



PLANNING COMMISSION
REGULAR MEETING
AGENDA

February 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. November 05, 2025 - Regular Meeting Minutes
5. Report of the Planning & Zoning Administrator
6. New Business
 - 6.1. Central Business District (CBD) Discussion
7. Adjournment

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
November 5, 2025
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 November 5, 2025, 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 (arrived after roll call at 6:02pm)
- Janet Stockton

Commission Members Absent:

- Ina Clements

Staff Members Present:

- Planning & Zoning Administrator Jessica Angle
- Planning Commission Secretary Cherie Compton
- Town Attorney John Boitnott

HEARING OF CITIZENS

None at this time

APPROVAL OF AGENDA

Additions or Corrections: None

Motion: To approve the agenda as presented

Motion By: Member Janet Stockton

Second: Member Will Waller

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:

October 7, 2025 - Regular Meeting Minutes

Additions or Corrections: None

Motion: To approve minutes as presented

Motion By: Member Will Waller

Second: Member Janet Stockton

Action: Approved by unanimous vote of members present

PUBLIC HEARINGS

Jubal's Retreat 1, LLC is requesting a waiver of 10-3-4, C.1 of the Rocky Mount Zoning and Subdivision Ordinance requiring that parcels adjoin public right of way. The property identified as Tax Map Number 2040038100 is part of a larger unified development known as Jubal's Retreat, located on Trail Drive, Rocky Mount, Virginia.

Planning & Zoning Administrator Jessica Angle presented the members with the staff report. Town Attorney John Boitnott and applicant from Jubal's Retreat spoke and was available for questions. An open discussion ensued.

Hearing no further discussion, Chair Blachard asked for a motion.

Motion: Recommend Town Council approve the waiver of 10-3-4, C.1 of the Rocky Mount Zoning and Subdivision Ordinance requiring that parcels adjoin public right of way. The property identified as Tax Map Number 2040038100 is part of a larger unified development known as Jubal's Retreat, located on Trail Drive, Rocky Mount, Virginia.

Motion By: Member Janet Stockton

Second: Vice Chair Bobby Thompson

Action: Approved by unanimous vote of members present

REPORT OF PLANNING & ZONING ADMINISTRATOR

Zoning Administrator Jessica Angle presented several Planning & Zoning updates.

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

ADJOURNMENT

Motion to Adjourn By: Member Janet Stockton

Second: Vice Chair Bobby Thompson

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:18 p.m.

Bud Blanchard, Chair

ATTEST:

Cherie Compton, Secretary

Draft