

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

540.483.7660  
FAX : 540.483.8830

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



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, FEBRUARY 5, 2019**  
**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) January 8, 2019-Regular Meeting Minutes
- IV. Public Hearing
  - a) V2 Holdings LLC is requesting a Special Exception/Use Permit for a mini-warehouse use on property located at 335 TECHNOLOGY DRIVE ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2040012904B. The applicant intends to convert approximately 6,000 square feet of the existing Jammin Apparel manufacturing and warehouse building into a controlled access unit that contains individual stalls or lockers for the storage of customer's goods or wares in a controlled environment with no changes to the outside character of the property. The property is zoned C2 (Commercial Office).
    - i. Staff Report
    - ii. Applicant Comments
    - iii. Public Comments
- V. New Business- Annual Report rough draft review
- VI. Old Business-None at this time
- VII. Commissioner Concerns
- VIII. Staff Updates
- IX. Adjournment

**TOWN OF ROCKY MOUNT  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
January 8, 2019  
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 January 8, 2019, 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 Greer

Staff Members Present:

- Town Planner Jessica Heckman
- Planning Commission Clerk Cherie Compton

**APPROVAL OF AGENDA**

Additions or Corrections: None

Motion: To approve agenda as presented

Motion By: Member Ina Clements

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 7, 2018- Regular Meeting Minutes**

**December 4, 2018- Joint Work Session Minutes**

Additions or Corrections: None

Motion: To approve minutes as presented

Motion By: Member John Tiggle

Second: Member Ina Clements

Action: Approved by unanimous vote of members present

### New Business

2019 Calendar

Town Planner Jessica Heckman presented the proposed Planning Commission meeting dates for 2019 for the Commission to review.

Motion: To approve Planning Commission dates as presented with the change of Novembers meeting to Wednesday, November 6, 2019

Motion By: Member Derwin Hall

Second: Vice Chair John Tiggle

Action: Approved by unanimous vote of members present

### Commissioner Concerns

Chair Janet Stockton asked about the temporary Love sign that is on display at the Farmers Market, Town Planner Jessica Heckman updated commission members that the Love sign on display belongs to the county and will be removed in January. She also discussed the status of the Love Works sign.

Planning Commission members asked about the damage to the Artisan Center Along the Crooked Road building, also for an update on the 325 Franklin Street LLC building, and the Grainery building downtown.

Town Planner Jessica Heckman gave an update that there had been no further progress with the 325 Franklin Street LLC building and that she thought the Grainery had been sold but was unaware at this time to whom.

### Staff Updates:

Town Planner Jessica Heckman informed commission on a recent meeting with a potential artist for wall murals and possible storm drain murals.

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

### ADJOURNMENT

Motion to Adjourn By: Member Jerry Greer

Second: Vice Chair John Speidel

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:20 p.m.

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Janet Stockton, Chairman

ATTEST:

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Cherie Q. Compton, Clerk

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TOWN COUNCIL  
STEVEN C. ANGLE, *MAYOR*  
BILLIE W. STOCKTON, *VICE MAYOR*

BOBBY M. CUNDIFF                      BOBBY L. MOYER  
MARK H. NEWBILL                      JON W. SNEAD  
GREGORY B. WALKER

JESSICA H. HECKMAN  
*Town Planner*

STAFF REPORT	
<b>PETITIONER:</b>	V2 Holdings LLC
<b>REQUEST:</b>	Special Exception/Use Permit in the C2(Commercial Office District) in order to operate controlled access storage units
<b>LOCATION:</b>	335 Technology Drive, Rocky Mount, VA
<b>HEARING DATE:</b>	Planning Commission, February 5, 2019 Town Council, February 11, 2019
<b>TAX PARCEL:</b>	2040012904-B

#### EXECUTIVE SUMMARY:

V2 Holdings, LLC has applied for a special exception permit in order to operate a controlled access storage unit on their Technology Drive property zoned as C2.

If approved, the applicant intends to install individual stalls or lockers to be rented to individuals.

Currently, the existing building is used for apparel manufacturing and warehouse storage. This application has been advertised in the Franklin News-Post as required by law, and the public hearing notice sign been posted on the site.

#### I. APPLICABLE REGULATIONS:

##### *DEFINITIONS*

**COMMERCIAL OFFICE, GENERAL DISTRICT C2** - Statement of Intent- The C2 district is intended to encourage the 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 general business zones. 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, as well as 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.

**II. EXISTING CONDITIONS:**

The building is currently used as an apparel manufacturer with warehouse storage. The applicant intends to continue the current use, but utilize approximately 6000 square feet of unused space in the building. The building is approximately 26,546 square feet and has approximately 17 paved spaces and approximately 48 additional parking spaces in a gravel lot.

**III. PROPOSED CONDITIONS:**

If approved, the applicant intends to install 68 storage lockers/stalls to be rented to individuals to store goods or wares. The lockers/stalls will be in a controlled access environment with no changes to the outside character of the property. There are no known negative impacts to surrounding properties nor do we foresee any traffic impacts. The storage lockers will have a separate keyed entrance that will be available to renters at all times. According to the Town of Rocky Mount Zoning Ordinance, storage units/lockers is not a use provided for in the C2 - Commercial Office District. The zoning administrator has determined that the proposed use of storage lockers falls under "Uses not provided for" which require a special exception permit.

**IV. CONFORMANCE WITH COMPREHENSIVE PLAN:**

The Comprehensive plan does not address storage facilities but staff considers this an acceptable use in the Commercial district since there will be no expansions or changes to the exterior of the building with this proposed use.

**V. STAFF ANALYSIS**

Staff has reviewed the proposal and can see no negative impacts for approving the use of storage units in a controlled access environment within the current manufacturing building. Staff does not foresee an increase in traffic or any impact on surrounding properties. Having found no negative impacts, staff recommends approval of the special use permit.

**POSSIBLE MOTIONS:**

*Approval:* I move to approve the special exception request for Tax Map Parcel 2040012904B(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 2040012904B with the following conditions:\_\_\_\_\_

\_\_\_\_\_

*Denial:* I move to deny the special exception request for Tax Map Parcel 2040012904B (on the following grounds, if needed):\_\_\_\_\_

**PREPARED BY:** Jessica H. Heckman  
**HEARING DATES:** Planning Commission, February 5, 2019  
Town Council, February 11<sup>th</sup>, 2019