



PLANNING COMMISSION
REGULAR MEETING
AGENDA

October 7, 2025
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. September 2, 2025 - Regular Meeting Minutes
5. Public Hearing
 - 5.1. County of Franklin is requesting a special exception permit under Article 6-3 to allow Education Facility, Primary or Secondary; Education Facility, College, University, Business or Trade; and Public use on property located at 260 WEAVER STREET, ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2040038403.
 - Staff Comments
 - Applicant Comments
 - Public Comments
6. Committee Reports (None)
7. Old Business (None)
8. New Business
 - 8.1. Approval of the Planning Commission Meeting Calendar Dates for 2026
 - 8.2. Zoning Map Discussion
9. Report of the Planning & Zoning Administrator
10. Adjournment

**TOWN OF ROCKY MOUNT
PLANNING COMMISSION
REGULAR MEETING MINUTES
September 2, 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 August 5, 2025, for its regular monthly meeting with Chair Bud Blanchard presiding.

Commission Members Present:

- Chair Bud Blanchard
- Vice Chair Bobby Thompson
- Janet Stockton
- Bill Ball
- Will Waller
- John Tiggle
- Ina Clements

Commission Members Absent:

- None

Staff Members Present:

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

Election of Officers:

Jessica Angle asked for nominations for Planning Commission Chair

Motion: Nominate Bud Blanchard as Chair

Motion By: Member Janet Stockton

Second: Member John Tiggle

Hearing no further nomination, Mrs. Angle closed the nominations for Chair

Jessica Angle asked for nominations for Planning Commission Vice Chair

Motion: Nominate Bobby Thompson

Motion By: Member Ina Clements

Second: Chair Bud Blanchard

Hearing no further nomination, Mrs. Angle closed the nominations for Vice Chair

Jessica Angle asked the members to reappoint the Planning Commission Secretary.

Motion: Reappoint Cherie Compton as Secretary

Motion By: Chair Bud Blanchard

Second: Member Janet Stockton

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 Ina Clements

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:

August 5, 2025 - Regular Meeting Minutes

Additions or Corrections: None

Motion: To approve minutes as presented

Motion By: Member Janet Stockton

Second: Member John Tiggle

Action: Approved by unanimous vote of members present

PUBLIC HEARINGS

Planning & Zoning Administrator Jessica Angle presented the proposed amendments to the Town's Zoning and Subdivision Ordinance. The Town will be considering multiple amendments relating to the use matrix, use standards, waivers and modifications. An open discussion ensued.

Motion: Recommend Town Council approve the amendments to the Town's Zoning and Subdivision Ordinance

Motion By: Member Janet Stockton

Second: Member Bill Ball

Action: Approved by unanimous vote of members present

REPORT OF PLANNING & ZONING ADMINISTRATOR

Zoning Administrator Jessica Angle presented several Planning & Zoning updates.

REPORT OF COMMITTEES

None at this time

OLD BUSINESS

None at this time

NEW BUSINESS

None at this time

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

ADJOURNMENT

Motion to Adjourn By: Member John Tiggle

Second: Member Ina Clements

Action: Approved by a unanimous vote of members present

Time of Adjournment: 6:23 p.m.

Bud Blanchard, Chair

ATTEST:

Cherie Compton, Secretary



STAFF REPORT

PETITIONER: Franklin County

REQUEST: Special exception permit under Article 6-3 to allow:
Education Facility, Primary or Secondary
Education Facility, College, University, Business or Trade
Public use

LOCATION: 260 Weaver Street, Rocky Mount, VA
TAX PARCEL: 2040038403

HEARING DATE: Planning Commission, October 7, 2025
Town Council, October 20, 2025

EXECUTIVE SUMMARY:

County of Franklin is requesting a special exception permit under Article 6-3 to allow Education Facility, Primary or Secondary; Education Facility, College, University, Business or Trade; and Public use on property located at 260 WEAVER STREET, ROCKY MOUNT, VA, 24151, Franklin County Tax Map and Parcel Number 2040038403. The applicant intends to develop the parcel to include the Career and Technical Education facility for Franklin County Public Schools, the E911 dispatch center, and administrative headquarters for Franklin County Department of Public Safety. The property is zoned M1- Industrial Limited; therefore, a special exception permit is required for these uses.

I. APPLICABLE REGULATIONS:

M1, Industrial, Limited. The intent of this District is to provide sufficient space in appropriate locations for less intense industrial uses, such as research facilities, wholesale, warehousing, light industrial, and heavy commercial uses. Uses should occur mostly in enclosed buildings or be screened from view, and activities should not create a danger to health and safety in surrounding areas nor create off-site noise, vibration, smoke, dust, lint, odor, heat, or glare.

Definitions

Educational facility, primary or secondary. *A public, private, or parochial school offering instruction at the primary, elementary, junior, and/or senior high school levels in the branches of learning and study required to be taught in the public schools of the Commonwealth of Virginia.*

Education facility, college, university, business, or trade. *An educational institution authorized by the Commonwealth of Virginia toward certificate, license, associate, baccalaureate or higher degrees, and facilities associated with it. This term includes academic buildings, administrative facilities, dormitories, special housing, parking areas, dining halls, and other physical plants associated with the college, university, business, or trade school use.*

Public use. Facilities or the use of land, exclusively for public purposes, by any department or branch of the federal government, Commonwealth or any political subdivision, public authority, or any combination thereof. This use includes emergency services such as fire stations, police stations, and ambulance services, and shall not include Educational Facilities, Public Parks and Recreation, or Utility Service (major or minor) as defined in this Ordinance.

II. EXISTING CONDITIONS: (Provided by the applicant)

Existing Conditions:

“The property is locally known as the former Mod-U-Kraf Facility. Mod-U-Kraf operated the facility for two decades at this location producing various shapes and sizes of manufactured homes but has ceased manufacturing since ca. 2018. Originally developed and used as a manufacturing plant, the 2-story front office modular structure and the pre-engineered metal building is served by all public utilities including fire service, domestic water service, sanitary sewer service, propane, power, and communications. Most of the interior build-out of the offices can be repurposed and the high-bay manufacturing spaces are well-suited for the County and for CTE programs offered by Franklin County Public Schools. Proximity to nearby commerce allows valuable opportunities for partnerships between these programs and adjacent industry.

The existing site conditions have remained virtually unchanged over the last seven years. While only a few samples of manufactured homes and some storage remain, the internal works of the manufacturing processes have been removed. All utilities have remained intact, and the grounds have been maintained but at a slightly lesser degree. Parcel #2040038403 is approximately 80% covered with either building, pavement, or gravel surfaces. Vegetation in places has thickened and matured within the wooded portions of the site. Due to convenience for large products and large vehicles, the site currently utilizes an undefined or structured traffic pattern for onsite circulation for its manufacturing processes. Main office or administrative functions at the front 2-story modular structure provide more commercial and pedestrian-friendly accommodations for parking, access, and handicapped accessibility.

