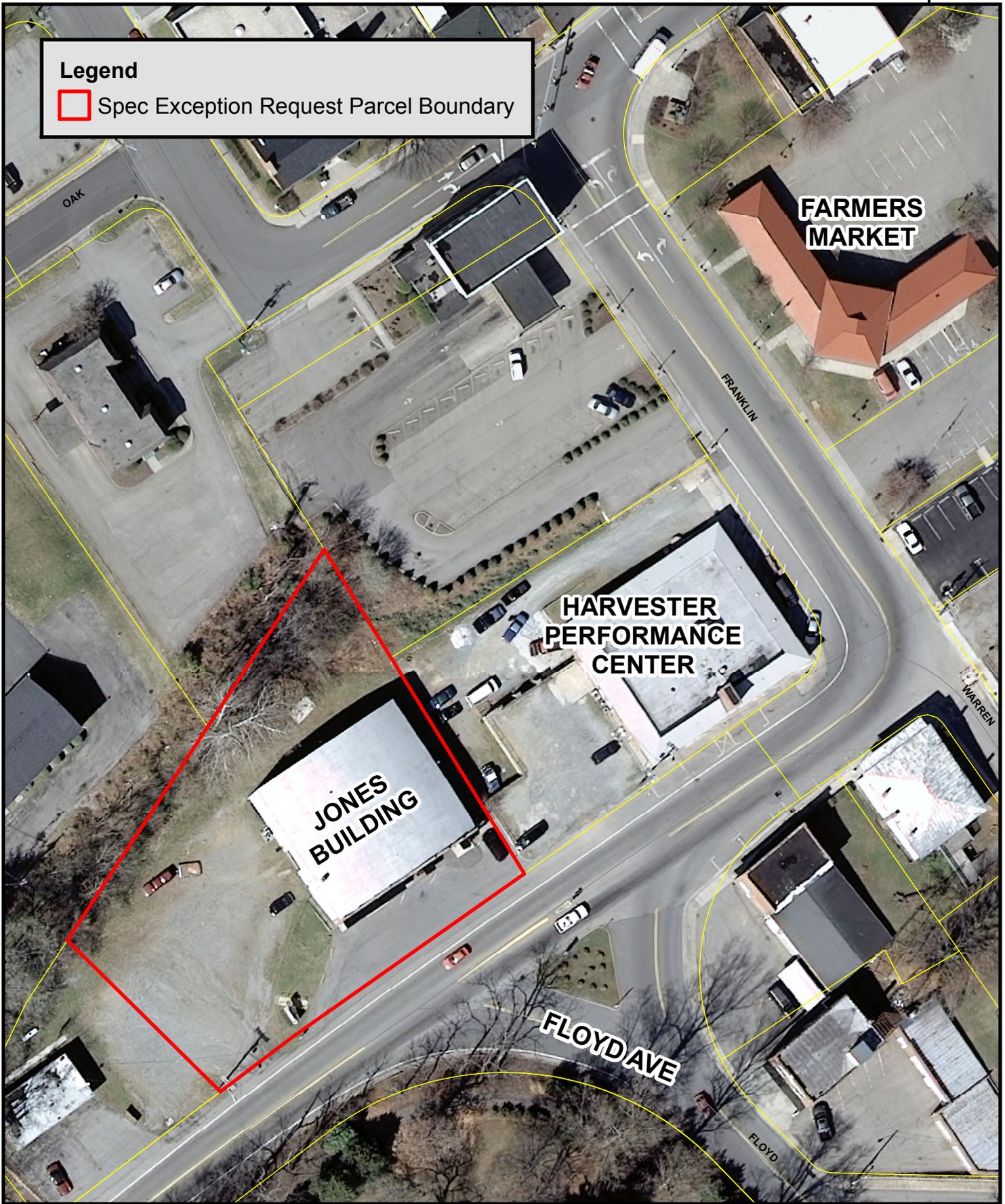
Approval, with Imposed Conditions: I move to approve the special exception request for Tax Map Parcel 2070049300 **with the following conditions:**_____

Denial: I move to deny the special exception request for Tax Map Parcel 2070049300 (on the following grounds, if needed):_____

