

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

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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 OCTOBER 3, 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. Appointment of Clerk
- IV. Review and Consideration of Minutes
 - a. September 5, 2017 - Regular Meeting Minutes
- V. Public Hearing
 - a. Franklin County Public Schools requests a rezoning of property located on Perdue Lane, Franklin County Tax Map and Parcel Number 2080001201, from Residential (R2) to Public Open Space (POS). The property will remain available for future school expansions
 - i. Staff Report
 - ii. Applicant comments
 - iii. Public Comments
- VI. New Business - None at this time.
- VII. Old Business - None at this time.
- VIII. Commissioner Concerns
- IX. Staff Updates
- X. Adjournment

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
September 5, 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 September 5, 2017, for its regular monthly meeting with Madame Chair Janet Stockton presiding.

Commission Members Present:

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

Staff Members Present:

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

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: August 1, 2017 - **Regular Meeting Minutes.**

Additions or Corrections: None

Motion: To approve the minutes as presented

Motion By: Member John Tiggie

Second: Member Ina Clements

Action: Approved by unanimous vote of members present

Public Hearing

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 was held at the property at 5:15 p.m. prior to the meeting.

Assistant Town Manager, Matt Hankins provided a brief prologue reminding the commission and public that the issue at hand is a land use matter and comments should be limited to the merits of the application and not to merits of the pipeline.

Town Planner, Jessica Heckman gave a summary of the staff report and recommended denial of the special use based on anticipated negative impact on traffic, town roads and neighboring properties.

Robert Pichardo, Senior Staff attorney for EQT Corporation, spoke on behalf of Mountain Valley Pipeline and addressed issues raised in the staff report. After the applicant presentation, Mr. Pichardo answered questions from Planning Commission.

Janet Stockton, called for comments from the public.

Walt McDearman, 167 Beech Tree Lane, Callaway, Virginia, spoke against the request.

Aldan Dudley, 5909 Winnbrook Drive, Roanoke, Virginia spoke against the request.

Carolyn Reilly, 404 Old Mill Creek Lane, Rocky Mount, Virginia spoke against the request.

Jenny Chapman, 81 Glendale Rd, Bent Mountain, Virginia, spoke against the request.

Guy Buford, 985 Iron Bridge Rd, Rocky Mount, Virginia, spoke against the request.

Rob Leonard, 4638 Dillon's Mill Road, Callaway, Virginia, spoke against the request.

Eric Anspaugh, 429 Creighton Drive, Rocky Mount, Virginia, spoke against the request.

Warren Boyd, 20 Mountain View Drive, Rocky Mount, Virginia, spoke against the request.

Ruth Cook, 345 Glenwood Drive, Rocky Mount, Virginia, spoke against the request.

Ian Reilly, 404 Old Mill Creek Ln, Rocky Mount, Virginia, spoke against the request.

Bonnie Law, Boones Mill, Virginia, spoke against the request.

Ann Rogers, 6347 Back Creek Road, Boones Mill, Virginia spoke against the request.

Roberta Bondurant, 11577 Bottom Creek Road, Bent Mountain Virginia, spoke against the request.

Madame Chair Stockton asked for any further discussion by the commission.

Bud Blanchard noted concerns for the increased traffic on Route 220.

Hearing no further comments, Madame Chair Stockton asked for a motion.

Motion: To deny the special exception request for tax map parcels 2000001000 and 2000000900.

Motion By: Member Bud Blanchard

Second: Member Jerry Greer

Action: Approved by unanimous vote of members present

Roll Call Vote:

Bud Blanchard: Yes

Ina Clements: Yes

Jerry Greer: Yes

John Tiggel: Yes

John Speidel: Yes

Janet Stockton: Yes

The application was denied, Janet informed applicants and public Town Council will hold a second public hearing on the application on Monday, September 11, 2017 at 7:00 p.m.

Commissioner Concerns

Janet Stockton asked if B-Sides would be opening soon. Matt Hankins updated the commission on the status of the new restaurant and the projected opening date.

Jerry Tiggel inquired about the traffic light at AEP. Matt Hankins informed commission the new Grid Smart traffic camera has been installed at that intersection.

