

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

540.483.7660  
FAX : 540.483.8830

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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 SEPTEMBER 5, 2017**  
**6:00 P.M.**

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
  - a. August 1, 2017 - Regular Meeting Minutes
- IV. Public Hearing
  - a. Mountain Valley Pipeline, LLC is requesting a Special Use Permit to allow a temporary contractor storage yard on property located at 170 Parkers Drive, Rocky Mount, Virginia, 24151, Franklin County Tax Map and Parcel Numbers 2000001000 and 2000000900. The yard will be designed to handle pipe, as well as other heavy equipment/machinery. The property is zoned Commercial Office Limited(C1). A site visit will be held at the property at 5:15 p.m. prior to the meeting.
    - i. Staff Report
    - ii. Applicant comments
    - iii. Public Comments
- V. New Business - None at this time.
- VI. Old Business - None at this time.
- VII. Commissioner Concerns
- VIII. Staff Updates
- IX. Adjournment

**TOWN OF ROCKY MOUNT  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
August 1, 2017  
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 August 1, 2017, for its regular monthly meeting with Madame Chair Janet Stockton presiding.

Commission Members Present:

- Chair Janet Stockton
- Vice Chairman John Speidel
- Member Derwin Hall
- Member Ina Clements
- Member Bud Blanchard
- Member Jerry W. Greer, Sr.

Staff Members Present:

- Assistant Town Manager Matt Hankins
- Planner/Acting Planning Commission Clerk Jessica Heckman

**APPROVAL OF AGENDA**

Additions or Corrections: None

Motion: To approve agenda as presented

Motion By: Member Ina Clements

Second: Member 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: **July 5, 2017 - Regular Meeting Minutes.**

Additions or Corrections: None

Motion: To approve the minutes as presented

Motion By: Member Derwin Hall

Second: Member Bud Blanchard

Action: Approved by unanimous vote of members present

Janet Stockton recessed the regular meeting to hold a work-session

**Work-session**

Matt Hankins advised the commission of the suggestion from Council Member Newbill to research other localities industrial lot size requirements. Town Planner Jessica Heckman researched neighboring localities and presented the data to the commission. An open discussion ensued. After discussion it was decided not to proceed with minimum lot requirements at this time.

**Commissioner Concerns**

Janet Stockton asked for an update on the Bootleggers location. Matt Hankins advised the commission that the owner will be opening a new restaurant with a new music theme, called B-Sides. An open discussion ensued.

Jerry Greer commented he recently visited Floyd and felt like we are not providing the atmosphere and service that we could downtown with the Harvester. An open discussion ensued.

Janet Stockton asked about the old bank building behind Carter Bank & Trust. Matt advised Carter Bank was renovating it to create a training center.

**Staff Updates:**

Matt Hankins updated the Commission on the status of the new Carilion building, Buddy's BBQ opening, and noted only there are only a few empty storefronts in Rocky Mount Plaza. He advised the commission that the Farmers Market is now accepting SNAP via tokens that may be purchased at Andy Turners bookkeeping office. Matt advised we will need to bid out our Farmers Market management to be in compliance with procurement.

With no further discussion, a motion was made to adjourn.

**ADJOURNMENT**

Motion to Adjourn By: Member Jerry Greer

Second: Member Ina Clements

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:44 p.m.

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Janet Stockton, Chairman

**ATTEST:**

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Jessica H. Heckman, Clerk

JHH/



**Town of Rocky Mount**  
**345 Donald Avenue**  
**Rocky Mount, VA 24151**

**August 17, 2017**

RE: Special Exception/Use for zoning of contractor's storage yard  
Mountain Valley Pipeline Project - PipeYard - 005  
Franklin County, Virginia  
Tax ID#'s: 2000001000 & 2000000900

**To Whom It May Concern:**

**MOUNTAIN VALLEY PIPELINE LLC** ("MVP") requests a conditional zoning for approximately 15 acres of surface disturbance, to be utilized temporarily as a contractor's storage yard for the MVP project. Current zoning for both parcels is C-1, and a contractor's storage yard is a use "by right" for the M-1 zoning classification. A special zoning application is attached to facilitate MVP's use of these parcels outside their current zoning.

