

TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES

July 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 July 5, 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 John Tiggle
- Member Bud Blanchard
- Member Jerry W. Greer, Sr.

Staff Members Present:

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

ELECTION OF OFFICERS

Matthew Hankins asked for nominations for Planning Commission Chairman.

Motion: Nominate Janet Stockton as Chair

Motion By: Member John Tiggle

Second: Member Ina Clements

Motion: Nominations be closed.

Motion By: Member John Speidel

Second: Member Bud Blanchard

Action: Nominations closed by a unanimous vote of members present.

Action: Janet Stockton nominated as Chair for the next two years by a unanimous vote of members present.

Janet Stockton asked for nominations for Planning Commission Vice Chair.

Motion: Nominate John Speidel as Vice Chair

Motion By: Chairman Janet Stockton

Second: Member Jerry Greer

Motion: Nominations be closed.

Motion By: Member Janet Stockton

Second: Member Bud Blanchard

Action: Nominations closed by a unanimous vote of members present.

Action: John Speidel nominated as Vice Chair for the next two years by a unanimous vote of members present.

APPROVAL OF AGENDA

Additions or Corrections: Correct Date of Regular Meeting minutes being reviewed to June 6, 2017

Motion: To approve agenda with correction as noted

Motion By: Member Ina Clements

Second: Member Jerry Greer

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: **June 6, 2017 - Regular Meeting Minutes.**

Additions or Corrections: None

Motion: To approve the minutes as presented

Motion By: Vice Chair John Speidel

Second: Member Jerry Greer

Action: Approved by unanimous vote of members present

Janet Stockton recessed the regular meeting to hold a Public Hearing.

Public Hearing

Tabernacle of Praise Church of Christ LLC, represented by Holland Perdue, has applied for a special exception permit in order to operate a church at 850 State Street on property zoned as M1.

Planner Jessica Heckman discussed the highlights of the staff report:

- Existing conditions
- Proposed conditions
- Conformance with Comprehensive Plan
- Staff Analysis

Madame Chair Stockton asked for questions from the Commission. Hearing none, she called for comments from the applicant.

Holland Perdue spoke on behalf of Tabernacle of Praise Church of Christ, LLC. Mr. Perdue gave history and growth of the church and provided reasons for the request. Mr. Perdue further discussed impacts the church could have for the Town.

Chair Janet Stockton asked for questions for the applicant. Hearing none, she called for comments from the public.

Pastor Jeffrey Hairston, 623 Old Fort Road, Rocky Mount, Virginia. Mr. Hairston spoke in favor of the applicant. Mr. Hairston described the positive impact the church has on the community.

Chair Janet Stockton asked for questions.

Vice Chair John Speidel asked what the acreage would be after the subdivision. Mr. Hairston answered the church would purchase approximately three with the building and just over three acres would be remaining. Mr. Speidel asked if the existing building would be torn down. Mr. Hairston stated the building would renovate the existing building to house the church as well as recreational facilities. An open discussion ensued regarding the property.

Tatum Ferguson, P.O. Box 828, Rocky Mount, Virginia, spoke in opposition of the application. Mr. Ferguson stated as an industrial business owner he feels industrial property shall remain industrial.

John Ferguson, owner of Ferguson Land and Lumber, also spoke in opposition to the application.

Doug Arrington, 270 Trail Drive, Rocky Mount, Virginia. Mr. Arrington commended the church, but felt industrial space is limited and should remain industrial.

Trivinia Hairston, 623 Old Fort Road, Rocky Mount, Virginia, spoke in favor of the application.

Janet Stockton asked for questions or comments from Planning Commission Members.

Member Bud Blanchard commented that he did not feel the church being there presented a safety issue, as there is also a ball field across from the property.

Vice Chair John Speidel asked the Town Attorney what a special exception permit allows. Matt Hankins explained this particular case is treated as a use not provided for according to Town Code.

Member Derwin Hall commented that the Town allows churches in several districts by right without special exception. He further noted industries are limited to a small location in town.

Janet Stockton read an email from Connel Radcliffe, the property owner, spoke in favor of the applicant.

Janet Stockton recessed the Public Hearing, and went back into Regular Session.

Matt Hankins commented further on the Town's position on the application.

Chairman Janet Stockton commented that though she feels it would be a good for the church, she cannot vote for it because it is zoned industrial.

Madame Chair Janet Stockton asked for a motion.

Motion: To recommend Town Council deny special use request for Tax Map Parcel 2040038301.

Motion By: Member Jerry Greer

Second: Vice Chair John Speidel

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

Roll Call Vote:

Madame Chair Janet Stockton: Yes

Vice Chair John Speidel: Yes

Member Bud Blanchard: No

Member Jerry Greer: Yes

Member Ina Clements: Yes

Member Derwin Hall: Yes

Member John Tiggle: Yes

OLD BUSINESS

The Oakes at Rakes Tavern - Section Two Plans

Matt Hankins asked Planning Commission for any further comments for the developer. He stated he would be submitting a review letter to the developer very soon. An open discussion ensued.

Staff Updates:

Matt Hankins updated the Commission on site plans submitted for Verizon's new retail store to be located on Old Franklin Turnpike.

Ina Clements questioned status of the old Schewel's furniture building. Matt commented we have been unable to contact the owner.

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

ADJOURNMENT

Motion to Adjourn By: Member Ina Clements

Second: Vice Chair John Speidel

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:53 p.m.

Janet Stockton, Chairman

ATTEST:

Jessica H. Heckman, Clerk

JHH/