Storm drainage on the parcel originates at the main structure and emanates in all directions. Storm runoff is managed by three existing detention basins located in the northeast corner of the site along Weaver Street, the northwest corner along Weaver Street, and at the southwest corner of the parcel.

Besides the main administrative and manufacturing structures, the site contains several smaller structures of various sizes and purposes that were erected in or about the year 2000. All structures appear to be in useful condition.”

III. PROPOSED CONDITIONS: (Provided by the applicant)

“Development of the parcel intends to repurpose the existing facility for three main uses:

- *Career and Technical Education (CTE) facility for Franklin County Public Schools*
- *Public Uses*
 - *E911 dispatch center for the Franklin County Sheriffs Office*
 - *Administrative headquarters for Franklin County Department of Public Safety*
 - *Emergency Operation Center (EOC)*

Programming for the CTE Facility will utilize the pre-engineered metal building structures. The proposed CTE Programs will focus on high school age students and may include, but are not limited to, Business, Automotive, Building Trades, Agriculture, Health Sciences, TV/Digital & Music, Technology, JROTC, Culinary Arts, Family & Consumer Science. Support services for these programs include administration, offices, conference space, work rooms, and auditorium/lecture spaces. Other spaces include training, flex space, secondary office space, and mechanical, janitorial and storage spaces.

The County has also programmed an E911 Dispatch Center, emergency operations center, training facilities, and an Administrative Headquarters to be located on the property. These spaces will occupy the front 2-story modular structure and utilize space on both floors.

The E911 Dispatch Center is proposed to occupy the 2nd floor and consist of open office space surrounded by IT, IT Backup, training and huddle rooms, storage, sleeping quarters, restrooms, a break room and the Assistant Director's Office.

Public Safety functions will occupy the first floor and include administrative spaces, IT, work rooms, records storage, training/EOC, break out rooms, evidence storage, and offices.

The above uses would intend to reuse or repurpose with any necessary improvements or modification all of the existing public utility services including fire service, domestic water service, sanitary sewer service, propane, power and communications.

The County proposes a Special Exception approval on Parcel ID #2040038403 within the current Industrial M-1 zoning to allow these uses to co-exist on the same property. The County proposes to leave the remaining Parcel ID #2040038400 zoned as Industrial M-1 to allow for development of that property for industrial use. This south parcel will utilize an entrance off Industrial Avenue. The exact use of this parcel is undetermined at this time.

Site Development:

The site will be divided to separate traffic between the Public Uses, County Emergency Services, and Public Schools functions. A new entrance and revised parking area will differentiate between the two but allow after-hours or large function shared use. No other roadway improvements would be required to support the proposed uses.

The Public Safety functions will draw typical 8am-5pm staff traffic with limited staff overnight to maintain the dispatch center, any evening training events, EOC activation, etc. Standard vehicles and standard parking arrangements for auto access and parking is provided. Onsite storage of emergency equipment and vehicles will be placed in a designated location onsite or within vehicle maintenance and storage bays. Impound processing and evidence storage will be secured.

The CTE component on the property will develop the western side of the structure for its main entrance, bus drop-off, and parking. Programs will draw students and staff during typical 8am- 5pm hours. Adult evening training classes may be offered after hours which will coincide with decreased local traffic conditions. Bus service for the students will be provided in the morning, at midday, and in the afternoon. Students will utilize the bus service which is expected to be 6- 10 buses three times daily with occasionally more in the morning due to block scheduling. Pre-school programming that was considered at one time has now been omitted from the proposed services and will continue at the current high school location. Periodic tractor-trailer service is anticipated for material delivery and tiny house (sic) building trades. Access has been anticipated for vehicular maneuvering onsite and will utilize a standard commercial entrance onto Weaver Street. Staffing for the CTE facility is expected to be around (50) employees including administration, instruction, nurse, custodial, etc.

Overall, the volume of vehicular traffic per day should be less than would be expected for a multi-shift manufacturing facility of this size. It will also be less than the 150 employees formerly working at the Mod-U-Kraf facility at its height of operation. With less overall traffic and lower weight vehicles per day than manufacturing, the uses at this site should project less impact or degradation to the roadway and infrastructure within the industrial park than fully occupied manufacturing at this same location. As noted on the concept plan, an additional driveway entrance to the property from Weaver Street is proposed to separate traffic for the emergency services uses from the CTE traffic. Upon receiving the proper zoning approvals from the Town, more detailed engineering plans will be developed for site layout and stormwater management as well as more detailed engineering and architectural design for the interior spaces.”

An approximate Schedule for next steps would include the following:

<i>Task</i>	<i>Duration</i>
<i>Property Purchase</i>	<i>Complete</i>
<i>Update Program & Conceptual Layout</i>	<i>6 weeks</i>
<i>Schematic Design</i>	<i>9 weeks</i>
<i>Design Development</i>	<i>12 weeks</i>
<i>Construction Documents</i>	<i>16 weeks</i>
<i>Bidding</i>	<i>4 weeks</i>
<i>Contract</i>	<i>3 weeks</i>
<i>Construction</i>	<i>16 months</i>

IV. CONFORMANCE WITH COMPREHENSIVE PLAN:

Conformance:

- Expansion of Career and Technical Education opportunities

Nonconformance:

- Reduction of available industrial land

V. STAFF ANALYSIS:

Planning Staff identified both merits and risks with the proposal as presented.

Merits:

- Expansion of Career and Technical Education opportunities
- New use of a currently vacant property

Risks:

- The increased presence of non-commercial traffic, including school buses and student drivers, within areas of concentrated industrial activity has raised safety and congestion concerns due to the heightened potential for conflicts.
- Potential for land use conflicts
- Loss of potential employment opportunities and tax revenue given the proposed public uses.

Staff Analysis and Recommendation:

While approval of this request will reduce the overall supply of land available for industrial development, staff finds that the proposed uses provide substantial public benefit. The establishment of expanded education facilities will increase capacity for trades and technical training, addressing a growing need within the Town and County to support workforce development and career readiness. Additionally, the inclusion of E-911 and public safety offices enhances the delivery of public services, which are critical to the protection and well-being of citizens.

Staff believes that, with appropriate conditions and design considerations, potential impacts to the industrial district can be minimized. Requiring appropriate transitional buffering will help limit potential impacts or conflicts with surrounding parcels. Ensuring that all proposed uses are fully constructed prior to occupancy addresses concerns related to the timely delivery of the Career and Technical Education (CTE) facility. Furthermore, restricting incompatible uses within the same parcel as the educational facilities reduces the likelihood of conflicts or negative effects on the school, supporting both the long-term functionality of the site and its compatibility with surrounding development. Although the County has indicated that no traffic impacts are anticipated from the proposed development, the potential for future conflicts cannot be ruled out. To address this, staff recommends a condition requiring the County to fund any traffic improvements that may become necessary as a result of the development.