Anticipated disturbances include earthwork, elevation changes, drainage, as well as the installation of temporary trailers/buildings. Earth work elevation changes will be at a minimum. There may be minor grading to create a level surface in lower lying areas, but nothing that would be considered a notable elevation change. The Agreement with the landowner requires the disturbed areas be restored to its original condition prior to initial construction.

The yard will be designed to handle pipe, as well as other heavy machinery/equipment. Material storage may include, but not limited to, pipe, valves, fittings, sand sacks, Sack-Crete, timber mats, heavy-duty timber skids, pipe risers, water pumps, air compressors, rock-shield, flume pipe, gravel stockpiles, and pipeline pigs. In addition to material; heavy equipment, heavy-haul trucks, trailers, mobile office trailers for personnel, and commercial vehicles used by construction contractors will access and be stored on this yard. The temporary trailers/buildings will be electrified and plumbed.

The yard will be utilized from kick-off of the project that is anticipated in January 2018, until final restoration is complete. Final restoration could extend into the 4<sup>th</sup> quarter of 2019.

If you have any questions, please do not hesitate to contact me at 304-348-3864, or my e-mail is [jgilmore@eqt.com](mailto:jgilmore@eqt.com).

Sincerely,

A handwritten signature in blue ink that reads "Joe Gilmore".

Joe Gilmore  
Regional Land Manager  
**MOUNTAIN VALLEY PIPELINE LLC**



# Town of Rocky Mount SPECIAL ZONING APPLICATION

REZONING REQUEST     SPECIAL EXCEPTION/USE     VARIANCE

Date Received
Received by
PCBZA Date

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: MVP, c/o Joe Gilmore

ADDRESS: 99 Cambridge Place, Bridgeport, WV, 26330

PHONE: (304) 348-3864

EMAIL: kgilmore@eqt.com

PROPERTY OWNERS NAME & ADDRESS: Hill Top Investments LLC, c/o Billy Boone  
(if Different from Applicant)

170 Parkers Dr, Rocky Mount, VA, 24151

TAX MAP & PARCEL NUMBER: 2000001000 & 2000000900

LOT SIZE (ACRES/SQ.FT.) 79.2ac & 5.29ac

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: \_\_\_\_\_ PROPOSED LAND USE: \_\_\_\_\_

SPECIAL EXCEPTION/USE REQUEST OF SECTION(S) Article 27, 27-2 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.

PipeYard-005, Temporary Contractor's Yard, is not an approved use listed under Article 27-1, nor 27-2 of the C-1 zoning section.

MVP would like to proceed with a "conditional zoning" for this area, utilizing as a Temporary Contractor Storage Yard, a "use by right" under M-1, Light Industrial.

MVP shall restore the property to existing condition after final reclamation of the MVP project.

MVP-PY-005\_15.0ac Limit of Disturbance (LOD)

I HEREBY CERTIFY THAT I AM ACTING WITH THE KNOWLEDGE 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.

[Signature]  
APPLICANT SIGNATURE

8-15-17  
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

8/16/17  
DATE



FRANKLIN COUNTY VA.



SEE REFERENCE DRAWING  
MVP-AR-H600-15

LEGEND

- ANCILLARY SITE
- PERMANENT ACCESS ROAD
- PROPOSED 14000 PIPELINE
- PROPOSED PERMANENT EASEMENT
- TEMPORARY WORK SPACE
- ADDITIONAL TEMPORARY WORK SPACE
- GATE - GATE POST
- CONVERT
- PERMITS MARKER
- PERMITS TELEPHONE POLE
- PERMITS METER
- PERMITS VALVE
- PERMITS - UTILITY

- PIPELINE
  - FENCE
  - WATER LINE
  - ROAD RIGHT-OF-WAY LINE
  - UNKNOWN UNDERGROUND UTILITY
  - BUILDING
  - WETLAND
  - WELL - GASOLINE/WATER MONITORING
- PROJECTION: UTM ZONE 17  
HORIZONTAL DATUM: NAD 83 US SURVEY FEET  
VERTICAL DATUM: NAVD88

