

**TOWN OF ROCKY MOUNT  
PLANNING COMMISSION  
MINUTES  
APRIL 3, 2012  
6:00 P.M.**

The Planning Commission of the Town of Rocky Mount, Virginia, met at the Rocky Mount Municipal Building on Tuesday, April 3, 2012 at 6:00 p.m., with Madame Chair Janet Stockton presiding.

The following members of Planning Commission were present when the meeting was called to order: Madame Chair Janet Stockton and Vice Chair John Speidel; and Planning Commission Members Bud Blanchard, Ina Clements, Jerry Greer, Derwin Hall, and John Tiggler.

The following staff members were present: Assistant Town Manager Matthew C. Hankins, Town Planner Patrick Rust, and Deputy Clerk Stacey B. Sink.

**APPROVAL OF AGENDA**

Madame Chair Stockton asked if there were any additions or corrections to the presented agenda, and being none, entertained a motion.

- Motion was made by Planning Commission Member Clements to approve the agenda as presented, with motion on the floor being seconded by Planning Commission Member Blanchard. There being no discussion, let the record show that the motion on the floor passed unanimously.

**APPROVAL OF MINUTES**

Let the record show there were no draft minutes submitted for approval at this time.

**PUBLIC HEARING**

Let the record show that Madame Chair Stockton recessed the meeting to hold the following public hearing:

**(1) Special Use Request of Joan Rogers/Rocky Mount Center for the Arts for Mural**

After being duly advertised and pursuant to the Town Code of Rocky Mount and the Code of Virginia, Joan Rogers on behalf of Rocky Mount Center for the Arts, Inc. came before Planning Commission to request a special use permit for mural signs to be erected on the south, north, and west walls of The Grainery building, located at 220 Franklin Street, and known as Franklin County Tax Map and Parcel Number 2070037201. Pursuant to Article 28-15(E) of the Zoning and Development Ordinance, a special use permit is required for all new signs of this type.

The Assistant Town Manager and the Town Planner spoke briefly on the request, offering the following points:

- Mrs. Rogers indicated a desire for a mural at the time she purchased her building.
- The applicant has expressed interest in a Van Gogh type painting on one wall with wheat fields, which pertains to the former use of the building as a granary. She also would like to potentially create murals on the other two sides of the building.
- Murals in the Arts & Culture District would be an asset to the Town.
- The staff recommendation is for approval with the following conditions: (1) that the mural be painted directly onto the wall; (2) that the size be determined by Planning Commission; and (3) that the images will be submitted to staff prior to being painted to make sure there is no advertising or offensive content.
- A previous applicant, Mary Wray (reference minutes of March 6, 2012), was limited to 512 square feet.
- Last month Town Council approved Mrs. Wray's request with the conditions recommended by Planning Commission.
- Mrs. Rogers' request is to paint directly onto the wall, as opposed to Mrs. Wray, who wanted panels.

Madame Chair Stockton called upon the applicant to speak in reference to her request.

**Carolyn Rogers** of 6525 Providence Church Road, Ferrum, VA (daughter of the applicant) gave the following comments:

- Plan is to do a mural which will cover the entire wall.
- Want to enliven the building and the area, and to catch attention.
- Presented an image of what she envisions the first mural to look like.
- Also has an idea to paint oversized flowers on the Arrington Flowers side of

- the building at some future time.
- Plans to use mirror mosaics in some of the murals.
- Wants the community to participate.

Madame Chair Stockton called upon any member of the audience who wished to speak in reference to this request.

**Mary Wray** of 1860 Riverbend Drive, Rocky Mount, came forward to make the following comments:

- Thinks this is a great idea.
- Concerned that she was limited to 512 square feet and is wondering if Mrs. Roger's mural will be proportionate to hers. Does not want to be overshadowed on the other side of her building.

Let the record show that no additional persons came forward to speak in reference to Mrs. Rogers' request.

Discussion by Planning Commission ensued:

- Does not want this to turn into a competition between the two properties.
- Likes last month's idea and the proposed theme, and also likes the fact that this idea varies and is different.
- Last month, Planning Commission's size limitations were centered around the size of Mrs. Wray's panels. This idea is much more flexible and is not limited by panels, so a size difference could occur.
- Concern about the idea of murals on the west side of the building, which faces a residential area.
- More interested in seeing the side of the building facing Arrington Flowers done, as it is much more visual and is a blank space.