PREPARED BY: Josh Gibson
HEARING DATES: Planning Commission, April 5, 2016
ATTACHMENTS: Aerial Map
 Zoning Map
 Future Land Use Map

Legend

 Spec Exception Request Parcel Boundary

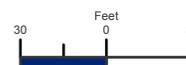


**TWIN CREEKS DISTILLERY
SPECIAL EXCEPTION PERMIT
AERIAL**

DATE CREATED: 3/30/2016
TOWN OF ROCKY MOUNT, VA



1 inch = 67 feet

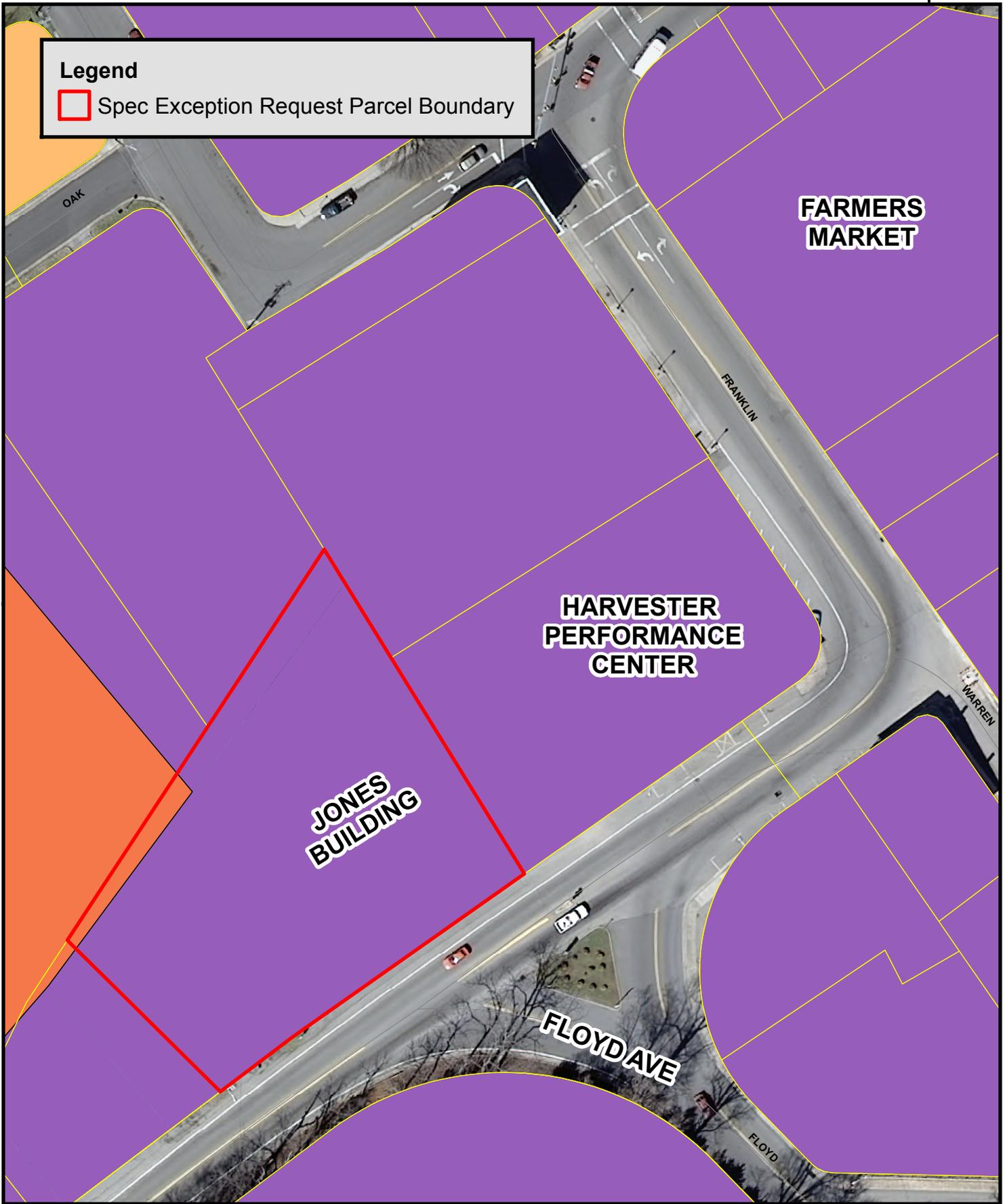


Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created by jgibson
This map is for general reference and display purposes only.