REFERENCE DRAWINGS

DRAWING NUMBER	TITLE
MVP-AR-H600-03	OVERALL QUAD MAP
MVP-AR-H600-13	OVERALL QUAD MAP
MVP-AR-H600-15	OVERALL QUAD MAP
MVP-AR-H600-16	ACCESS ROAD MAP
MVP-AR-H600-18	ACCESS ROAD DETAIL MAP

REVISIONS

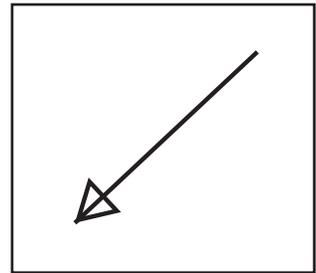
REV	BY	DATE	DESCRIPTION
0	DRF	10-13-15	REV 4.0.0 ISSUED TO FERC
1	DRF	01-13-16	FERC DATA REQUEST No.1
2	DRF	04-21-16	FERC DATA REQUEST No.2
3	DRF	10-14-16	OCTOBER 2016 PROPOSED ROUTE - ISSUED TO FERC

**HOLL**  
**ENG**

220 Hoover Boulevard, Suite 2  
Martinsburg, WV 26151  
T 815-362-5806 F 815-362-2118  
www.hollandeng.com



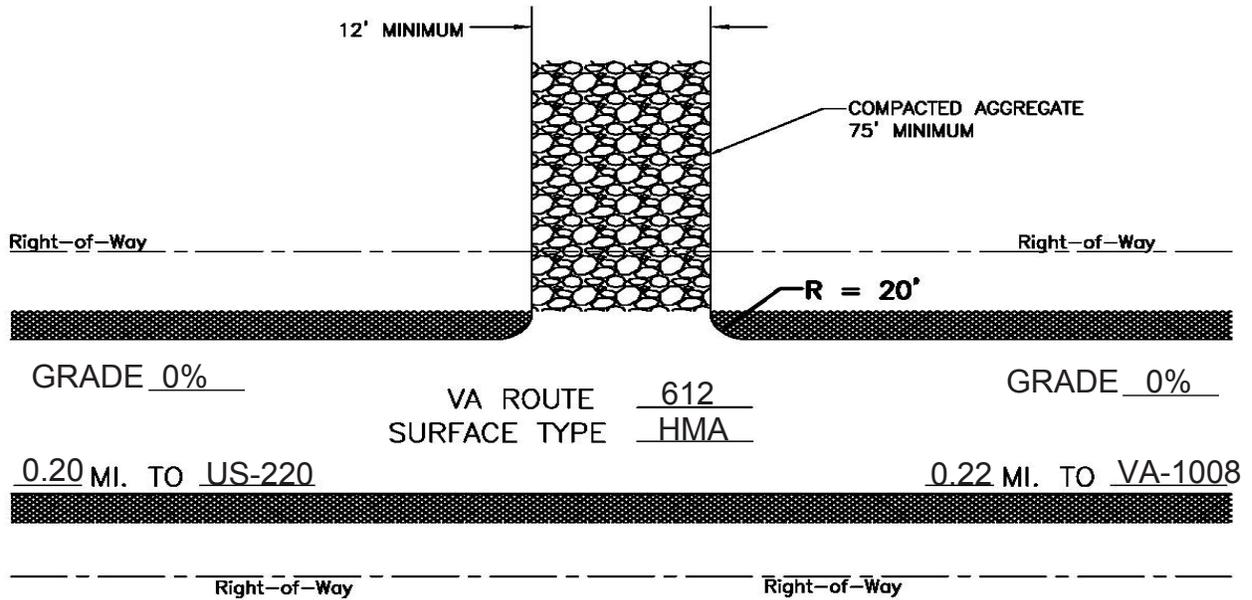
SPEED LIMIT	35MPH
INTERSECTION SD	426'
DIRECTION	←



NORTHING ARROW

SPEED LIMIT	35MPH
INTERSECTION SD	742'
DIRECTION	→

LATITUDE	37.025805°
LONGITUDE	-79.880222°



PLAN

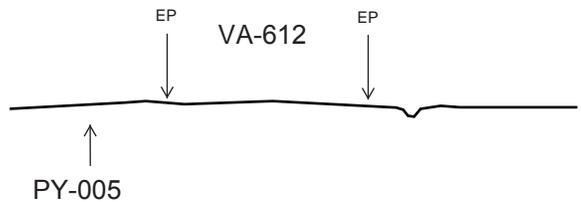
**NOTES:**

- INTERSECTION SIGHT DISTANCE WAS FIELD MEASURED BASED ON AN EYE HEIGHT OF 3.5 FEET AND AN OBJECT HEIGHT OF 3.5 FEET, MEASURED AT 14.5 FEET FROM THE MAINLINE EDGE OF PAVEMENT.
- ALL WORK AND MATERIALS MUST CONFORM TO ALL CURRENT VDOT STANDARDS AND SPECIFICATIONS.
- TRAFFIC WILL BE MAINTAINED AT ALL TIMES USING APPROPRIATE TRAFFIC CONTROL DEVICES, AS SHOWN ON THE PLANS AND FLAGGERS WILL BE UTILIZED AT ANY LOCATIONS NEEDED.

