

TOWN OF ROCKY MOUNT
345 DONALD AVE.
ROCKY MOUNT, VIRGINIA 24151

540.483.7660
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PLANNING COMMISSION
JANET STOCKTON, *Chair*
JOHN SPEIDEL, *Vice Chair*

BUD BLANCHARD JERRY W. GREER, SR.
INA CLEMENTS DERWIN HALL
JOHN TIGGLE

C. JAMES ERVIN, *Town Manager*
MATTHEW C. HANKINS, *Assistant Town Manager*
& *Community Development Director*

PLANNING COMMISSION AGENDA

Tuesday, September 4, 2012 • 6 p.m.

Call to Order and Welcome

Janet Stockton, Chair

1. Roll Call of Members Present
2. Approval of Agenda
3. Public Hearings
 - a. *Mary Thelma Wray requests a special use permit for a sign to be erected on the south side of the structure located at 230 Franklin Street, known as Franklin County Tax Map and Parcel Number 20700 37300, and zoned CBD - Central Business District. 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.*
 - i. Staff Report regarding request
 - ii. Comments from applicant
 - iii. Comments from public
 - b. *Consideration of ordinance recodifying and amending the Town of Rocky Mount Zoning and Development Ordinance.*
 - i. Staff Report regarding amendments
 - ii. Comments from public
4. Old/New Business - *none at this time*
5. Commissioner Concerns & Staff Updates
6. Adjournment

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TOWN COUNCIL
STEVEN C. ANGLE, MAYOR
GREGORY B. WALKER, VICE MAYOR

BOBBY M. CUNDIFF P. ANN LOVE
JERRY W. GREER, SR. BOBBY L. MOYER
BILLIE W. STOCKTON

PATRICK N. RUST
Town Planner
Code Inspector/GIS Technician

MEMORANDUM

TO: Planning Commission
Janet Stockton, Chair

FROM: Patrick N. Rust, Town Planner *PNR*

DATE: August 29, 2012

RE: Special Exception Request of Mary Wray
230 Franklin Street, Tax Parcel ID 20700 37300

Planning Commission:

Mary Wray has submitted a special exception/use application for a mural to be placed on the south side of her building located at 230 Franklin Street. Mrs. Wray expressed having local artists paint various scenes of Rocky Mount and Franklin County. Mrs. Wray also expressed having several panels that the murals would be painted on placed on the south side wall encompassing the majority of the wall.

Mrs. Wray previously applied for and received approval of placing the mural on the north side of her other building located at 224 Franklin Street. She has relocated businesses between her two properties and will not be erecting the mural at that location. She is requesting approval for the mural to be erected at the 230 Franklin Street location. All of the specifications will remain the same.

In the CBD, Central Business District, murals are allowed under special exception. Based on Article 28-15 of the Zoning ordinance, all mural signs require a special use permit. Also the article states mural signs shall comply with the dimensional requirements of a wall sign. Exceptions are granted to landmark signs that may be preserved and maintained, even if they no longer pertain to the present use of the premises.

After review, staff recommends that you recommend to Town Council approval of the special exception request with the following conditions, identical to your previous approval with the exception of the fourth:

1. The mural should be placed on panels which will be limited to a maximum of 512 total 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 mural(s).
3. This special exception request replaces and voids the previously granted request for 224 Franklin Street.

4. Neither Planning Commission nor Town Council will take up amendment of this special exception request for 12 months.

If you require further time to review this matter, you have 30 days by code to contemplate the matter and make your recommendation to Town Council. You may also recommend conditions with your recommendation.

POTENTIAL MOTIONS

Staff Recommendation:

Conditional Approval

I move that the Planning Commission recommends to Town Council the approval of the special exception request for 230 Franklin Street, Tax Map & Parcel Number 20700 37300, with the following conditions:

1. The mural should be placed on panels which will be limited to a maximum of 512 total 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 mural(s).
3. This special exception request replaces and voids the previously granted request for 224 Franklin Street.
4. Neither Planning Commission nor Town Council will take up amendment of this special exception request for 12 months.
5. Additional conditions proposed by Planning Commission: _____

Other Recommendations:

Unconditional Approval

I move that the Planning Commission recommends to Town Council the approval of the special exception request for 230 Franklin Street, Tax Map & Parcel Number 20700 37300.