In conclusion, the proposed uses are complementary to community needs, provide essential services, and strengthen both the educational and public safety infrastructure of the community. Therefore, staff recommends that the Planning Commission and Town Council approve the special exception request, subject to the following conditions:

Recommended Conditions:

1. **Site Development** – Development of the property shall be in substantial conformance with the submitted application and any accompanying conceptual site plan. The site plan must include all structures and uses (CTE, Public Safety offices, and E911 Dispatch Center) and all construction completed for all uses prior to occupancy of any structures on the site.
2. **Screening and Buffering** – Adequate transitional screening and buffering shall be provided along property lines adjoining industrial parcels to minimize potential land use conflicts. Adequacy of screening and buffering shall be determined by the Zoning Administrator.
3. **Traffic Management** – Any traffic/road improvements that are deemed necessary by Franklin County, Franklin County Public School or the Town of Rocky Mount within five years of opening, will be funded by Franklin County. After five years, Franklin County will be responsible for 75% of such costs. All traffic/road improvements must be approved by Town and meet all Town and VDOT requirements.
4. **Performance and Timeline Requirements by the Zoning Ordinance:**
(D) A Special Exception Permit shall expire upon the first to occur of the following:
 - (1) If the applicant does not obtain Site Plan approval or commence the use granted by the Special Exception Permit within one (1) year (or such longer time as the governing body may approve) from the date of the approval;
 - (2) If an activity operating under an approved Special Exception Permit ceases for a period greater than 2 years; or
 - (3) Upon expiration of a Site Plan for the use granted by the Special Exception Permit.
5. **Restrictions on Uses** – Due to incompatibility with the proposed CTE use, no twenty-four-hour emergency services other than E911 Dispatch and the Emergency Operations Center will be allowed on the property. No fire trucks or ambulances will be located at or sent out from the facilities on the property.

POSSIBLE MOTIONS:

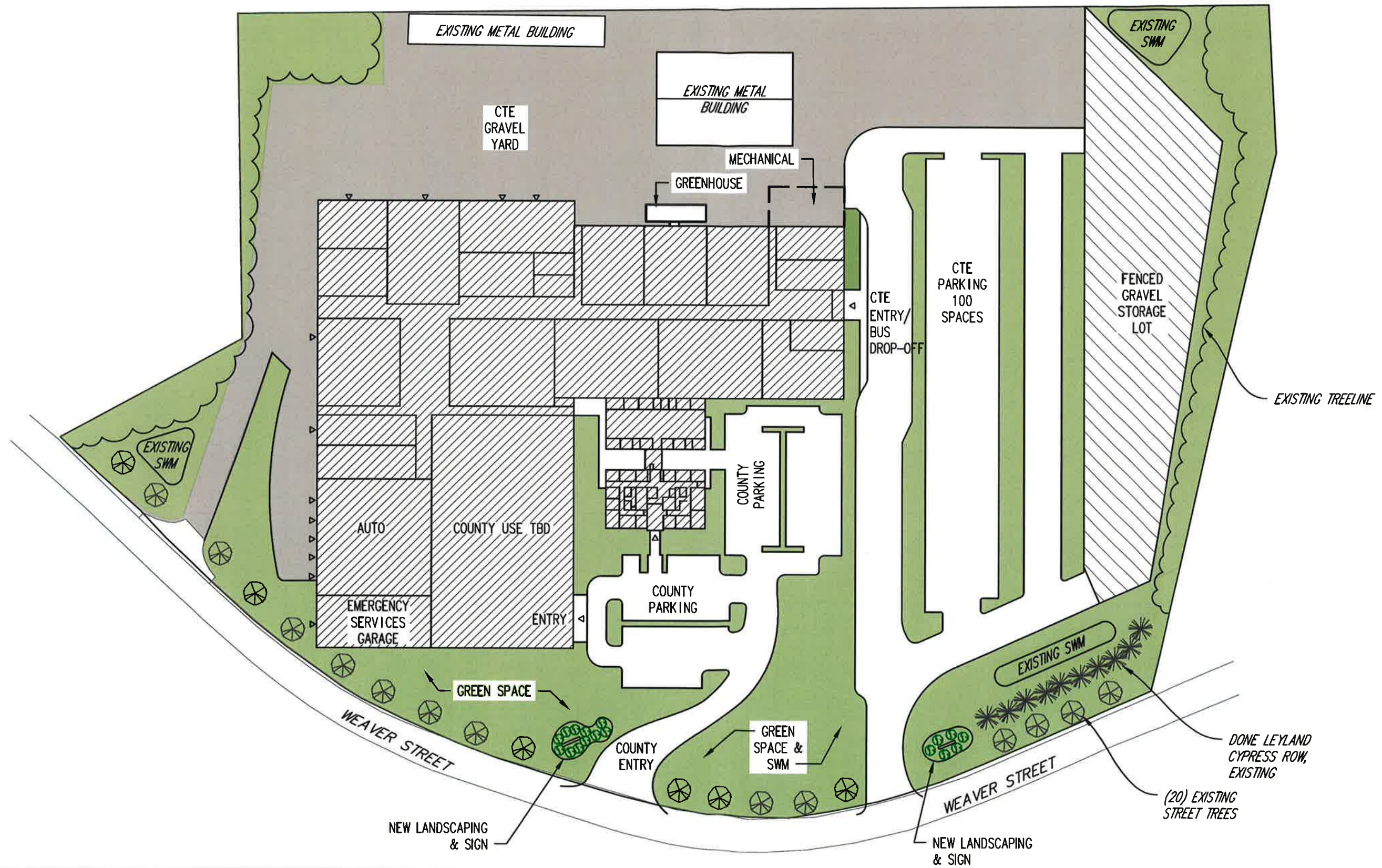
Approval:

I move to recommend that Town Council approve the special exception request to permit Education Facility, Primary or Secondary; Education Facility, College, University, Business or Trade; and Public Use on tax map parcel 2040038403, subject to the conditions recommended by staff.

Denial:

I move to recommend Town Council deny the special exception permit for Tax Map Parcel 2040038403 (on the following grounds, if needed):

PREPARED BY: Jessica L. Angle, Planning & Zoning Administrator





September 15, 2025

Town of Rocky Mount
C/O Jessica L. Angle, CZA
Planning and Zoning Administrator
345 Donald Avenue
Rocky Mount, VA 24151

Re: Special Exception/Use Application – Tax Map Parcel ID #2040038403

Dear Mrs. Angle:

I write on behalf of Franklin County regarding Tax Map Parcel ID #2040038403 identified as 260 Weaver Street, Rocky Mount, VA. The County Board of Supervisors has purchased the property and intends to develop it for public use as a Career Technical Education (CTE) facility for Franklin County Public Schools, in addition to serving as a E-911 dispatch center under the Franklin County Sheriff and administrative headquarters for Franklin County Department of Public Safety.

As the Town has not yet acted on the County's request to rezone the property from Industrial M-1 to Commercial Office General C-2 to allow the uses identified above but has recently approved amendments to the Town's Zoning ordinance to allow the following uses in the Industrial M-1 Zoning district by Special Exception/Use:

- Education Facility, Primary or Secondary
- Education Facility, College, University, Business or Trade
- Public Use

The County is hereby enclosing for filing with your office an application for Special Exception/Use on Parcel 2040038403, totaling approximately 18 acres, to allow proposed uses on this Industrial M-1 property.