Staff Updates:

Matt Hankins updated the Commission on recent staff changes.

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

ADJOURNMENT

Motion to Adjourn By: Member Ina Clements

Second: Member Bud Blanchard

Action: Approved by a unanimous vote of members present

Time of Adjournment: 7:20 p.m.

September 5, 2017 Planning Commission Minutes

Janet Stockton, Chairman

ATTEST:

Jessica H. Heckman, Clerk

JHH/

PLAT OF PROPERTY
TO BE ACQUIRED BY
**FRANKLIN COUNTY
BOARD OF SUPERVISORS**

LOCATED IN
TOWN OF ROCKY MOUNT
FRANKLIN COUNTY, VIRGINIA
MARCH 19, 2015
SCALE 1" = 150'

SHEET 1 OF 2



U. S. ROUTE 220 VARIABLE R/W

40.000 ACRES
A PORTION OF TAX No. 208-27



LOCATION MAP

CONVEYOR OWNERS - EDNA P. PARCELL
MARBLE P. LEXLEY
RANDOLPH P. MALETY
CLYDE E. FERDINER, JR.
DB 087, PG 604
(PARCELS No. 1)

REFERENCES - A PORTION OF TAX No. 208-27

NOTES:

ALL NEW ROADS SET ARE 6' 8" WIDE.
THIS SURVEY WAS PERFORMED WITHOUT THE PRESENCE OF THE ADJACENT OWNERS AND ALL NOT INCLUDE ALL ENCUMBRANCES UPON THE PROPERTY.
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE TWO YEAR FLOOD HAZARD AS DETERMINED BY THE DEPARTMENT OF TRANSPORTATION AND FEDERAL HIGHWAY ADMINISTRATION, DATED 12-16-00.
THIS IS TO CERTIFY THAT ON MARCH 19, 2015, AN ACTUAL SURVEY WAS MADE OF THE PROPERTY SHOWN HEREON AND THAT THERE ARE NO ENCUMBRANCES OR INTERESTS POSSIBLE OF THE SURVEYED OTHER THAN THOSE SHOWN HEREON.



Now or Hereafter
COUNTY SCHOOL BOARD OF
FRANKLIN COUNTY, VIRGINIA
DB 108, PG 487
TAX No. 208-26

Now or Hereafter
LARRY JONES
DB 108, PG 50
TAX No. 208-1

CORNERSTONE LAND SURVEYING, INC.
260 SOUTH MAIN STREET
ROCKY MOUNT, VIRGINIA 24151
540-468-3580

BALD
KNOB

REMAINING PROPERTY OF
EDNA P. PARCELL
MARBLE P. LEXLEY
RANDOLPH P. MALETY
CLYDE E. FERDINER, JR.
DB 087, PG 604
(PARCELS No. 1)
TAX No. 208-27

136.000 ACRES BY COUNTY GIS
- 40.000 ACRES BY SURVEY
96.000 ACRES BY COUNTY GIS

CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CELEBRATING
A	203.59'	43.72'	86.13'	24°14'30"	86.48'	N 70°10'18"W
B	1726.41'	18.58'	37.15'	1°13'35"	37.15'	N 65°26'20"E
C	544.88'	146.88'	370.57'	39°20'08"	370.57'	N 82°37'37"E
D	11374.41'	147.54'	128.07'	1°29'11"	280.08'	S 15°08'48"E
E	11374.41'	684.59'	1368.78'	6°53'19"	1368.78'	N 10°49'37"W
F	11374.41'	637.43'	1272.85'	6°24'54"	1272.85'	N 08°34'21"W



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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

PLANNING COMMISSION STAFF REPORT

PETITIONER: Franklin County Public Schools
LOCATION: PERDUE LANE
REQUEST: To rezone approximately 40 acres from R2 (Residential District) to POS (Public Open Space)
HEARING DATE: **Planning Commission – October 3, 2017**
Town Council – October 9, 2017
TAX PARCEL: 2080001201

EXECUTIVE SUMMARY:

Franklin County Public schools proposes to rezone adjoining property at Perdue Lane from R2 (Residential District) to POS (Public Open Space). This land is currently vacant and is earmarked for potential future school expansion. The land will continue to be held for that purpose.