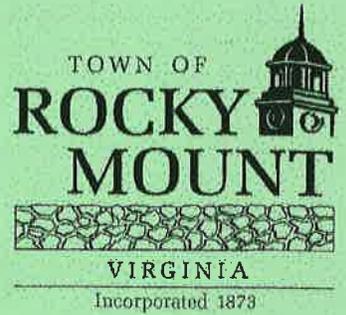
Denial

I move that the Planning Commission recommends to Town Council the denial of the special exception request for 230 Franklin Street, Tax Map & Parcel Number 20700 37300.

SPECIAL EXCEPTION/USE APPLICATION

APPLICANT INFORMATION

NAME: Mary Wray
ADDRESS: 230 Franklin St
Rocky Mount, VA 24151
PHONE: (310) 915-4139 (cell)



NATURE OF SPECIAL EXCEPTION/USE REQUEST (BRIEF DESCRIPTION)

Re-submit application for mural on wall of The Artisan Center. Mural to face South Side of Building/facing Franklin Glass.

PROPERTY OWNER & PROPERTY INFORMATION

PROPERTY OWNER NAME: James + Mary Wray
(IF DIFFERENT FROM APPLICANT)
MAILING ADDRESS: 230 Franklin Street - Rocky Mount
EXACT LOCATION OF THE PROPERTY: 224 Franklin St
TAX MAP & PARCEL NUMBER: ~~2070037200~~ 2070037300
CURRENT ZONING: R-1 R-2 R-3 RA RB POS C-1 C-2 CBD GB
RPUD M-1 M-2
CURRENT LAND USE: VACANT AGRICULTURAL RESIDENTIAL COMMERCIAL INDUSTRIAL
SIZE OF PROPERTY (ACRES/SQ.FT.): .139
SIZE OF PROPOSED SPECIAL EXCEPTION (ACRES/SQ.FT.): .139
IS ANY PORTION OF LOT IN FLOOD PLAIN OR FLOODWAY? Yes No

ADDITIONAL INFORMATION/ATTACHMENTS

- SIZE AND SHAPE OF LAND
- SIZE AND SHAPE OF BUILDING/STRUCTURE IN RESPECT TO PROPERTY LINES
- PARKING SPACE(S) SHOWN IN RESPECT TO PROPERTY LINES/BUILDINGS/STRUCTURES
- RIGHT-OF-WAY OF STREETS OR HIGHWAYS ADJOINING LAND
- ADJACENT AND ADJOINING PROPERTY OWNERS

APPLICANT CERTIFICATION

By signing below, I/We hereby apply for a rezoning request for the purposes of the Special Exception/Use as described on this application and I/we certify that the information on this application is true to the best of my/our knowledge.

Mary Melma Wray
APPLICANT SIGNATURE

8/6/12
DATE

OWNER CERTIFICATION

By signing below, I certify that I am aware of this Special Exception/Use Application and I consent to the rezoning request as described on this application.

Mary Melma Wray
OWNER SIGNATURE

8/6/12
DATE

FOR COMMUNITY DEVELOPMENT OFFICE USE ONLY

FEE AMOUNT: waived (Arts & Culture District) DATE RECEIVED: _____

CASH CHECK (CHECK NO. _____)

DATE TO BE HEARD BY PLANNING COMMISSION: September 4th, 2012

DATE TO BE HEARD BY TOWN COUNCIL: September 10th, 2012

APPLICATION No.: _____

I HEREBY APPROVE THIS APPLICATION AS PRESENTED, NOTING THAT ALL REQUIRED INFORMATION IS ATTACHED ACCORDING TO THE SPECIFICATIONS OF THIS APPLICATION FOR REZONING.

Patrick N. Rust
ZONING ADMINISTRATOR SIGNATURE

08/06/2012
DATE

**WALL MURAL THEME WILL REFLECT
“PEOPLE, PLACES & THINGS
THAT MAKE THIS AREA SPECIAL!”**

The mural will be painted by artist’s that are members of The Artisan Center along the Crooked Road on 4’ x 4’ or 4’ x 8’ panels. The panels will be secured to the south wall of the Wray Building located at 230 Franklin Street. We intend to have a ceremony with news media coverage to celebrate the completion and erection of the mural.