**EMERGENCY CONTACTS:**

PRIMARY - TREVER LEAMON - 304-400-1424  
 SECONDARY - KAMERON BARNHOUSE - 724-579-2956

**CORNELL ROAD**



PROFILE  
NOT TO SCALE

DATE	12/7/16
DRAWING SCALE	N.T.S.
DRAWN BY	
APPROVED BY	
JOB NO.	
PROJECT:	MOUNTAIN VALLEY PIPELINE



PY-005 <b>ACCESS DRIVEWAY</b>	
EXISTING ENTRANCE TEMPORARY CONSTRUCTION	
DRAWING NO.	REV. P



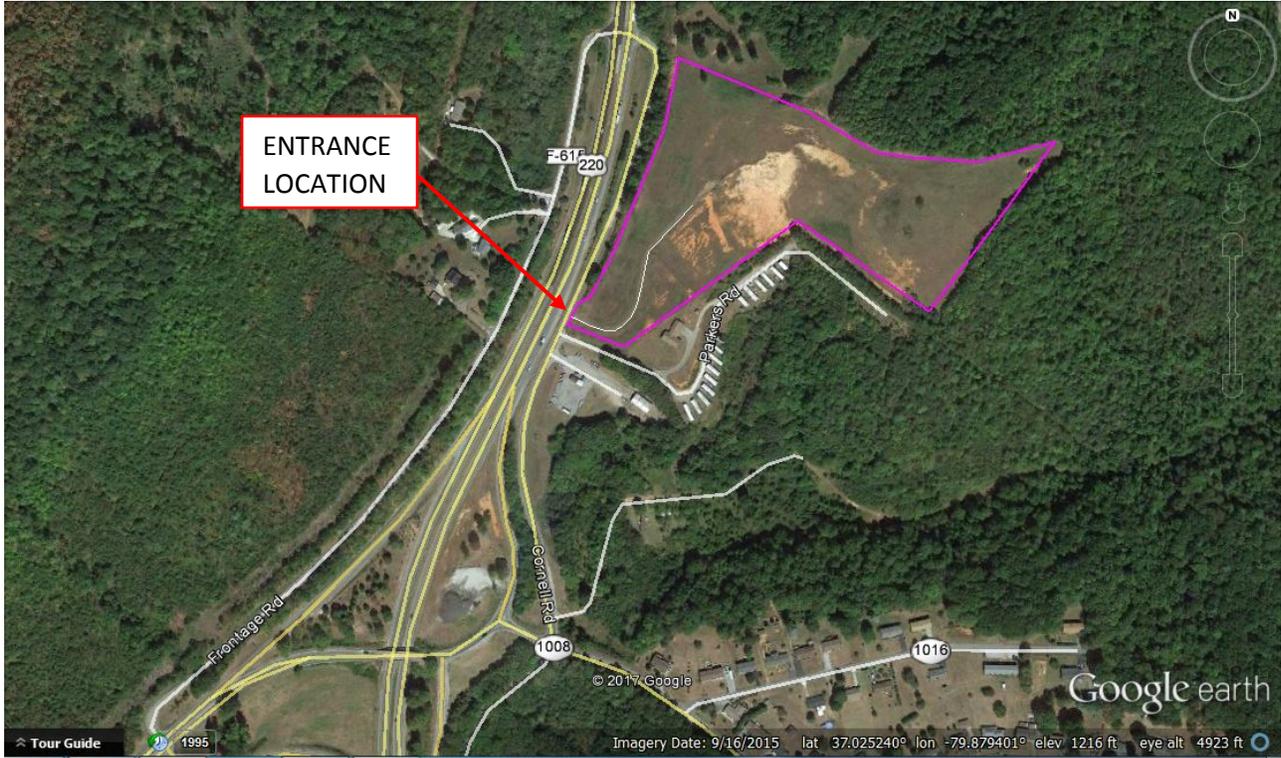
**LOOKING SOUTH FROM ACCESS ROAD ENTRANCE**



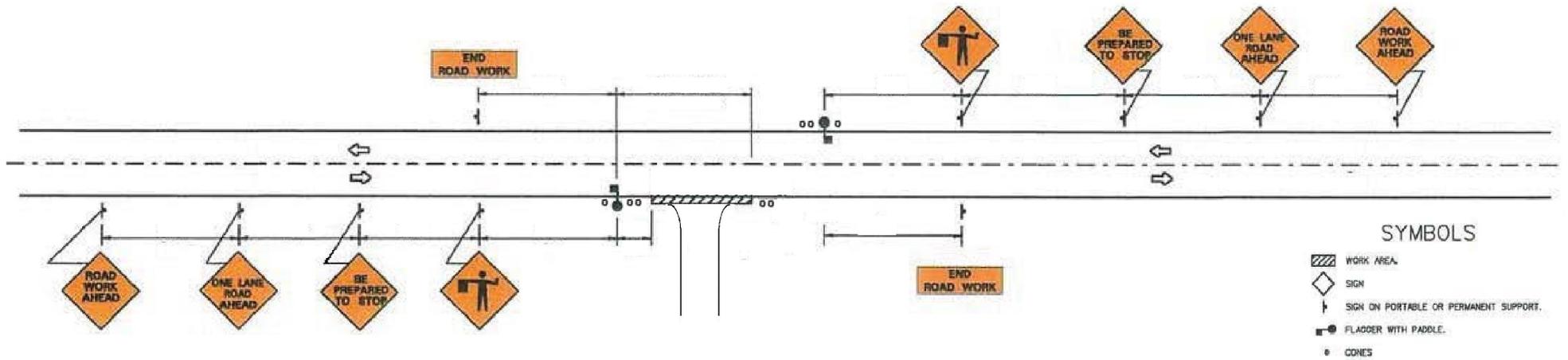
**LOOKING NORTH FROM ACCESS ROAD ENTRANCE**



**LOOKING TOWARD ACCESS ROAD ENTRANCE**



**AERIAL FROM GOOGLE EARTH**



**GENERAL NOTES:**

1. THE TRAFFIC CONTROL PLAN IS MODIFIED FROM VIRGINIA WORK AREA PROTECTION MANUAL, 2011 EDITION, REVISION 1-APRIL 2015, "TTC-23.1 LANE CLOSURE ON A TWO-LANE ROADWAY USING FLAGGERS".