**Joan Rogers** of 6525 Providence Church Road came forward to address some of Planning Commission's comments:

- She chose this side because a lot of people have told them over the years that the first planned wall needs a mural. The other wall (Arrington Flowers side) will require more scaffolding and a little more planning. The first side will be more easily accessible to any member of the public who wishes to participate.
- Local artists and the community will do the painting, artists affiliated with her group, Mrs. Wray's group, or the Bald Knob Group, perhaps.
- In regards to the back wall, it was just thrown in. The wall has stairs and windows and she does not know if a mural is possible. But, it does need something, even if it is just painted red like the front of the building.

Additional discussion from Planning Commission:

- Both buildings (Mrs. Rogers' and Mrs. Wray's) will be an asset.

There being no further discussion, Madame Chair Stockton called the meeting back into regular session and entertained a motion.

- Motion was made by Planning Commission Member Greer that Planning Commission recommends approval of the special use request for 220 Franklin Street, Tax Map & Parcel Number 2070037201, with the following conditions: (1) that the mural will be painted directly on the wall; and (2) that images will be submitted to staff for review and no commercial advertising is to be part of the mural. In addition, approval is recommended for the full wall on the both sides; however, the applicant must work with staff regarding the back wall. The motion on the floor was seconded by Planning Commission Member Hall. There being no further discussion, let the record show that the motion on the floor passed unanimously.

## **NEW BUSINESS**

### ***(1) Introduction of the Town of Rocky Mount Five-Year Capital Improvement Plan for Fiscal Years 2013-2017***

The Capital Improvement Plan (CIP) is prepared by Town management and finance staff and is presented to Planning Commission as a sort of road map of the capital needs of the town. It is a planning document only. Does not say what *will* be done.

Discussion ensued:

- The town currently has seven fire trucks. This does not count the restored vehicle in the bubble.
- The fire truck that is listed in the CIP will most likely be funded through the same route as the last truck, which was a FEMA grant, with a 5% match.
- Franklin County does not significantly help the Town with funding, probably around \$30,000.
- Discussed the Town's fire coverage area and fire services funding.
- A public hearing on the CIP is scheduled for next month.

### ***(2) New project request for Virginia Department of Transportation Six-Year Plan***

- Now that the Pigg River Bridge replacement project has received funding, the

Town needs to place a new project on the board. VDOT's funding process requires that a project be listed in order for VDOT to set aside funding for the locality. Therefore, the Town needs to get a project on the list for VDOT to start setting aside funding for "the next big thing".

- In December, Stone Engineering was asked to develop a plan including basic cost ideas, basic traffic alignment ideas, and impact statements that would give the Town an idea of what the next big project should be. Staff had preliminary ideas based on information provided by Planning Commission, Town Council, and the Comprehensive Plan.
  - Stone looked at six projects, and in the end, their recommendation for what should be done is the realignment of the intersection of Pell, North Main, and Franklin.
  - Other projects reviewed were: (1) a Route 40 bypass, which would be very expensive and complex due to environmental issues, railroad issues, and the requirement that it also be on Franklin County's Six-Year Plan; (2) realignment of School Board Road to avoid the railroad overpass, which based on discussions with the railroad would be unworkable; (3) expansion of Perdue Lane beside the high school; (4) alleviating congestion issues on School Board Road at Rocky Mount Elementary School, but this only happens twice per day; (5) connecting Weaver Street and Industrial Avenue to make it one loop for the industries there, but would not have a very significant impact.
  - Staff's recommendation is to pursue the Pell-Main-Franklin realignment, and asks Planning Commission to endorse the recommendation to Town Council for consideration next week.
- Motion was made by Vice Chair Speidel to recommend to Town Council the endorsement of the realignment of the Pell-Main-Franklin intersection as the primary project for the VDOT Six-Year Plan, with motion on the floor being seconded by Planning Commission Member Tigger. Let the record show that the motion on the floor passed unanimously by those present.

### **COMMISSIONER CONCERNS**

Discussed the demolition of the blighted properties on Anderson Street and Buckner Street, and also the status of the property at 20 Spring Street.

**OLD BUSINESS**

Let the record show that Planning Commission was scheduled to continue its review of Zoning Ordinance updates in work session. However, it was the consensus of Planning Commission that this discussion should be postponed to a later date.

**ADJOURNMENT**

6:55 p.m., and with no further business to discuss, Madame Chair Stockton entertained a motion to adjourn, with motion being made by Vice Chair Speidel, seconded by Planning Commission Member Greer, and carried unanimously.

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Janet Stockton, Chair

ATTEST:

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Stacey B. Sink, Deputy Clerk

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