The applicant wishes to have the property rezoned to Public Open Space so that it will be zoned just as the high school. If the rezoning is approved, the County of Franklin will transfer ownership to Franklin County Public Schools and will be used in the future as part of the high school campus. Due to its current zoning classification, the school would be limited in future expansions that involved recreational facilities. A rezoning to Public Open Space will allow future expansion of the school campus that could include public and school recreational, educational and parking facilities. The rezoning is supported by staff and the Town's Comprehensive Plan.

I. APPLICABLE REGULATIONS:

RESIDENTIAL DISTRICT R2 – from "Statement of Intent"

This district is composed of certain medium density residential uses where housing densities may range from three to eight units per acre. This district also contains certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as is compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children. To this end, this district is protected against encroachment of general commercial or industrial uses.

PUBLIC OPEN SPACE DISTRICT - POS - from "Statement of Intent"

A purpose of this district is to preserve specific areas from private development, as these areas have been identified as currently undeveloped, unlikely to be developed, or unsuitable for private development. This zone is not considered to be a main district within the zoning ordinance. These areas either have natural conditions of soil, slope, susceptibility to flooding or erosion, geological condition, vegetation or an interaction between the aforesaid which makes such lands unsuitable for urban development or which are of a public nature which is inappropriate for private development. In

order to protect the natural environment in these sensitive areas, the permissible uses there are limited to public recreation-oriented activities.

This district is also intended to specify the location of public facilities of a recreational nature as well as to reserve areas for location of other public facilities (*such as schools and associated facilities*). The zoning administrator and health official shall approve any proposed area requirements for any proposed use. Any public/open space activity shall be in compliance with § 15.2-2204 of the Code of Virginia (1950), as amended.

OTHER REGULATIONS OF NOTE

- Schools are permitted by right in R2 zoning districts and public open space districts.
- Recreational facilities are permitted by right in public open space districts.
- If rezoned, Town site plan review and approval would be required for future school facility expansions.

II. EXISTING CONDITIONS:

The property is currently vacant and is surrounded primarily by R2 residential properties and the adjoining school property which is zoned as POS public open space. This is the former Perdue family land sold to Franklin County as part of the deal which moved Bald Knob into the state's natural conservation program.

III. PROPOSED CONDITIONS:

The property will continue to be held for potential future school expansion, and could support expansion of recreation opportunities if trails or other recreational amenities are developed on Bald Knob by the Commonwealth.

The public schools are working with their architects to redesign the overall FCHS campus layout, bringing technical and vocational education programs onto the main campus, improving overall student safety, accessibility and facilities. These expansions and plans are dependent on the Franklin County Board of Supervisors and Franklin County School Board for funding and approval. Early stages of the plan call for added traffic and facilities along the property and on Perdue Lane. Staff has met with the schools and their engineers to assess traffic and other impacts on the site, and we expect to receive data, assess it and use it for future recommendations. Any expansions will require a site plan review and any impacts will be addressed at that time.

IV. CONFORMANCE WITH COMPREHENSIVE PLAN:

A rezoning to Public & Open Space preserves the land for future growth of the school and helps perpetuate the Parks and Open Space land use designation on the Future Land Use Map, which is in conformance with the Comprehensive Plan.

V. STAFF CONCLUSIONS

Staff supports rezoning the property to Public Open Space District. It not only is in direct alignment with our Comprehensive Plan and Future Land use map, but it meets the needs of our public schools and allows for future growth and expansion when needed.

POSSIBLE MOTIONS:

If you require further time to review this matter, you have 30 days by code to contemplate the matter and make your recommendation to Town Council. You may also recommend conditions with your recommendation.

