



Department of Community Development
Planning - Building inspections – Zoning

Date: May 20, 2021

To: Members of the Planning Commission

From: Beverly Walkup, Interim Director of Community Development

Re: May 20, 2021 Planning Commission Meeting

Attached is the agenda for the upcoming Planning Commission meeting. The meeting will be held in City Council Chambers.

Should you have any questions, please do not hesitate to contact me at 757-651-4843.

Attachment(s):

- **Agenda**
- **Minutes**
 - **March 25, 2021 meeting**
 - **April 8, 2021 continued meeting**
 - **April 22, 2021 meeting**
- **Sign Ordinance Amendment Memo**
 - **Redlined Version**
 - **Final Draft Version**
- **Vacation of Alley Memo**
 - **Map Exhibit**
 - **Code Section**
 - **Notice to Property Owners**
 - **Planning Commission Resolution**
 - **Plat Exhibits**



DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING – BUILDING INSPECTIONS – ZONING – ENVIRONMENTAL SERVICES

PLANNING COMMISSION MEETING

MAY 20, 2021

6:00 P. M.

**CITY HALL COUNCIL CHAMBERS
207 WEST SECOND AVENUE
FRANKLIN, VA 23851**

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. DETERMINATION OF QUORUM
4. APPROVAL OF MINUTES
5. PUBLIC COMMENTS
6. PUBLIC HEARINGS
 - A. AMENDMENT TO THE SIGN ORDINANCE
7. UNFINISHED BUSINESS
 - a. VACATION OF ALLEY BETWEEN CLAY STREET AND SYCAMORE LANE
8. REPORT OF SECRETARY (IF ANY)
9. REPORT OF STANDING COMMITTEES (IF ANY)
10. REPORT OF SPECIAL COMMITTEES (IF ANY)
11. NEW BUSINESS
12. ADJOURNMENT

CITY OF FRANKLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
207 WEST SECOND AVENUE, FRANKLIN VIRGINIA 23851
OFFICE: 757-562-8580 FAX: 757-562-0870

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion (United Nations 1998).

There are a number of reasons why the number of children in the world is increasing. One of the main reasons is that the number of children who are surviving to adulthood is increasing. This is due to a number of factors, including improved medical care, better nutrition, and a decrease in child mortality rates.

Another reason why the number of children in the world is increasing is that the number of children who are being born is increasing. This is due to a number of factors, including a decrease in the age at which women are having children, and an increase in the number of children who are being born to women who are already having children.

There are a number of challenges that are associated with the increasing number of children in the world. One of the main challenges is that there are not enough resources to provide for all of the children. This is particularly true in developing countries, where there is a lack of access to education, healthcare, and other basic services.

Another challenge is that there are not enough jobs to provide for all of the children. This is particularly true in developing countries, where there is a high unemployment rate. This means that many children are forced to work to support their families, which can have a negative impact on their education and health.

There are a number of ways that we can address these challenges. One way is to improve access to education, healthcare, and other basic services. This can be done by increasing government spending on these areas, and by encouraging private investment in these areas.

Another way to address these challenges is to create more jobs. This can be done by encouraging investment in the private sector, and by providing training and support to entrepreneurs. This will help to create a more vibrant economy, which will provide more opportunities for children to work and support their families.

There are a number of other ways that we can address these challenges. For example, we can encourage families to have fewer children, which will help to reduce the number of children who are in need of resources. We can also encourage families to invest in their children's education and healthcare, which will help to improve their long-term prospects.

The increasing number of children in the world is a major challenge that we must address. By taking the steps outlined above, we can help to ensure that all children have the opportunity to live a better life.

There are a number of ways that we can address these challenges. One way is to improve access to education, healthcare, and other basic services. This can be done by increasing government spending on these areas, and by encouraging private investment in these areas.

Another way to address these challenges is to create more jobs. This can be done by encouraging investment in the private sector, and by providing training and support to entrepreneurs. This will help to create a more vibrant economy, which will provide more opportunities for children to work and support their families.

CITY OF FRANKLIN
(VIRTUAL) PLANNING COMMISSION
MEETING MINUTES

March 25, 2021

I. Call to Order

Chairman Daniel K. Peak, Jr called the March 25, 2021, Planning Commission Meeting to order at 6:02 p.m.

II. Roll Call

Chairman Daniel K. Peak, Jr., Vice-Chairman, Lawyer Artis, and Commissioners Harvery Darden, Jr., Oscar W. Babb, and Anthony Rawlings Sr. were present.

Absent Member(s): Commissioners Carolyn Williams and Henri A. Porter

Staff Attendees: Community of Development Interim Director, Beverly Walkup, Environmental Specialist, Carlee Smith, and Commission Secretary Joy Dawson.

Other Virtual Attendees: Mr. Jeremy Yee, PE from Kimberly Horn, and Aubree Perry representing Starbucks.

III. Determination of Quorum

Interim Director Beverly Walkup acknowledged a quorum was present.

IV. Approval of Minutes

On the motion of Commissioner Babb, seconded by Commissioner Darden, the Planning Commission voted (4-1-0) to approve the December 17, 2021 minutes as written with Vice-Chairman Artis abstaining from the vote.

V. New Business

A. Sign Ordinance Amendment Memo

Ms. Walkup presented the proposed changes included in her memorandum dated March 18, 2021. After much discussion, Commissioner Artis stated that the Planning Commission made extensive changes to the ordinance a few years back and would need more time to review these changes.

Commissioner Darden suggested the Commission meet on-site in a location on Armory Drive to further discuss the impact of the proposed changes.

Ms. Walkup read into the record a letter submitted by City Manager Amanda Jarratt supporting the proposed changes.

On the motion of Commissioner Babb, seconded by Commissioner Rawlings, the Planning Commission voted unanimously (5-0) to continue the meeting to April 08, 2021, at 2:30 p.m. to meet on-site to see and discuss different types and heights of signs in shopping centers along Armory Drive.

There being no further business, Chairman Peak adjourned the meeting at 7:06 p.m.

Submitted by Joy Dawson, Secretary

CITY OF FRANKLIN
(ON-SITE ARMORY DR) PLANNING COMMISSION
MEETING MINUTES

April 08, 2021

I. Call to Order

Vice-Chairman Lawyer Artis called the April 08, 2021 Planning Commission Meeting to order at 2:36 p.m.

II. Roll Call

Vice-Chairman Lawyer Artis, Commissioners Harvey Darden, Jr., Oscar W. Babb, Henri A. Porter, and Anthony Rawlings Sr. were present.

Absent Member(s): Chairman Daniel K. Peak, Jr, and Commissioners Carolyn Williams

Staff Attendees: Community of Development Interim Director, Beverly Walkup, Environmental Specialist, Carlee Smith, and Commission Secretary Joy Dawson.

III. Determination of Quorum

Interim Director Beverly Walkup acknowledged a quorum was present.

IV. Approval of Minutes

There were no minutes to approve at the on-site meeting.

V. New Business

A. Observe & Discuss signs and heights of signs along Armory Dr.

Interim Director Beverly Walkup presented the Planning Commission with definitions from the Zoning Ordinance for business parks and shopping centers. Ms. Walkup reiterated that provision that we are looking to change only applies to outparcels in shopping centers and business parks.

Commissioner Babb commented that the current language in the ordinance, as it pertains to measuring signs, appeared to be incorrect. Ms. Walkup responded that the language is different from the graphic examples in the ordinance, and that the graphic examples are correct. She explained to the Planning Commission the proper way to calculate the square footage of a sign using an onsite example, stating that the base is counted in the height but not in the sign face area.

Ms. Walkup stated that she would have to research in the Clerk's Office to determine whether a parcel was recorded as an out-parcel within a shopping center.

Vice-Chairman Artis stated the Planning Commission has new members, and the Commission needs time to go through the ordinance. It is essential to understand why the ordinance language reads the way that it was approved by Council and recommended that the Planning Commission review the regulations again.

Commissioner Babb agreed with Vice-Chairman Artis on the review of the entire sign ordinance for clarity and/or revisions.

Ms. Walkup agreed and added that if the Commission members find something else they wanted to discuss as part of the sign ordinance revisions, that is also an option.

Commissioner Babb stated that whatever we do, we need to be fair.

After some discussion, the Planning Commission agreed on the attractiveness of the community and emphasized the continued need for landscaping and beautification.

There being no further business, the meeting was adjourned at 3:16 p.m.

Submitted by Joy Dawson, Secretary

CITY OF FRANKLIN
PLANNING COMMISSION
MEETING MINUTES

April 22, 2021

I. Call to Order

Chairman Daniel K. Peak, Jr called the April 22, 2021 Planning Commission Meeting to order at 6:02 p.m.

II. Roll Call

Chairman, Daniel K. Peak, Jr., Vice-Chairman, Lawyer Artis, and Commissioners Harvery Darden, Jr., Oscar W. Babb, Anthony Rawlings Sr, Henri A. Porter were present.

Absent Member(s): Commissioner Carolyn Williams

Staff Attendees: Community of Development Interim Director, Beverly Walkup, Environmental Specialist, Carlee Smith, and Commission Secretary Joy Dawson.

III. Determination of Quorum

Chairman Peak acknowledges a quorum was present.

IV. Approval of Minutes

March 25, 2021, minutes were deferred until the next scheduled meeting.

V. Old Business

A. Proposed Sign Ordinance Revisions

Interim Director Beverly Walkup provided a summary of the discussion from the meeting held on-site at Wendy's parking lot on April 08, 2021.

The Planning Commission discussed the proposed sign ordinance amendments in depth. The Commission noted that the current ordinance contains conflicting provisions which need to be cleaned up. The Commission also discussed the height requirements for consistency and to make them more equitable for outparcels.

On the motion of Commissioner Babb, seconded by Commissioner Rawlings, the Commission unanimously voted (6-0) to recommend the following sign ordinance revisions to the City Council:

- 1) Use reformatted section numbers.
- 2) Under Section 22.3(B)(2)(a)(3) Revise to delete the additional sign allowance for frontages of 200' or greater
- 3) Under Section 22.3(B)(2)(a)(4)(b). Increase the height for monument signs on outparcels in business parks and shopping centers to 7'.
- 4) Under Section 22.3(B)(2)(a)(4)(b). Remove the requirements for measuring the square footage of a sign and allow the graphic section entitled "General Sign Area-Computation Methodology" to govern. The graphics shown provide for the correct practice in measuring sign computation. The written verbage conflicts under this section and is incorrect.
- 5) Add Section 22.3(B)(2)(a)(7). Route 58 Corridor High-Rise Sign. Currently, this regulation is buried in the definition section.
- 6) Under Section 22.3(C)(6). Add the maximum square footage allowed for easy guidance.
- 7) Under Section 22.3(F)(3). Delete this section since the parcel zoning dictates the allowable signage.
- 8) Under Section 22.3(H)(1)(b). Increase the hight limit to 7' for sales office and model home. This change reflects consistency throughout the ordinance.
- 9) Under Section 22.3(H)(1)(e). Increase the setback to 8' consistent with Section 22.3(B)(2)(a)(6).

VI. New Business

B. Process For Alley Vacation For Next Month's Agenda

Ms. Walkup explained that the City Code allows for the Planning Commission to consider vactations with or without a public hearing. Ms. Walkup continued saying that the affected property owners have been notified directly in writing of the process and a second letter will be sent to advise them of the Commission's meeting date to consider the vacation.

Commissioner Babb stated that since the affected property owners have already been notified, he believes that an advertised public hearing is not needed.

On the motion of Commissioner Darden, seconded by Commissioner Porter, the Commission unanimously voted (6-0) to consider the vacation at its next regular meeting without an advertised public hearing.

VII. Adjournment

There being no further business, Chairman Peak adjourned the meeting at 7:29 P. M.

Submitted by: Joy Dawson, Secretary



Department of Community Development
Planning - Building inspections – Zoning

Date: May 20, 2021
To: Members of the Planning Commission
From: Beverly Walkup, Interim Director of Community
Development/Zoning Administrator *BW*
Re: Sign Ordinance Amendment

Attached, for final action at your advertised public hearing, you will find a red-lined copy of Article XXII. Signs showing the proposed revisions for inclusion in the final draft amendment as was discussed at your April meeting. The redlined version shows the changes and deletions for your easy review. A final draft copy without the redlined revisions is also attached for final adoption by the City Council.

The proposed changes as agreed upon by the Commission are as follows:

- 1) Use reformatted section numbers.
- 2) Under Section 22.3((B)(2)(a)(3). Revise to delete the additional sign allowance for frontages of 200' or greater
- 3) Under Section 22.3(B)(2)(a)(4)(b). Increase the height for monument signs on outparcels in business parks and shoppings centers to 7'.
- 4) Under Section 22.3(B)(2)(a)(4)(b). Remove the requirments for measuring the square footage of a sign and allow the

graphic section entitled “General Sign Area-Computation Methodology” to govern. The graphics shown provide for the correct practice in measuring sign computation. The written verbage conflicts under this section and is incorrect.

- 5) Add Section 22.3(B)(2)(a)(7). Route 58 Corridor High-Rise Sign. Currently, this regulation is buried in the definition section.**
- 6) Under Section 22.3(C)(6). Add the maximum square footage allowed for easy guidance.**
- 7) Under Section 22.3(F)(3). Delete this section since the parcel zoning dictates the allowable signage.**
- 8) Under Section 22.3(H)(1)(b). Increase the hight limit to 7’ for sales office and model home. This change reflects consistency throughout the ordinance.**
- 9) Under Section 22.3(H)(1)(e). Increase the setback to 8’ consistent with Section 22.3(B)(2)(a)(6).**

Should you have any questions, please do not hesitate to contact me at 757-651-4843.

Attachment(s):

- Redlined Version**
- Final Draft Version**

An Ordinance to Amend and Reenact the Franklin City Code by Amending and Reenacting Appendix D, Zoning Ordinance, Article XXII. Signs.

WHEREAS, the City Council of Franklin, Virginia, has the legislative authority to make reasonable changes to the ordinances that govern the orderly growth and development of the City of Franklin; and

WHEREAS, the Franklin City Council is concerned about the type and placement of signs for the continued attractiveness of the community while recognizing the need to enable the public to locate goods, services, and facilities without difficulty and confusion, and while protecting the health, safety, and general welfare of present and future residents and businesses of the City.

NOW, THEREFORE, BE IT ORDAINED by the Franklin City Council that Appendix D, Zoning Ordinance, Article XXII. Signs be amended and reenacted as follows:

ARTICLE XXII. Signs

(Amended by Ord. of 6-22-1998, Ord. of 9-9-2002, 3-26-2007; 8-23-2020; 6-21-2021??)

§ 22.1 Purpose.

~~(a)~~ **A.**

It is hereby determined that the regulation of the location, size, placement, and certain features of signs is necessary to enable the public to locate goods, services, and facilities without difficulty and confusion, to prevent wasteful use of natural resources in competition among businesses for attention, to prevent hazards to life and property, to assure the continued attractiveness of the community, and to protect property values.

B. ~~(b)~~

It is the purpose of this section to coordinate the type and placement of signs within the different land use zones, to recognize the commercial communication requirements of all sectors of the business community, to facilitate maintenance, to allow for special purpose signs; and to guarantee equal treatment under the law through accurate recordkeeping and consistent enforcement. These things shall be accomplished by regulation of the posting, displaying, erection, use and maintenance of signs. No sign shall be permitted as either a main or accessory use except in accordance with the provisions of this section. It is further determined that signs which are not lawfully erected or maintained under the

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provisions hereof are not consistent with customary sign usage, are an abuse thereof, and are an unwarranted invasion of the rights of legitimate business interests and of the public.