2. ALL SIGNS SHALL BE PLACED AT ACCORDING TO TABLE 6C-1 IN THE WORK AREA PROTECTION MANUAL.
3. CONSTRUCTION OPERATION WILL BE CONFINED TO ONE (1) TRAFFIC LANE AT ALL TIMES.
4. FLASHING WARNING LIGHTS CAN BE USED TO CALL ATTENTION TO ADVANCED WARNING SIGNS.
5. FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES.
6. ALL SIGNS ARE TO BE REMOVED OR COVERED AT THE COMPLETION OF THE WORK DAY'S OPERATION.
7. ALL FLAGGERS SHALL BE STATE CERTIFIED AND HAVE THE CERTIFICATION CARD ON THEIR PERSON WHEN PERFORMING FLAGGING DUTIES.
8. CONES SHALL BE SPACED IN ACCORDANCE WITH TABLE 6F-2 IN THE VIRGINIA WOK AREA PROTECTION MANUAL.
9. A SHADOW VEHICLE WITH AT LEAST ONE HIGH INTENSITY AMBER ROTATING, FLASHING, OR OSCILLATING LIGHT SHALL BE PARKED 80-100 FT IN ADVANCE OF THE FIRST WORK CREW.
10. FOR NIGHTTIME OPERATIONS, FLAGGER STATIONS SHALL BE ILLUMINATED.

