

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
MINUTES
SEPTEMBER 4, 2012
6:00 P.M.**

The Planning Commission of the Town of Rocky Mount, Virginia, met at the Rocky Mount Municipal Building on Tuesday, September 4, 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, and John Tiggle. Let the record show that Planning Commission Member Derwin Hall was not present.

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

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 Vice Chair Speidel. There being no discussion, let the record show that the motion on the floor passed unanimously by those present.

APPROVAL OF MINUTES

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

PUBLIC HEARING

Madame Chair Stockton recessed the meeting to hold the first of two public hearings.

(1) Special Use Request of Mary Thelma Wray

After being duly advertised and pursuant to the Town Code of Rocky Mount and the Code of Virginia, Mary Thelma Wray came before Planning Commission to request a special use permit for a mural sign to be erected on the south side of the structure located at 230 Franklin Street and known as Franklin County Tax Map and Parcel Number 20700 37300, and zoned Central Business District (CBD). 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. If granted, this permit will replace the permit previously granted for the north side of the Artisan Center building located at 224 Franklin Street.

The Town Planner gave a brief staff report regarding the request, which contained the following points:

- Mrs. Wray was previously granted a special use permit in March 2012. This request is for the same materials, size specifications and subject matter as before. She wishes to change the location of the previously granted special use from the north side of 224 Franklin to the south side of 230 Franklin Street.
- If this permit is granted then it will replace the previously granted permit.

Being no questions following the staff report, Madame Chair Stockton called upon the applicant to speak in regards to her request.

Mary Thelma Wray of 1860 Riverbend Drive made the following comments:

- She advised that that Artisan Center was moved from the 224 address to the 230 address, and this is why she wishes to change the location of the mural. 230 has better visibility and a larger retail area.
- She intends for the subject matter to stay the same.
- Clarified that the wall areas are approximately the same size. The new wall is a little higher and does not have windows.
- In response to Madame Chair Stockton's desire for the conditions set forth on the previous special use permit to be carried to this request, Mrs. Wray questioned if the size limitations are necessary, noting that The Grainery did not have a similar limitation.
- The topics have been determined, but she has not started producing the panels due to the cost, as she wants to make sure her request is approved first.
- Questioned if just the topics need to be submitted to staff or if the actual drawings must be submitted, with Madame Chair Stockton advising that the images must be submitted to staff for review.

- Clarified to Vice Chair Speidel that she does not intend to move her store again. She cannot say she will *never* move. It will depend on the circumstances, but she does not foresee that any time in the near future.

Madame Chair Stockton noted that there was no one in the audience to comment regarding Mrs. Wray's request.

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

- Motion was made by Planning Commission Member Tiggle that Planning Commission recommend to Town Council the approval of the special use request for 230 Franklin Street, Tax Map and Parcel Number 20700 37300, with the following conditions: (1) The mural will be placed on panels which will be limited to a maximum of 512 square feet; (2) The images for the mural(s) must be submitted to staff for review and no commercial advertising or offensive content is to be part of the murals; (3) This special use request replaces and voids the previously granted request for 224 Franklin Street; and (4) Neither Planning Commission nor Town Council will take up amendment of this special use request for twelve months, with motion on the floor being seconded by Vice Chair Speidel. There being no further discussion, a roll call vote was taken. Let the record show the motion on the floor passed unanimously by those present.

Let the record show that Madame Chair Stockton recessed the meeting to hold the second public hearing.

(2) *Consideration of Ordinance Recodifying and Amending the Town of Rocky Mount Zoning and Development Ordinance*

After being duly advertised and pursuant to the Town Code of Rocky Mount and the Code of Virginia, the Planning Commission opened the matter of recodifying and amending the Town of Rocky Mount Zoning and Development Ordinance for discussion.

The Assistant Town Manager advised the Commission that this matter had been properly advertised in the newspaper for two consecutive weeks, taking up a full page of the paper. The amendments proposed are to reorganize the ordinance, to take in changes required by the state, and to take in omissions which staff felt were material. There are no significant changes other than those which are listed. There are no changes which will affect the zoning of any parcel. The only

concerns expressed by any member of the public, was from Elizabeth Greer, who was concerned about how the changes will affect her ability to market and sell her property. The Assistant Town Manager noted that Mrs. Greer walked in and joined the meeting as he was speaking, and that she may wish to share her concerns with the Commission.

Madame Chair Stockton opened the floor for public comment.

Elizabeth Greer of 50 Floyd Avenue came forward to speak, making the following comments:

- She owns The Grove at 50 Floyd Avenue, and it is on the market.
- So far she has had four groups of people to look at the property for various possibilities, including overnight childcare which is not on the list and would require a special use permit, and upscale eldercare.
- Her main concern is that something in the proposed changes will make selling The Grove impossible.
- It is most likely that the property will not be purchased for use as a residence.

The Assistant Town Manager addressed her concerns, advising that typically if a proposed use is not contemplated in the Zoning Ordinance, then it would be considered by the Planning Commission and Town Council.

Madame Chair Stockton asked for any comments from Planning Commission, and being none, called the meeting back into regular session and entertained a motion.

- Motion was made by Vice Chair Speidel that the Planning Commission recommend to a Town Council the approval of the recodifying and amending of the Town of Rocky Mount Zoning and Development Ordinance as presented, with motion on the floor being seconded by Planning Commission Member Clements. There being no further discussion, let the record show that the motion on the floor passed unanimously by those present.

NEW BUSINESS

Let the record show that there was no new business to discuss at this time.

OLD BUSINESS

Let the record show that there was no old business to discuss at this time.

COMMISSIONER CONCERNS & STAFF UPDATES

Discussed the following:

- The Town Planner has met with representatives of Richardson and Wayland on Planning Commission's request to talk about the timing of the lights and possibly putting the lights on flash. The Town does have the capability to do this. Staff will be meeting with the Town Council Streets, Sidewalks and Sanitation Committee regarding this.
- 20 Spring Street is still in bad shape. A neighbor recently called the police after hearing a loud bang from inside the house. The Assistant Town Manager gained entry to the home along with the police department to investigate the complaint. They did not discover the source of the noise. The house was unsecured and this is a concern. There are also a lot of feral cats around the house.

ADJOURNMENT

At 6:27 p.m., and with no further business to discuss, Madame Chair Stockton entertained a motion to adjourn, with motion being made by Planning Commission Member Greer, seconded by Planning Commission Member Blanchard, and carried unanimously by those present.

Janet Stockton, Chairman

ATTEST:

Stacey B. Sink, Deputy Clerk

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