C.(e)

The regulations for signs have the following specific objectives:

1.(1)

To ensure that signs are designed, constructed, installed, and maintained so that the public safety is protected and traffic safety is maintained.

2.(2)

To allow and promote positive conditions for sign communication while at the same time promoting an attractive business environment;

3.(3)

To reflect and support the desired character and development patterns of the Comprehensive Plan and the various zoning districts;

(4)

4

To allow for adequate, effective, and aesthetic signs in commercial and industrial zones and prevent over concentration of signage; and

5.(5)

To ensure that the constitutionally guaranteed right of free speech is protected.

§ 22.2 ___ In general.

A.(a)

Injuring, installing or removing handbills or public notices. It shall be unlawful for any person to put up, pull down, write on, cut or otherwise injure or deface any handbill or other public notice of any kind posted on any public bulletin board without the consent and permission of the property owner.

(b) B.

Affixing advertisements to trees, utility poles and street signs. No person shall in any manner affix any advertisement, handbill or other public notice to any publicly owned tree, utility pole, traffic or street sign or pole or in any manner injure the same. Any city employee may, at the direction of his or her immediate supervisor, remove and discard such advertisements.

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C.(e)

Existing nonconforming signs. Any sign valid under the laws of the State of Virginia and the City of Franklin in place and in use prior to October 10, 1989 shall be exempt from the provisions of this section until such time as said signage is structurally altered, enlarged, changed in shape, moved or replaced. This exemption does not apply to window signs or portable signs in business areas

§ 22.3 Sign standards.

A.(a)

Definitions and advertising permitted

1.(1)

Business Entity. Any trade, business or operation that provides goods or services to other trades, businesses, operations or the general public. Business entities within one building are considered separate if:

a.

Each entity has a separate Federal Identification Number, and

b.

Each entity has a distinct trademarked name or logo;

2.(2)

Public Access Easement; Property that grants an easement to allow the public, vehicular and pedestrian access over a parcel of land owned by an individual or entity to gain access to other adjoining properties.

3.(3)

A sign is any word, numeral, figure, design, trademark, logo, flag, pennant, twirler, light, banner, display or other device of any kind which whether single or in any combination, is used to attract attention, direct, identify, inform, persuade, advertise or for the purpose of visually attracting attention of the public while viewing the same from outdoors.

4.(4)

A window sign is a sign installed or maintained inside a window for the purpose of viewing from the outside the premises. This term shall not include merchandise located in the window.

5.(5)

No exterior sign shall advertise a service, product, business, activity or institution which is offered, sold, carried on, produced or manufactured elsewhere than on the premises

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where such sign is located except for signs not exceeding 32 square feet in area advertising activities such as fund raising by nonprofit organizations such as churches, schools, civic groups, YMCA and similar entities, which signs may be erected for no more than 30 days prior to such activities and which must be removed within 30 days after such activities have ceased.

6.(6)

The content or advertising message carried by signs hereafter erected on any premises shall be limited to one of the following:

- a. The identification of a building or its owners or occupants.
- b. Information concerning any lawful business-related activities carried on at the premises or goods or services offered thereon.
- c. Information concerning any lawful nonbusiness or nonprofit activities carried on at the premises.
- d. Information concerning the sale or lease of the premises.
- e. On-site traffic and directional information.

B.(b)

Signs in all zoning districts. In all zoning districts the erection and display of all signs shall be governed by and shall conform to the following regulations:

1.(1)

Private dwellings. Private dwellings in any nonresidential district used to accommodate tourists, and for home occupations, shall be considered residential and any signs shall conform in all respects to the requirements of subsection 22.3(F)(d).

2.(2)

Maximum area, height of bottom edge above street, etc., maximum projection over sidewalk, etc. Every sign erected from and after July 1, 1992 except as provided in subsection 22.3(F)(d) shall comply with the following:

- a. **Freestanding signs.**

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1.

A freestanding sign is a sign supported by upright structural members, braces, or ground anchorage and not attached to a building.

2.

The maximum sign area for any freestanding sign shall be 64 square feet per face except that the maximum sign area for a freestanding sign for an industrial park of ten acres or more in an M-2 Heavy Industrial District shall be 160 square feet per face. Such larger industrial park sign shall be set back at least 50 feet from a public street. The maximum height of a freestanding sign shall be 20 feet, except that there shall be no maximum height for the American flag, the State of Virginia flag or any other governmental flag. Notwithstanding having no height restriction, such flags shall not encroach on any city utility easement and shall not obstruct vision in a way which endangers public safety. A freestanding sign shall not project beyond the property line of the owner thereof.

3.

No more than one freestanding sign shall be permitted on a lot, except that (1) where two or more business entities are carried on in the same building or on the same lot or (2) the use is an industrial park, one additional freestanding sign may be erected if the lot has at least 200 feet of property frontage on a public street or public access easement. Where public access easement frontage is used to determine the 200 feet of property frontage, the additional freestanding sign shall be a monument sign located along the public access easement and shall have a maximum height of five (5) feet with a maximum area of 50 square feet and shall be landscaped and architecturally similar to the surrounding buildings. The maximum square footage shall include the sign support base, and the required architectural features, as well as the sign area and shall be reviewed by the Zoning Administrator or their designee for compliance.

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Landscaping similar to that surrounding the building shall extend a minimum of three (3) feet around the perimeter of the sign base of all monument signs.

4.

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Business Park and Shopping Center and Signs.

[Amended 3-25-2013 by Ord. No. 12-2013]

ai.

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One (1) business park or shopping center sign is allowed. The sign shall be freestanding and shall be encased in a structure architecturally similar to that of the main building. The maximum area of the sign shall be one hundred and fifty (150) square feet, limited in height to 25 feet. The Business Park or shopping center sign may only display the business park

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or shopping center name and a list of the tenants. Individual shops may have building mounted signs in accordance with § 22 3(Cb) (2) b-Building Mounted Signs. Individual free-standing signs for individual business park or shopping center tenants shall not be permitted. Where a business park or shopping center or sign is used, no other frontage signs will be allowed.

bii.

Any outparcel within the business park or shopping center boundaries **may have a monument sign in addition to their building mounted sign.** All monument signs shall have a maximum height of **seven (7) five (5)**-feet with a maximum area of 50 square feet and shall be landscaped and architecturally similar to the surrounding buildings. ~~The maximum square footage shall include the sign support base, and the required architectural features, as well as the sign area and shall be reviewed by the Zoning Administrator or their designee for compliance.~~

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5.

Freestanding business or commercial signs shall be located on the lot on which the business is located, except that contiguous properties under the same ownership, may be considered as one lot for the purpose of this section.

6.

All portions of every freestanding sign must be **erected at least eight feet from a city right of way** or other public property and may not be erected in such a manner as to interfere with a city or public utility easement.

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7.

ROUTE 58 CORRIDOR HIGH-RISE SIGN

~~An on-premise freestanding sign that is located on any parcel of land zoned B-3 General Business or Industrial with any part of the parcel located within 500 feet of the Route 58 by-pass right of way within the cooperate limits of the City of Franklin. These signs shall be permitted for businesses and developments for the purpose of attracting non-local traffic from the by-pass. Such signs shall be allowed within the cooperate limits of the City. Route 58 corridor high-rise signs shall be allowed when the following requirements are met:~~

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~~[Added 3-25-2013 by Ord. No. 10-2013; amended 3-25-2013 by Ord. No. 11-2013]~~

a.

~~There shall be no more than (1) high-rise sign structure per parcel.~~

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b.

All parcels shall be three (3) acres or larger in size.

c.

The high-rise sign structure shall have no more than (4) individual signs.

d.

The maximum sign height shall be 190 feet and.

e.

The high-rise signs shall observe a setback requirement of twenty (20) feet from all street right of way or lot boundary lines. However, there shall be no setback from the Route 58 by-pass right of way.

f.

Route 58 corridor high-rise signs shall be located no closer than 200 feet from a residentially zoned property.

g.

If a high-rise sign is utilized, only one other freestanding monument ground sign will be allowed in accordance with § 22 3(b)(2)(a)(4).

h.

Directional signs for internal traffic circulation shall be allowed so as not obstruct sign vision at intersections within a public way.

i.

All Route 58 Gateway high-rise signs shall comply with all other local, state and federal regulations.

1.

The zoning administration shall interpret the above requirements of the definition for Route 58 corridor high-rise sign locations for close proximity to residentially zoned property, the Route 58 by pass and to each other in keeping with the purpose and intent of this article under the following circumstances:

a. The site is exceptionally narrow or shallow, has an odd size, shape or topography or is otherwise unusual in physical dimension.

b. There exists a unique relationship to adjacent properties or properties in the general vicinity.

b.C.

Building mounted signs.

1.

A building mounted sign is a sign which is visible from a public street or place and which is attached to or derives its major support from a wall, roof or fence and includes, but is not limited to, the following: an awning sign, canopy sign, marquee sign, projecting sign, roof sign, fence sign and wall sign. Signs painted on exterior building walls shall be considered building mounted signs. Sign area of building mounted signs shall be measured within a continuous perimeter enclosing the entire display face of the sign, including background, framing, trim, molding and other borders, but excluding supports and uprights unless such supports or uprights are designed as an integral part of the display for the purpose of illustration or attraction or unless they are illuminated. Where a sign consists of two identical parallel faces which are set back to back and located not more than 24 inches from each other, only one side of such sign shall be used in computing the area. The area of signs with more than two faces, or with faces which are not parallel or not within the same plane with each other shall be the sum of the area of all the sign faces. The area of a cylindrical sign shall be computed by multiplying one-half the circumference by the height of the sign. Where individual letters, characters or figures are mounted using a building facade as a background, the area of such sign shall be determined by computing the sum of the area within the outer perimeter of each individual character or figure comprising the total message, symbol or advertisement. Computational methodology to determine sign area is set forth below this section in figures (1) and (2).

2.

The maximum sign area for building mounted signs shall not exceed one square foot of building mounted sign area for each lineal foot of building frontage facing a public street or a public access easement not to exceed a total of 100 square feet in area facing each public street, except that no sign shall be required to be less than 15 square feet in area. For buildings housing more than one tenant, the sign area for each tenant shall be considered separately, but the total square footage may not exceed the standard set forth hereinabove.

ai.

The maximum sign area for building mounted signs located in the "Downtown Service Tax District" as designated in § 27-136 of the City Code shall not exceed two square feet of building mounted sign area for each lineal foot of building frontage facing a public street or a public access easement not to exceed a total of 100 square feet in area facing each

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public street, except that no sign shall be required to be less than 15 square feet in area. For buildings housing more than one tenant, the sign area for each tenant shall be considered separately, but the total square footage may not exceed the standard set forth hereinabove.

3.

Where building frontage is on more than one public street or a public access easement, the frontage on the sides of the building facing the public streets or public access easements shall be used to calculate the permitted sign area for that particular building front.

4.

Where the rear of the building faces a parking lot, additional signage shall be allowed on the rear of the building, not to exceed one square foot of building mounted sign area for each lineal foot of building width facing the parking lot, not to exceed a total of 100 square feet in area, except that no sign area shall be required to be less than 15 square feet in area. For buildings housing more than one tenant, the sign area for each tenant shall be considered separately, but the total square footage may not exceed the standard set forth hereinabove.

5.

In all zoning districts the maximum square footage of building mounted signs set forth in b. and d. above may be increased by 25 square foot for each lineal foot of building frontage in excess of one hundred (100) lineal feet.

6.

In B-3, M-1 and M-2 zoning districts, if a building frontage facing a public street towards which a sign is oriented is more than one hundred (100) linear feet, the square footage area of signs may be increased as follows:

a.

If the building is 100 feet or more but less than 150 feet from the street — an increase of 25 percent (up to 125 square feet).

b.

If the building is 150 feet or more but less than 200 feet from the street — an increase of 50 percent (up to 150 square feet).

c.

If the building is 200 feet or more but less than 250 feet from the street — an increase of 75 percent (up to 175 square feet).

div.

If the building is 250 feet or more but less than 500 feet from the street — an increase of 100 percent (up to 200 square feet).

dv.

If the building is 500 feet or more but less than 1,000 feet from the street — an increase of 150 percent (up to 250 square feet).

fvi.

If the building is 1,000 feet or more from the street — an increase of 200 percent (up to 300 square feet).

7.

Projecting signs and signs attached to the bottom of a marquee or roof overhang shall not project more than five feet from the building front nor closer than two feet from any curb line. The maximum size for these signs shall be 15 square feet per face, and they shall have a minimum clearance of eight feet above a public sidewalk, public street, or public alley.

D.e.

Portable signs.

1.

A portable sign is a sign usually of a temporary nature, not securely anchored to the ground or to a building or structure and which obtains some or all of its structural stability with respect to wind or other normally applied forces by means of geometry or character.

2.

It shall be unlawful to erect or maintain portable signs except that portable unlighted signs not exceeding four feet in height and 2 1/2 feet in width may be placed on sidewalks in front of businesses located in other than residential districts unless approved as part of a special exception or conditional use. Such portable signs shall not obstruct the means of egress from the building or any accessible route as defined by the Americans with Disabilities Act. Such signs must be maintained in good condition and removed each day by the close of business, in inclement weather or in extremely windy conditions.

3.

Flashing signs and lights outlining exteriors of a building. It shall be unlawful to erect or maintain any lighted sign on an intermittent or flashing circuit. It is also unlawful to outline

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the exterior of any buildings with lights — except during governmentally recognized holidays, holiday seasons and city celebrations when authorized by the zoning administrator. Time, temperature and stock quotation signs are not to be considered flashing signs.

4.

Revolving and/or moving signs: It shall be unlawful to erect or maintain a revolving or otherwise moving sign.

5.

Externally illuminated signs: Not more than two bulbs per face, which shall be white light, shall be used to illuminate any externally illuminated sign and these bulbs shall each be of a capacity not exceeding 200 watts.

6.

Bulbs: Bulbs used on signs shall be only white in color.

7.

Roof signs: A roof sign is any sign which is erected, constructed and maintained above the roof of the building. It shall be unlawful to erect or maintain a roof sign except for holiday decorations.

8.

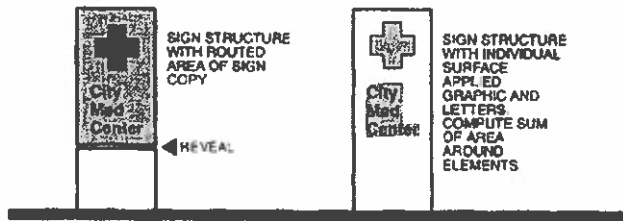
Flexible, moving or fluttering signs or other devices to attract attention: It shall be unlawful to erect or put up any flexible, moving or fluttering banners, flags, balloons or other devices to attract attention, except cloth flags (including American flags), cloth or plastic banners or latex balloons to advertise any commercial or noncommercial activity for a maximum of five days per promotion in any single calendar month in business and industrial districts. The person or business erecting or putting up such displays shall notify the zoning administrator in writing at least three business days prior to erecting or putting up such displays on forms provided by the department of community development. No permit or fee shall be required for such displays. In any business or industrial district except the B-2 central commercial district such displays shall not be erected or put up within ten feet of the public right-of-way or in a way which is distracting to persons operating motor vehicles on public streets. Any violation of this provision shall be punishable by a fine not to exceed \$100.00.