COUNTY ADMINISTRATOR
1255 FRANKLIN STREET, SUITE 112
ROCKY MOUNT, VIRGINIA 24151
(540) 483-3030
administration@franklincountyva.gov
www.franklincountyva.gov

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions or require additional documentation. The County has also sought assistance from Mike Rakes, P.E. from Spectrum Design, to assist us in these continued efforts to gain town zoning approval of these uses.

Sincerely,

A handwritten signature in cursive script that reads "Christopher J. Whitlow". The signature is written in black ink and is positioned above the printed name and title.

Christopher Whitlow
County Administrator

Cc: Robert Wood, Town Manager



September 11, 2025

Revised September 24, 2025

Franklin County Special Exception Request – Parcel #2040038403

SUMMARY

Through a partnership between Franklin County and the Franklin County Public Schools the County intends to purchase and develop the parcel located at 260 Weaver Street, Rocky Mount, Virginia, Tax Map Parcel ID #2040038403. Using the approach of adaptive reuse, the proposed development includes renovations for a Career and Technical Education (CTE) facility for Franklin County Public Schools, as well as public uses including a E911 dispatch center for the Franklin County Sheriff's Office, and administrative headquarters for the Franklin County Public Safety Department.

Following this narrative are illustrations including Proposed Property Assets, a Conceptual Site Plan, Potential Space Use Concept Plans for the existing 2-story modular structure and the pre-engineered metal building structures, and Example CTE Images.

Existing Conditions:

The property is locally known as the former Mod-U-Kraf Facility. Mod-U-Kraf operated the facility for two decades at this location producing various shapes and sizes of manufactured homes but has ceased manufacturing since ca. 2018. Originally developed and used as a manufacturing plant, the 2-story front office modular structure and the pre-engineered metal building is served by all public utilities including fire service, domestic water service, sanitary sewer service, propane, power, and communications. Most of the interior build-out of the offices can be repurposed and the high-bay manufacturing spaces are well-suited for the County and for CTE programs offered by Franklin County Public Schools. Proximity to nearby commerce allows valuable opportunities for partnerships between these programs and adjacent industry.

The existing site conditions have remained virtually unchanged over the last seven years. While only a few samples of manufactured homes and some storage remain, the internal works of the manufacturing processes have been removed. All utilities have remained intact, and the grounds have been maintained but at a slightly lesser degree. Parcel #2040038403 is approximately 80% covered with either building, pavement, or gravel surfaces. Vegetation in places has thickened and matured within the wooded portions of the site. Due to convenience for large products and large vehicles, the site currently utilizes an undefined or structured traffic pattern for onsite circulation for its manufacturing processes. Main office or administrative functions at the front 2-story modular structure provide more commercial and pedestrian-friendly accommodations for parking, access, and handicapped accessibility.

Storm drainage on the parcel originates at the main structure and emanates in all directions. Storm runoff is managed by three existing detention basins located in the northeast corner of the



site along Weaver Street, the northwest corner along Weaver Street, and at the southwest corner of the parcel.

Besides the main administrative and manufacturing structures, the site contains several smaller structures of various sizes and purposes that were erected in or about the year 2000. All structures appear to be in useful condition.

Proposed Uses:

Development of the parcel intends to repurpose the existing facility for these main uses:

- Career and Technical Education (CTE) facility for Franklin County Public Schools
- Public Uses
 - E911 dispatch center for the Franklin County Sheriff's Office
 - Administrative headquarters for Franklin County Department of Public Safety
 - Emergency Operations Center (EOC)

Programming for the CTE Facility will utilize the pre-engineered metal building structures. The proposed CTE Programs will focus on high school age students and may include, but are not limited to, Business, Automotive, Building Trades, Agriculture, Health Sciences, TV/Digital & Music, Technology, JROTC, Culinary Arts, Family & Consumer Science. Support services for these programs include administration, offices, conference space, work rooms, and auditorium/lecture spaces. Other spaces include training, flex space, secondary office space, and mechanical, janitorial and storage spaces.

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management as well as more detailed engineering and architectural design for the interior spaces.
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<u>Task</u>	<u>Duration</u>
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Update Program & Conceptual Layout	6 weeks
Schematic Design	9 weeks
Design Development	12 weeks
Construction Documents	16 weeks
Bidding	4 weeks
Contract	3 weeks
Construction	16 months

Respectfully submitted:

A handwritten signature in black ink, appearing to read "M. Rakes". The signature is fluid and cursive, with a long horizontal stroke at the end.

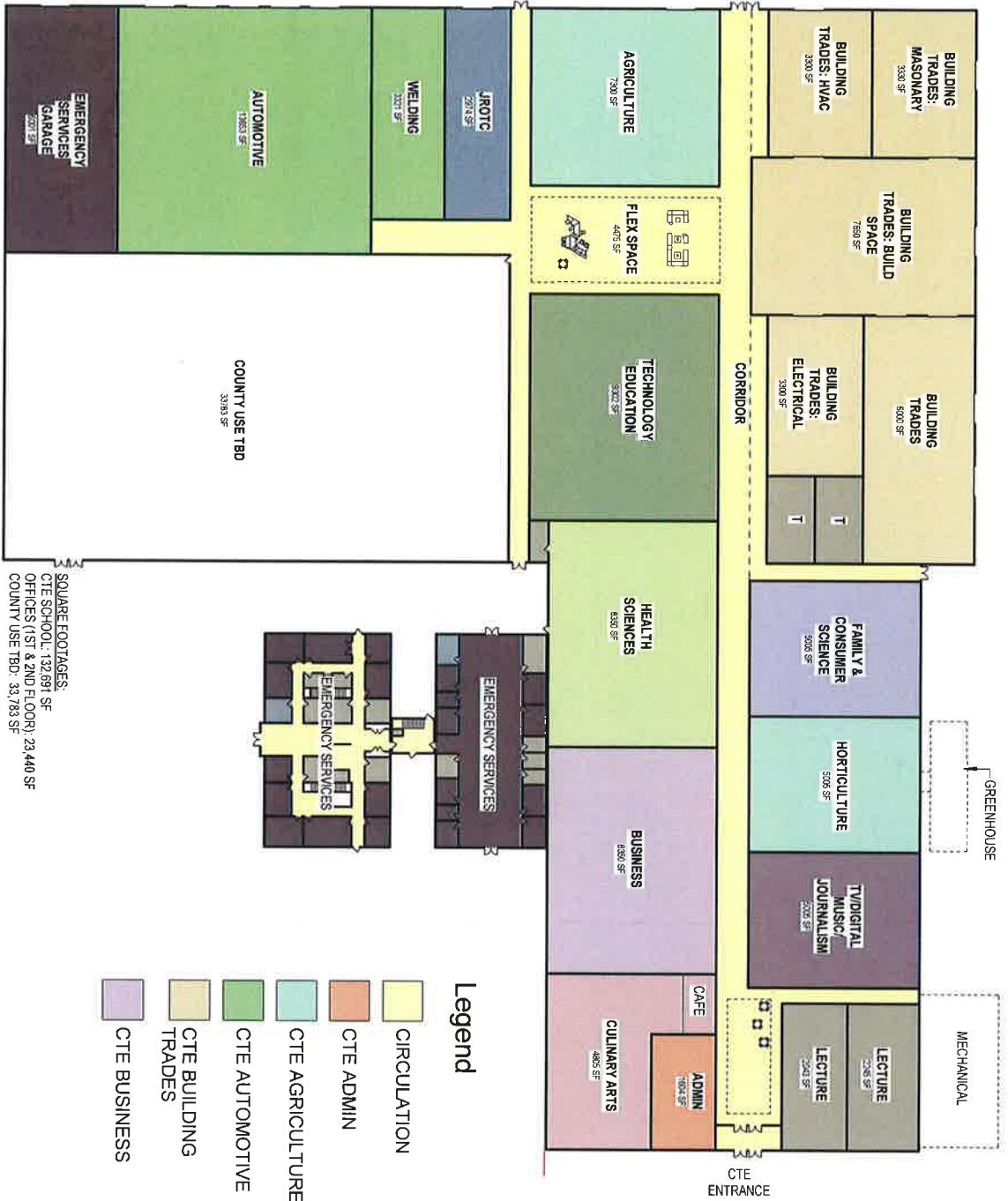
Michael A. Rakes, P.E.
SPECTRUM DESIGN, P.C.