Legend

 Spec Exception Request Parcel Boundary

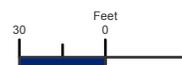


**TWIN CREEKS DISTILLERY
SPECIAL EXCEPTION PERMIT
ZONING MAP**

DATE CREATED: 3/30/2016
TOWN OF ROCKY MOUNT, VA

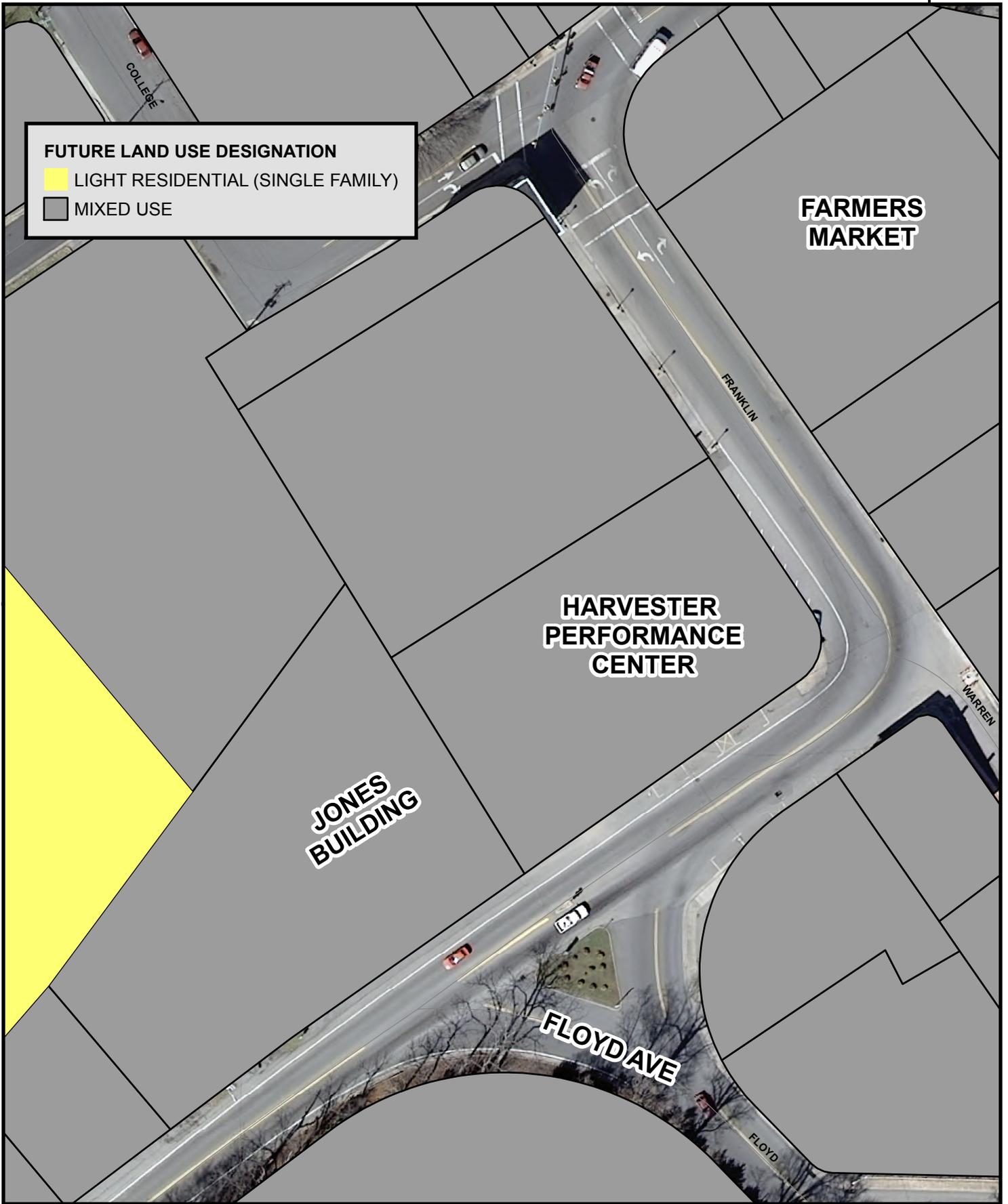


1 inch = 67 feet



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created by jgibson
This map is for general reference and display purposes only.