General Sign Area - Computation Methodology
Sum of Shaded Areas Only Represents Sign Area

Signs constructed with panels or cabinets



Sign structures



General Sign Area - Computation Methodology

Sum of Shaded Areas Only Represents Sign Area for Code Compliance Purposes
Signs consisting of individual letters, elements, or logos placed on building walls or structures.



COMPUTE AREA INSIDE DEFINED BORDER OR INSIDE CONTRASTING COLOR AREA



COMPUTE SUM OF AREAS OF INDIVIDUAL ELEMENTS ON WALL OR STRUCTURE



IN COMPUTING AREA FOR UPPER AND LOWER CASE LETTERING, INCLUDE ASCENDERS OR DESCENDERS, BUT NOT BOTH. CALCULATE SUPER ASCENDERS SEPARATELY AS INDICATED.

9.9-

Temporary banners over streets. The zoning administrator may permit the hanging, stringing or placing of banners made of cloth or other material not less than 25 feet above the surface of the street for a period not exceeding ten days and expressly advertising an upcoming and dated event.

E.(e)

[Reserved]

F.(d)

Signs in residential districts.

1.(4)

All tourist and bed and breakfast signs in residential zoning districts shall be constructed so that no portion of such signs shall be closer than seven feet from the owner's property line and the top of such signs no more than six feet above the average ground level of the yard. Every such sign shall be affixed to a single upright post or posts, a wall, fence or monument with and an advertising area of no more than eight square feet. No electric

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or neon signs shall be permitted, and not more than two incandescent bulbs of 25 watts or less shall be used to illuminate the sign. No more than one such sign shall be permitted at each residence.

2.(2)

Home occupation signs in residential districts shall be permitted as set forth in the definition of home occupations in article XXIX of this appendix.

(3)3.

All signs for all other nonresidential uses surrounding by predominantly residential uses in residential zoning districts shall comply with the provisions of subsection 22.3(bB) except that the maximum sign area shall be 32 square feet per face and the maximum height shall be seven (7)12 feet above the average ground level.

(e)G.

Real estate signs.

1.(1)

Real estate signs are signs advertising the sale, lease or rental of real property. The term open-house shall mean the showing of real estate which is for sale, lease or rental by the real estate brokers and agents who are involved directly or indirectly in the sale of real estate in the City of Franklin.

2.(2)

All real estate signs shall be located only on the property which is for sale, except for open-house directional signs.

3.(3)

All real estate signs advertising residential property for sale or lease must be nonilluminated and not exceed eight square feet in sign area per sign face.

4.(4)

All real estate signs advertising property other than residential property shall not exceed 32 square feet in sign area per sign face, and shall not be located in any residential zone.

5.(5)

No real estate sign shall be placed within less than eight feet from the edge of the pavement of any public street or one-third of the distance between the pavement of any public street and the residence or building in those instances where the residence or building is less than 24 feet from the edge of the pavement of any public street. No real estate sign or open house directional sign shall be placed on any city right-of-way.

6.(6)

No permits and no fees shall be required for real estate signs.

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7.(7)

There shall be no more than one real estate sign advertising a single tract for sale or lease on each street frontage.

8.(8)

In a subdivision which contains five lots or more, a real estate sign not exceeding 32 square feet may be placed in the subdivision or at the entrance to the subdivision advertising said property for sale or lease. Such subdivision signs shall apply only to the initial sale of lots within the subdivision and shall be allowed to remain for not more than 24 months or until 80% of the lots are sold.

9.(9)

Directional Real Estate Signs: A directional real estate sign (hereinafter referred to as "directional signs") is a temporary sign informing the public that property is available for examination for sale or lease purposes. Only generic directional real estate signs as described below shall be displayed on property.

a.

The number, size and placement of directional real estate signs: A generic nonadvertising directional sign displaying an arrow shall not exceed 9 inches by 24 inches and shall be affixed to a single wood, vinyl or metal pole. With permission from the landowner only one generic directional sign per direction is allowed at any intersection with a total not to exceed 4 signs per intersection and no more than one directional sign per property. Placement of the signs is limited to intersections only and will not be permitted in medians, parkway strips, slopes, etc. Signs are not permitted on public property or in the public right-of-way. Signs shall not be installed in a manner that creates a hazard to traffic or pedestrians. Placement of generic directional signs must be 2 feet from the edge of the roadway/edge of sidewalk for safety purposes. No flags, pennants, balloons, or other attention-attracting devices shall be displayed.

10.(10)

Off premises real estate signs advertising the sale, lease or rental of property shall be allowed in conjunction with an open-house showing only and shall be limited to eight square feet in size. All other off premises signs except for open-house directional signs as set forth above shall be prohibited. Open-house directional signs shall not be displayed for more than 72 consecutive hours and shall be located only in residential zones.

H.(H)

Construction signs. A construction sign not exceeding 32 square feet may be permitted on any lot if erected not more than 30 days prior to construction. It must be removed within 30 days after completion of construction.

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1.
(1)

Sales Office and Model Home Signs. Sales office and model home signs (signs identifying a developer's sales office/model home sites) are subject to the following

a.

Signs shall not exceed a maximum size of 32 square feet.

b.

Signs shall ~~be not exceed a maximum height of seven (7) feet~~

c.

No signs shall be illuminated between the hours of 10:00 p.m. and 7:00 a.m.

d.

Only one sign advertising a model home may be permitted per builder in the subdivision.

e.

Sign must be located on the site of the model home/sales office and shall be set back a ~~minimum of eight (8) feet~~ ~~ten (10) feet~~ from the public right of way.

f.

Model home sign shall be allowed only after a certificate of occupancy has been issued for the model home.

g.

No sign may be erected for more than two years.

h.

Signs shall meet all requirements of this Article of the City Zoning Ordinance, including permitting requirements.

1.(g).

Bench signs. It is unlawful to erect or maintain a sign on a bench or other exterior furniture under this ordinance.

1.(h).

Window signs. Window signage which identifies or advertises community activities, services, goods or products available within the building is permitted in areas zoned for business or industrial use. Such window signage shall not obstruct more than 30 percent of each window area located on the ground floor of the building. For computation of area,

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window panels separated by muntins or mullions shall be considered as one continuous windowpane. Window signs shall not be assessed as wall signs.

K.(4)

Garage/yard sale signs. One garage or yard sale sign having a surface area not exceeding six square feet may be displayed for a single time period not longer than five days in any six-month period. No signs advertising a garage or yard sale shall be placed on any property other than that of the residence of the person conducting such a sale.

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L.(4)

Special purpose signs.

1.(4)

Theater signs. In addition to the signs otherwise permitted by this section, a theater shall be permitted a changeable message sign, the surface area of which shall not exceed 64 square feet. Any building in which is located two or more theaters shall be permitted an extra 16 square feet of surface area per additional theater.

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2.(2)

Gasoline price displays. In addition to the signs otherwise permitted by this section, gasoline stations shall be permitted to erect and maintain up to two changeable message signs not to exceed 12 square feet on each face or one changeable message sign not to exceed 24 square feet per face for the purpose of displaying gasoline prices. Notwithstanding any other provision contained in this section, such signs may be affixed to the structure of a pole sign on the property.

3.(3)

Menu signs for drive-through restaurants. In addition to the signs otherwise permitted by this section, a drive-through restaurant shall be permitted one menu sign placed in proximity to the drive-through lane for the purpose of ordering. Such sign shall be positioned at least 40 feet from any street right-of-way or residentially zoned property and shall have a surface area not exceeding 36 square feet.

4.(4)

Directory signs. In addition to the signs permitted by this section, free standing directory signs with a maximum height of 40 inches, a maximum width of 30 inches and a maximum tenant identification area of four inches by 30 inches for identification of tenants located in a building or buildings having more than one entrance for customers. Such signs shall be located in or at the parking area or between the parking area and the building entrance of the tenants being identified and shall not intrude upon any handicap accessible parking area or route, fire lane or utility easement.

M.(4)

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Political signs. Political signs shall be allowed only for a period commencing 90 days prior to any election and removed five days subsequent to the election in any zoning district. Such signs shall conform to the size requirement of real estate signs in the district in which they are located. Such signs shall not be affixed to utility poles or trees or placed on public property or public rights-of-way and not cause a visual obstruction at intersections in accordance with § 22.3(n)(1).

N.(4).

Signs on motor vehicles.

(4) 1.

Signs attached to the exterior of a motor vehicle or painted on to a motor vehicle parked on or beside a public street for the sole purpose of advertising are prohibited.

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O.(m).

Signs to announce business openings. Within any commercial or industrial district, one sign may be placed on the property to announce the opening of one or more businesses located on the property. Such sign shall not be larger than 32 square feet in size and shall not remain on the property for more than a 30-day period.

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P.(n).

Use of signs or other advertising matter near intersections.

1.(4)

Signs or other advertising matter as regulated by this section erected at the intersection of any streets or in the right-of-way in such a manner as to obstruct free and clear vision are prohibited. Furthermore, signs or advertising matter which by reason of the position, shape, or color interfere with or obstruct the view of any authorized traffic sign, signal or device, are also prohibited. At all public street intersections, there shall be no sign erected between the heights of three (3) feet and ten (10) feet and no obstruction to vision between those heights other than a single post or column which does not exceed twelve (12) inches in its greatest cross sectional dimension, within the visibility triangle formed by the lot lines on the street side of such lot and a diagonal line joining points on such lot lines at distances from the point of their intersection as set forth in the following table and as shown in the graphic below:

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Size of Unobstructed Sight Triangle at Corner Lots, Public Streets and Driveways

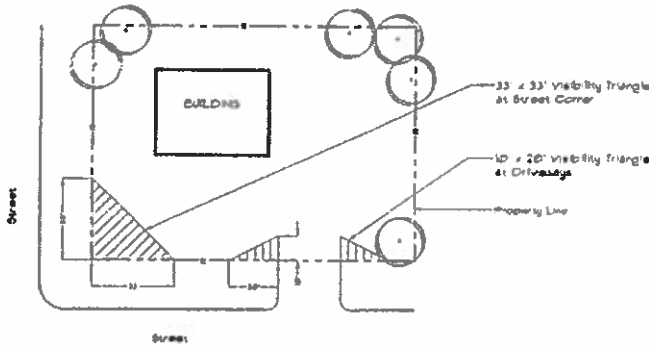
Classification of Intersecting Public Streets*	Distance Measured Along Each Street (Dimension "X" In Graphic Below)
Local-Local	20'
Local-Collector	33'
Collector-Collector	33'

Size of Unobstructed Sight Triangle at Corner Lots, Public Streets and Driveways

Classification of Intersecting Public Streets*	Distance Measured Along Each Street (Dimension "X" In Graphic Below)
Collector-Arterial	33'
Arterial-Arterial	33'
Arterial-Local	33' along arterial street (principal or minor) 15' along local street
Any Public Street — Driveway	33' along arterial street (principal or minor) 15' along local street 10' perpendicular to street

* As defined in the City of Franklin Zoning Ordinance and VDOT 2020 Transportation Plan

SIGNS WHICH INTERFERE WITH VISIBILITY AT STREET INTERSECTIONS OR DRIVEWAYS



2.(2)

Unshielded illuminated devices that produce glare or are a hazard to motorists are prohibited

Q.(e)

Signs resembling traffic controls. Lights and signs that resemble any traffic control device, official traffic control signs, or emergency vehicle markings are prohibited. Signs which make use of the words "stop," "look," "danger," or any other word, phrase, symbol or character in such a manner as to interfere with or mislead or confuse vehicular traffic shall not be allowed.

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(p) R.

Abandoned signs.

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Any sign that is located on property which becomes vacant and unoccupied, pertains to a business which does not maintain a current and valid business license or pertains to a time or event that has passed, shall be deemed to have been abandoned.

2.(2)

Before a sign which has been abandoned for two years or more may be put into use it must be brought into compliance with this article.

S.(9)

Advertising signs at public athletic fields. Advertising signs not exceeding 48 square feet in area facing inward toward athletic fields may be fastened to, but not obstruct, interior athletic field fences of public baseball, softball and track fields and end zone fences of public football fields. Such signs may not be placed on fences in a way which prevents spectators from having an unobstructed view of athletic events.

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I.(4)

Marquees, canopies and awnings.

1.(4)

Restrictions for marquee signs. Signs on marquees shall be considered wall signs and shall be subject to the requirements established for wall signs.

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2.(2)

Restrictions for canopies and awnings

a.

Signs on canopies and awnings shall be considered wall signs and shall be subject to the requirements established for wall signs. However, lettering which does not exceed seven inches in height which is displayed on the edge of a canopy or awning hanging perpendicular to the ground shall not be counted against the allowable signable area of a wall frontage.

b.

No portion of any canopy or awning shall be less than eight feet above the level of the sidewalk or other surface over which it projects.

c.

Awning signs may be illuminated indirectly or internally.

(e) U.

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Pedestrian signs.

1.(1)

A pedestrian sign is a sign intended primarily for viewing by pedestrian traffic, displayed as a wall or window sign, and containing information including the following and other similar information: suite numbers; instructions regarding operation of doors; names of accepted credit companies; and hours of operation.

2.(2)

Pedestrian signs shall not be counted as part of wall or window signable area.

3.(3)

The height of pedestrian sign lettering or symbols shall not exceed four inches

§ 22.4 Administrative provisions.

(a) A.

Permits, inspections, etc.

1.(1)

Permit required. It shall be unlawful to erect, alter or relocate any sign without first obtaining a sign permit from the zoning administrator unless the sign is exempt under subsection 22.4(d) of this section.

When a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of said permit without prior approval of the zoning administrator. A written record of such approval shall be entered upon the original permit application and maintained in the files of the zoning administrator.

(2) 2.

Application. In order to obtain a permit to erect, alter or relocate any sign under the provisions of this section, an applicant therefore shall submit to the zoning administrator a sign permit application which shall set forth in writing a complete description of the proposed sign including:

a.

The name, address, and telephone number of the owner or persons entitled to possession of the sign and of the sign contractor or erector.

b.

The location by street address of the proposed sign structure.

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c.

Complete information as required on application forms provided by the zoning administrator including a site plan and elevation drawings of the proposed sign, and such other data as are pertinent to the application.

d.

Plans indicating the scope and structural detail of the work to be done, including details of all connections, guy lines, supports and footings, materials to be used, and electrical plans if sign is to be electrified.

Each application shall contain an agreement to indemnify and hold the city harmless for all damages, demands or expenses of every character which may in any manner be caused by the erection of the sign.

3.(3)

Issuance of permit if application in order. It shall be the duty of the zoning administrator, upon receipt of a completed application for a sign permit, to examine such plans and specifications and other data and, if the proposed structure is in compliance with the requirements of this section and all other applicable provisions of this Code, to issue to the applicant a written permit evidencing the applicant's compliance therewith. Issuance of the permit shall in no way prevent the zoning administrator or designated representative from later declaring said sign to be nonconforming if upon further review of information submitted with the application it is found that the data submitted is incorrect or if the sign is not built in accordance with specifications of plans submitted.

4.(4)

Permit duration. A sign permit shall become null and void if the sign for which the permit was issued has not been completed within a period of six months after the date of issuance.

5.(5)

Inspection. All signs for which a permit is required by this section shall be inspected by the zoning administrator or designated representative.

6.(6)

Revocation. The zoning administrator is hereby authorized and empowered to revoke any permit issued upon failure of the holder thereof to comply with the provisions of this section within 30 days after notification in writing.

(7)-7.