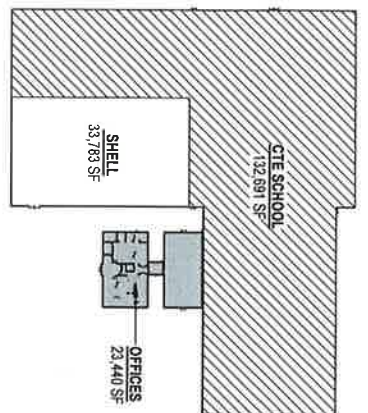
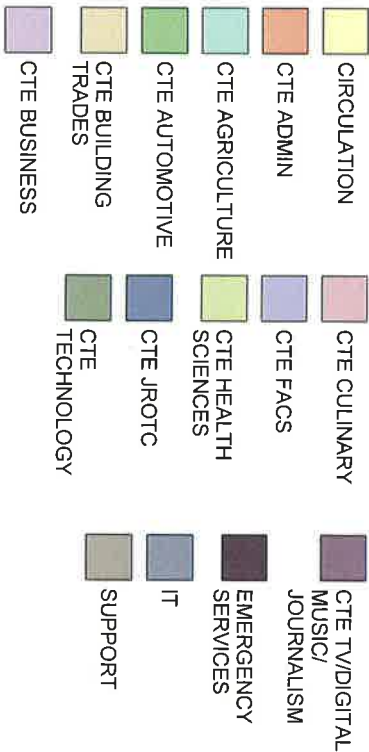
206 WEAVER STREET, ROCKY MOUNT, VA
**FRANKLIN COUNTY SPECIAL
EXCEPTION REQUEST**

SEPTEMBER 15, 2025





SQUARE FOOTAGES:
 CTE SCHOOL: 132,691 SF
 OFFICES (1ST & 2ND FLOOR): 23,440 SF
 COUNTY USE TBD: 33,783 SF



FRANKLIN COUNTY
POTENTIAL SPACE USE CONCEPT PLAN



CTE FACILITY EXAMPLES



ENTRY/LOBBY



CLASSROOM/LAB SPACE

CTE FACILITY EXAMPLES



STEM CLASSROOM



FLEXIBLE AREAS

CTE FACILITY EXAMPLES



AUTOMOTIVE



OFFICE SPACES

NOTES

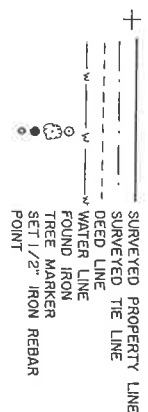
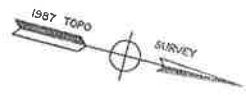
- 1. LEGAL REFERENCE: PORTION OF DEED BOOK 185, PAGE 410
ALL OF DEED BOOK 439, PAGE 130
PORTION OF DEED BOOK 439, PAGE 124
PORTION OF DEED BOOK 376, PAGE 606
DEED BOOK 369, PAGE 470
- 2. TAX REFERENCE: PORTION OF 204-00-384
PORTION OF 204-00-384.03
PORTION OF 204-00-384.04
PORTION OF 204-00-389
SEE SHEET 204.01
- 3. PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE C.
- 4. SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 5. TRACT A IS A 5,000 ACRE PORTION OF DEED BOOK 185, PAGE 410 (TAX PARCEL 204-00-384) BEING CONVEYED TO THE FRANKLIN COUNTY - ROCKY MOUNT INDUSTRIAL PARK BY HOWARD L. WRAY. TRACT F IS A 2,733 ACRE PORTION OF DEED BOOK 185, PAGE 410 (TAX PARCEL 204-00-384) BEING CONVEYED TO THE FRANKLIN COUNTY- ROCKY MOUNT INDUSTRIAL PARK BY HOWARD L. WRAY. TRACT D IS A 0.254 ACRE PORTION OF DEED BOOK 439, PAGE 124 (TAX PARCEL 204-00-384.04). TRACT E IS A 1,605 ACRE PORTION OF DEED BOOK 376, PAGE 606 (TAX PARCEL 204-00-389) TRACT B IS THE REMAINDER OF ORIGINAL TRACT 5, DEED BOOK 439, PAGE 130 AND DEED BOOK 439, PAGE 124. REVISED TRACT 5 CONSISTS OF TRACT A (5,000 ACRES), TRACT B (11,378 ACRES), AND TRACT E (1,605 ACRES) FOR A TOTAL OF 17,983 ACRES. REVISED TRACT 1 CONSISTS OF ORIGINAL TRACT 1 (123,568 ACRES) PLUS TRACT F (12,733 ACRES) FOR A TOTAL OF 250,822 ACRES (BY DEED). ALL OLD LINES ARE TO BE VACATED AS SHOWN.



SURVEY FOR

REVISED TRACT 5

FRANKLIN COUNTY - ROCKY MOUNT INDUSTRIAL PARK
TOWN OF ROCKY MOUNT
FRANKLIN COUNTY VIRGINIA
SURVEYED AUGUST 26, 1994
JOB NUMBER: 237-94
SHEET ONE OF TWO
REVISED SEPTEMBER 21, 1994



SCALE: 1" = 100'



1. PHILIP W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PORTION OF DEED BOOK 185, PAGE 410, DB. 439, PG. 124, DB. 376, PG. 606 & ALL OF DEED BOOK 439, PAGE 130, AND DB. 369, PG. 470) THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1/10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND IN PORTION OF DEED BOOKS 185, PAGE 410, DB. 439, PG. 124, DB. 376, PG. 606, AND ALL OF DEED BOOKS 439, PAGE 130, AND DB. 369, PG. 470; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF ROCKY MOUNT SUBDIVISION ORDINANCE.

