



PLANNING COMMISSION
REGULAR MEETING
AGENDA

May 7, 2024
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. March 5, 2024 - Regular Meeting Minutes
5. Public Hearing
 - 5.1. Twin Creeks Distillery is requesting a special exception permit under Article 29-1-32, for a micro-distillery use on property located at 140 FRANKLIN STREET, ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2070100300. The applicant intends to operate a micro-distillery and distillery store at the subject property, which is zoned CBD (Central Business District-Arts & Culture).
 - Staff Comments
 - Applicant Comments
 - Public Comments
6. Report of the Planning & Zoning Administrator
7. Committee Reports (None)
8. Old Business (None)
9. New Business (None)
10. Adjournment

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
March 5, 2024
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 March 5, 2024, for its regular monthly meeting with Madame Chair Janet Stockton presiding.

Commission Members Present:

- Chair Janet Stockton
- Vice Chair Bud Blanchard
- Bill Ball
- Will Waller
- John Tiggie
- Ina Clements
- Bobby Thompson

Commission Members Absent:

- None

Staff Members Present:

- Planning & Zoning Administrator Jessica H. Angle
- Planning Commission Clerk 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 Bud Blanchard

Second: Member John Tiggie

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 1, 2023 - Regular Meeting Minutes

Additions or Corrections: None

Motion: To approve minutes as presented

Motion By: Member Ina Clements

Second: Vice Chair Bud Blanchard

Action: Approved by unanimous vote of members present

PUBLIC HEARINGS

5 Year Capital Improvement Plan

Finance Director Vincent Copenhaver presented the Capital Improvement Plan and asked the Commission if they had any questions. He discussed the schedule showing the projects for each department and funding. Member Bobby Thompson asked about the delivery of the fire truck and monies for this project. 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 for July 1, 2024 and concluding on June 30, 2029

Motion By: Member John Tiggle

Second: Vice Chair Bud Blanchard

Action: Approved by unanimous vote of members present

REPORT OF PLANNING & ZONING ADMINISTRATOR

Zoning Administrator Jessica Angle provided the following updates:

- 2023 Annual Report
- Bank of Botetourt is moving forward
- Storage facility opening at the old batting cages
- Crooked Road Catering going in the old Blooming Deals space
- Possible restaurant going into the old Twin Creeks space
- Possible lease on the old Burger King property
- Adams Paving is hoping to start paving on Franklin Street early May
- VDOT survey for Tanyard Road (Pell to Market Place Drive)
- Looking to apply for highway safety improvements program money

REPORT OF COMMITTEES

None at this time

OLD BUSINESS

None at this time

NEW BUSINESS

None at this time

ADJOURNMENT

Motion to Adjourn By: Member Ina Clements

Second: Member Bill Ball

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:19 p.m.

Janet Stockton, Chairman

ATTEST:

Cherie Compton, Clerk



Town of Rocky Mount SPECIAL ZONING APPLICATION

☐ REZONING REQUEST ☒ SPECIAL EXCEPTION/USE ☐ VARIANCE

A/C Fee waived

Date Received:	3/29/24
Received by:	[Signature]
PCBZ Date:	5/7/24
TC	5/13/24

PRE-FILING CONSULTATION WITH THE TOWN PLANNING STAFF TO REVIEW THE PROPOSED REQUEST AND TO OBTAIN RECOMMENDED PROCEDURES AND TECHNICAL ASSISTANCE IS REQUIRED. TO SCHEDULE A PRE-FILING CONSULTATION, PLEASE CONTACT THE TOWN OF ROCKY MOUNT COMMUNITY DEVELOPMENT DEPARTMENT AT 540-483-0907.