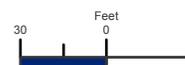


**TWIN CREEKS DISTILLERY
SPECIAL EXCEPTION PERMIT
FUTURE LAND USE**

DATE CREATED: 3/30/2016
TOWN OF ROCKY MOUNT, VA



1 inch = 67 feet



Projection: Lambert Conformal Conic
GCS North America 1983
Datum: D North America 1983

Map created by jgibson
This map is for general reference and display purposes only.

TOWN OF ROCKY MOUNT				
5 YEAR CAPITAL IMPROVEMENT PLAN				
FY 17 - 21				
Note A: funded by loan obtained in FY 16				
			FY 17	FY 17
Project / Purchase:			By Depts.	Proposed
GENERAL FUND PROJECTS:				
ADMINISTRATION / COMMUNITY DEVELOPMENT / FINANCE:				
Finance - new financial/general ledger software & operating system				
TOTAL ADMINISTRATIVE DEPARTMENTS			-	-
PUBLIC SAFETY:				
Police - replace in car camera & video (\$5000/car;2/year)			10,000	10,000
Police - replace mobile data terminal in car (\$3000/car;3/year)			9,000	9,000
Police - surveillance equipment for Investigations			7,500	5,000
Police - patrol rifles for vehicles (8 @ \$1,000 each)			8,000	
Police - replace 2 Explorers at \$37,000 per car every 2 years			74,000	74,000
Police - vehicle for Community Policing			37,000	
Police - replace K-9 (Eno) with dual purpose K-9				
Police - replace Glock pistols (25 @ \$200 each w/ trade in)				
Radio System - Police share (\$114,950) (from FY 16)			A 114,950	114,950
Radio System - Fire share (\$65,447) (from FY 16)			A 65,447	65,447
ES Bldg - subdivide large room for offices in Police Dept			10,000	10,000
Fire - replace 1993 Pierce fire engine (may get grant)			526,000	
Fire - replace 2 thermal imaging cameras				
Fire - replace Cascade Air System (may get grant)				
Fire - replace 1996 Freightliner fire engine				
Fire - replace 5 SCBA packs				
Fire - replace 1995 Chevy Suburban				
TOTAL PUBLIC SAFETY			861,897	288,397
PUBLIC WORKS:				
Pub Works - replace 2002 Chevy pick-up			25,500	
Pub Works - replace all mowers (except zero turn)			10,000	10,000
Pub Works - replace 1987 Chevy garbage truck				
Pub Works - replace 1994 chipper				
Pub Works - replace 1989 John Deere loader				
Pub Works - replace 2000 Chevy pick-up				
Pub Works - replace 1995 Ford tandem dump truck				
Pub Works - replace 1997 Ford dump truck				
Pub Works - replace 2000 salt spreader				
Pub Works - purchase one-arm bandit garbage truck				
Streets - Scuffing Hill curb, gutter, drainage (Town portion)			A 462,500	462,500
Streets - Town-wide wayfinding signage			50,000	50,000
Sidewalks - extension between Floyd & Dent (may get grant)			65,000	
Sidewalks/Drainage - Bernard Rd-preliminary engineering & design			A 120,000	120,000
TOTAL PUBLIC WORKS			733,000	642,500
BUILDINGS AND GROUNDS:				
Parks - Celeste trail development			30,000	
Parks - Mary Eliz-repave & re-fence tennis & hockey courts			60,000	
Parks - replace hazardous and aging playground equipment			35,000	
Parks - Veterans' Park bank stabilization (from FY 16)			A 900,000	900,000
Parks - Gilley's Park ramp & handicap restrooms			A 25,000	25,000
Parks - new trail development (may get grant)			35,000	
N Main - public recreation facility - property acquisition			105,000	
N Main - public recreation facility - engineering & design				
N Main - public recreation facility - grading, utilities, curb, parking				
N Main - public recreation facility - park amenities & equipment				
Farmers Market - marquee, roof & gutter repairs, wiring			25,000	
PW & PS - replace fuel canopies			100,000	
Municipal Bldg - security enhancements			60,000	60,000
Municipal Bldg - replace climate system RTU1				
TOTAL BUILDINGS AND GROUNDS			1,375,000	985,000

