

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 6, 2020
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 October 6, 2020, for its regular monthly meeting with Madame Chair Janet Stockton presiding.

Commission Members Present:

- Janet Stockton, Chair
- Member Ina Clements
- Member Bud Blanchard
- Member John Tiggle
- Member Jerry Greer
- Member Derwin Hall
- Vice Chairman John Speidel joined the meeting via conference phone

Staff Members Present:

- Town Planner, Jessica H. Heckman
- Town Attorney, John Boitnott
- Planning Commission Clerk, Cherie Compton
- Cultural & Economic Development Director, Beth Simms

Election of Officers:

Jessica Heckman asked for nominations for Planning Commission Chairman.

Motion: Nominate Janet Stockton as Chair

Motion By: Member Ina Clements

Second: Member Bud Blanchard

Motion: Nominations be closed

Motion By: Member John Tiggle

Second: Member Ina Clements

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

Action: Janet Stockton nominated as Chair for the next year 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: Member John Tiggle

Second: Member Ina Clements

Motion: Nominations be closed

Motion By: Member Ina Clements

Second: Member Bud Blanchard

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

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

APPROVAL OF AGENDA

Additions or Corrections: To add the 2021 Calendar under new business

Motion: To approve the agenda as presented with the addition to new business

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, the Planning Commission received the following draft minutes for review and consideration of approval:

August 5, 2020-Regular Meeting Minutes

Additions or Corrections: None

Motion: To approve minutes as presented

Motion By: Member John Tiggle

Second: Member Jerry Greer

Action: Approved by unanimous vote of members present

Public Hearings

Luanne Wray, Pell Avenue

The applicant, Luanne Wray, requests a rezoning of property located on Pell Avenue, Franklin County Tax Map and Parcel Number 2040054400, from General Business (GB) to Residential Business (RB).

Town Planner Jessica Heckman presented the staff report and stated that Adam Lynch was here to answer any questions on behalf of the applicant.

Adam Lynch, of 200 Donald Avenue advised members the buyers lender required the properties to be zoned the same. Adam spoke in favor of the request of the rezone.

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

Motion: Recommend that Town Council approve the request of the rezone located on Pell Avenue, Franklin County Tax Map and Parcel Number 2040054400, from General Business (GB) to Residential Business (RB).

Motion By: Member Jerry Greer

Second: Member Derwin Hall

Action: Approved by a unanimous vote of members present

Public Hearings

LJMT, Weaver Street

The Applicant, LJMT 515 Weaver Street LLC (Empire Foods) is requesting a Special Exception/Use Permit to operate a business to consumer outlet, selling finished baked goods at their manufacturing property located at 515 WEAVER STREET, ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2030000101A. The property is zoned M2 (Industrial, General District)

Town Planner Jessica Heckman presented the staff report. Mrs. Dudley from Empire Foods came forward and was available to answer questions. Member Ina Clements asked what items would be sold. Chairman Janet Stockton asked how they would advertise, Mrs. Dudley stated it would be on social media and by word of mouth. Member Bud Blanchard asked if the special exception would end with the current business. Jessica Heckman stated that staff recommendation was the application be approved with the condition that the special use permit is only valid so long as the current use continues.

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

Motion: Recommend that Town Council approve the Special Exception/Use Permit to operate a business to consumer outlet, selling finished baked goods at their manufacturing property located at 515 WEAVER STREET, ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2030000101A. The property is zoned M2

(Industrial, General District) with the recommendation from staff that the special use permit is only valid so long as the food production plant remains in operation.

Motion By: Member Jerry Greer

Second: Member Bud Blanchard

Action: Approved by a unanimous vote of members present

NEW BUSINESS

2021 Meeting Calendar

Town Planner Jessica Heckman presented the proposed Planning Commission meeting dates for 2021 for the Commission to review.

Motion: To approve Planning Commission dates as presented with the correction of the November meeting be moved to Wednesday, November 4, 2021.

Motion By: Member Ina Clements

Second: Member Jerry Greer

Action: Approved by unanimous vote of members present

COMMISSIONER CONCERNS

Member Derwin Hall asked about recent graduates and residents working more from home. Cultural & Economic Development Director, Beth Simms stated that was something she was also watching and working on how the Town could capitalize on that scenario like bringing in more office workspace and internet. Member Bud Blanchard asked about why work had stopped at the old Tuttle's Exxon. Jessica Heckman stated they had obtained permits but is unaware why they had stopped.

STAFF UPDATES

Town Planner Jessica Heckman gave an update on:

- Nuisance Properties (Parkers trailer court, 30 Mary Coger)
- Angle Bridge construction is underway
- New permits for building at Oaks at Rakes Tavern
- Games of Skill
- Working with AEP for easements on Penny Lane
- Bojangles adding 2nd lane

- Ultimate Shine well underway
- Fleetwood Expansion

Business for Upcoming Months

Town Planner Jessica Heckman stated that there will be more research done on the Games of Skill to see how to proceed with this situation.

ADJOURNMENT

Motion to Adjourn By: Member Ina Clements

Second: Member John Tiggle

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:34 p.m.

Janet Stockton, Chairman

ATTEST:

Cherie Compton, Clerk