

Department of Planning & Community Development



A public hearing of the Franklin County Planning Commission was held on Tuesday, July 12, 2016, in the Franklin County Board of Supervisors meeting room located in the Franklin County Government Center.

THOSE PRESENT:

Earl Webb – Blackwater District
C. W. Doss, Jr. – Blue Ridge District
Edmund “Doc” Law – Rocky Mount District
James Colby – Gills Creek District
Angie McGhee – Boone District
Deborah Crawford – Union Hall District
Sherrie Mitchell – Snow Creek District

THOSE ABSENT:

OTHERS PRESENT:

B. James Jefferson, County Attorney
Steven Sandy - Director
Lisa Cooper - Principal Planner
Terrance Harrington - Senior Planner
Lori Crouch - Clerk

The public hearing was called to order by Chairman Earl Webb at 6:00 PM in Board of Supervisors conference room. The first order of business was roll call; seven (7) members were present and accounted for. The next order of business was the approval of the minutes from the June 14, 2016 Planning Commission public hearing. Chairman Webb asked if there were any comments or corrections to the minutes as written. With no additions or corrections, Mrs. Angie McGhee, representative of the Boone District, made a motion to approve the minutes as written. The motion was seconded by Mr. C.W. Doss, Jr., representative of the Blue Ridge District. Chairman Webb noted we have a motion and a second for the approval of the minutes as written, all in favor say aye. Those opposed say nay; motion carried.

MOTION: McGhee

SECONDED: Doss

Voting on the motion was as follows:

AYES: Doss, Webb, Law, McGhee, Colby, Mitchell, Crawford

NAYES:

ABSENT:

ABSTAIN:

Chairman Webb introduced the next item on the agenda as a public hearing for petition to amend the 220 North Corridor Plan, originally adopted by the Board of Supervisors on February 17, 2009. This is a request for a proposed designation of a Designated Growth Area (DGA) from the southern town limits of Boones Mill to the northern town limits of Rocky Mount, as well as identification of proposed future land uses within the corridor and water and wastewater service areas expansion.

Mrs. Lisa Cooper, Principal Planner thanked the Planning Commission for their time and then summarized the staff report by giving a brief summary regarding the 2009 adopted 220 North Corridor plan. Mrs. Cooper went on to explain that in 2016 the County received a UDA grant which allowed the County to work alongside Renaissance Planning Consultants. Mrs. Cooper explained that staff did not wish to change the 220 North Corridor Plan only to add to the plan, to include a Designated Growth Area to include the newly proposed business park, this area would follow along the newly proposed boundaries of the Western Virginia Water Authority's water and wastewater service areas. Mrs. Cooper gave a brief description of the additions to the plan those being the future land use map, looking at the Town of Boones Mill and the Town

of Rocky Mount's Comprehensive plans for added language to the 220 North Corridor Plan at the request of the Planning Commission members at their last work session (June 23, 2016). Mrs. Cooper also briefly discussed a few updates to the Regional Business Mixed Use Category and Commercial Use Category for the newly proposed zoning districts. Mrs. Cooper stated that if the 220 North Corridor Plan were to be approved and adopted by the Board of Supervisors it will become part of the Comprehensive Plan. Additionally, Mrs. Cooper gave a summary of the comments that were received by VDOT staff just prior to the meeting (July 7, 2016). Mrs. Cooper told the Planning Commission about the Town Hall meeting held by Supervisor Thompson on June 7, 2016 at Faith Fellowship on Rt. 220. Mrs. Cooper stated that there were as many as sixty (60) people in attendance. Staff made available to the citizens at that time a survey to ask for opinions on what should be pursued for the newly proposed business park. At the time of this public hearing Staff had heard from fifteen (15) citizens. All of which were well thought out responses. Mrs. Cooper asked if the Planning Commission had any further questions regarding the 220 North Corridor Plan at this time.

Mr. Jim Colby asked Mrs. Cooper if Staff had drafted motions with the additional comments from VDOT for the Planning Commission to use as a recommendation.

Mrs. Cooper stated that VDOT comments could be added to the recommendation by the Planning Commission at the time of the vote.

There were no further questions for Mrs. Cooper.

Chairman Webb opened the public hearing for comments from the public.

Mr. Tim Poindexter, 141 Pleasant Breeze Road, stated that he resides across the street from the property of the newly proposed business park. Mr. Poindexter stated that he did not receive a letter and was not happy with the idea of an industrial park.

Ms. Dawn McCray, 20732 Virgil Goode Hwy, asked the Planning Commission if the County were not able to entice businesses to come to the newly proposed business park, would the rezoning preclude to allow for a compressor for Mountain Valley Pipeline on this site.