TOWN OF ROCKY MOUNT				
5 YEAR CAPITAL IMPROVEMENT PLAN				
FY 17 - 21				
Note A: funded by loan obtained in FY 16				
			FY 17	FY 17
	Project / Purchase:		By Depts.	Proposed
ECONOMIC DEVELOPMENT:				
	EDA - purchase properties for redevelopment		50,000	50,000
	WPPD - 220/40 realignment (Town cost)			
	Mountain Valley Pipeline - taps in the transmission line			
	TOTAL ECONOMIC DEVELOPMENT		50,000	50,000
	TOTAL GENERAL FUND PROJECTS		3,019,897	1,965,897
UTILITY FUND PROJECTS:				
WATER:				
	Meter Reading - replace 2 hand-held units		15,000	15,000
	Meter Reading - convert to radio-read meter reading			
	Pub Works - replace Ann Sink St. water & sewer line 550 feet		58,000	
	Pub Works - replace N. Main St. 8" water line (Pendleton to F L&L)			
	Water - altitude valve replacement on 220N		12,000	12,000
	Water - iPhone based leak detection		3,500	3,500
	Water - rebuild pump - lower Grassy Hill pump station		5,000	5,000
	Water - refurbish old Grassy Hill tank			
	Water - rebuild pump - upper Grassy Hill pump station			
	WTP - continuous chlorine analyzer		3,500	3,500
	WTP - refurbish & reinstall finished pump impeller 3 of 3		13,000	13,000
	WTP - replace flocculator motor / mixer comb (3)		80,000	
	WTP - new boiler & HVAC		50,000	50,000
	WTP - pave & seal parking lot			
	WTP - streaming current monitor			
	WTP - filter sand replacement			
	WTP - replace mower / tractor			
	WTP - replace pickup			
	WTP - lagoon clean out & repair			
	WTP - rebuild raw water pump			
	WTP - replace sludge removal system settling basins			
	12" water line connector to Plateau Plaza			
	TOTAL WATER		240,000	102,000
SEWER:				
	Pub Works - extend sewer line on Scuffling Hill	A	65,000	65,000
	Pub Works - replace Hillcrest Ave sewer line 1200 feet		48,000	
	Pub Works - extend 40 West sewer line			
	Sewer - repair / replace portable flow meters		7,000	7,000
	Sewer - portable smoke machine for sewer lines		3,000	3,000
	Sewer - replace pump drives - Main plant pump station		14,000	14,000
	Sewer - replace climbing screen - Main plant pump station			
	Sewer - radios for remaining pump stations			
	Sewer - replace pumps - Main plant pump station		50,000	50,000
	WWTP - repair & seal pavement		25,000	
	WWTP - replace sampler		6,500	6,500
	WWTP - replace flow meter		8,000	8,000
	WWTP - replace HVAC unit		15,000	15,000
	WWTP - replace lights in belt press building			
	WWTP - building heaters			
	WWTP - replace pH monitoring equipment			
	WWTP - replace UV Channel #2			
	WWTP - replace climbing screen at WWTP			
	WWTP - replace grit chambers at WWTP			
	WWTP - replace grit classifier at WWTP			
	WWTP - rebuild / replace 8 faulk gear drives			
	WWTP - rebuild 2 clarifier drives			
	TOTAL SEWER		241,500	168,500
	TOTAL UTILITY FUND PROJECTS		481,500	270,500
	TOTAL GENERAL AND UTILITY FUND PROJECTS		3,501,397	2,236,397

