



PLANNING COMMISSION
REGULAR MEETING
AGENDA

March 3, 2026
6:00 PM

Council Chambers, Rocky Mount Municipal Building
345 Donald Avenue, Rocky Mount, Virginia

When speaking before Planning Commission, please come to the podium and give your name and address for the record. Please address the Planning Commission and not the audience. If you provide Planning Commission with any documentation, please also give a copy to the clerk prior to speaking.

1. Roll Call
2. Hearing of Citizens
3. Approval of Agenda
4. Approval of Draft Minutes
 - 4.1. February 3, 2026 - Regular Meeting Minutes
5. Public Hearing
 - 5.1. The proposed 5-Year Capital Improvement Plan (CIP) for the period beginning July 1, 2026, and concluding on June 30, 2031. The Town's 5-Year CIP is a document to forecast significant expenditures for major capital improvements, equipment, property, utility infrastructure, and other public uses. The CIP is for planning purposes only and does not obligate Town Council to carry out any project contained in the plan.
 - Staff Comments
 - Public Comments
6. Report of the Planning & Zoning Administrator
7. Old Business
8. New Business
9. Adjournment

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
February 3, 2026
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 February 3, 2026, for its regular monthly meeting with Chair Bud Blanchard presiding.

Commission Members Present:

- Chair Bud Blanchard
- Vice Chair Bobby Thompson
- Bill Ball
- Will Waller
- John Tiggle
- Janet Stockton

Commission Members Absent:

- Ina Clements

Staff Members Present:

- Planning & Zoning Administrator Jessica Angle
- Planning Commission Secretary Cherie Compton

HEARING OF CITIZENS

None at this time

APPROVAL OF AGENDA

Additions or Corrections: None

Motion: To approve the agenda as presented

Motion By: Vice Chair Bobby Thompson

Second: Member John Tiggle

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:

November 5, 2026 - Regular Meeting Minutes

Additions or Corrections: None

Motion: To approve minutes as presented

Motion By: Member Janet Stockton

Second: Member John Tiggle

Action: Approved by unanimous vote of members present

REPORT OF PLANNING & ZONING ADMINISTRATOR

Zoning Administrator Jessica Angle presented several Planning & Zoning updates including the 2025 Planning Commission Annual Report.

NEW BUSINESS

Planner Angle presented the Town's current zoning map, zoomed to the Central Business District, highlighting properties that are presently used for residential purposes. She explained that several existing homes within the district are currently classified as nonconforming due to the commercial zoning designation. The ensuing discussion centered on the potential rezoning of these residential properties to an appropriate residential zoning district to better align with their existing use and to eliminate their nonconforming status.

Hearing no further comments, Chair Blanchard asked for a motion to adjourn.

ADJOURNMENT

Motion to Adjourn By: Member Janet Stockton

Second: Member John Tiggle

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:25 p.m.

Bud Blanchard, Chair

ATTEST:

Cherie Compton, Secretary

**Town of Rocky Mount
Five Year Capital Improvement Plan
Proposed FY 26-27 through FY 30-31**

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Department/Project Name	Proposed					
	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Five Year Total
Finance						
Tax and Business License Software Implementation	20,000					20,000
Community Development						
Comprehensive Plan Update - Major	30,000					30,000
SS4A Action Plan - Match for Safe Streets for All Grant from DOT		32,000				32,000
Floyd/Franklin Intersection Improvements				500,000		500,000
Diamond Avenue Extension - Sycamore Street Connector	7,500,000					7,500,000
Diamond Avenue Bridge Replacement	1,000,000					1,000,000
Total Community Development	8,530,000	32,000		500,000		9,062,000
Police						
Firing Range	5,000					5,000
Patrol Rifles - 22 @ \$1,150 each			25,300			25,300
Body and Car Cameras			120,000			120,000
Vehicle Replacement	160,000	60,000	120,000	60,000	120,000	520,000
Replace Tasers - last payment on current Tasers is FY26-27		28,500	28,500	28,500	28,500	114,000
Replace Radios: Mobiles, 16 @ \$4,786 each Handhelds: 25 at \$5,372 each. Note: Buy 14 handhelds in Current Fiscal Year, 8 in FY27 and 8 in FY28. Purchase mobiles in FY28 and FY29	76,500	90,531	44,031			211,062
Total Police Department	241,500	179,031	337,831	88,500	148,500	995,362
Fire Department						
Replace Utility 1A - 1997 Ford dually with brush/off-road truck	310,000					310,000
Refurbish Rescue 1 - 2002 Pierce Heavy Rescue		210,000				210,000
Replacement of Portable Radios (40)		50,000	50,000	50,000		150,000
Replacement of Fire Fighting Tools/Equipment	42,000	45,000	50,000	50,000	55,000	242,000
Replace Station/Truck AED (Total of 5)	10,000					10,000
Replacement of Wagon 1					1,100,000	1,100,000
Total Fire Department	362,000	305,000	100,000	100,000	1,155,000	2,022,000
Town Buildings & Sidewalks						
Emergency Services Building Roof	296,177					296,177
Painting - PD and VFD	6,000	5,000	13,500			24,500
Municipal Building Roof		100,000				100,000
Depot Renovations: Replace countertop, flooring, valances, doors, painting	87,500					87,500
Sidewalk: Donald Ave to Lynch Dr	76,000					76,000
Sidewalk: Lynch Drive to Knob Hill		118,500				118,500
Sidewalk: Knob Hill to North Main				82,000		82,000
Traffic Light Adjustment: North Main and Tanyard			200,000			200,000
New Camera at Public Works	8,000					8,000
Sidewalk Maintenance	40,000	40,000	40,000	40,000	40,000	200,000
Total Buildings & Sidewalks	513,677	263,500	253,500	122,000	40,000	1,192,677