**SYMBOLS**

- WORK AREA.
- SIGN
- SIGN ON PORTABLE OR PERMANENT SUPPORT.
- FLAGGER WITH PADDLE.
- CONES

**TYPICAL APPLICATIONS**

PATCHING PAVEMENT.  
FIELD SURVEY.  
CLEANING UP DEBRIS ON PAVEMENT.  
CROSSWALK PAINTING.

Table 6C-1, Spacing of Advance Warning Signs

Road Type	Spacing (Feet)
Urban street with 25 mph or less posted speed	100 – 200
Urban street with 30 to 40 mph posted speed	250 – 350
* All Other Roadways with 45 mph or less posted speed	350 – 500
All Other Roadways with greater than 45 mph posted speed	500 – 800
Limited Access highways	1300 – 1500

\* Urban streets with greater than 40 mph posted speed limits fall into this category.

Table 6F-2, Spacing of Channelizing Devices

Work Zone Location	Posted Speed Limit (mph)	Spacing of Devices (Feet)
In Tapers and Curves	35 mph or less	20
Parallel to the Travel way	35 mph or less	40
Spot Construction Access *	35 mph or less	80
In Tapers and Curves	Greater than 35 mph	40
Parallel to the Travel way	Greater than 35 mph	80
Spot Construction Access *	Greater than 35 mph	120

\*For easier access by construction vehicles into the work area, spacing of devices may be increased to this distance, but shall not exceed one access per 0.25 mile unless approved by the engineer and documented.

DATE:	MARCH 2017
SCALE:	NTS
PROJECT:	MVP
COUNTY:	
ROUTE:	
VIRGINIA DEPARTMENT OF TRANSPORTATION AWZTCT VERIFICATION NUMBER: #020717002 EXP:02/28/2021	



<b>ACCESS TTCP</b>	
DRAWING NO.	REV.

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

540.483.7660  
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TOWN COUNCIL  
STEVEN C. ANGLE, MAYOR  
GREGORY B. WALKER, VICE MAYOR

BOBBY M. CUNDIFF      BOBBY L. MOYER  
MARK NEWBILL        JON W. SNEAD  
BILLIE W. STOCKTON

JESSICA HECKMAN  
TOWN PLANNER

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

<b>PLANNING COMMISSION STAFF REPORT</b>	
<b>PETITIONER:</b>	MVP, LLC
<b>REQUEST:</b>	Special Use Permit in the C1 Zoning District (Limited Commercial District) in order to allow a temporary contractor storage yard
<b>LOCATION:</b>	<b>170 Parkers Drive, Rocky Mount, Virginia 24151</b>
<b>HEARING DATE:</b>	September 5, 2017
<b>TAX PARCEL:</b>	2000001000/2000000900

**EXECUTIVE SUMMARY:**

An application has been submitted by MVP, LLC for a special use permit in order to allow a temporary contractor storage yard in a C1 Limited Commercial District. As is often the case with changes in use requiring a special exception permit, the applicant has an agreement with the land owner – Hilltop Investments – to use the property if the permit is approved. The zoning administrator has determined that the proposed use “contractor’s storage yard” falls under Section 5-3 Uses not provided for, which requires a special use permit.

**I. APPLICABLE REGULATIONS:**

**DEFINITIONS**

Commercial Office, Limited District C1, Statement of Intent. This district is intended to encourage orderly development of the existing land area for professional office development. The uses may include professional and business services, and other such uses for which existing structures may be adopted. This district requires direct public access, but is protected from heavy traffic which is found in a general business zone. This district includes numerous professional activities serving the needs of the community, such as medical offices and clinics, libraries, schools, counseling facilities and services, community services, and financial institutions.