Mr. Terry Harrington was asked if he would answer the question from Ms. McCray. Mr. Harrington stated that a compressor on this site would be a major public facility which would be allowed by a special use permit, but would be a separate action. It would be a two step process, the application would be presented to the Planning Commission for their recommendation and that recommendation would then go to the Board of Supervisors for an approval or denial. The compressor use would not be a by-right use for this newly proposed zoning.

Ms. McCray asked what types of businesses would be drawn? What makes this business park different from all the others? Where will there be access to the business park?

Mr. Sandy stated that much of her questions would be answered during the rezoning public hearing as the third item on the agenda.

Ms. McCray thanked Mr. Sandy and stated she would wait with further questions.

Mr. David Wray, 220 North, stated that he has adjoining land to the newly proposed business park. He asked if the zoning would affect his land. The 2009 restrictions on his land makes it difficult for him to do

anything or make it sellable at a later date. Would he have to hook up to the water and wastewater lines, since he currently has well and septic.

Chairman Webb commented that Mr. Wray would not have to hook up to the water and wastewater if he chose not to, but that it would be an option for later. Additionally, Chairman Webb stated that Mr. Wray's land would not be affected by the rezoning, his land would stay as it is. If at a later time Mr. Wray chooses to sell his land or rezone it, this future land use map would allow Staff to assist with zoning.

Mr. Ronald Hale, 102 Reilly Drive, asked where the money came from to purchase this land?

Chairman Webb stated that many of these questions should be addressed to the Board of Supervisors at their August 19th meeting. The only petitions for rezone were for the land the county has acquired and the former Sink Farm.

Mrs. Carolyn Reilly, 404 Old Mill Creek Road, stated that there would be a meeting by Brad Shelton, VDOT, on Access Management in Martinsville in the next week. It will be on improved access and traffic, Mrs. Reilly suggested that the Planning Commission members should attend to gather more information.

Mrs. Pamela Shelton, of Little Mountain, expressed her concerns regarding the traffic access in and out of the area, on Brick Church Road. Surrounding roads are farming roads, such as Little Mountain Drive, which ends at a pasture. Mrs. Shelton stated she would not like to have more traffic on these roads.

Mrs. Cathy Huffman, a member of Brick Church of the Brethern, stated that according to the designated growth area that is being proposed the area surrounding Brick Church is that of "Civic or Open Space". Mrs. Huffman stated that in the prior town hall meeting the master plan given suggested that the surrounding areas around Brick Church would be Open areas. That was what the Church members were told also.

Chairman Webb explained to Mrs. Huffman that the request for the rezoning was for only the land that the County currently owns no other land would be changed unless the citizen requested it.

Mr. Keith Johnson, his mother owns property adjacent to the proposed business park. Mr. Johnson stated he would like to suggest a new traffic light be proposed for that area, as there will be growth in the area or possibly an access road that would run parallel to 220 North up to Plateau Plaza.

Mr. Brian Hale, owns property across 220 from the proposed business park. Mr. Hale stated this grant was an Urban Development Area (UDA) just renamed as a Designated Growth Area (DGA), to allow the area around the proposed business park to develop as Urban.

Chairman Webb explained that in the 2009 amended 220 North Corridor plan this area had been designated as a UDA. This definition just redefines what will be allowed to happen in this particular area.

Mr. Hale stated this will transform the area as urban. Chairman Webb explained that the area is more urban than rural. It will continue to grow due the transportation corridor of 220 North.

Mrs. Lisa Cooper gave information on the DGA grant which would help with the VTrans 2040 if this area were to be designated at UDA/DGA. This will allow the County to apply for funding in future years in transportation grants such as "Smart Scale". One reason to designate this area as a DGA is part of the grant

the County was awarded requires the designation and principals of traditional neighborhood to be adopted. This designation will help the County apply for transportation (Smart Scale) funding.

Mr. Steve Clamphill, adjoining property owner, asked where the "Plant" is going to be located.

Mr. Steven Sandy explained that there would not be a pump station on the property as the wastewater would be treated at the pump station at Plateau Plaza, once the pump station is at capacity then the wastewater would be routed to the Town of Rocky Mount.

Mr. Clamphill wanted the Planning Commission to know that he is opposed to the newly proposed Regional Enterprise park.

At this time, Chairman Webb closed the public hearing for this petition. Chairman Webb asked if there was a motion. Mr. Jim Colby asked Mr. Sandy if it would be possible for the Planning Commission to hear all three public hearings and then made a motion for each petition individually. Mr. Jim Colby suggested that the Planning Commission should defer action on this petition and to hear the other two (2) petitions. Mr. Sandy gave an affirmative to the Planning Commission members that they may indeed defer their motion until all the petitions were heard and all public comments were heard. However, the Planning Commission would have to take separate action on each individual petition. By consensus the Planning Commission agreed to hear all three (3) petitions before making a motion for each petition.