APPLICANT NAME: Twin Creeks Distillery (Anna Prillaman)

ADDRESS: 140 Franklin Street, Rocky Mount VA 24151

PHONE: _____ EMAIL: _____

PROPERTY OWNERS NAME & ADDRESS: ARRINGTON JOHN C II & BRENDA SUE (TRUSTEES)
(IF DIFFERENT FROM APPLICANT)

5 PENHOOK POINTE CIR, PENHOOK VA Code 24137

TAX MAP & PARCEL NUMBER: 2070100300 LOT SIZE (ACRES/SQ.FT.) _____

CURRENT ZONING: ☐ R-1 ☐ R-2 ☐ R-3 ☐ RA ☐ RB ☐ RPUD ☐ POS ☐ C-1 ☐ C-2 ☐ M-1 ☐ M-2 ☐ CBD ☒ CBD-ARTS & CULTURE ☐ GB

CURRENT LAND USE: ☐ VACANT ☐ AGRICULTURAL ☐ RESIDENTIAL ☒ COMMERCIAL ☐ INDUSTRIAL

☐ REZONING REQUEST: PROPOSED ZONING: _____ PROPOSED LAND USE: _____

☒ SPECIAL EXCEPTION/USE REQUEST OF SECTION(s) 29-132 OF THE TOWN ZONING ORDINANCE.

☐ VARIANCE REQUEST OF SECTION(s) _____ OF THE TOWN ZONING ORDINANCE.

NATURE OF REQUEST - BRIEFLY DESCRIBE THE PROPOSED PROJECT AND SPECIFIC DEVIATION REQUEST FROM THE ZONING ORDINANCE.

29-1-32. Any use not specifically listed will be reviewed on an individual basis and if approved, permitted by granting of a special exception by town council.

The applicant is seeking a special exception permit to operate a microdistillery at 140 Franklin Street. The applicant is relocating their downtown business to another property in the downtown.

I HEARBY CERTIFY THAT I AM ACTING WITH THE KNOWLEDGE AND CONSENT OF THE PROPERTY OWNER TO THE REQUEST DESCRIBED ON THE APPLICATION. BY SIGNING BELOW, I AGREE THE INFORMATION PROVIDED ON THE APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

[Signature]
APPLICANT SIGNATURE

3/29/24
DATE

BY SIGNING BELOW, I CERTIFY I AM AWARE OF THE REQUEST SUBMITTED AND THE INFORMATION PROVIDED IS TRUE TO THE BEST OF MY KNOWLEDGE.

OWNER SIGNATURE

DATE



STAFF REPORT

PETITIONER: Twin Creeks Distillery

REQUEST: Special Exception Permit in the CBD(Central Business District) to allow a micro-distillery

LOCATION: 140 Franklin Street, Rocky Mount, VA

TAX PARCEL: 2070100300

HEARING DATE: Planning Commission, May 7, 2024
Town Council, May 13, 2024

EXECUTIVE SUMMARY:

An application has been submitted by Twin Creeks Distillery for a special exception permit for operation of a micro-distillery. 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:

Brewery, distillery, or winery, Micro-. An establishment primarily engaged in brewing ale, beer, malt liquors, and nonalcoholic beer, with a capacity of not more than 1,000 barrels per year; or primarily engaged in distilling and blending potable liquors, including mixing them with other ingredients, with a capacity of not more than 5,000 gallons of finished product per year; or primarily engaged in the crushing, fermentation, bulk aging/storage, and bottling of grapes that are primarily brought in and not grown on-site, at a capacity of less than 5,000 gallons per year. The development may include other accessory uses such as a standard restaurant, tasting room, or live entertainment. (From recommended definitions in the proposed zoning ordinance updates as the current ordinance does not have a definition for these uses.)

29-1-32. Any use not specifically listed will be reviewed on an individual basis and if approved, permitted by granting of a special exception by town council.

II. EXISTING CONDITIONS:

The subject property is located at 140 Franklin Street near the gateway to the downtown. The building space is approximately 2400 square feet, with onsite parking as well as a town public parking lot across the street.

III. PROPOSED CONDITIONS:

Description from the applicant:

Twin Creeks Distillery will run/operate a demonstration still no more than once a month to provide an educational opportunity for guests and visitors to witness the traditional style of distilling at the Rocky Mount location. The distilling apparatus is federally

permitted by TTB and the state of Virginia by Virginia ABC. Twin Creeks Distillery will also house wood barrels at the Rocky Mount location.