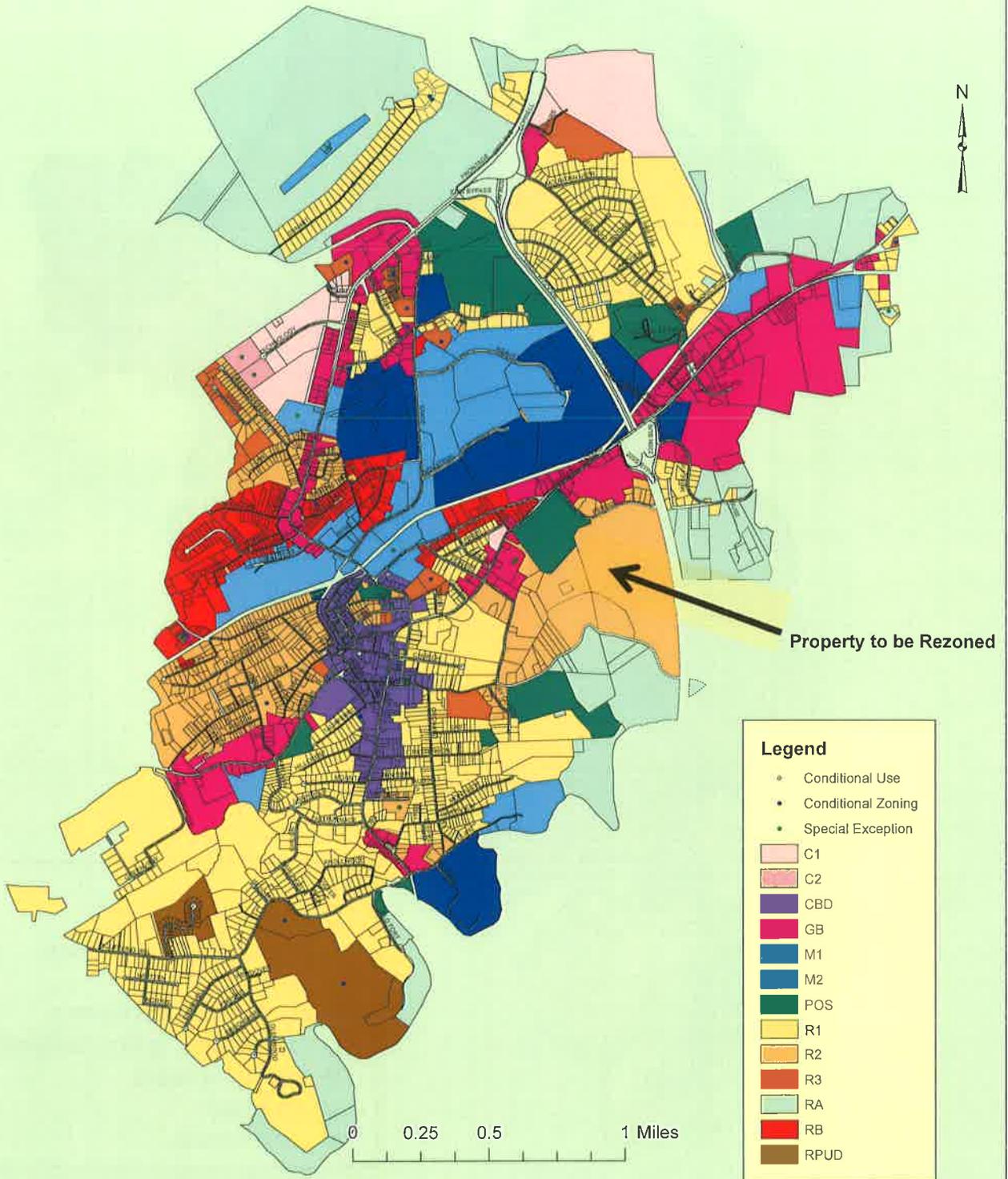
Approval: I move to approve the rezoning request for Tax Map Parcel 2080001201 (on the following grounds, if needed): _____

Conditional Approval: I move to approve the rezoning request for Tax Map Parcel 2080001201 (with the following conditions): _____

Denial: I move to deny the rezoning request for Tax Map Parcel 2080001201 (on the following grounds, if needed): _____