WITNESS MY HAND AND SEAL THIS 22 DAY OF SEPT., A.D. 1994.

Philip W. Nester
PHILIP W. NESTER LS 1399

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED, CERTIFY THAT I/WE HAVE HEREBY DEDICATED TO PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS, AND OTHER PUBLIC AREAS ON THIS PLAT. I/WE FURTHER CERTIFY THAT PHILIP W. NESTER SURVEYED AND MADE THIS PLAT AT MY/OUR DIRECTION, AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF A TRACT OF LAND CONVEYED TO ME/US BY A DEED RECORDED IN PORTION OF DEED BOOKS 185, PAGE 410, DB. 439, PG. 124, DB. 376, PG. 606, AND ALL OF DEED BOOKS 439, PAGE 130, AND DB. 369, PG. 470, TOWN OF ROCKY MOUNT, FRANKLIN COUNTY, VIRGINIA.

OWNER: *Howard L. Wray*
OWNER: *Carl P. Wray*
OWNER: *Mark J. Wray*
OWNER: *Town of Rocky Mount, Town Neighbors*

THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF September 1994.

NOTARY PUBLIC: *Philip W. Nester*
MY COMMISSION EXPIRES: *September 30, 1994*

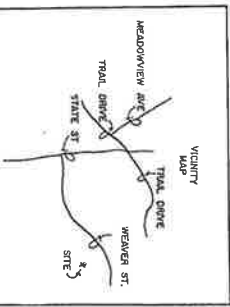
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA THIS PLAT WAS PRESENTED ON THIS 22 DAY OF SEPTEMBER 1994 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 10 O'CLOCK A.M.

TESTEE: _____ BY _____
CLERK DEPUTY CLERK



Approved for recordation as the 5 acre parcel and 2.733 acre parcel adjoin land already owned by Grantees. Any resale must conform with Subdivision Ordinance.

Charles L. Whitlow
Charles L. Whitlow
Planning & Zoning Administrator



Franklin County Public Schools

Career & Technical Education Center Update

May 2025

FCHS CTE Enrollment Numbers

- Number of CTE classes requested 24/25 - 4773
- Number of Students taking at least 1 CTE class 24/25 - 1529 (app. 82%)
- Total number of CTE credits attempted in 24/25 - 2998
- Over 450 Industry Certifications Earned so far in 24/25

CTE Enrollment Numbers vs. Requested

Trade and Industry

- HVAC I
 - Students Requested - 94
 - Student Enrolled - 31
- Plumbing I
 - Students Requested - 84
 - Students Enrolled - 35
- Masonry I
 - Students Requested - 147
 - Students Enrolled - 62
- Carpentry I
 - Students Requested - 164
 - Students Enrolled - 32
- Electricity I
 - Students Requested - 143
 - Students Enrolled - 67

Trade and Industry Cont'd

- Automotive Service Technology
 - Students Requested - 85
 - Students Enrolled - 64
 - Collision Repair
 - Students Requested - 118
 - Students Enrolled - 62
- ### Family and Consumer Science
- Child Development and Parenting
 - Students Requested - 239
 - Students Enrolled - 46
 - Introduction to Culinary Arts
 - Students Requested - 249
 - Students Enrolled - 78

CTE Enrollment Numbers vs. Requested cont'd

Agriculture

- Introduction to Power Systems
 - Students Requested - 154
 - Students Enrolled - 117
- Introduction to Animal Systems
 - Students Requested - 157
 - Students Enrolled - 79
- Foundations of Agriculture
 - Students Requested - 93
 - Students Enrolled - 40

Health Occupations

- Medical Terminology
 - Students Requested - 131
 - Students Enrolled - 56
- Intro to Health and Medical Sciences
 - Students Requested - 166
 - Students Enrolled - 99
- Television Production
- Television and Media Production I
 - Students Requested - 141
 - Students Enrolled - 38

Issues & Concerns with Current Facilities

- Safety & security issues with West Campus
- Lack of classroom space for bookwork
- Lab space doesn't meet OSHA guidelines for maximizing class sizes
- Courses currently scattered across campus and to off campus sites (HVAC) due to space limitations.
- No flexible space to expand programs or incorporate new programs into our CTE offerings

CTE Programs to Remain on FCHS Campus

- Early Childhood Education
- Some Business Courses
- JROTC
- 2 AG Teachers needed for Plant & Animal Science

Current Courses to Move to the New Facility

- 2 AG Classes- Power Systems
- Culinary Arts
- Auto Collision Repair
- Automotive Servicing
- HVAC
- Plumbing
- Carpentry
- Masonry
- Electricity
- Criminal Justice
- Television Production
- Some Business Courses
- Health Occupations Classes- CNA & Medical Assistants
- Technology Education- Robotics, Drafting, & Cybersecurity

Potential New CTE Courses Available with a New Facility

- Cosmetology
- Firefighting
- Mechatronics
- EMT/Paramedics
- Pharmacy Tech
- Heavy Equipment Operation

** -We also plan to move some core classes (math, science, social studies, & English) to the new facility in order to cut down on students being transported back and forth multiple times during the day.*

Transportation Plan

- All students would first report to the main campus of FCHS to be transported to the new CTE Center (similar to how it works for the Franklin Center)
- We estimate that it would take approximately six or seven buses to get students to the CTE center for first block.
- Since some of the CTE blocks are double blocked and with the availability of Core classes at the CTE Center, we estimate that the buses traveling between each block during the day could be reduced to 3-4
- All students would be transported back to FCHS for dismissal.



FRANKLIN COUNTY PUBLIC SCHOOLS

Office of Superintendent

25 Bernard Road • Rocky Mount, VA 24151-6614
(540) 483-5138 • FAX (540) 483-5806

March 7, 2025

**Mr. Ronnie Thompson, Chairman
Franklin County Board of Supervisors
1255 Franklin St.
Rocky Mount, VA 24151**

Dear Chairman Thompson,

Please accept this letter of support on behalf of the faculty, staff, and School Board members of Franklin County Public Schools for the purchase of the Mod-U-Kraf building in Rocky Mount, VA. We are very excited about the possibility of partnering with the county to use a portion of the site for the development of a new Career and Technical Education Center for Franklin County High School. Our CTE Administrator, Mr. Curtis Bumgardner, and I recently had the opportunity to tour the site with county staff and believe that the location and facilities make it an excellent choice for a project of this scope and size.

The development of a new Career and Technical Education Center for the students of Franklin County has been community goal for many years and we genuinely appreciate everything that the Franklin County Board of Supervisors has done to get us to this point. As you know, our current facility is inadequate for housing programs that meet the needs of the modern workforce and our space limitations prevent us from maximizing enrollment in our high-demand programs resulting in dozens of Franklin County students being denied access each year to programs that could lead to viable employment opportunities after graduation. The creation of a new state-of-the-art CTE facility on the Mod-U-Kraf site would help us expand our program offerings and significantly increase the number of students who can participate in our available courses.