Permit fees. Before any permit is issued under the provisions of this section, the applicant shall pay the applicable sign permit fee and a zoning certificate fee.

8.(8)

Interpretation. Any sign which may be classified within more than one sign category shall be classified within the most restrictive category.

9.(9)

Maintenance and repair. All signs and sign structures shall maintain the following standards of structural repair and visual appearance. All structural and nonstructural components must be positioned and secured in accordance with approved plans for the sign. Any apparently deteriorated, damaged, or weakened components shall be promptly repaired or replaced. All lettering, advertising copy and painted surfaces must be free of chipping, peeling, and fading detectable within three hundred feet of the sign. Components composed of plastic, acrylic, and other artificial compositions must be free of cracks, holes, buckling, or any other condition affecting the strength and stability of the component. Electrical signs must be maintained in working order. Minimum maintenance requirements for electrical signs and electrical systems include but are not limited to: prompt removal and replacement of all defective bulbs, tubes, neon light segments, damaged or deteriorated electrical wiring, and malfunctioning control devices and related circuitry. If Community Development personnel determine that these standards have not been met, notice shall be given of specific defects and reasonable time for correction. Failure to comply with such notice shall constitute a violation of the Virginia Uniform Statewide Building Code/Virginia Maintenance Code and may require removal of the sign and sign structure.

B.(b).

Penalties.

1.(1)

Any person who shall violate any of the provisions of this section shall upon conviction thereof, be punished by a fine of not more than \$100.00.

2.(2)

Each day such violation continues after written notification from the zoning administrator shall constitute a separate offense.

(c)C.

Administrative appeals process. An appeal may be taken to the board of zoning appeals as outlined in § 27.6 of this ordinance when it is alleged that there is error in any

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order, requirement, decision, determination, or interpretation of the zoning administrator or other designated representative in administering this section.

(d) D.

Signage not requiring a permit. Except as otherwise provided, the following on-site signs are exempt from the provisions of this section and may be erected without securing a permit, subject however, to meeting all other applicable provisions of this section and other chapters of this Code.

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(1) 1.

One professional name plate attached to the building not exceeding three square feet in area.

2.(2)

Any flag of the United States of America, the State of Virginia, the City of Franklin and flags not exceeding 15 square feet in size of any other governmental entity any religious or fraternal organization or seasonal flags.

3(3)

Decorative flags and bunting for a city-wide celebration, conventions, and commemorations when authorized by the zoning administrator for a one-week period

4.(4)

Holiday lights and decorations.

5.(5)

Memorial or historic tablets, information as to the name of the building, date of erection, special description or other material of historic interest, when cut into a masonry surface or constructed of bronze or other similar material and not exceeding six square feet.

6.(6)

Nonadvertising directional signs or symbols (e.g. entrance, exit, caution, slow, no trespassing) located on and pertaining to a parcel of real private property, not to exceed two square feet in area.

7.(7)

Identification signs at the entrance drive of residences and farms which do not exceed two square feet in area.

(8) 8.

Window signs which identify or advertise the business which occupies the premises, community activities, services, goods, or products available within the building, and which collectively cover 30 percent or less of the window glass surface area.

~~(9)~~-9.

Signs incorporated on machinery or equipment at the manufacturer's or distributor's level, which identify or advertise only the product or service dispensed by the machine or equipment, such as signs customarily affixed to vending machines, newspaper racks, telephone booths, and gasoline pumps.

~~(10)~~-10.

Warning signs "No Soliciting," "No Trespassing," "Beware of Dog," and similarly worded warning signs which have a surface area not exceeding two square feet.

~~11.~~(11)

Occupant signs. One sign displaying the occupant's name may be placed on each residential dwelling unit, the surface area of which shall not exceed two square feet.

~~(12)~~-12.

Real estate signs as set forth in subsection 22 3(e) except for real estate signs advertising nonresidential property which requires a zoning certificate.

~~(13)~~-13.

One garage or yard sale sign having a surface area not exceeding six square feet.

~~(14)~~-14.

Publicly owned and maintained directional or regulatory signage or symbols.

~~(15)~~-15.

Signs announcing business openings.

~~16.~~(16)

Construction signs.

~~17.~~(17)

Political signs.

~~18.~~(18)

Signs on motor vehicle.

~~(19)~~-19.

Advertising signs at public athletic fields.

Adopted this _____ day of _____, 2021.

Frank M. Rabil, Mayor

Leesa Livesay, Clerk

Approved as to Form:

Vivian Seay Giles, City Attorney

An Ordinance to Amend and Reenact the Franklin City Code by Amending and Reenacting Appendix D, Zoning Ordinance, Article XXII. Signs.

WHEREAS, the City Council of Franklin, Virginia, has the legislative authority to make reasonable changes to the ordinances that govern the orderly growth and development of the City of Franklin; and

WHEREAS, the Franklin City Council is concerned about the type and placement of signs for the continued attractiveness of the community while recognizing the need to enable the public to locate goods, services, and facilities without difficulty and confusion, and while protecting the health, safety, and general welfare of present and future residents and businesses of the City.

NOW, THEREFORE, BE IT ORDAINED by the Franklin City Council that Appendix D, Zoning Ordinance, Article XXII. Signs be amended and reenacted as follows:

ARTICLE XXII. Signs

(Amended by Ord. of 6-22-1998; Ord. of 9-9-2002; 3-26-2007; 8-23-2020; 6-21-2021??)

§ 22.1 Purpose.

A.

It is hereby determined that the regulation of the location, size, placement, and certain features of signs is necessary to enable the public to locate goods, services, and facilities without difficulty and confusion, to prevent wasteful use of natural resources in competition among businesses for attention, to prevent hazards to life and property, to assure the continued attractiveness of the community, and to protect property values.

B.

It is the purpose of this section to coordinate the type and placement of signs within the different land use zones; to recognize the commercial communication requirements of all sectors of the business community; to facilitate maintenance; to allow for special purpose signs; and to guarantee equal treatment under the law through accurate recordkeeping and consistent enforcement. These things shall be accomplished by regulation of the posting, displaying, erection, use and maintenance of signs. No sign shall be permitted as either a main or accessory use except in accordance with the provisions of this section. It is further determined that signs which are not lawfully erected or maintained under the

provisions hereof are not consistent with customary sign usage, are an abuse thereof, and are an unwarranted invasion of the rights of legitimate business interests and of the public.

C.

The regulations for signs have the following specific objectives:

1.

To ensure that signs are designed, constructed, installed, and maintained so that the public safety is protected and traffic safety is maintained;

2.

To allow and promote positive conditions for sign communication while at the same time promoting an attractive business environment;

3.

To reflect and support the desired character and development patterns of the Comprehensive Plan and the various zoning districts;

4.

To allow for adequate, effective, and aesthetic signs in commercial and industrial zones and prevent over concentration of signage; and

5.

To ensure that the constitutionally guaranteed right of free speech is protected.

§ 22.2 In general.

A.

Injuring, installing or removing handbills or public notices. It shall be unlawful for any person to put up, pull down, write on, cut or otherwise injure or deface any handbill or other public notice of any kind posted on any public bulletin board without the consent and permission of the property owner.

B.

Affixing advertisements to trees, utility poles and street signs. No person shall in any manner affix any advertisement, handbill or other public notice to any publicly owned tree, utility pole, traffic or street sign or pole or in any manner injure the same. Any city employee may, at the direction of his or her immediate supervisor, remove and discard such advertisements.

C.

Existing nonconforming signs. Any sign valid under the laws of the State of Virginia and the City of Franklin in place and in use prior to October 10, 1989 shall be exempt from the provisions of this section until such time as said signage is structurally altered, enlarged, changed in shape, moved or replaced. This exemption does not apply to window signs or portable signs in business areas.

§ 22.3 Sign standards.

A.

Definitions and advertising permitted.

1.

Business Entity: Any trade, business or operation that provides goods or services to other trades, businesses, operations or the general public. Business entities within one building are considered separate if:

a.

Each entity has a separate Federal Identification Number; and

b.

Each entity has a distinct trademarked name or logo;

2.

Public Access Easement; Property that grants an easement to allow the public, vehicular and pedestrian access over a parcel of land owned by an individual or entity to gain access to other adjoining properties.

3.

A sign is any word, numeral, figure, design, trademark, logo, flag, pennant, twirler, light, banner, display or other device of any kind which whether single or in any combination, is used to attract attention, direct, identify, inform, persuade, advertise or for the purpose of visually attracting attention of the public while viewing the same from outdoors.

4.

A window sign is a sign installed or maintained inside a window for the purpose of viewing from the outside the premises. This term shall not include merchandise located in the window.

5.

No exterior sign shall advertise a service, product, business, activity or institution which is offered, sold, carried on, produced or manufactured elsewhere than on the premises

where such sign is located except for signs not exceeding 32 square feet in area advertising activities such as fund raising by nonprofit organizations such as churches, schools, civic groups, YMCA and similar entities, which signs may be erected for no more than 30 days prior to such activities and which must be removed within 30 days after such activities have ceased.

6.

The content or advertising message carried by signs hereafter erected on any premises shall be limited to one of the following:

a.

The identification of a building or its owners or occupants.

b.

Information concerning any lawful business-related activities carried on at the premises or goods or services offered thereon.

c.

Information concerning any lawful nonbusiness or nonprofit activities carried on at the premises.

d.

Information concerning the sale or lease of the premises.

e.

On-site traffic and directional information.

B.

Signs in all zoning districts. In all zoning districts the erection and display of all signs shall be governed by and shall conform to the following regulations:

1.

Private dwellings. Private dwellings in any nonresidential district used to accommodate tourists, and for home occupations, shall be considered residential and any signs shall conform in all respects to the requirements of subsection 22.3(F).

2.

Maximum area; height of bottom edge above street, etc., maximum projection over sidewalk, etc. Every sign erected from and after July 1, 1992 except as provided in subsection 22.3(F) shall comply with the following:

a.

Freestanding signs.

1.

A freestanding sign is a sign supported by upright structural members, braces, or ground anchorage and not attached to a building.

2.

The maximum sign area for any freestanding sign shall be 64 square feet per face except that the maximum sign area for a freestanding sign for an industrial park of ten acres or more in an M-2 Heavy Industrial District shall be 160 square feet per face. Such larger industrial park sign shall be set back at least 50 feet from a public street. The maximum height of a freestanding sign shall be 20 feet, except that there shall be no maximum height for the American flag, the State of Virginia flag or any other governmental flag. Notwithstanding having no height restriction, such flags shall not encroach on any city utility easement and shall not obstruct vision in a way which endangers public safety. A freestanding sign shall not project beyond the property line of the owner thereof.

3.

No more than one freestanding sign shall be permitted on a lot,

Landscaping similar to that surrounding the building shall extend a minimum of three (3) feet around the perimeter of the sign base of all signs.

4.

Business Park and Shopping Center and Signs.

[Amended 3-25-2013 by Ord. No. 12-2013]

a.

One (1) business park or shopping center sign is allowed. The sign shall be freestanding and shall be encased in a structure architecturally similar to that of the main building. The maximum area of the sign shall be one hundred and fifty (150) square feet limited in height to 25 feet. The Business Park or shopping center sign may only display the business park or shopping center name and a list of the tenants. Individual shops may have building mounted signs in accordance with § 22.3(C) Building Mounted Signs. Individual freestanding signs for individual business park or shopping center tenants shall not be permitted. Where a business park or shopping center or sign is used, no other frontage signs will be allowed.

b.

Any outparcel within the business park or shopping center boundaries may have a monument sign in addition to their building mounted sign. All monument signs shall have a maximum height of seven (7) feet with a maximum area of 50 square feet and shall be landscaped and architecturally similar to the surrounding buildings.

5.

Freestanding business or commercial signs shall be located on the lot on which the business is located, except that contiguous properties under the same ownership, may be considered as one lot for the purpose of this section.

6.

All portions of every freestanding sign must be erected at least eight feet from a city right of way or other public property and may not be erected in such a manner as to interfere with a city or public utility easement.

7.

ROUTE 58 CORRIDOR HIGH-RISE SIGN

An on-premise freestanding sign that is located on any parcel of land zoned B-3 General Business or Industrial with any part of the parcel located within 500 feet of the Route 58 by-pass right of way within the cooperate limits of the City of Franklin. These signs shall be permitted for businesses and developments for the purpose of attracting non-local traffic from the by-pass. Such signs shall be allowed within the cooperate limits of the City. Route 58 corridor high-rise signs shall be allowed when the following requirements are met:

[Added 3-25-2013 by Ord. No. 10-2013; amended 3-25-2013 by Ord. No. 11-2013]

a.

There shall be no more than (1) high-rise sign structure per parcel.

b.

All parcels shall be three (3) acres or larger in size.

c.

The high-rise sign structure shall have no more than (4) individual signs.

d.

The maximum sign height shall be 190 feet and.

e.

The high-rise signs shall observe a setback requirement of twenty (20) feet from all street right of way or lot boundary lines. However, there shall be no setback from the Route 58 by-pass right of way.

f.

Route 58 corridor high-rise signs shall be located no closer than 200 feet from a residentially zoned property.

g.

If a high-rise sign is utilized, only one other freestanding monument ground sign will be allowed in accordance with § 22.3(b)(2)(a)(4).

h.

Directional signs for internal traffic circulation shall be allowed so as not obstruct sign vision at intersections within a public way.

i.

All Route 58 Gateway high-rise signs shall comply with all other local, state and federal regulations.

1.

The zoning administration shall interpret the above requirements of the definition for Route 58 corridor high-rise sign locations for close proximity to residentially zoned property, the Route 58 by pass and to each other in keeping with the purpose and intent of this article under the following circumstances:

a. The site is exceptionally narrow or shallow, has an odd size, shape or topography or is otherwise unusual in physical dimension.

b. There exists a unique relationship to adjacent properties or properties in the general vicinity.

C.

Building mounted signs.

1.

A building mounted sign is a sign which is visible from a public street or place and which is attached to or derives its major support from a wall, roof or fence and includes, but is not limited to, the following: an awning sign, canopy sign, marquee sign, projecting sign, roof sign, fence sign and wall sign. Signs painted on exterior building walls shall be considered building mounted signs. Sign area of building mounted signs shall be measured within a continuous perimeter enclosing the entire display face of the sign, including background, framing, trim, molding and other borders, but excluding supports and uprights unless such supports or uprights are designed as an integral part of the display for the purpose of illustration or attraction or unless they are illuminated. Where a sign consists of two identical parallel faces which are set back to back and located not

more than 24 inches from each other, only one side of such sign shall be used in computing the area. The area of signs with more than two faces, or with faces which are not parallel or not within the same plane with each other shall be the sum of the area of all the sign faces. The area of a cylindrical sign shall be computed by multiplying one-half the circumference by the height of the sign. Where individual letters, characters or figures are mounted using a building facade as a background, the area of such sign shall be determined by computing the sum of the area within the outer perimeter of each individual character or figure comprising the total message, symbol or advertisement. Computational methodology to determine sign area is set forth below this section in figures (1) and (2).

2.

The maximum sign area for building mounted signs shall not exceed one square foot of building mounted sign area for each lineal foot of building frontage facing a public street or a public access easement not to exceed a total of 100 square feet in area facing each public street, except that no sign shall be required to be less than 15 square feet in area. For buildings housing more than one tenant, the sign area for each tenant shall be considered separately, but the total square footage may not exceed the standard set forth hereinabove.

a.