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Department/Project Name	Proposed					Five Year Total
	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	

Public Works - Parks

Redo landscape, paint old restroom, add Dog Fountain - Mary Elizabeth	11,500					11,500
Lights for park and lot - Dog Park	35,000					35,000
Additional Dock for Gilly's Pond	15,000					15,000
Restroom Improvements/Electrical - Gilly's and Mary Bethune	60,000					60,000
Christmas Lighting/Displays	20,000					20,000
Landscaping Improvements including Farmers Market Terrace Project (25-26), Clock Tower (26-27)	4,300					4,300
Total Public Works - Parks	145,800					145,800

Public Works - Operations

Replace 3 lawn mowers	29,000					29,000
Plow and Salt Spreader for new pickup	25,000					25,000
Wood Chipper		130,000				130,000
Dump Truck			220,000			220,000
Arterial Street Signs	13,000					13,000
Replace 2003 John Deere 710 backhoe		225,000				225,000
Replace 2014 Johnston street sweeper	350,000					350,000
New Chevy Pickup - 1 Ton (assist with additional town streets)	86,000					86,000
Replace 2006 GMC Dump Truck		220,000				220,000
Replace 2016 Yanmar mini excavator	85,000					85,000
Rear Load Trash Truck		275,000				275,000
Traffic Lights	80,000					80,000
Motor Grader			500,000			500,000
Replace 2008 Mowing Tractor	88,000					88,000
Replace 1996 Air Compressor	26,000					26,000
Total Public Works	782,000	850,000	720,000			2,352,000

Total General Fund Capital	10,594,977	1,629,531	1,411,331	810,500	1,343,500	15,789,839
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Utilities

Water System Operations

Diamond Avenue Water System Improvements	3,500,000					3,500,000
Fire Hydrant Cleaning System	20,000					20,000
Fire Hydrant Replacement	14,000					14,000
Meter Replacements and Additions	45,000					45,000
Total Water System Operations	3,579,000					3,579,000

Water Treatment Plant

Lagoon clean out, liner and repair		500,000				500,000
New Water Tank - Upper Grassy Hill					1,200,000	1,200,000
Upper Grassy Hill Pump Station Large PRV Replacement (26-27), pump, motor & FVD (28-29)	35,000		150,000			185,000
Lower Grassy Hill pump, motor & VFD	190,000		190,000			380,000
Filter Flow Control Actuators (2)	25,000					25,000
Water plant building, old garage & raw pump station roof replacement	85,000					85,000
Storage building power installation including lights	25,000					25,000
Water Plant Landscaping	8,500					8,500

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Department/Project Name	Proposed					
	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Five Year Total
Additional raw water pump					185,000	185,000
F250 4x4 & snow plow - replace 2019 truck				65,000		65,000
WTP Finished and Raw Water Pump VFD's (3)				100,000		100,000
Total Water Treatment Plant	368,500	500,000	340,000	165,000	1,385,000	2,758,500
Wastewater System Operations						
Diamond Avenue Wastewater System Improvements	2,200,000					2,200,000
Replace Mainline Camera Crawler System	70,000					70,000
Replace 1999 Jet Truck	543,000					543,000
Manhole Rehab	5,000					5,000
Total Wastewater System Operations	2,818,000					2,818,000
Wastewater Treatment Plant						
Resurface concrete and metal on the inside of digester #1 and outside of both			215,000			215,000
Upgrade UV Channel #2	350,000					350,000
Ford F-150 Truck with extra cab truck	90,000					90,000
Upgrade UV Channel # 1		250,000				250,000
Replace RAS and WAS Pumps 1 each			150,000	175,000		325,000
Replace Climbing Screen in Headworks		250,000				250,000
Replace Faulk Gear Drives on Oxidation Ditch (8)					400,000	400,000
Resurface concrete and metal on the inside of digester #2				150,000		150,000
Total Wastewater Treatment Plant	440,000	500,000	365,000	325,000	400,000	2,030,000
Total Utility Fund Capital	7,205,500	1,000,000	705,000	490,000	1,785,000	11,185,500
Total of All Capital Projects	17,800,477	2,629,531	2,116,331	1,300,500	3,128,500	26,975,339