

**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 Tiggle

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 Tiggle

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.

Matt Hankins asked if trucks would cross 220 traffic to Cornell, Mr. Pichardo answered yes, trucks would have to cross 220 at that location.

Bud Blanchard asked what percentage of trucks will be tractor trailers, an applicant spokesperson answered approximately five to ten percent. Bud Blanchard asked for clarification on times trucks and employee vehicles would be traveling Bernard. Mr. Pichardo answered that trucks would have curfews, however regular vehicles would travel the road throughout the day.

John Speidel asked how trucks would access 220 South, would they use the ramp or cross 220. Mr. Pichardo stated they would have to explore different options. Mr. Speidel expressed the major concern the commission has is traffic flow and how they could safely enter and exit the property.

Janet Stockton and Ina Clements expressed concerns as to whether the pipeline would have someone on site monitoring traffic, and employees to ensure they follow curfews and safe traffic routes.

John Speidel brought up concerns about protection of neighboring residential areas and what measures would be taken to protect the neighboring residences. Mr. Pichardo stated safety fences will be added, but they did not feel they would add any noise pollution. Mr. Speidel also asked about any hazardous materials that would be used. Mr. Pichardo answered fuel and lubricant would be stored on site to service equipment. He stated they would have a safety plan in place for spills.

Bud Blanchard questioned whether there would be explosives stored on site. The applicants answered that it would be up to the contractor selected as to what they store on this site.

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Ina Clements asked if employees would be hired locally or brought in, Mr. Pichardo answered that would be up to the contractor.

Mr. Speidel asked how far apart the other laydown yards are. Mr. Pichardo stated one is roughly 18 miles north and the second is 26 miles south.

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 Glennwood 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 questioned the number of trucks required to bring pipe into Franklin County. He suggested by his calculations, 1628 trucks would be traveling on 220 into Rocky Mount.

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

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Jerry Greer: Yes

John Tiggle: 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.

John Tiggle 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.

Janet Stockton, Chairman

ATTEST:

Jessica H. Heckman, Clerk

JHH/