The maximum sign area for building mounted signs located in the "Downtown Service Tax District" as designated in § 27-136 of the City Code shall not exceed two square feet of building mounted sign area for each lineal foot of building frontage facing a public street or a public access easement not to exceed a total of 100 square feet in area facing each public street, except that no sign shall be required to be less than 15 square feet in area. For buildings housing more than one tenant, the sign area for each tenant shall be considered separately, but the total square footage may not exceed the standard set forth hereinabove.

3.

Where building frontage is on more than one public street or a public access easement, the frontage on the sides of the building facing the public streets or public access easements shall be used to calculate the permitted sign area for that particular building front.

4.

Where the rear of the building faces a parking lot, additional signage shall be allowed on the rear of the building, not to exceed one square foot of building mounted sign area for each lineal foot of building width facing the parking lot, not to exceed a total of 100 square feet in area, except that no sign area shall be required to be less than 15 square feet in

area. For buildings housing more than one tenant, the sign area for each tenant shall be considered separately, but the total square footage may not exceed the standard set forth hereinabove.

5.

In all zoning districts the maximum square footage of building mounted signs set forth in b. and d. above may be increased by .25 square foot for each lineal foot of building frontage in excess of one hundred (100) lineal feet.

6.

In B-3, M-1 and M-2 zoning districts, if a building frontage facing a public street towards which a sign is oriented is more than one hundred (100) linear feet, the square footage area of signs may be increased as follows:

a.

If the building is 100 feet or more but less than 150 feet from the street — an increase of 25 percent (up to 125 square feet).

b.

If the building is 150 feet or more but less than 200 feet from the street — an increase of 50 percent (up to 150 square feet).

c.

If the building is 200 feet or more but less than 250 feet from the street — an increase of 75 percent (up to 175 square feet).

d.

If the building is 250 feet or more but less than 500 feet from the street — an increase of 100 percent (up to 200 square feet).

e.

If the building is 500 feet or more but less than 1,000 feet from the street — an increase of 150 percent (up to 250 square feet).

f.

If the building is 1,000 feet or more from the street — an increase of 200 percent (up to 300 square feet).

7.

Projecting signs and signs attached to the bottom of a marquee or roof overhang shall not project more than five feet from the building front nor closer than two feet from any

curb line. The maximum size for these signs shall be 15 square feet per face, and they shall have a minimum clearance of eight feet above a public sidewalk, public street, or public alley.

D.

Portable signs.

1.

A portable sign is a sign usually of a temporary nature, not securely anchored to the ground or to a building or structure and which obtains some or all of its structural stability with respect to wind or other normally applied forces by means of geometry or character.

2.

It shall be unlawful to erect or maintain portable signs except that portable unlighted signs not exceeding four feet in height and 2 1/2 feet in width may be placed on sidewalks in front of businesses located in other than residential districts unless approved as part of a special exception or conditional use. Such portable signs shall not obstruct the means of egress from the building or any accessible route as defined by the Americans with Disabilities Act. Such signs must be maintained in good condition and removed each day by the close of business, in inclement weather or in extremely windy conditions.

3.

Flashing signs and lights outlining exteriors of a building: It shall be unlawful to erect or maintain any lighted sign on an intermittent or flashing circuit. It is also unlawful to outline the exterior of any buildings with lights — except during governmentally recognized holidays, holiday seasons and city celebrations when authorized by the zoning administrator. Time, temperature and stock quotation signs are not to be considered flashing signs.

4.

Revolving and/or moving signs: It shall be unlawful to erect or maintain a revolving or otherwise moving sign.

5.

Externally illuminated signs: Not more than two bulbs per face, which shall be white light, shall be used to illuminate any externally illuminated sign and these bulbs shall each be of a capacity not exceeding 200 watts.

6.

Bulbs: Bulbs used on signs shall be only white in color.

7.

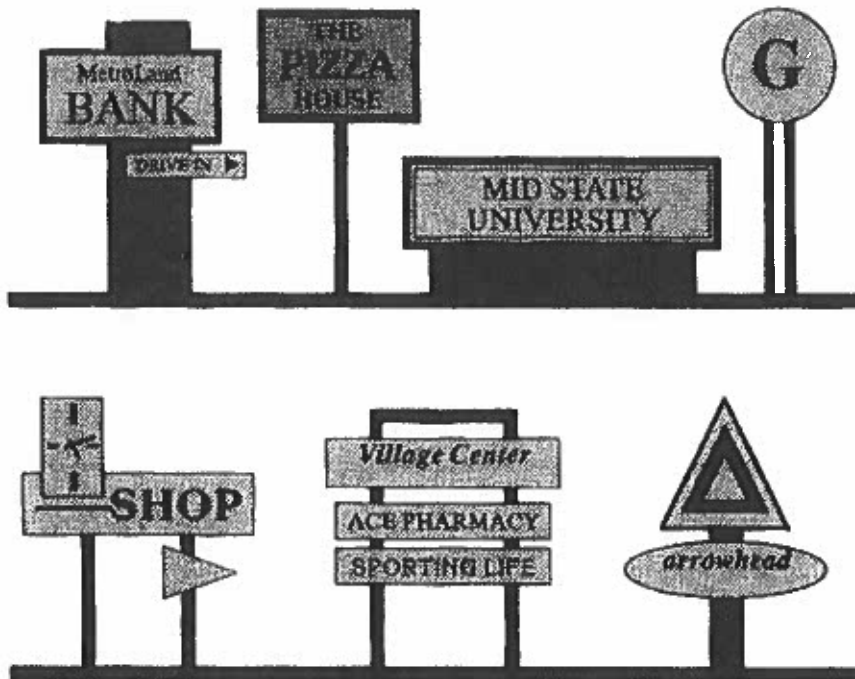
Roof signs: A roof sign is any sign which is erected, constructed and maintained above the roof of the building. It shall be unlawful to erect or maintain a roof sign except for holiday decorations.

8.

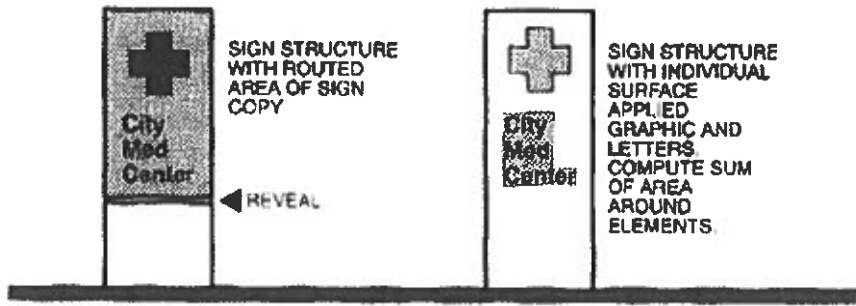
Flexible, moving or fluttering signs or other devices to attract attention. It shall be unlawful to erect or put up any flexible, moving or fluttering banners, flags, balloons or other devices to attract attention, except cloth flags (including American flags), cloth or plastic banners or latex balloons to advertise any commercial or noncommercial activity for a maximum of five days per promotion in any single calendar month in business and industrial districts. The person or business erecting or putting up such displays shall notify the zoning administrator in writing at least three business days prior to erecting or putting up such displays on forms provided by the department of community development. No permit or fee shall be required for such displays. In any business or industrial district except the B-2 central commercial district such displays shall not be erected or put up within ten feet of the public right-of-way or in a way which is distracting to persons operating motor vehicles on public streets. Any violation of this provision shall be punishable by a fine not to exceed \$100.00.

**General Sign Area - Computation Methodology
Sum of Shaded Areas Only Represents Sign Area**

Signs constructed with panels or cabinets

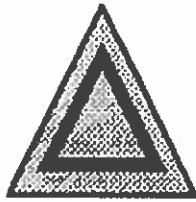


Sign structures



General Sign Area - Computation Methodology

Sum of Shaded Areas Only Represents Sign Area for Code Compliance Purposes
 Signs consisting of individual letters, elements, or logos placed on building walls or structures.



COMPUTE SUM OF AREAS OF INDIVIDUAL ELEMENTS ON WALL OR STRUCTURE



IN COMPUTING AREA FOR UPPER AND LOWER CASE LETTERING, INCLUDE ASCENDERS OR DESCENDERS, BUT NOT BOTH. CALCULATE SUPER ASCENDERS SEPARATELY AS INDICATED.

Temporary banners over streets. The zoning administrator may permit the hanging, stringing or placing of banners made of cloth or other material not less than 25 feet above the surface of the street for a period not exceeding ten days and expressly advertising an upcoming and dated event.

E.

[Reserved]

F.

Signs in residential districts.

1.

All tourist and bed and breakfast signs in residential zoning districts shall be constructed so that no portion of such signs shall be closer than seven feet from the owner's property line and the top of such signs no more than six feet above the average ground level of the yard. Every such sign shall be affixed to a single upright post or posts, a wall, fence or monument with and an advertising area of no more than eight square feet. No electric or neon signs shall be permitted, and not more than two incandescent bulbs of 25 watts or less shall be used to illuminate the sign. No more than one such sign shall be permitted at each residence.

2.

Home occupation signs in residential districts shall be permitted as set forth in the definition of home occupations in article **XXIX** of this appendix.

3.

All signs for all other nonresidential uses surrounding by predominantly residential uses shall comply with the provisions of subsection 22.3(B) except that the maximum sign area shall be 32 square feet per face and the maximum height shall be seven (7) feet above the average ground level.

G.

Real estate signs.

1.

Real estate signs are signs advertising the sale, lease or rental of real property. The term open-house shall mean the showing of real estate which is for sale, lease or rental by the real estate brokers and agents who are involved directly or indirectly in the sale of real estate in the City of Franklin.

2.

All real estate signs shall be located only on the property which is for sale, except for open-house directional signs.

3.

All real estate signs advertising residential property for sale or lease must be nonilluminated and not exceed eight square feet in sign area per sign face.

4.

All real estate signs advertising property other than residential property shall not exceed 32 square feet in sign area per sign face, and shall not be located in any residential zone.

5.

No real estate sign shall be placed within less than eight feet from the edge of the pavement of any public street or one-third of the distance between the pavement of any public street and the residence or building in those instances where the residence or building is less than 24 feet from the edge of the pavement of any public street. No real estate sign or open house directional sign shall be placed on any city right-of-way.

6.

No permits and no fees shall be required for real estate signs.

7.

There shall be no more than one real estate sign advertising a single tract for sale or lease on each street frontage.

8.

In a subdivision which contains five lots or more, a real estate sign not exceeding 32 square feet may be placed in the subdivision or at the entrance to the subdivision advertising said property for sale or lease. Such subdivision signs shall apply only to the initial sale of lots within the subdivision and shall be allowed to remain for not more than 24 months or until 80% of the lots are sold.

9.

Directional Real Estate Signs: A directional real estate sign (hereinafter referred to as "directional signs") is a temporary sign informing the public that property is available for examination for sale or lease purposes. Only generic directional real estate signs as described below shall be displayed on property.

a.

The number, size and placement of directional real estate signs: A generic nonadvertising directional sign displaying an arrow shall not exceed 9 inches by 24 inches and shall be affixed to a single wood, vinyl or metal pole. With permission from the landowner only one generic directional sign per direction is allowed at any intersection with a total not to exceed 4 signs per intersection and no more than one directional sign per property. Placement of the signs is limited to intersections only and will not be permitted in medians, parkway strips, slopes, etc. Signs are not permitted on public property or in the public

right-of-way. Signs shall not be installed in a manner that creates a hazard to traffic or pedestrians. Placement of generic directional signs must be 2 feet from the edge of the roadway/edge of sidewalk for safety purposes. No flags, pennants, balloons, or other attention-attracting devices shall be displayed.

10.

Off premises real estate signs advertising the sale, lease or rental of property shall be allowed in conjunction with an open-house showing only and shall be limited to eight square feet in size. All other off premises signs except for open-house directional signs as set forth above shall be prohibited. Open-house directional signs shall not be displayed for more than 72 consecutive hours and shall be located only in residential zones.

H.

Construction signs. A construction sign not exceeding 32 square feet may be permitted on any lot if erected not more than 30 days prior to construction. It must be removed within 30 days after completion of construction.

1.

Sales Office and Model Home Signs. Sales office and model home signs (signs identifying a developer's sales office/model home sites) are subject to the following:

a.

Signs shall not exceed a maximum size of 32 square feet.

b.

Signs shall not exceed a maximum height of seven (7) feet.

c.

No signs shall be illuminated between the hours of 10:00 p.m. and 7:00 a.m.

d.

Only one sign advertising a model home may be permitted per builder in the subdivision.

e.

Sign must be located on the site of the model home/sales office and shall be set back a minimum of eight (8) feet from the public right of way.

f.

Model home sign shall be allowed only after a certificate of occupancy has been issued for the model home.

g.

No sign may be erected for more than two years.

h.

Signs shall meet all requirements of this Article of the City Zoning Ordinance, including permitting requirements.

i.

Bench signs. It is unlawful to erect or maintain a sign on a bench or other exterior furniture under this ordinance.

J.

Window signs. Window signage which identifies or advertises community activities, services, goods or products available within the building is permitted in areas zoned for business or industrial use. Such window signage shall not obstruct more than 30 percent of each window area located on the ground floor of the building. For computation of area, window panels separated by muntins or mullions shall be considered as one continuous windowpane. Window signs shall not be assessed as wall signs.

K.

Garage/yard sale signs. One garage or yard sale sign having a surface area not exceeding six square feet may be displayed for a single time period not longer than five days in any six-month period. No signs advertising a garage or yard sale shall be placed on any property other than that of the residence of the person conducting such a sale.

L.

Special purpose signs.

1.

Theater signs. In addition to the signs otherwise permitted by this section, a theater shall be permitted a changeable message sign, the surface area of which shall not exceed 64 square feet. Any building in which is located two or more theaters shall be permitted an extra 16 square feet of surface area per additional theater.

2.

Gasoline price displays. In addition to the signs otherwise permitted by this section, gasoline stations shall be permitted to erect and maintain up to two changeable message signs not to exceed 12 square feet on each face or one changeable message sign not to exceed 24 square feet per face for the purpose of displaying gasoline prices. Notwithstanding any other provision contained in this section, such signs may be affixed to the structure of a pole sign on the property.

3.

Menu signs for drive-through restaurants. In addition to the signs otherwise permitted by this section, a drive-through restaurant shall be permitted one menu sign placed in proximity to the drive-through lane for the purpose of ordering. Such sign shall be positioned at least 40 feet from any street right-of-way or residentially zoned property and shall have a surface area not exceeding 36 square feet.

4.

Directory signs. In addition to the signs permitted by this section, free standing directory signs with a maximum height of 40 inches, a maximum width of 30 inches and a maximum tenant identification area of four inches by 30 inches for identification of tenants located in a building or buildings having more than one entrance for customers. Such signs shall be located in or at the parking area or between the parking area and the building entrance of the tenants being identified and shall not intrude upon any handicap accessible parking area or route, fire lane or utility easement.

M.

Political signs. Political signs shall be allowed only for a period commencing 90 days prior to any election and removed five days subsequent to the election in any zoning district. Such signs shall conform to the size requirement of real estate signs in the district in which they are located. Such signs shall not be affixed to utility poles or trees or placed on public property or public rights-of-way and not cause a visual obstruction at intersections in accordance with § 22.3(N)(1).

N.

Signs on motor vehicles.

1.

Signs attached to the exterior of a motor vehicle or painted on to a motor vehicle parked on or beside a public street for the sole purpose of advertising are prohibited.

O.