Chairman Webb introduced the next item on the agenda as the petition to amend several sections of Chapter 25 "Zoning" of the Franklin County Code.

Mr. Terry Harrington gave a brief summary of the additions Staff and consultants have before the Planning Commission. Mr. Harrington explained the new addition of the Regional Enterprise Park (REP) district for establishment of future land uses. Additionally, Mr. Harrington gave an overview of the uses with definitions, explaining that the land uses are much more limited to protect the community.

At this time Mr. Harrington stated he would be happy to answer any questions. Mrs. Debbie Crawford asked Mr. Harrington about requirements for building design. Mr. Harrington stated there would be design specifications. In addition, Mr. Sandy stated there would be covenant restrictions placed upon the Regional Enterprise Park tenants.

With no further questions for staff, Chairman Webb opened the meeting for public comment.

Mr. Chris Reilly, 404 Old Mill Creek Road, stated this is a hasty decision on behalf of the County. Mr. Reilly stated he is troubled by County owned, County approval for zoning. The current proposed amendments for public utilities would allow a pump station by right. Mr. Sandy explained that the amendment to the zoning ordinance would be in two (2) utility services, a major and a minor utility services; both which would have to have a public hearing for the approval.

Mr. Reilly stated he is concerned about the quality of life, pollution, light and noise pollution. Mr. Reilly stated he and his family had come to Franklin County to farm and where there are fewer people per square acre.

Mrs. Carolyn Reilly, 404 Old Mill Creek Road, stated that she and her family have lived in Franklin County for five and one half (5 1/2) years. Mrs. Reilly stated she is sick about what has happened. Although the REP seems good, it is still industrial. People confuse business with industry. Additionally, Mrs. Reilly stated that

some of the items listed on the amendment ordinance the citizens do not want in the area. Furthermore, Mrs. Reilly suggested that maybe the County should take it all the way "green" for a campus style. Mrs. Reilly stated her concerns about archeological studies/surveys in the area; there is much history in the area. Mrs. Reilly asked the question where the lots would be sold as business or residential. Mr. Mike Burnett, Economic Director for Franklin County, stated the lots would be sold as business. Mrs. Reilly continued by stating her concerns over the project twenty thousand (20,000) vehicles per day. Mr. Sandy stated that the number of twenty thousand (20,000) vehicles per day were within the property and at full build out.

Mrs. Dawn McCray stated there was mention earlier of a Master Plan to be unveiled in August. Mrs. McCray reminded the Planning Commission they are the gatekeepers on the language for zoning. Mrs. McCray suggested that the Planning Commission defer the decision the Petitions 2 and 3 until after the Master Plan was unveiled in August. Mrs. McCray agreed the Planning Commission should approve the first petition for the Area Plan, but the plan is contingent on land and utilities. This is a very attractive area for businesses to locate.

With no further comments at this time, Chairman Webb closed the public hearing.

Mrs. Angie McGhee asked Mr. Sandy to clarify for the public the 220 North Corridor Plan, that the plan does not change the properties zoning. Mr. Sandy stated that would correct the 220 North Corridor Plan is designed for future land use. If the owner desires to change their zoning, they would have to go before the Board of Supervisors, the governing body for Franklin County, to change their zoning. Mr. Sandy agreed that the Board of Supervisors could charge zoning by comprehensive rezoning, but that is not being considered at this time.

At this time, Chairman Webb moved to the next item on the agenda as the rezone petition of Franklin County Board of Supervisors to rezone from A-1 to REP.

Mr. Steven Sandy gave a brief overview of the staff report presented to the Planning Commission. Mr. Sandy restated several things: the Regional Enterprise Park is envisioned to be a campus style enterprise park. Stormwater Maintenance would be through "ponds" in the area. Gas line would be available, either through MVP or Roanoake Gas in Clearbrook. Additionally, Mr. Sandy stated three hundred fifty (350) letters had been sent out to area residents for the town hall meeting, this same list also were sent the notice of the public hearing. Staff received approximately 20-30 phone calls with questions, concerns and comments regarding the rezone. Mr. Sandy stated the materials for the 220 North Corridor Plan, the amendments to the zoning ordinance and the rezone were available for viewing on the County's website. Furthermore, Mr. Sandy stated that should the Planning Commission recommend approval of the petitions they would go before the Board of Supervisors at their August 16th board meeting.

Mr. Jim Colby asked if the PowerPoint from the public hearing could be accessed on the website. Mr. Sandy stated that it is not usually on the website, but would make it available for the public via the County's website.

At this time there were no further questions for staff. Chairman Webb called Mr. Mike Burnett to speak on behalf of the County for the petition to rezone.