Thank you for considering the contents of this letter as you move forward with the process of evaluating the possible purchase of this site. Please don't hesitate to reach out if there is anything that the School Board Members, school personnel, or I can do to assist in the work that the Franklin County Board of Supervisors and county staff will doing in the coming months.

Sincerely,

**Kevin W. Siers, Ed. D.
Division Superintendent**

May 19, 2025

Franklin County Board of Supervisors
1255 Franklin Street, Suite 112
Rocky Mount, VA 24151

Subject: Proposed Career and Technical Education Center

Dear Board Members:

We would like to express our support of the proposed Career and Technical Education Center. We believe this is a necessity for the future of this County. The children of our County, for years to come, will benefit from this facility.

We appreciate all your time and efforts to see this through, and also appreciate the commitment you show to the agriculture community.

Respectfully,

The Hodges Family
Randy, Sue and Lindsey
11100 B. T. Washington Hwy.
Wirtz, VA 24184

May 19, 2025

The Honorable Ronnie Thompson, Chairman
Franklin County Board of Supervisors
1255 Franklin St.
Rocky Mount, VA 24151

Dear Mr. Chairman:

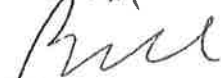
The Franklin County Republican Committee strongly supports the purchase of the Mod-U-Kraf property for the future CTE facility.

This will be an important investment in our students. A skilled workforce is the backbone for our economical growth. Our students deserve the opportunity to be educated in a state of the art vocational facility with the latest technology.

We applaud the innovative approach your board has taken to purchase an existing facility to be retro fitted, thereby saving taxpayers an estimated \$40 to \$50 million dollars.

Thank you for your continued leadership to advance the quality of life and education in our county.

Sincerely,



William L. Cooper, III
Chairman

Cc: Supervisors- Carter, Mitchell, Quinn, Smith, Tatum, Jamison
C. Whitlow, County Administrator
B. Carter, Director of Finance

**FRANKLIN COUNTY
DEMOCRATIC
COMMITTEE**



5/19/2025
Ronnie Thompson
Chairman
Franklin County Board of Supervisors
1255 Franklin Street
Rocky Mount, VA. 24151

Chairman Thompson and members of the Franklin County Board of Supervisors:

On behalf of the Franklin County Democratic Committee, we are pleased to express our enthusiastic support for the proposed Career and Technical Education project at the vacant Mod-U-Kraf property. This initiative aligns with our commitment to foster the educational opportunities that will prepare our future workforce for the demands of the modern economy.

Career and technical education (CTE) is vital to equip our students with the practical skills and knowledge that will lead to meaningful employment and economic growth within our community. The proposed CTE facility promises to enhance workforce readiness, promote innovation, and provide pathways to well-paying careers for individuals across Franklin County.

We believe this project will not only strengthen our local economy but also create a more inclusive environment where all students have the opportunity to thrive. The FCDC of Franklin County is dedicated to supporting educational programs that build strong, resilient communities, and this CTE project is a shining example of such an initiative.

Thank you for your dedication in advancing education and workforce development. We stand ready to support this proposed CTE project in any way we can to ensure its success.

Sincerely,
Don Vineyard


Chairman
Franklin County Democratic Committee

Franklin County Farm Bureau



June 26, 2025

Jessica L. Angle
Planning & Zoning Administrator
Town of Rocky Mount
345 Donald Ave.
Rocky Mount, VA 24151

To Whom It May Concern:

On behalf of the Franklin County Farm Bureau, we are pleased to express our support for the proposed Career and Technical Education Center to be built on the vacant Mod-U-Kraf property.

This project does align closely with our organization's commitment to agricultural education and to expanding opportunities that will help prepare the future workforce of Franklin County. Career and technical education are vital for equipping our students with the practical skills and knowledge needed to pursue meaningful employment and contributing to our local economy.

We sincerely appreciate your efforts to advance the workforce development and create greater opportunities for our youth of Franklin County.

Sincerely,
Jason Thurman, President
Franklin County Farm Bureau

Friday June 27, 2025

Town of Rocky Mount Planning Commission
345 Donald Avenue
Rocky Mount, VA 24151

RE: Rezoning of Former Mod-U-Kraf Facility for Career and Technical Education Use

Dear Members of the Planning Commission,

On behalf of Cornerstone Building Brands, I am writing to express our strong support for the proposed rezoning of the former Mod-U-Kraf facility to allow for its reuse as a Career and Technical Education (CTE) training center.

Cornerstone Building Brands represents the leading manufacturer of external building products in the nation, and the Rocky Mount plant is the largest of their window sites, producing over five thousand windows and doors per day. As the largest employer in Franklin County, and with plans for an additional twenty percent growth over the next three years, we understand firsthand the importance of having a skilled and reliable workforce. The conversion of this facility into a CTE center represents an exciting and much-needed investment in the future of our workforce and community. Creating opportunities for students and adults to gain hands-on experience, and industry-recognized credentials, will directly benefit businesses like ours that are eager to hire locally trained talent.

Cornerstone Building Brands has representation on the CTE Advisory Committee, the Franklin County Economic Development Steering Committee, and we partner with the local school system in teaching *Lean Manufacturing* through the Go-Tec curriculum. Having a training center within town limits will ensure further potential for stronger collaboration between education providers and ourselves and other employers. We believe this project will serve as a long-term economic driver for the Town of Rocky Mount and Franklin County by aligning training programs with local industry needs.

We appreciate the Town's consideration of this rezoning request and fully support the initiative to bring new life and purpose to the Mod-U- Kraf site. Please feel free to contact me if you have any questions or would like to discuss how this project will positively impact our business and workforce.

Sincerely,
Charles D. Keffer III
Production Manager
Cornerstone Building Brands (Ply Gem Windows)
charles.keffer@cornerstone-bb.com

540-484-3358

OUR PORTFOLIO OF BRANDS





Jewell Machinery

19868 Virgil H Goode Hwy Rocky Mount VA 24151

540-483-3590 Phone 540-483-0013 Fax

jewellmachinery.com

July 28, 2025

Town of Rocky Mount Planning Commission
345 Donald Avenue
Rocky Mount, VA 24151

RE: Support for Rezoning of Former Mod-U- Kraf Facility for Career and Technical Education Use

Dear Members of the Planning Commission,

On behalf of Jewell Machinery here in Franklin County, I wanted to share our support for the proposed rezoning of the former Mod-U-Kraf facility so it can be used as a Career and Technical Education (CTE) training center.

As a local business, we know how important it is to have a skilled and dependable workforce. Turning this facility into a CTE center is a smart and much-needed investment in our community's future. Giving students hands-on training and real-world credentials will help companies like ours find qualified local talent—and that's something we're always looking for.