Signs to announce business openings. Within any commercial or industrial district, one sign may be placed on the property to announce the opening of one or more businesses located on the property. Such sign shall not be larger than 32 square feet in size and shall not remain on the property for more than a 30-day period.

P.

Use of signs or other advertising matter near intersections.

1.

Signs or other advertising matter as regulated by this section erected at the intersection of any streets or in the right-of-way in such a manner as to obstruct free and clear vision are prohibited. Furthermore, signs or advertising matter which by reason of the position,

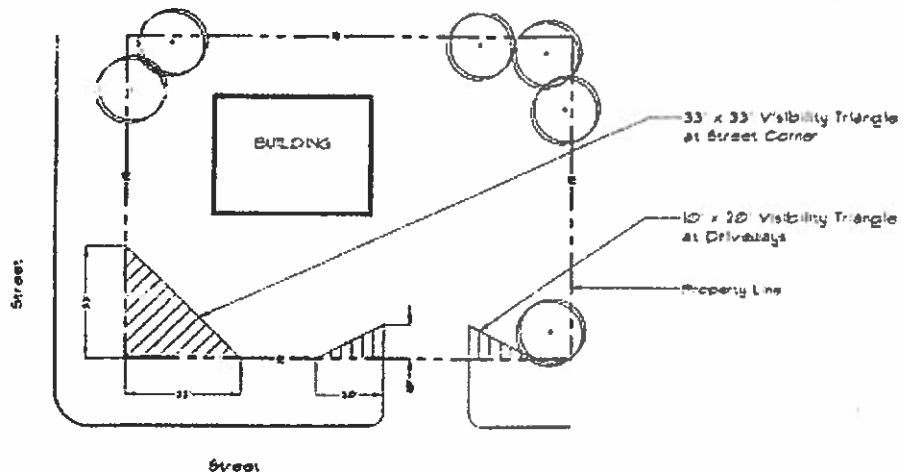
shape, or color interfere with or obstruct the view of any authorized traffic sign, signal or device, are also prohibited. At all public street intersections, there shall be no sign erected between the heights of three (3) feet and ten (10) feet and no obstruction to vision between those heights other than a single post or column which does not exceed twelve (12) inches in its greatest cross sectional dimension, within the visibility triangle formed by the lot lines on the street side of such lot and a diagonal line joining points on such lot lines at distances from the point of their intersection as set forth in the following table and as shown in the graphic below:

Size of Unobstructed Sight Triangle at Corner Lots, Public Streets and Driveways

Classification of Intersecting Public Streets*	Distance Measured Along Each Street (Dimension "X" In Graphic Below)
Local-Local	20'
Local-Collector	33'
Collector-Collector	33'
Collector-Arterial	33'
Arterial-Arterial	33'
Arterial-Local	33' along arterial street (principal or minor) 15' along local street
Any Public Street — Driveway	33' along arterial street (principal or minor) 15' along local street 10' perpendicular to street

* As defined in the City of Franklin Zoning Ordinance and VDOT 2020 Transportation Plan

SIGNS WHICH INTERFERE WITH VISIBILITY AT STREET INTERSECTIONS OR DRIVEWAYS



2.

Unshielded illuminated devices that produce glare or are a hazard to motorists are prohibited.

Q.

Signs resembling traffic controls. Lights and signs that resemble any traffic control device, official traffic control signs, or emergency vehicle markings are prohibited. Signs which make use of the words "stop," "look," "danger," or any other word, phrase, symbol or character in such a manner as to interfere with or mislead or confuse vehicular traffic shall not be allowed.

R.

Abandoned signs.

1.

Any sign that is located on property which becomes vacant and unoccupied, pertains to a business which does not maintain a current and valid business license or pertains to a time or event that has passed, shall deemed to have been abandoned.

2.

Before a sign which has been abandoned for two years or more may be put into use it must be brought into compliance with this article.

S.

Advertising signs at public athletic fields. Advertising signs not exceeding 48 square feet in area facing inward toward athletic fields may be fastened to, but not obtrude over, interior athletic field fences of public baseball, softball and track fields and end zone fences of public football fields. Such signs may not be placed on fences in a way which prevents spectators from having an unobstructed view of athletic events.

T.

Marquees, canopies and awnings.

1.

Restrictions for marquee signs. Signs on marquees shall be considered wall signs and shall be subject to the requirements established for wall signs.

2.

Restrictions for canopies and awnings.

a.

Signs on canopies and awnings shall be considered wall signs and shall be subject to the requirements established for wall signs. However, lettering which does not exceed seven inches in height which is displayed on the edge of a canopy or awning hanging perpendicular to the ground shall not be counted against the allowable signable area of a wall frontage.

b.

No portion of any canopy or awning shall be less than eight feet above the level of the sidewalk or other surface over which it projects.

c.

Awning signs may be illuminated indirectly or internally.

U.

Pedestrian signs.

1.

A pedestrian sign is a sign intended primarily for viewing by pedestrian traffic, displayed as a wall or window sign, and containing information including the following and other similar information: suite numbers; instructions regarding operation of doors; names of accepted credit companies; and hours of operation.

2.

Pedestrian signs shall not be counted as part of wall or window signable area.

3.

The height of pedestrian sign lettering or symbols shall not exceed four inches.

§ 22.4 Administrative provisions.

A.

Permits, inspections, etc.

1.

Permit required. It shall be unlawful to erect, alter or relocate any sign without first obtaining a sign permit from the zoning administrator unless the sign is exempt under subsection 22.4(d) of this section.

When a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of said permit without prior approval of the zoning administrator. A written record of such approval shall be entered upon the original permit application and maintained in the files of the zoning administrator.

2.

Application. In order to obtain a permit to erect, alter or relocate any sign under the provisions of this section, an applicant therefore shall submit to the zoning administrator

a sign permit application which shall set forth in writing a complete description of the proposed sign including:

a.

The name, address, and telephone number of the owner or persons entitled to possession of the sign and of the sign contractor or erector.

b.

The location by street address of the proposed sign structure.

c.

Complete information as required on application forms provided by the zoning administrator including a site plan and elevation drawings of the proposed sign, and such other data as are pertinent to the application.

d.

Plans indicating the scope and structural detail of the work to be done, including details of all connections, guy lines, supports and footings, materials to be used, and electrical plans if sign is to be electrified.

Each application shall contain an agreement to indemnify and hold the city harmless for all damages, demands or expenses of every character which may in any manner be caused by the erection of the sign.

3.

Issuance of permit if application in order. It shall be the duty of the zoning administrator, upon receipt of a completed application for a sign permit, to examine such plans and specifications and other data and, if the proposed structure is in compliance with the requirements of this section and all other applicable provisions of this Code, to issue to the applicant a written permit evidencing the applicant's compliance therewith. Issuance of the permit shall in no way prevent the zoning administrator or designated representative from later declaring said sign to be nonconforming if upon further review of information submitted with the application it is found that the data submitted is incorrect or if the sign is not built in accordance with specifications of plans submitted.

4.

Permit duration. A sign permit shall become null and void if the sign for which the permit was issued has not been completed within a period of six months after the date of issuance.

5.

Inspection. All signs for which a permit is required by this section shall be inspected by the zoning administrator or designated representative.

6.

Revocation. The zoning administrator is hereby authorized and empowered to revoke any permit issued upon failure of the holder thereof to comply with the provisions of this section within 30 days after notification in writing.

7.

Permit fees. Before any permit is issued under the provisions of this section, the applicant shall pay the applicable sign permit fee and a zoning certificate fee.

8.

Interpretation. Any sign which may be classified within more than one sign category shall be classified within the most restrictive category.

9.

Maintenance and repair. All signs and sign structures shall maintain the following standards of structural repair and visual appearance. All structural and nonstructural components must be positioned and secured in accordance with approved plans for the sign. Any apparently deteriorated, damaged, or weakened components shall be promptly repaired or replaced. All lettering, advertising copy and painted surfaces must be free of chipping, peeling, and fading detectable within three hundred feet of the sign. Components composed of plastic, acrylic, and other artificial compositions must be free of cracks, holes, buckling, or any other condition affecting the strength and stability of the component. Electrical signs must be maintained in working order. Minimum maintenance requirements for electrical signs and electrical systems include but are not limited to: prompt removal and replacement of all defective bulbs, tubes, neon light segments, damaged or deteriorated electrical wiring, and malfunctioning control devices and related circuitry. If Community Development personnel determine that these standards have not been met, notice shall be given of specific defects and reasonable time for correction. Failure to comply with such notice shall constitute a violation of the Virginia Uniform Statewide Building Code/Virginia Maintenance Code and may require removal of the sign and sign structure.

B.

Penalties.

1.

Any person who shall violate any of the provisions of this section shall upon conviction thereof, be punished by a fine of not more than \$100.00.

2.

Each day such violation continues after written notification from the zoning administrator shall constitute a separate offense.

C.

Administrative appeals process. An appeal may be taken to the board of zoning appeals as outlined in § 27.6 of this ordinance when it is alleged that there is error in any order, requirement, decision, determination, or interpretation of the zoning administrator or other designated representative in administering this section.

D.

Signage not requiring a permit. Except as otherwise provided, the following on-site signs are exempt from the provisions of this section and may be erected without securing a permit, subject however, to meeting all other applicable provisions of this section and other chapters of this Code.

1.

One professional name plate attached to the building not exceeding three square feet in area.

2.

Any flag of the United States of America, the State of Virginia, the City of Franklin and flags not exceeding 15 square feet in size of any other governmental entity any religious or fraternal organization or seasonal flags.

3

Decorative flags and bunting for a city-wide celebration, conventions, and commemorations when authorized by the zoning administrator for a one-week period.

4.

Holiday lights and decorations.

5.

Memorial or historic tablets, information as to the name of the building, date of erection, special description or other material of historic interest, when cut into a masonry surface or constructed of bronze or other similar material and not exceeding six square feet.

6.

Nonadvertising directional signs or symbols (e.g. entrance, exit, caution, slow, no trespassing) located on and pertaining to a parcel of real private property, not to exceed two square feet in area.

7.

Identification signs at the entrance drive of residences and farms which do not exceed two square feet in area.

8.

Window signs which identify or advertise the business which occupies the premises, community activities, services, goods, or products available within the building, and which collectively cover 30 percent or less of the window glass surface area.

9.

Signs incorporated on machinery or equipment at the manufacturer's or distributor's level, which identify or advertise only the product or service dispensed by the machine or equipment, such as signs customarily affixed to vending machines, newspaper racks, telephone booths, and gasoline pumps.

10.

Warning signs. "No Soliciting," "No Trespassing," "Beware of Dog," and similarly worded warning signs which have a surface area not exceeding two square feet.

11.

Occupant signs. One sign displaying the occupant's name may be placed on each residential dwelling unit, the surface area of which shall not exceed two square feet.

12.

Real estate signs as set forth in subsection 22.3(e) except for real estate signs advertising nonresidential property which requires a zoning certificate.

13.

One garage or yard sale sign having a surface area not exceeding six square feet.

14.

Publicly owned and maintained directional or regulatory signage or symbols.

15.

Signs announcing business openings.

16.

Construction signs.

17.

Political signs.

18.

Signs on motor vehicle.

19.

Advertising signs at public athletic fields.

Adopted this _____ day of _____, 2021.

Frank M. Rabil, Mayor

Leesa Livesay, Clerk

Approved as to Form:

Vivian Seay Giles, City Attorney

the 1990s, the number of people who have been employed in the public sector has increased in all countries. The increase has been particularly large in the United States, where the public sector has grown from 10% of the total labour force in 1970 to 20% in 1995 (see Figure 1).

There are several reasons for the increase in public sector employment. One reason is that the public sector has become a more important part of the economy. In many countries, the public sector has become a major employer, particularly in the service sector. Another reason is that the public sector has become more attractive to workers, particularly those who are looking for job security and benefits.

There are also several reasons for the increase in public sector employment in the United States. One reason is that the public sector has become a more important part of the economy. In the United States, the public sector has become a major employer, particularly in the service sector. Another reason is that the public sector has become more attractive to workers, particularly those who are looking for job security and benefits.

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Department of Community Development
Planning - Building inspections – Zoning

Date: May 20, 2021
To: Members of the Planning Commission
From: Beverly Walkup, Interim Director of Community Development *BW*
Re: Resolution to Vacate the 20' Alley Between Clay Street and Sycamore Road
in the City of Franklin, VA to become the property of the Adjoining Tax
Parcels

Attached please find the resolution to vacate the alley between Clay Street and Sycamore Road.

The City Code under Section 26-11 allows any one or more persons owning property abutting a street or alley in the City to request vacation by making application to the Department of Community Development. Upon receipt, the application shall be referred to the Planning Commission for its recommendation. The City Code grants the Planning Commission the option to act on a request to vacate without holding an advertised public hearing.

At your April regular meeting, the Planning Commission elected not to conduct a public hearing on this item since notice was being provided directly to the adjacent property owners. Attached is a copy of the most recent letter dated May 20, 2021 and sent to the adjoining property owners providing notice of the Planning Commission meeting and encouraging the affected property owners to attend.

A resolution has been prepared for the Commission's action and is included as an attachment along with copies of the code section, letter to the adjoining property owners and exhibit plats.

Should you have any questions, please do not hesitate to contact me at 757-651-4843.







Attachment(s):

- Map Exhibit
- Code Section 26-11
- Notice to the Property Owners
- Planning Commission Resolution
- Plat Exhibits

CITY OF FRANKLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
207 WEST SECOND AVENUE, FRANKLIN VIRGINIA 23851
OFFICE: 757-562-8580 FAX: 757-562-0870

City of Franklin, Virginia

Legend

-  City Boundary
-  Parcels
-  Roads
-  Road Labels
-  Addresses
-  Landmarks

Alley to be
vacated:

Feet



Title:

Date: 4/1/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Franklin is not responsible for its accuracy or how current it may be.

Chapter 26. STREETS AND SIDEWALKS

§ 26-11. Vacating street or alley.

[Ord. No. 205, 4-25-1983; amended by Ord. No. 2005-5, 3-14-2005]

- (a) Any one or more persons owning property abutting a street or alley in the City may make application in the office of the director of community development to vacate the street or alley by paying an administrative fee of \$75 for processing the application and by paying the costs of publishing public notices and notifying other property owners affected by such proposed vacation as required for any public hearing(s) on the application held by the Planning Commission or the City Council. The fees and costs specified above in this subsection shall not be applicable when such vacation occurs on application of the City Council.
- (b) Upon receipt of the application the said director of community development shall refer the application to the Planning Commission for its recommendation.
- (c) The Planning Commission may, but shall not be required to, hold a public hearing on the application after notice as required by Code of Virginia, § 15.2-2204.
- (d) After consideration of the vacation of the street or alley the Planning Commission shall make a recommendation on vacating or not vacating the street or alley to the City Council.
- (e) Upon receipt of the recommendation of the Planning Commission the City Manager shall cause a notice of intention to vacate a public street or alley to be published twice, with at least six days elapsing between the first and second publication, in a newspaper having general circulation in the City. Such notice shall specify the time and place of a public hearing before the Council, at which time persons affected may appear and be heard. The City Manager shall also notify in writing by certified mail all property owners affected by the proposed vacation of the hearing.
- (f) After reviewing the application, considering the recommendation of the Planning Commission and taking into consideration the views of any person(s) who express their opinions at the public hearing, Council may discontinue and vacate such street or alley by duly enacting an ordinance authorizing such vacation. City Council, as a condition of the vacation of the street or alley, may require the fractional proportion of its street or alley vacated to be purchased by any abutting property owner. The price shall be no greater than the property's fair market value or its contributory value to the abutting property, whichever is greater, or the amount agreed to by the parties. No such vacation shall be concluded until the agreed price has been paid. If any abutting property owner does not pay for such owner's fractional portion within one year, or other time period made a condition of the vacation, then the vacation shall be void as to such property owner. Abutting owners shall not be required to pay for the vacation of the street or alley if the vacation is initiated on motion of the City Council.
- (g)

A certified copy of the ordinance of ordinance vacating the street or alley shall be recorded by the City Attorney among the land records of the Circuit Court of Southampton County in the name of the City and indexed in the name of the City as grantor.