Mr. Mike Burnett stated this business park would be a new generation of business park. Businesses are looking for quality of life for their employees. This park would be the first in the region to present this opportunity. It has taken years for this business park to be put together, the County is still in the Master Plan phase. The Board of Supervisors will present the master plan at their August meeting. Additionally, Mr.

Burnett stated that the County wants to be "good neighbors". There are no county parks in this district, this would be a good use for the Community. There would be restrictive covenants, which are currently being constructed.

Mrs. Sherrie Mitchell asked Mr. Burnett if there were projections of full build out. Mr. Burnett stated that the business park would be three million square feet in total building space. Additionally, there would be approximately three hundred million (\$300,000,000) dollars of investment and two thousand two hundred (2,200) new jobs available.

There were no further questions at this time. Chairman Webb opened for public comments.

Mrs. Judy Sink, 1881 Brick Church Road, expressed concerns and frustration regarding value of her property, privacy, noise, increase of traffic (40mph), increase of crime.

Mr. David Wray, 220 North, liked the idea of 2,200 new jobs and the income for the County, however that will not take place until full build out in twenty (20) years. However, Mr. Wray express concerns for the plan to continue to build into the green space, the safety and security for his family.

Mrs. Cathy Huffman, Brick Church of the Brethern Member, expressed concern of vehicle traffic flow with increased traffic. Mr. Sandy stated there would be limited traffic access.

Mr. Brian Hale, 220 North, asked for information regarding the small piece of property on the other side of the 220 Corridor from the business park. Mr. Burnett stated there is nothing envisioned for that parcel at the current time. Mr. Hale also expressed concern regarding quality of life; this would affect his family negatively.

There was general discussion among the citizens.

With no further questions or comment, Chairman Webb closed the public hearing.

Chairman Webb asked if there was a motion to amend the 220 North Corridor Plan. Mrs. Sherrie Mitchell, Snow Creek District, made a motion to **approve the request to amend 220 North Corridor Plan**. Mrs. Angie McGhee, Boone District, seconded the motion.

MOTION: Mitchell
SECONDED: McGhee

Voting on the motion was as follows:

AYES: Doss, Law, McGhee, Colby, Webb, Mitchell
NAYES:
ABSENT:
ABSTAIN: Crawford

The Commission's recommendation is to **approve the request to amend 220 North Corridor Plan**.

Chairman Webb noted this petition would be heard by the Board of Supervisors on August 16, 2016.

Chairman Webb asked if there was a motion to amend the sections of Chapter 25 "Zoning" of the Code of Franklin County. Mr. Jim Colby, Gills Creek District, made a motion to **approve the request to amend the sections of Chapter 25 "Zoning" of the Code of Franklin County**. Mr. C.W. Doss, Blue Ridge District, seconded the motion.

MOTION: Colby
SECONDED: Doss

Voting on the motion was as follows:

AYES: Doss, Law, McGhee, Colby, Webb, Mitchell
NAYES:
ABSENT:
ABSTAIN: Crawford

The Commission's recommendation is to **approve the request to amend sections of Chapter 25 "Zoning" of the Code of Franklin County.**

Chairman Webb noted this petition would be heard by the Board of Supervisors on August 16, 2016.

Chairman Webb asked if there was a motion to rezone from A-1 to REP. Mrs. Angie McGhee, Boone District, made a motion to **approve the request to rezone from A-1 to REP.** Mr. Jim Colby, Gills Creek District, seconded the motion.

MOTION: McGhee
SECONDED: Colby

Voting on the motion was as follows:

AYES: Doss, Law, McGhee, Colby, Webb, Mitchell
NAYES:
ABSENT:
ABSTAIN: Crawford

The Commission's recommendation is to **approve the request to rezone from A-1 to REP.**

Chairman Webb noted this petition would be heard by the Board of Supervisors on August 16, 2016.

Chairman Webb introduced the next item on the agenda as election of officers for the Planning Commission. Mrs. Mitchell nominated for Chairman Mr. Earl Webb. Mr. Doss closed the nominations. Those in favor of Mr. Webb as Chairman say aye; opposed nay. Motion carried seven to zero (7-0) that Mr. Earl Webb continue as Chairman. Chairman Webb opened the nominations for Vice-Chairman. Mrs. McGhee nominated Mr. Jim Colby as Vice-Chairman. Mrs. Mitchell closed the nominations. Those in favor of Mr. Colby as Vice-Chairman say aye; opposed nay. Motion carried seven to zero (7-0) that Mr. Jim Colby continue as Vice-Chairman.

Chairman Webb gave the floor to Mr. Sandy for the work session. Mr. Sandy gave a brief summary that Staff has been continuing to work on the Westlake Hales Ford Area Plan.

With no further business the work session was adjourned at 8:55pm.

Lori A. Grouch

Clerk

July 20, 2016

Date