

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
April 6, 2021
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 April 6, 2021, for its regular monthly meeting with Madame Chair Janet Stockton presiding.

Commission Members Present:

- Janet Stockton, Chair
- Member Bud Blanchard
- Member John Tiggle
- Member Ina Clements
- Member Derwin Hall
- Member Jerry Greer (in at 6:30 pm)
- Vice Chairman John Speidel joined the meeting via conference phone

Staff Members Present:

- Town Planner/Planning & Zoning Administrator, Jessica H. Heckman
- Planning Commission Clerk, Cherie Compton
- Finance Director, Linda Woody
- Town Attorney, John Boitnott
- Assistant Town Manager, Mark Moore

PUBLIC COMMENT

None at this time

APPROVAL OF AGENDA

Additions or Corrections: None

Motion: To approve the agenda as presented

Motion By: Member Ina Clements

Second: Member Bud Blanchard

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:

March 2, 2021-Regular Meeting Minutes

Additions or Corrections: None

Motion: To approve as presented

Motion By: Member John Tiggle

Second: Member Bud Blanchard

Action: Approved by unanimous vote of members present

PUBLIC HEARINGS

5 Year Capital Improvement Plan

Finance Director Linda Woody and Assistant Town Manager Mark Moore presented the Capital Improvement Plan and asked the Commission if they had any questions. He discussed various expenses that have been removed and some that will be funded. He asked if members had anything they felt should be added or removed and if they had any questions for Finance Director Linda Woody. An open discussion ensued. Let the record show there were no comments from the public.

Motion: Recommend Town Council approve the Capital Improvement Plan as presented by staff.

Motion By: Member Ina Clements

Second: Member Bud Blanchard

Action: Approved by unanimous vote of members present

Living Proof Beer Company

The applicant, Living Proof Beer Company is requesting a Special Use Permit for a light manufacturing use on property located on WEST COURT STREET, ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2070058900. The applicant intends to operate a craft brewery at the subject property, which is zoned CBD (Central business District-Arts & Culture).

Town Planner Jessica Heckman presented the staff report with a slide show. Applicants from Living Proof Beer Company were present and spoke on what their intentions for the brewery were, hours of operation, how the community would use for socializing and meetings etc., and how their byproduct could be given back to local farmers to feed their livestock.

Planning Commission Chair Janet Stockton read an email that was sent from Mark and Pam Sweeny who were not in favor of the Special Use Permit. Chair Janet Stockton also reminded anyone that signed up would be allowed to speak for a 2-minute time frame.

Nicole Marts, 20 Warren St, Rocky Mount VA, spoke in favor of the application and mentioned how the community must travel outside of Rocky Mount to enjoy things like a craft brewery.

Adam Lynch, 200 Donald Ave, Rocky Mount VA, spoke in favor of the application he stated that properties are having a hard time selling due to price and that when an opportunity comes people should take advantage of it, and if it were a restaurant or a bar looking at the property there wouldn't have even been a public hearing it would be a use by right.

Mark Redden, 290 South Main St, Rocky Mount VA, spoke in favor of the application and mentioned how it would compliment his business the Grand at 290 to have a place close by for visitors to stop by and gather.

Allen Hancock, 948 Tanyard Rd, Rocky Mount VA, spoke in favor of the application and how it would be an asset to the Town as a destination spot. He mentioned that people come into his restaurant Buddy's BBQ and always ask where they can go and what can visit next in Town. He enjoys helping and working with other businesses to help promote each other.

David Slayton, 90 West Church St, Rocky Mount VA, spoke against the application with concerns of alcohol addiction, the deck that will be attached to the building for gathering and possible noise, parking.

Beth Simms, 30 Scott St, Rocky Mount VA, spoke in favor of the application she mentioned how her, and many others leave the town to travel to surrounding communities to enjoy such things as a craft brewery. Ms. Simms also mentioned with her economic development background that there is data to support that the towns residents are going out of town to spend money. Also, that in the towns comprehensive plan it mentions developing such properties to make a connection to uptown and downtown.

Alice Smith, 380 Franklin St, Rocky Mount VA, spoke in favor of the application with comments about networking opportunities at the proposed location, asked that people look at it as a brewery not a bar and explained the difference, the walk ability from uptown, downtown locations, encourages shop local and visit local.

Ronald Wilson, 540 Little Mountain Circle, Rocky Mount VA, addressed concerns with storm water and sewer easement.

Kevin Hawkins, 2906 Beckworth Court, North Carolina, expressed concerns about the drainage issue that may be at the location.

Bob Jean, 250 South Main St, Rocky Mount VA, spoke in favor of the application.

Chris Waller, 5111 Remington Road, Roanoke VA, stated he is the site engineer. He addressed the concerns about the wooded area that would help with screening from surrounding houses and spoke about the easement for the drainage.

Todd Norman, 240 South Main St, Rocky Mount VA, spoke in favor of the applicant but did have concerns about parking.

Mark Moore, Assistant Town Manager, spoke in favor of the application with comments on how the property has been vacant for many years, and how the business will impact economic development and tourism for the town.

Town Planner Jessica Heckman addressed that during site plan review some of the concerns will be addressed such as parking, drainage, and noise buffer that will all have to meet code requirements.

The applicant stepped forward and addressed the manufacturing during none business hours, stated that it would not be heard from outside the building and there are no major scents from brewing. He also stated that they should only have a delivery about once a month.

Member Ina Clements asked about the hours of operation, applicant went over proposed times. Member Bud Blanchard asked about the distribution of the brewed beer if it will be bottled, tap etc. The applicant stated that the beer is sold by tap in glasses at the brewery and any take home beer would be properly bottled and sealed but would not be bottled prior to purchase only at time of purchase.

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

Motion: Recommend that Town Council approve the Special Use Permit to allow Living Proof Beer Company to have a light manufacturing facility located on West Court Street.

Motion By: Member John Tiggle

Second: Member Bud Blanchard

Action: Approved by a unanimous vote of members present

REPORT OF PLANNING & ZONING ADMINSTRATOR

Town Planner Jessica Heckman gave updates on

- Old Tuttle's Exxon building has been moving right along and have applied for sign permits
- BZA did approve the variance for signage at the property on Old Franklin Turnpike

An open discussion ensued.

REPORT OF COMMITTEES

None at this time

NEW BUSINESS

None at this time

Chairman Janet Stockton hearing no further comments entertained a motion 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: 6:52 p.m.

Janet Stockton, Chairman

ATTEST:

Cherie Compton, Clerk

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