TOWN OF ROCKY MOUNT 5 YEAR CAPITAL IMPROVEMENT PLAN FY 17 - 21						
Note A: funded by loan obtained in FY 16						
Project / Purchase:	FY 18 Proposed	FY 19 Proposed	FY 20 Proposed	FY 21 Proposed	5 YEAR TOTAL	
GENERAL FUND PROJECTS:						
ADMINISTRATION / COMMUNITY DEVELOPMENT / FINANCE:						
Finance - new financial/general ledger software & operating system		220,000				220,000
TOTAL ADMINISTRATIVE DEPARTMENTS	-	220,000	-	-		220,000
PUBLIC SAFETY:						
Police - replace in car camera & video (\$5000/car;2/year)	10,000	10,000	10,000	10,000		50,000
Police - replace mobile data terminal in car (\$3000/car;3/year)	9,000	9,000	9,000	9,000		45,000
Police - surveillance equipment for Investigations						5,000
Police - patrol rifles for vehicles (8 @ \$1,000 each)	8,000					8,000
Police - replace 2 Explorers at \$37,000 per car every 2 years		74,000		74,000		222,000
Police - vehicle for Community Policing	37,000					37,000
Police - replace K-9 (Eno) with dual purpose K-9		10,000				10,000
Police - replace Glock pistols (25 @ \$200 each w/ trade in)				5,000		5,000
Radio System - Police share (\$114,950) (from FY 16)	A					114,950
Radio System - Fire share (\$65,447) (from FY 16)	A					65,447
ES Bldg - subdivide large room for offices in Police Dept						10,000
Fire - replace 1993 Pierce fire engine (may get grant)		526,000				526,000
Fire - replace 2 thermal imaging cameras	15,000					15,000
Fire - replace Cascade Air System (may get grant)	125,000					125,000
Fire - replace 1996 Freightliner fire engine		625,000				625,000
Fire - replace 5 SCBA packs			42,500			42,500
Fire - replace 1995 Chevy Suburban				42,000		42,000
TOTAL PUBLIC SAFETY	204,000	1,254,000	61,500	140,000		1,947,897
PUBLIC WORKS:						
Pub Works - replace 2002 Chevy pick-up	25,500					25,500
Pub Works - replace all mowers (except zero turn)						10,000
Pub Works - replace 1987 Chevy garbage truck	150,000					150,000
Pub Works - replace 1994 chipper		42,000				42,000
Pub Works - replace 1989 John Deere loader		190,000				190,000
Pub Works - replace 2000 Chevy pick-up			26,500			26,500
Pub Works - replace 1995 Ford tandem dump truck			160,000			160,000
Pub Works - replace 1997 Ford dump truck				80,000		80,000
Pub Works - replace 2000 salt spreader				13,500		13,500
Pub Works - purchase one-arm bandit garbage truck				385,000		385,000
Streets - Scuffing Hill curb, gutter, drainage (Town portion)	A					462,500
Streets - Town-wide wayfinding signage						50,000
Sidewalks - extension between Floyd & Dent (may get grant)	65,000					65,000
Sidewalks/Drainage - Bernard Rd-preliminary engineering & design	A					120,000
TOTAL PUBLIC WORKS	240,500	232,000	186,500	478,500		1,780,000
BUILDINGS AND GROUNDS:						
Parks - Celeste trail development		30,000				30,000
Parks - Mary Eliz-repave & re-fence tennis & hockey courts	60,000					60,000
Parks - replace hazardous and aging playground equipment	35,000					35,000
Parks - Veterans' Park bank stabilization (from FY 16)	A					900,000
Parks - Gilley's Park ramp & handicap restrooms	A					25,000
Parks - new trail development (may get grant)	35,000					35,000
N Main - public recreation facility - property acquisition	105,000					105,000
N Main - public recreation facility - engineering & design		95,000				95,000
N Main - public recreation facility - grading, utilities, curb, parking			195,000			195,000
N Main - public recreation facility - park amenities & equipment				110,000		110,000
Farmers Market - marquee, roof & gutter repairs, wiring	25,000					25,000
PW & PS - replace fuel canopies	100,000					100,000
Municipal Bldg - security enhancements						60,000
Municipal Bldg - replace climate system RTU1		50,000				50,000
TOTAL BUILDINGS AND GROUNDS	360,000	175,000	195,000	110,000		1,825,000

