

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 5, 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 October 5, 2021, for its regular monthly meeting with Madame Chair Janet Stockton presiding.

Commission Members Present:

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

Staff Members Present:

- Town Planner/Planning & Zoning Administrator, Jessica H. Heckman
- Planning Commission Clerk, Cherie Compton
- Town Attorney, John Boitnott

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 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:

September 7-Regular Meeting Minutes

Additions or Corrections: None

Motion: To approve as presented

Motion By: Member Bud Blanchard

Second: Member John Tiggle

Action: Approved by unanimous vote of members present

PUBLIC HEARING

Applicant, Cooke Towing & Recovery, LLC is requesting a Special Exception Permit to have a towing storage yard at property located at 10 PELL AVENUE, ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2070009000. The property is zoned CBD (Central Business District). Town Planner Jessica Heckman presented the staff report.

Member Jerry Greer spoke about previous negative experiences with towing yards and storage facilities.

Member John Tiggle disagreed and stated that you can't compare or punish someone for someone else's mistakes.

Adam Lynch, 200 Donald Ave, spoke against the request stating he has property abutting the subject property and doesn't want to see junk/abandoned vehicles sitting in a gateway into the Town and the subject property already had growth, homeless, and junk setting around.

Chair Janet Stockton, stated that her opinion is that if the property would be completely screened and not have to see the towing yard it would be a different subject but was not in favor of a visible tow yard.

An open discussion ensued.

Motion: To recommend to council to deny the special exception request for Tax Map Parcel 2070009000 for a towing yard.

Motion By: Member Jerry Greer

Second: Member Derwin Hall

Action: Motion passed with a 5 to 2 vote

Town Attorney John Boitnott asked for a Roll Call Vote.

Roll Call Vote:

Bud Blanchard: Yes

Ina Clements: Yes

John Speidel: Yes

Janet Stockton: No

John Tiggle: No

Derwin Hall: Yes

Jerry Greer: Yes

REPORT OF PLANNING & ZONING ADMINISTRATOR

Town Planner Jessica Heckman gave updates on

- Building height ordinance amendment was passed at the last Town Council meeting
- Oaks at Rakes Tavern Phase 3 is being reviewed and should be ready for Planning Commission to review at the next meeting
- Staff is reviewing Phase 2 public open space requirements
- Have met with VDOT staff to discuss Smart Scale Project- Floyd/ Franklin Intersection
- Next month will be potential public hearings for Oaks at Rakes Tavern, Zoning Ordinance amendments for Home Occupation and Commercial Vehicles

An open discussion ensued.

REPORT OF COMMITTEES

None at this time

UNFINISHED BUSINESS

None at this time

NEW BUSINESS

2022 Meeting Calendar

Town Planner Jessica Heckman presented the proposed Planning Commission meeting dates for 2022 for the Commission to review.

Motion: To approve Planning Commission dates as presented

Motion By: Member Jerry Greer

Second: Member Ina Clements

Action: Approved by unanimous vote of members present

ADJOURNMENT

Motion to Adjourn By: Member Jerry Greer

Second: Member John Tiggie

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:23 p.m.

Janet Stockton, Chairman

ATTEST:

Cherie Compton, Clerk