Having a training center right in town, especially in the industrial park, also opens the door for better collaboration between local employers and educators. We see this project as a win for everyone and a strong step toward long-term growth for Rocky Mount and Franklin County.

Thanks for considering the rezoning request. We're fully behind this idea and excited to see the potential it brings to the area. Feel free to reach out if you'd like to chat more about how this could help businesses like ours and support our workforce.

Sincerely,

Michael Jewell

Jewell Machinery

540-493-7423

michael@jewellmachinery.com



THE TENAMEC GROUP



July 29, 2025

Town of Rocky Mount Planning Commission
345 Donald Avenue
Rocky Mount, VA 24151

RE: Support for Rezoning the Former Mod-U-Kraf Facility for Career and Technical Education Use

Planning Commission Members,

The Roanoke Regional Chamber of Commerce writes to express our strong support for the proposed rezoning of the former Mod-U-Kraf facility to allow for its reuse as a Career and Technical Education (CTE) training center.

The Roanoke Regional Chamber's mission is to promote, stimulate, and improve business. We strive to improve the community and economy by maximizing the business climate of the current generation for future generations. One of ways we do this is by influencing public policy and taking positions on issues that we believe propel the region to future growth.

As the region's voice for the business community, we understand the importance of having a skilled and reliable workforce. The conversion of this facility into a CTE center represents an exciting and much-needed investment. Creating opportunities for students and adults to gain hands-on experience and industry-recognized credentials will directly impact businesses that desire and are eager to hire locally trained talent.

Keeping talent here in the region to live, work, play, and raise a family is critical. This facility has the opportunity to showcase that the Town of Rocky Mount & Franklin County are leaders in the talent attraction and workforce retention space.

Having a training center within town limits and the industrial park also enhances the potential for stronger collaboration between education providers and employers. We believe this project will serve as a long-term economic driver for the Town of Rocky Mount and Franklin County by aligning training programs with local industry needs.

This is a moment for the Town of Rocky Mount and Franklin County to lead the way on an important part of the region's trajectory.

We appreciate the Town's consideration of this rezoning request and fully support the initiative to bring new life and purpose to the Mod-U-Kraf site.

Please do not hesitate to reach out if you'd like to discuss the Chamber's support for this.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric RA".

Eric Sichau
President & CEO
Roanoke Regional Chamber of Commerce
esichau@roanokechamber.org; 540-682-2101

1948 Franklin Road SW Suite 200 | Roanoke, VA 24014 | 540.983.0700 | www.roanokechamber.org



August 4, 2025

Town of Rocky Mount Planning Commission
345 Donald Avenue
Rocky Mount, VA 24151

RE: Support for Rezoning of Former Mod-U- Kraf Facility for Career and Technical Education Use

Dear Members of the Planning Commission,

On behalf of SiteReach LLC, located in the Rocky Mount Industrial Park, we are writing to express our support for the proposed rezoning of the former Mod-U- Kraf facility to allow for its reuse as a Career and Technical Education (CTE) training center.

We believe this project represents an exciting and much-needed investment in our region's workforce, economic development, and future. The CTE center will provide students and adults in our community with direct access to hands-on experience and industry recognized training and credentials in skilled trades and technical fields. These pathways lead to high-demand, high-wage careers, and help close the skills gap that so many employers, including ourselves, are currently facing.

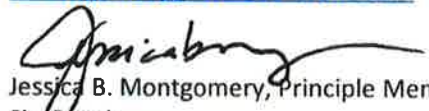
Locating the center within the industrial park is a strategic advantage. It creates unique opportunities for collaboration between local businesses and educators, allows for real-world learning environments, and strengthens the connection between training and employment.

As members of the business community, we believe that industrial parks must adapt and evolve. This initiative represents a positive, forward-thinking change that we feel is beneficial and aligned with our community's long-term success. We believe the potential benefits far outweigh any concerns.

We appreciate the Town's consideration of this rezoning request and fully support the initiative to bring new life and purpose to the Mod-U- Kraf site. Please feel free to contact us if you have any questions or would like to discuss how this project will positively impact our business and workforce.

Sincerely,


Brandon Montgomery, Principle Member
SiteReach LLC
bmontgomery@sitereachcrane.com


Jessica B. Montgomery, Principle Member
SiteReach LLC
jessica@sitereachcrane.com

Town of Rocky Mount Meeting Dates 2026

The following are the 2026 monthly meeting dates for Rocky Mount boards and Commissions that maintain a regular monthly meeting and filing schedule.

Town Council

Usually meets on the second Monday of each month at 6:00 p.m.

Meeting Date	Filing Date
Monday, January 12	Monday, December 15, 2025
Monday, February 09	Monday, January 12
Monday, March 09	Monday, February 09
Monday, April 13	Monday, March 16
Monday, May 11	Monday, April 13
Monday, June 08	Monday, May 11
Monday, July 13	Monday, June 15
Monday, August 10	Monday, July 13
Monday, September 14	Monday, August 10
Monday, October 19 (Closed October 12 for Columbus Day)	Monday, September 14
Monday, November 09	Tuesday, October 13
Monday, December 14	Monday, November 09

Planning Commission

*Make planning & zoning policy recommendations to the Town Council.
Usually meets on the first Tuesday of each month at 6:00 p.m.*

Meeting Date	Filing Date
Tuesday, January 06	Monday, December 15, 2025
Tuesday, February 03	Monday, January 12
Tuesday, March 03	Monday, February 09
Tuesday, April 07	Monday, March 16
Tuesday, May 05	Monday, April 13
Tuesday, June 02	Monday, May 11
Tuesday, July 07	Monday, June 15
Tuesday, August 04	Monday, July 13
Tuesday, September 01	Monday, August 10
Tuesday, October 06	Monday, September 14
Wednesday, November 04 (Closed Tuesday is Election Day)	Tuesday, October 13 (Monday is Columbus Day)
Tuesday, December 01	Monday, November 09

Board of Zoning Appeals

*Hears appeals of zoning decisions and variance requests for land use.
Meets at 6:00 p.m. on the first Thursday of the month if appeals are filed.*

Meeting Date	Filing Date
Thursday, January 08	Wednesday, December 17, 2025
Thursday, February 05	Wednesday, January 14
Thursday, March 05	Wednesday, February 11
Thursday, April 02	Wednesday, March 11
Thursday, May 07	Wednesday, April 15
Thursday, June 04	Wednesday, May 13
Thursday, July 02	Wednesday, June 10
Thursday, August 06	Wednesday, July 15
Thursday, September 03	Wednesday, August 12
Thursday, October 01	Wednesday, September 09
Thursday, November 05	Wednesday, October 14
Thursday, December 03	Tuesday, November 10 (Wednesday is Veterans Day)



Unless otherwise posted, meetings are held in the Town Council Chambers at 345 Donald Avenue, Rocky Mount, VA 24151. For Town Council Matters, contact the Town Manager's Office at (540) 483-7660. For planning, zoning, land use, or development matters, contact Community Development at