

TOWN OF ROCKY MOUNT
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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 JANUARY 2, 2018
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. December 5, 2017-Regular Meeting Minutes
- IV. New Business - Work Session for Input on Capital Improvements Project for Budget Sessions
- V. Old Business - None at this time
- VI. Commissioner Concerns
- VII. Staff Updates
- VIII. Adjournment

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
December 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 December 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 Bud Blanchard
- Member Jerry W. Greer, Sr.
- Member John Tiggle

Staff Members Present:

- Assistant Town Manager Matt Hankins
- Town Attorney John Boitnott
- Town Planner Jessica Heckman
- Planning Commission Clerk Cherie Compton

APPROVAL OF AGENDA

Additions or Corrections: Item C Amendment #2 (Yard Sales) on Agenda is in drafting with the Town Attorney this will be moved to a later date

Motion: To approve agenda as presented with the correction noted

Motion By: Member Jerry Greer

Second: Vice Chairman, 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:

November 8, 2017 - Regular Meeting Minutes

Additions or Corrections: None

Motion: To approve minutes as presented

Motion By: Member Ina Clements

Second: Member John Tiggle

Action: Approved by unanimous vote of members present

Public Hearings

Stepping Stone Mission

Stepping Stone Mission is requesting a Special Exception/Use Permit to operate a soup kitchen on property located at 1105 NORTH MAIN STREET ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2040033900. The applicant intends to relocate its soup kitchen operation from its current location at 565 Diamond Avenue, to the subject property, which is zoned GB (General Business).

Planner Jessica Heckman presented her staff report and discussed the highlights of the staff report:

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

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

Joanne Patterson, applicant spoke about the needs for the soup kitchen Stepping Stones and why they are asking to relocate to the subject property.

Planning Commission asked Mrs. Patterson about how many customers they serve, any change in the hours with the move, would they still be able to fulfill the hour that was presented for serving the needs of people walking in for food.

Debbie McCormick, 1105 North Main Street Rocky Mount, spoke in favor of Stepping Stones moving into the building she owns. She stated she enjoyed visiting the other location and how clean and organized it is.

Several other local citizens, visitors and volunteers spoke in favor of the proposed location of the Stepping Stones soup kitchen.

An open discussion ensued.

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

Motion: To approve a Special Exception/Use Permit to operate a soup kitchen on property located at 1105 NORTH MAIN STREET ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2040033900 under the same conditions as presented from previous Special Use Permit

Motion By: Member Jerry Greer

Second: Member John Tiggle

Action: Approved by a unanimous vote of members present

Proposed Amendment #1

An amendment to the Town's Zoning Ordinance Code is being considered in order to bring variance regulations up to code with Virginia 15.2-2309. Specifically, Appendix A of the Code of the Town of Rocky Mount, Virginia (2002), known and cited as the "Zoning and Development Ordinance of the Town of Rocky Mount, Virginia" and providing for changes to Article 4 (Definitions), and Article 11 (Provisions For Appeal).

Town Planner Jessica Heckman spoke about Amendment #1 as presented by Town Attorney.

An open discussion ensued. Let the record show there were no comments from the public.

Hearing no further comments from the board Madame Chair Janet Stockton asked for a motion.

Motion: To approve the proposed amendment as presented

Motion By: Member Derwin Hall

Second: Vice Chairman John Speidel

Action: Approved by a unanimous vote of members present

New Business

2018 Calendar

Matt Hankins presented the proposed Planning Commission meeting dates for 2018 for the Commission to review.

Motion: To approve Planning Commission dates as presented

Motion By: Member Derwin Hall

Second: Vice Chair John Speidel

Action: Approved by unanimous vote of members present

Commissioner Concerns

Jerry Greer asked about lighting on Floyd Avenue. Matt Hankins talked about what was in the possible plan with AEP.

Derwin Hall spoke about the updates at Mary Elizabeth Park. Matt Hankins informed the Commission that the park is updating the courts so they can be used for various sports use and adding parking.

Janet Stockton spoke about concern about the amount of trash that was left on the streets after the parade.

Matt Hankins informed the Commission about the left turn onto 220 South with the possible removal of grassy area to make the turning lane longer.

Staff Updates:

Matt Hankins updated the board on the following:

- Verizon moving right along hope to be done first of the year.
- Moving forward with the Angle Bridge project.
- Thompson Tire possibly being purchased by Tabernacle Church.
- Gilley's Park has new bathrooms and is open for use.
- Working on waterline on Diamond Avenue for the spring.
- New garbage truck for view at the next Town Council meeting.
- Estimated about 13,000-14,000 people at Coming Home to Franklin County Downtown Christmas.

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

ADJOURNMENT

Motion to Adjourn By: Member Ina Clements

Second: Member Jerry Greer

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:48 p.m.

Janet Stockton, Chairman

ATTEST:

Cherie Q. Compton, Clerk

CQC/