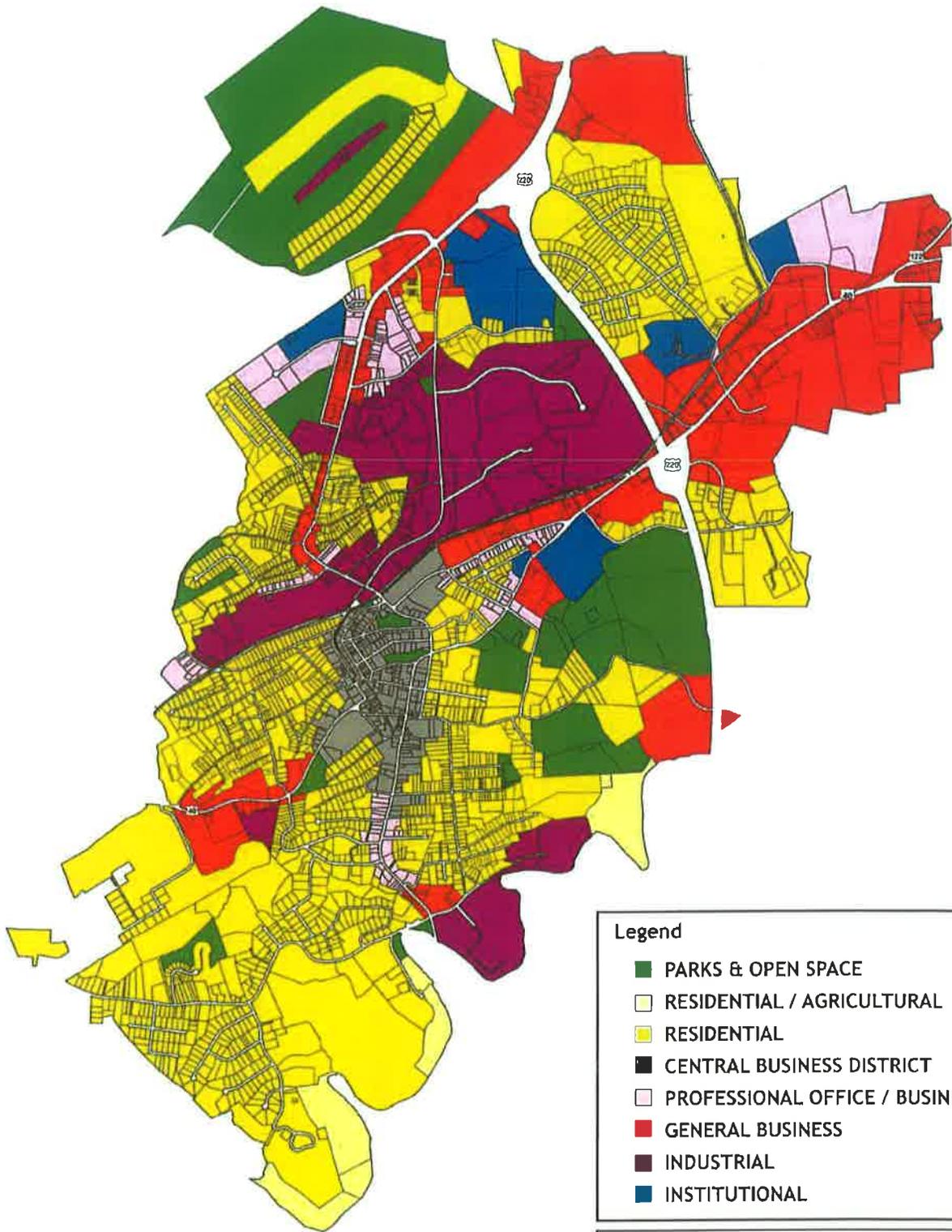
PREPARED BY: Jessica Heckman
HEARING DATES: Planning Commission – October 3, 2017
Town Council – October 9, 2017
ATTACHMENTS: Zoning Map
Future Land Use Map

Town of Rocky Mount Zoning Map



Created for the Town of Rocky Mount for information only. To determine the actual zoning of a property contact the Zoning and Planning Administrator

Created by Town of Rocky Mount 2013



Legend

- PARKS & OPEN SPACE
- RESIDENTIAL / AGRICULTURAL
- RESIDENTIAL
- CENTRAL BUSINESS DISTRICT
- PROFESSIONAL OFFICE / BUSINESS
- GENERAL BUSINESS
- INDUSTRIAL
- INSTITUTIONAL


2035 Future Land Use Map
Town of Rocky Mount, Virginia
 0 0.25 0.5 1 Mile