(h)

When an applicant requests a vacation to accommodate expansion or development of an existing or proposed business, Council may condition the vacation upon commencement of the expansion or development within a specified period of time. Failure to commence within such time may render the vacation, at the option of the Council, null and void. A conditional vacation shall not be recorded until the conditions have been met.

(i)

A certified copy of the ordinance adopted by City Council vacating any street or alley shall be transmitted by the City Attorney to the Director of Community Development and the Director of Public Works for their records.



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING - BUILDING INSPECTIONS – ZONING**

MAY 20, 2021

RE: VACATION OF ALLEYWAY NEAR CLAY STREET AND NORTH COLLEGE DRIVE

DEAR PROPERTY OWNERS:

AS YOU HAVE BEEN MADE AWARE, THE CITY RECEIVED SEVERAL COMMUNICATIONS FROM ONE OR MORE ADJOINING PROPERTY OWNERS REQUESTING THAT THE CITY VACATE ITS INTEREST IN THE ALLEYWAY BEHIND YOUR HOME. IN RESPONSE, THE CITY COUNCIL ON JANUARY 25, 2021 VOTED TO BEGIN THE PROCESS TO VACATE THE SUBJECT ALLEYWAY. THIS ACTION IS BEING UNDERTAKEN IN ACCORDANCE WITH SECTION 26-11.VACATING STREET OR ALLEY OF THE CITY CODE AND VA CODE SECTION 15.2-2006.

AN INITIAL NOTICE WAS FORWARDED TO THE AFFECTED PROPERTY OWNERS BY LETTER DATED FEBRUARY 22, 2021, ALONG WITH A SURVEY COPY SPECIFIC TO EACH INDIVIDUAL LOT.

THE NEXT STEP IN THE PROCESS IS FOR THE PLANNING COMMISSION TO CONSIDER AND ACT ON THE VACATION AND THE DISTRIBUTION OF RIGHT-OF-WAY TO BE ADDED PROPORTIONATELY TO ADJACENT PROPERTIES.

THEREFORE, **PLEASE BE ADVISED THAT THE PLANNING COMMISSION WILL CONSIDER THIS ISSUE AT ITS REGULAR MEETING ON THURSDAY, MAY 27, 2021 IN THE CITY COUNCIL CHAMBER AT 6:00 P. M.**

YOU ARE ENCOURAGED TO ATTEND; HOWEVER, ATTENDANCE IS NOT MANDATORY. SHOULD YOU DESIRE TO COMMENT IN WRITING, YOU MAY SEND COMMENTS VIA MAIL TO: BEVERLY WALKUP, INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT, 207 W. SECOND, FRANKLIN, VA 23851 OR VIA EMAIL TO: BWALKUP@FRANKLINVA.COM.

SHOULD YOU HAVE ANY QUESTIONS OR DESIRE ADDITIONAL INFORMATION, PLEASE CONTACT ME AT (757) 562-1003.

SINCERELY,

BEVERLY WALKUP
INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

CITY OF FRANKLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
207 WEST SECOND AVENUE, FRANKLIN VIRGINIA 23851
OFFICE: 757-562-8580 FAX: 757-562-0870

RESOLUTION TO VACATE THE 20' ALLEY BETWEEN CLAY STREET AND
SYCAMORE ROAD IN THE CITY OF FRANKLIN, VIRGINIA TO BECOME THE
PROPERTY OF THE ADJOINING TAX PARCELS

WHEREAS, the City of Franklin Planning Commission at their regularly scheduled meeting held on May 27, 2021 has considered the vacation of the portion of the alley described below (the "Alley") and has passed a resolution recommending to City Council that it be vacated; and

WHEREAS, the Planning Commission has determined that the vacation of the portion of the Alley poses no adverse impact on City services; and

WHEREAS, no inconvenience to the public would result from the vacation of the portion of the Alley, and

WHEREAS, plat exhibits have been prepared by J. D. Vann – Land Surveying entitled "Plat showing a portion of alley between Clay Street and Sycamore Road to be abandoned by the City of Franklin for the enlargement of the adjoining tax parcels as follows:

- | | | |
|-----|--------------------------|-----------|
| 1. | T.P. 87-(25)-1 | .021 acre |
| 2. | T.P. 88-(27)-1 | .054 acre |
| 3. | T.P. 88-(106)-1A | .040 acre |
| 4. | T.P. 88-(24)-Blk C-4 | .023 acre |
| 5. | T.P. 88-(27)-4 | .011 acre |
| 6. | T.P. 88-(24)-Blk C-3 | .018 acre |
| 7. | T.P. 88-(24)-Blk C-9 | .023 acre |
| 8. | T.P. 88-(24)- Blk C-2&2A | .027 acre |
| 9. | T.P. 88-(24)-Blk C-8 | .023 acre |
| 10. | T. P. 88-(24)-Blk C-7&7A | .027 acre |
| 11. | T.P. 88-(24)-Blk C-1 | .121 acre |
| 12. | T.P. 88-(24)-Blk B-5 | .124 acre |

13. T.P. 88-(24)-Blk B-10&10A .031 acre
14. T.P. 88-(24)-Blk B-4 .023 acre
15. T.P. 88-(24)-Blk B-9 .023 acre
16. T.P. 88-(24)-Blk B-3 .023 acre
17. T. P. 88-(24)-Blk B-8 .023 acre
18. T.P. 88-(24)-Blk B-2 .023 acre
19. T.P. 88-(24)-Blk B-7 .023 acre
20. T.P. 88-(24)-Blk B-1 .027 acre
21. T.P. 88-(24)-Blk B-6&11 .023 acre
22. T.P. 88-(24)-Blk D-1&1A .021 acre

WHEREAS, the Planning Commission is of the opinion that the alley should be vacated and closed in accordance with Virginia Code Section 15.2-2006.

NOW, THEREFORE, the Planning Commission does hereby recommend that alley as shown in the attached plat exhibits and made a part of this resolution, is vacated, closed and abandoned as a public alley.

Certified copy of resolution adopted by the Planning Commission at its regular meeting held on May 27, 2021.

Joy Dawson
Secretary to the Planning Commission

BRENTON D. BURGESS
ELIZABETH R. BURGESS
T.P. 87-(25)-4
D.B. 375 PG. 302
P.B. 19 PG. 43

P.B. 19 PG. 43

ANTHONY F. GAMBONIE
T.P. 87-(24)-BLK. D-2
INSTR. 200000443
P.B. 27 PG. 114

BRENTON D. BURGESS
ELIZABETH R. BURGESS
T.P. 87-(25)-1
D.B. 375 PG. 302
P.B. 19 PG. 43

WILLIAM B. WRIGHT
T.P. 87-(24)-BLK. D-1 & 1A
INSTR. 170002217

T.P. 87-(25)-2

TO SYCAMORE RD. 38.71' 51.33' 584°39'23"W - 89.90' 10.24' 0.021 AC. N64°24'32"E 89.90' 55°37'27"E 273½ TO CLAY STREET

COLLEGE DRIVE
VAR. R/W

- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY ON THE WEST SIDE OF COLLEGE DRIVE
BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO
BRENTON D. BURGESS & ELIZABETH R. BURGESS

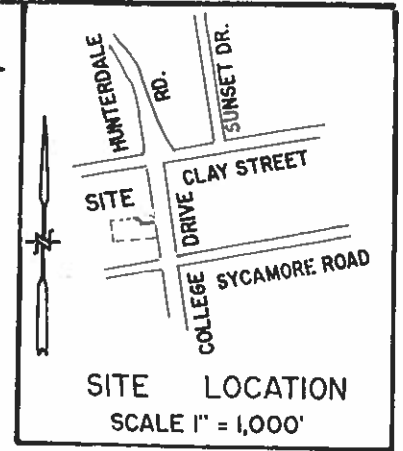
CITY OF FRANKLIN, VIRGINIA
SCALE 1" = 50' MARCH 15, 2021

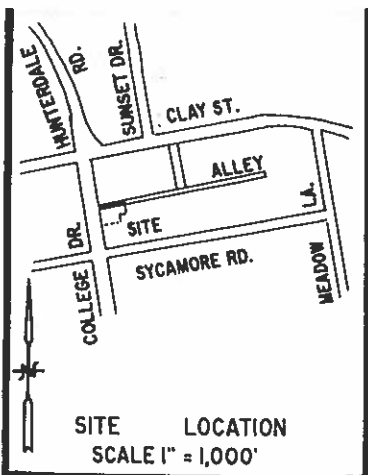
J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923

SCALE 1" = 50'

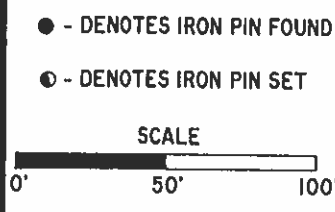
0' 50' 100'

2021-49-F

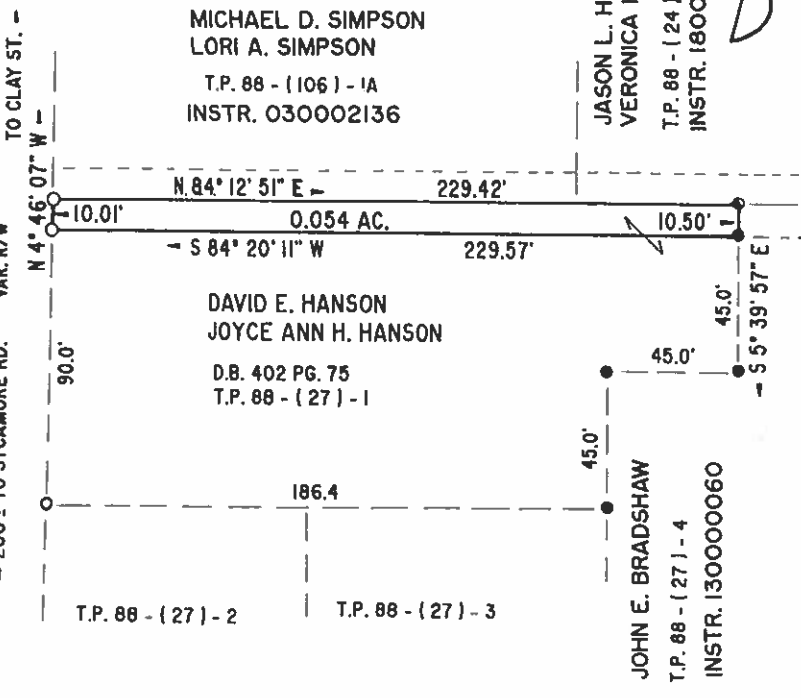




SITE LOCATION
SCALE 1" = 1,000'



COLLEGE DRIVE
VAR. R/W
- 200'± TO SYCAMORE RD.



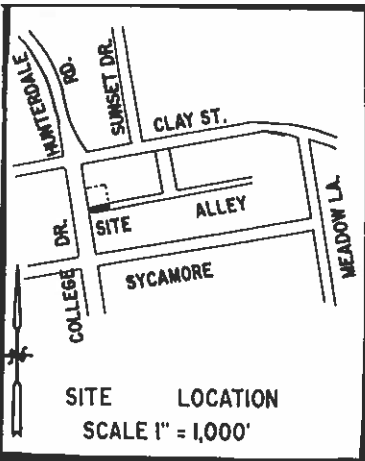
PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO

DAVID E. HANSON & JOYCE ANN H. HANSON

CITY OF FRANKLIN, VIRGINIA

SCALE 1" = 50' MARCH 8, 2021

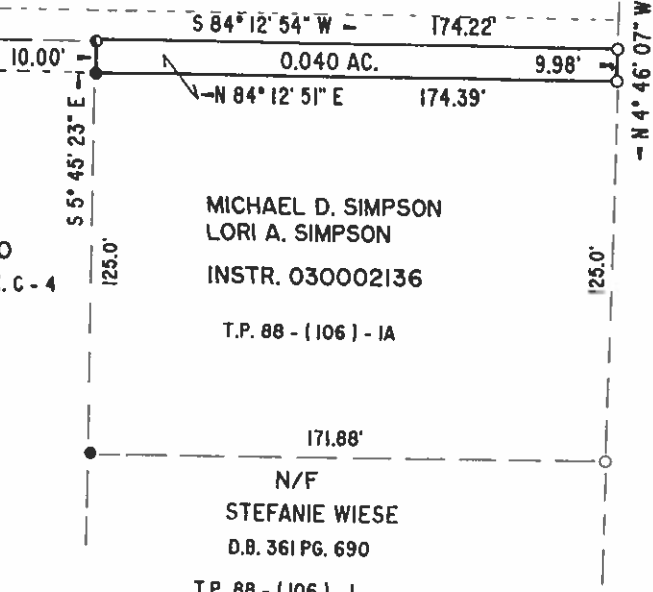
J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923



SITE LOCATION
SCALE 1" = 1,000'

DAVID E. HANSON
JOYCE ANN H. HANSON
T.P. 88 - (27) - 1
D.B. 402 PG. 75

P.B. 12 PG. 104

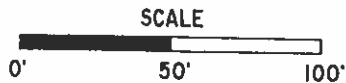


JASON L. HOOK
VERONICA HOOK
INSTR. 180002460
T.P. 88 - (24) - BLK. C - 4

MICHAEL D. SIMPSON
LORI A. SIMPSON
INSTR. 030002136
T.P. 88 - (106) - 1A

N/F
STEFANIE WIESE
D.B. 361 PG. 690
T.P. 88 - (106) - 1

COLLEGE VAR. R/W DRIVE TO SYCAMORE RD. -
- 157.5' TO CLAY ST.