Although Twin Creeks will be producing and storing a small amount of product in Rocky Mount, the distillery primarily manufactures and processes all product at their Ferrum location and manufacturing facility. Any product made at the Rocky Mount location will be transferred to the Ferrum distillery location for processing, bottling, and labeling in preparation for the store shelves. Roughly 95% of Twin Creeks Distillery's manufacturing takes place at the Ferrum location.

After processing at the Ferrum distillery, Twin Creeks Distillery products will then be transferred back and be sold in the Rocky Mount distillery store and tasting room. The distillery store and tasting room is heavily regulated, licensed, and in compliance with TTB and Virginia ABC. Anna Prillaman Robertson, Manager of Twin Creeks Distillery keeps precise records and reports to the state and federal system once a month.

Twin Creeks Distillery strives to preserve the art of mountain distilling and provide a space where folks can immerse themselves in the area's unique culture through old-time spirits, music, and traditions.

If approved, the applicant intends to relocate their existing distillery business from their downtown location to the new proposed downtown location at 140 Franklin Street. The business will operate the same as the previous location including a retail distillery store and tasting room. The owners hope to add a restaurant use to this location in the future. The zoning ordinance does not currently consider micro-distilleries, therefore the use requires a special exception permit.

As a demonstration still, the micro-distillery uses is expected to have no negative impacts to the downtown or neighboring properties. The primary use of the location will be the retail distillery store and the tasting room. The location will have a limited number of barrels for display purposes. The vehicle traffic for the distillery will be similar to surrounding businesses and properties.

IV. CONFORMANCE WITH COMPREHENSIVE PLAN:

The Comprehensive Plan promotes a mixture of uses in the downtown district, and the proposed micro-distillery fits well within the goals of the Plan and the continued revitalization of the Downtown area. Specific citations of support in the Comprehensive Plan include:

- Encourage new development initiatives that revitalize downtown and uptown and further the unique sense of place that characterizes the central business district of Rocky Mount
- Encourage and pursue businesses, industries, employers, and educational institutions in Rocky Mount that complement and diversify the economic base, provide quality jobs, enhance the quality of life, and sustain the environmental quality of the region
- Continue to pursue additional initiatives that build upon the Arts and Culture District, the Harvester, the Farmers Market, and other downtown/uptown attractions
- Capitalize on the region's history and culture to contribute to economic growth, tourism, and place-making
- Enhance the economic viability of the central business district.

As a successful business in our downtown, Twin Creeks has already had positive impacts on the downtown, and will continue to contribute to the town's economic growth, tourism, and place-making in the central business district.

V. STAFF ANALYSIS:

The zoning ordinance recognizes the unique nature of the town's Central Business District and gives the town the ability to review uses not specifically anticipated. The ordinance also recognizes that some uses in the CBD are appropriate, but require individual review in order to permit them. This case-by-case consideration is crucial in discouraging high-impact uses but encouraging those that can contribute to tourism, economic growth and place-making. In this case, the relocation of an already successful micro-distillery, store and tasting room will provide continued economic benefit for the town. There is expected to be no noise, no by-product, no heavy machinery or equipment, no odors, and no increased traffic.

Around Virginia and in our region, communities are eager to recruit microbreweries, craft distilleries, wineries and tasting rooms, and similar businesses for their downtowns. These types of businesses act as magnets for tourists and help to draw people into our town and keep them coming back for enjoyable experiences. Staff recommends approval of the special exception permit so the distillery can remain in our downtown and continue to contribute to the town's economic growth and tourism.

POSSIBLE MOTIONS:

Approval: I move to approve the special exception request for Tax Map Parcel 2070100300 (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 2070100300 with the following conditions: _____

Denial: I move to deny the special exception request for Tax Map Parcel 2070100300 (on the following grounds, if needed): _____

PREPARED BY: Jessica L. Angle, Planning & Zoning Administrator