Suggested Topics Include:

People:

**Jubal E. Early
Keister Greer
Booker T. Washington
Rev. Mc Kinley Hamilton (First Baptist Church)
Blue Grass Musicians/Jam Band
Gospel Singers**

Places:

**Smith Mountain Lake
Blue Ridge Parkway
Blue Ridge Mountains
Ferrum College
War Memorial
Franklin County Court House
Rocky Mount Farmer’s Market**

Things:

**Tobacco Barn
Farm
Moonshine Still**

adjacent and adjoining property owners

8/31/2012

ADDY LN1	ADDY LN2	ADDY LN3	ADDY LN4	TMPN	CERTIFIED MAIL NO
Mr. Robert H. Guill, Jr.	Ms. Sherry L. Holland	3964 Winding Way Road SW	Roanoke, VA 24015	2070037500	7008 1830 0002 2413 0010
Mr. Robert R. Martin, Jr.	Mrs. Jeanne M. Martin	776 Walnut Knob Road	Floyd, VA 24091	2070102200	7008 1830 0002 2413 0027
First Baptist Church	P.O. Box 671	Rocky Mount, VA 24151		2070102000	7008 1830 0002 2413 0034
Samuel O. St. Clair	35 High Street	Rocky Mount, VA 24151		2070101300	7008 1830 0002 2413 0041
The Grainery Corporation	c/o Mrs. Joan Rogers	6525 Providence Church Road	Ferrum, VA 24088	2070037201	7008 1830 0002 2413 0058
Mr. Kenneth W. Cooper	195 Maynor Street	Rocky Mount, VA 24151		2070036600	7008 1830 0002 2413 0065
Maynor Street Housing, Inc.	c/o Mr. Jim Tobin, Exec. Director	24 Clay Street	Martinsville, VA 24112	2070036700	7008 1830 0002 2413 0072
Mr. Jerry Wayne Dillon	And Others	505 Lakeview Drive	Rocky Mount, VA 24151	2070036800	7008 1830 0002 2413 0089
Mr. Kenny A. Tanks	Mrs. Cynthia G. Tanks	2921 Tully Drive	Roanoke, VA 24019	2070036900	7008 1830 0002 2413 0096
Angle Hardware Company Inc.	ATTN: Mr. Bob Mills	P.O. Box 368	Rocky Mount, VA 24151	2070037600	
Elimax, LLC	ATTN: Mr. John Schopp	124 Heather Ridge Drive	Rocky Mount, VA 24151	2070102600	
Michael J. Patterson	Jennifer Patterson	407 Timber Ridge Road	Glade Hill, VA 24092	2070102500	
Mr. Calvin L. Plybon	Mrs. Juanita C. Plybon	4374 Edwardsville Road	Hardy, VA 24101	2070102400	

**TOWN OF ROCKY MOUNT
PUBLIC HEARING NOTICE**

Pursuant to the Town Code of Rocky Mount and the Code of Virginia, the Rocky Mount Planning Commission will hold a **public hearing at 6 p.m., Tuesday, September 4, 2012**, in the Council Chambers at the Rocky Mount Municipal Building, 345 Donald Avenue, Rocky Mount, Virginia, to which the public and all interested parties are invited to hear the following:

Mary Thelma Wray requests a special use permit for a mural sign to be erected on the south side of the structure located at 230 Franklin Street, known as Franklin County Tax Map and Parcel Number 2070037300, and zoned CBD - Central Business District. Pursuant to Article 28-15(E) of the Zoning & 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. A site visit will be held at the property at 5:15 p.m. prior to the public hearing.

The Town Council of Rocky Mount will hold a public hearing on the same matter pursuant to the Town Code and the Code of Virginia. The Town Council public hearing will be held at **7 p.m., Monday, September 10, 2012** in the Council Chambers at the Rocky Mount Municipal Building.

The public may view information about this request at the Rocky Mount Municipal Building, 345 Donald Avenue, Rocky Mount, from 8 a.m. to 5 p.m., Monday through Friday. Written comments may be sent to the attention of the Deputy Clerk, or e-mailed to ssink@rockymountva.org. ANY PERSON WITH A DIS-

ABILITY WHO NEEDS ACCOMMODATION TO FULLY PARTICIPATE IN THE PUBLIC HEARINGS SHOULD NOTIFY THE DEPUTY CLERK AT (540) 483-0907.



Stacey B. Sink, Deputy Clerk