*5-3. USES NOT PROVIDED FOR (applicable here):*

5-3-1. A use not provided for is a use that is not included within the text of the permitted district uses. Because of their nature and anticipated impact, these uses require a review by the commission and governing body before approval is granted. Uses not provided for are treated as a zoning amendment and the town council hereby reserves unto itself the right to approve or disapprove uses not provided for by the relevant code section.

*OTHER REGULATIONS OF NOTE*

- If approved, a site plan review will be required, showing parking, vehicle access, and other planned improvements.

**II. EXISTING CONDITIONS:**

The subject property includes two parcels totaling approximately 84.5 acres situated along Cornell Road and is currently vacant. The arterial access for the property includes 1) the Cornell frontage road

entrance onto US220 near the northwest corner of the property and 2) US 220 North and South through the North Main interchange, using Cornell and Bernard. The applicant may not use Bernard Road to access Virginia 40 as the town prohibits through truck traffic on Bernard.

### **III. PROPOSED CONDITIONS:**

If approved, anticipated impacts and issues include earthwork, elevation changes, drainage, storm water management, site security, as well as installation of temporary trailers/buildings. Earthwork elevation changes will be at a minimum. There will be minor grading to create a level surface of lower lying areas. The agreement with the landowner requires disturbed areas be restored to original condition prior to the end of construction.

The yard will be designed to handle pipe, as well as other heavy equipment/machinery. Material storage may include, but not limited to, pipe, valves, fittings, sand sacks, Sack-Crete, timber mats, heavy-duty timber skids, pipe risers, water pumps, air compressors, rock-shield, flume pipe, gravel stockpiles and pipeline pigs. In addition to material, heavy equipment, heavy haul trucks, trailers, mobile office trailers for personnel, and commercial vehicles used by construction contractors will access and be stored on this yard. The temporary trailers/buildings will be electrified and plumbed. It is anticipated that the yard will be utilized from January 2018 until final restoration, which could extend into the fourth quarter of 2019. It should be expected that mechanical noise, loading noise, dust and dirt would have an impact on adjoining properties.

TRAFFIC IMPACT: The proposed development is expected to increase traffic along Bernard Road and Cornell Road. The applicant anticipates approximately 100-125 trucks along these two roads daily. We have identified three negative impacts relating to traffic: increased traffic along a residential street, increased wear and damage to town roads, and from a safety standpoint, heavy equipment and trucks traveling through a residential neighborhood.

PROPOSED SITE LAYOUT NOTES: The limit of disturbance for the yard will be 25 feet from the house, and 70 feet from the closest house trailer. The front of the property will consist of gravel parking and mobile offices. Material storage and heavy equipment will be just behind that, and pipe storage in the rear. (Proposed layout attached)

**IV. PROFFERS.** The applicant has submitted no proffers.

### **V. CONFORMANCE WITH COMPREHENSIVE PLAN:**

Due to the temporary nature of the use there are no obvious conflicts with the Comprehensive plan. If approved, staff recommends placing an expiration date on the special use permit so that future uses are consistent with the Future Land Use map.

### **VI. STAFF ANALYSIS:**

The property is located adjacent to both residential and commercial properties. We expect the development will create noise, dust, and smoke which are incompatible with residential and commercial zoning. The development will increase traffic in residential neighborhoods, increase wear on the roads, and present hazards to neighboring residences. For these reasons, staff recommends denial.

**POSSIBLE MOTIONS:**

**Staff Recommendation: Denial:** I move to deny the special exception request for Tax Map Parcel 2000001000 and 2000000900 (on the following grounds, if needed):\_\_\_\_\_

**Approval:** I move to approve the special use request for Tax Map Parcel 2000001000 and 2000000900 (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 2000001000 and 2000000900 **with the following conditions:**\_\_\_\_\_

**PREPARED BY:** Jessica Heckman  
**HEARING DATES:** Planning Commission, September 5, 2017  
**ATTACHMENTS:** Aerial Map  
Future Land Use Map