TOWN OF ROCKY MOUNT 5 YEAR CAPITAL IMPROVEMENT PLAN FY 17 - 21						
Note A: funded by loan obtained in FY 16						
Project / Purchase:	FY 18 Proposed	FY 19 Proposed	FY 20 Proposed	FY 21 Proposed	5 YEAR TOTAL	
ECONOMIC DEVELOPMENT:						
EDA - purchase properties for redevelopment	50,000	50,000	50,000			200,000
WPPD - 220/40 realignment (Town cost)				80,000		80,000
Mountain Valley Pipeline - taps in the transmission line				1,000,000		1,000,000
TOTAL ECONOMIC DEVELOPMENT	50,000	50,000	50,000	1,080,000		1,280,000
TOTAL GENERAL FUND PROJECTS	854,500	1,931,000	493,000	1,808,500		7,052,897
UTILITY FUND PROJECTS:						
WATER:						
Meter Reading - replace 2 hand-held units						15,000
Meter Reading - convert to radio-read meter reading			815,000			815,000
Pub Works - replace Ann Sink St. water & sewer line 550 feet	58,000					58,000
Pub Works - replace N. Main St. 8" water line (Pendleton to F L&L)	400,000					400,000
Water - altitude valve replacement on 220N						12,000
Water - iPhone based leak detection						3,500
Water - rebuild pump - lower Grassy Hill pump station						5,000
Water - refurbish old Grassy Hill tank	60,000					60,000
Water - rebuild pump - upper Grassy Hill pump station		15,000				15,000
WTP - continuous chlorine analyzer						3,500
WTP - refurbish & reinstall finished pump impeller 3 of 3						13,000
WTP - replace flocculator motor / mixer comb (3)	80,000					80,000
WTP - new boiler & HVAC						50,000
WTP - pave & seal parking lot	20,000					20,000
WTP - streaming current monitor	10,000					10,000
WTP - filter sand replacement	50,000					50,000
WTP - replace mower / tractor	30,000					30,000
WTP - replace pickup	35,000					35,000
WTP - lagoon clean out & repair		65,000				65,000
WTP - rebuild raw water pump		35,000				35,000
WTP - replace sludge removal system settling basins		184,000				184,000
12" water line connector to Plateau Plaza				1,000,000		1,000,000
TOTAL WATER	743,000	299,000	815,000	1,000,000		2,959,000
SEWER:						
Pub Works - extend sewer line on Scuffling Hill	A					65,000
Pub Works - replace Hillcrest Ave sewer line 1200 feet		48,000				48,000
Pub Works - extend 40 West sewer line		100,000				100,000
Sewer - repair / replace portable flow meters						7,000
Sewer - portable smoke machine for sewer lines						3,000
Sewer - replace pump drives - Main plant pump station						14,000
Sewer - replace climbing screen - Main plant pump station		185,000				185,000
Sewer - radios for remaining pump stations		20,000				20,000
Sewer - replace pumps - Main plant pump station		50,000	50,000			150,000
WWTP - repair & seal pavement		25,000				25,000
WWTP - replace sampler						6,500
WWTP - replace flow meter						8,000
WWTP - replace HVAC unit						15,000
WWTP - replace lights in belt press building		8,000				8,000
WWTP - building heaters		20,000				20,000
WWTP - replace pH monitoring equipment		12,000				12,000
WWTP - replace UV Channel #2			300,000			300,000
WWTP - replace climbing screen at WWTP				100,000		100,000
WWTP - replace grit chambers at WWTP				100,000		100,000
WWTP - replace grit classifier at WWTP				100,000		100,000
WWTP - rebuild / replace 8 faulk gear drives					160,000	160,000
WWTP - rebuild 2 clarifier drives					60,000	60,000
TOTAL SEWER		468,000	350,000	300,000	220,000	1,506,500
TOTAL UTILITY FUND PROJECTS		1,211,000	649,000	1,115,000	1,220,000	4,465,500
TOTAL GENERAL AND UTILITY FUND PROJECTS		2,065,500	2,580,000	1,608,000	3,028,500	11,518,397
				FY 17 - FY 21 proposed		11,518,397