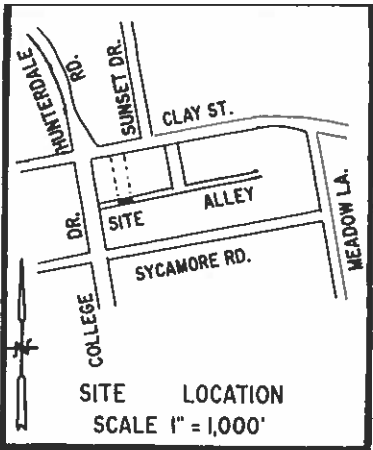


- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET

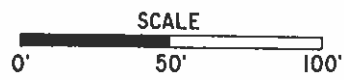


J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23037
TEL. NO. 757-562-4923

PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO
MICHAEL D. SIMPSON & LORI A. SIMPSON
CITY OF FRANKLIN, VIRGINIA
SCALE 1" = 50' MARCH 8, 2021



- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



HAL G. WARD, JR.
DEBRA S. WARD
INSTR. 190001989

T.P. 88 - (24) - BLK. C-3

JOHN E. BRADSHAW
INSTR. 130000060 T.P. 88 - (27) - 1
D.B. 402 PG. 75

DAVID E. HANSON
JOYCE ANN H. HANSON

S 84° 12' 51" W - 100.22'
9.93' 0.023 AC. 9.98'
N 84° 14' 41" E 100.27'

JASON L. HOOK
VERONICA HOOK
INSTR. 180002460

T.P. 88 - (24) - BLK. C - 4

MICHAEL D. SIMPSON
LORI A. SIMPSON
T.P. 88 - (106) - 1A
INSTR. 030002136

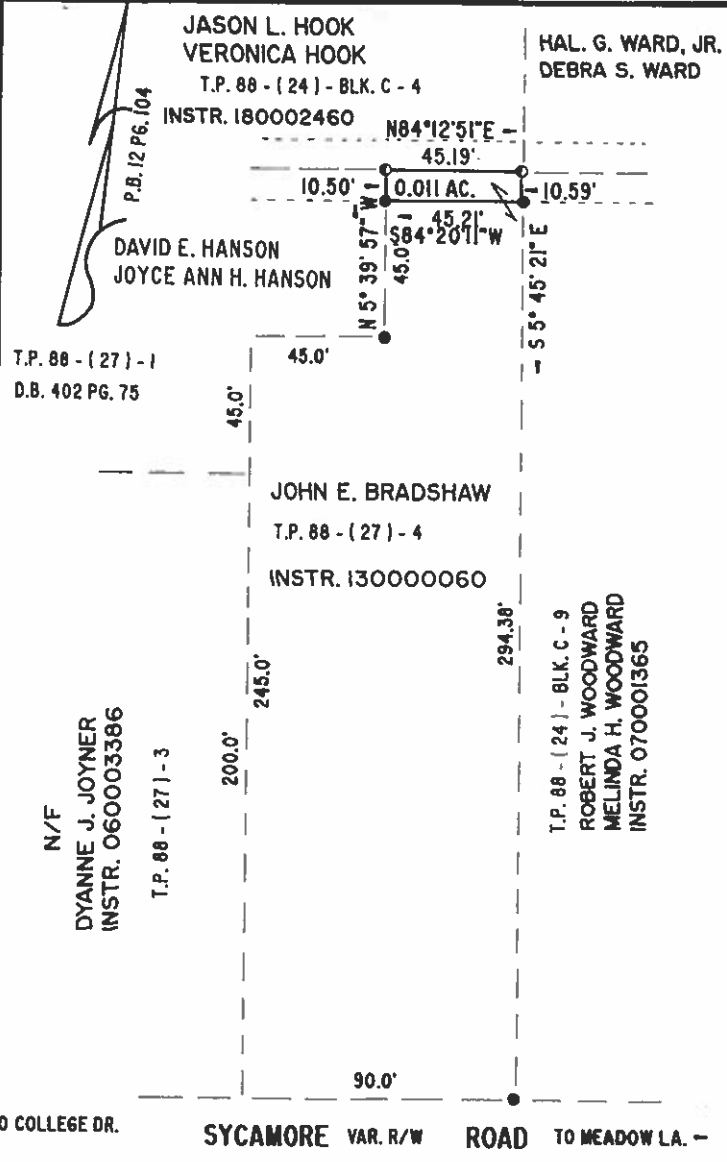
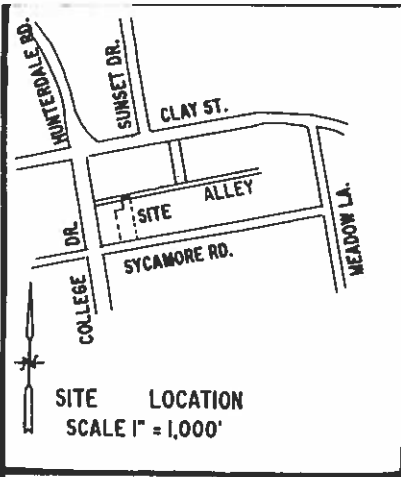
STEFANIE WISE
T.P. 88 - (106) - I
D.B. 361 PG. 690
P.B. 12 PG. 104

- TO MEADOW LA. CLAY VAR. R/W STREET 137'± TO COLLEGE DR. -

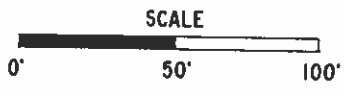


PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO
JASON L. HOOK & VERONICA HOOK
CITY OF FRANKLIN, VIRGINIA
SCALE 1" = 50' MARCH 8, 2021

J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923



- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET

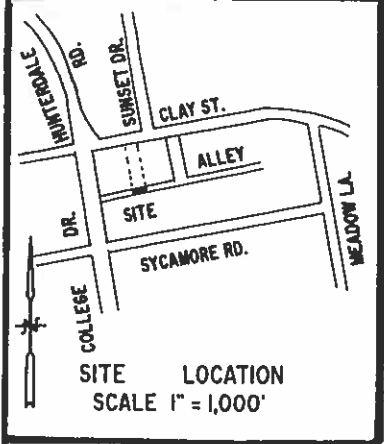


PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO

JOHN E. BRADSHAW
CITY OF FRANKLIN, VIRGINIA
SCALE 1" = 50' MARCH 8, 2021

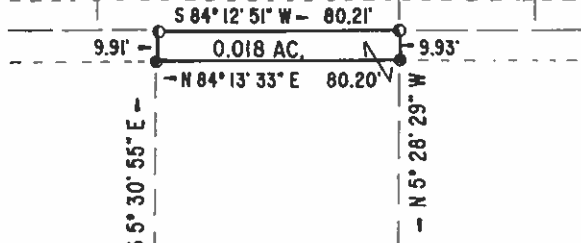


J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923



ROBERT J. WOODWARD
 MELINDA H. WOODWARD
 INSTR. 070001365
 T.P. 88 - (24) - BLK. C - 9

T.P. 88 - (27) - 4
 JOHN E. BRADSHAW
 INSTR. 130000060



P.B. 12 Pg. 104

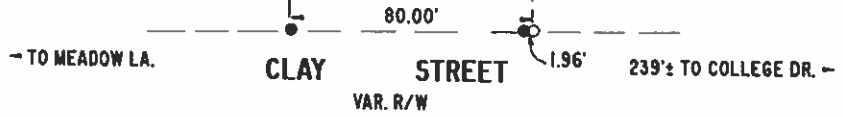
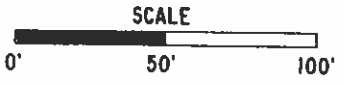
HAL G. WARD, JR.
 DEBRA S. WARD
 INSTR. 190001989
 T.P. 88 - (24) - BLK. C - 3

CHRISTOPHER TORRES
 KELLY TWITCHELL

T.P. 88 - (24) - BLK. C - 2 & 2A
 INSTR. 150002932

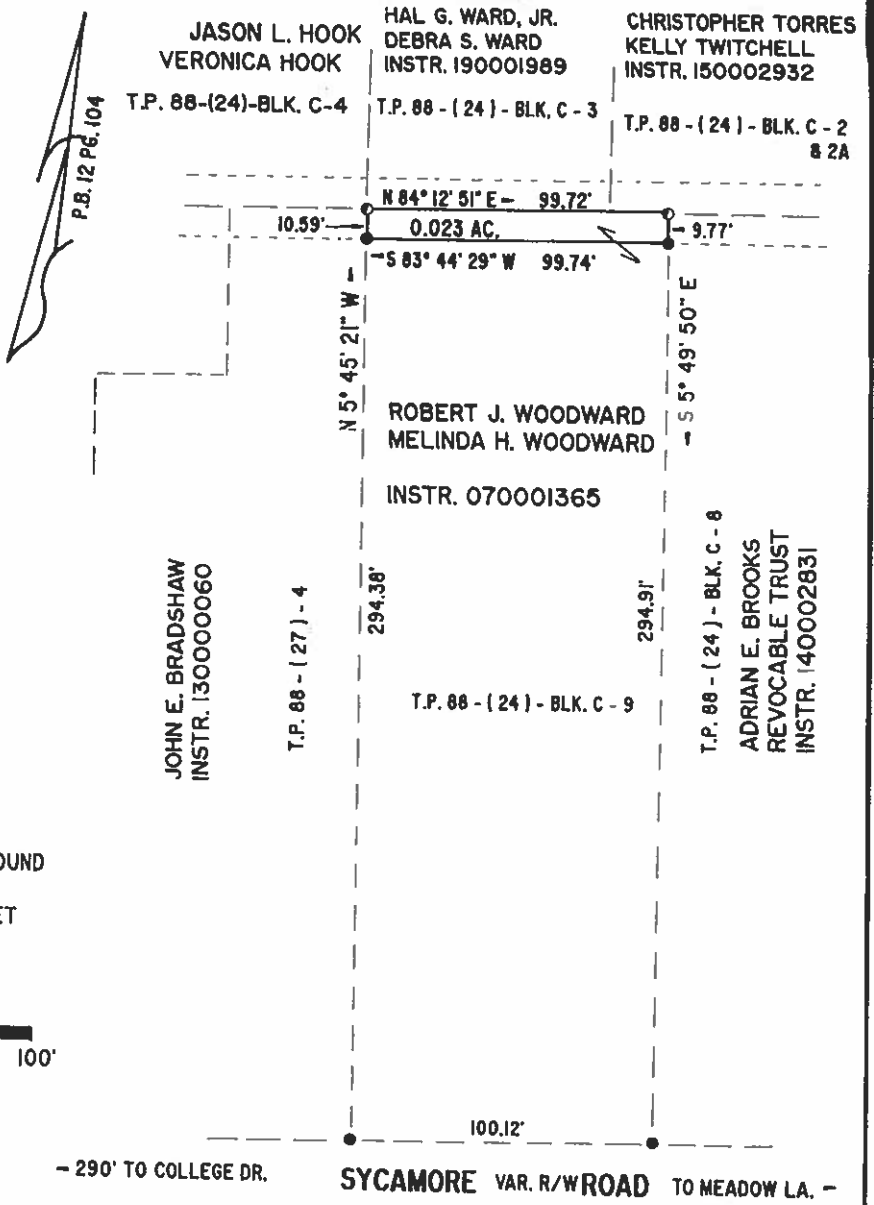
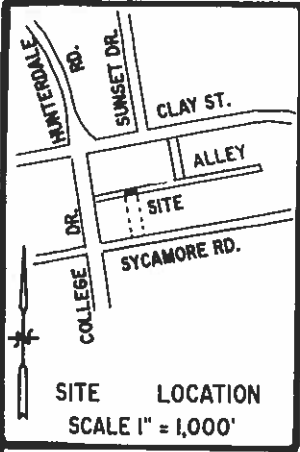
T.P. 88 - (24) - BLK. C - 4
 JASON L. HOOK
 VERONICA HOOK
 INSTR. 180002460

- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET

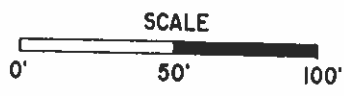


PLAT SHOWING DISPOSITION OF A PORTION OF
 THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
 BEING CONVEYED TO
HAL G. WARD, JR. & DEBRA S. WARD
 CITY OF FRANKLIN, VIRGINIA
 SCALE 1" = 50' MARCH 8, 2021

J. D. VANN - LAND SURVEYING
 25085 NEW MARKET ROAD
 COURTLAND, VIRGINIA 23837
 TEL. NO. 757-562-4923



- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET

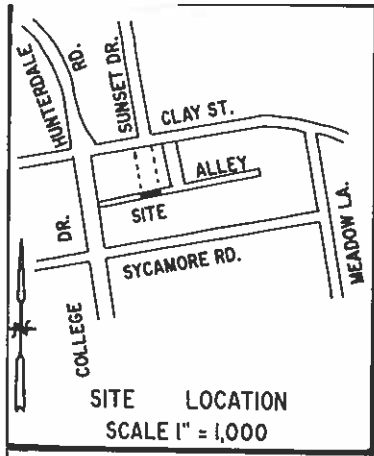


- 290' TO COLLEGE DR. SYCAMORE VAR. R/W ROAD TO MEADOW LA. -



PLAT SHOWING DISPOSITION OF A PORTION OF
 THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
 BEING CONVEYED TO
ROBERT J. WOODWARD & MELINDA H. WOODWARD
 CITY OF FRANKLIN, VIRGINIA
 SCALE 1" = 50' MARCH 8, 2021

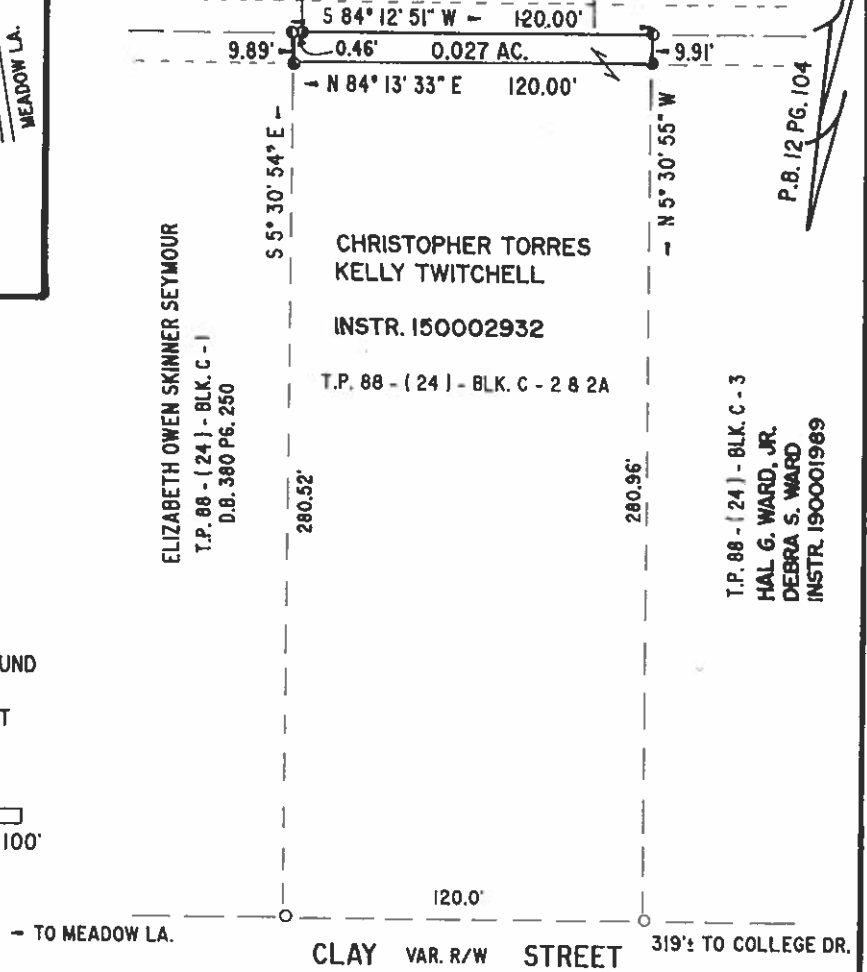
J. D. VANN - LAND SURVEYING
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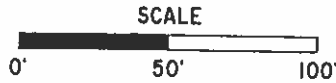
ANTHONY T. BRYANT
 JANE B. BRYANT
 T.P. 88 - (24) - BLK. C - 7
 8 7A
 D.B. 470 PG. 498

ADRIAN E. BROOKS
 REVOCABLE TRUST
 T.P. 88 - (24) - BLK. C - 8
 INSTR. 140002831

ROBERT J. WOODWARD
 MELINDA H. WOODWARD
 T.P. 88 - (24) - BLK. C - 9
 INSTR. 070001365

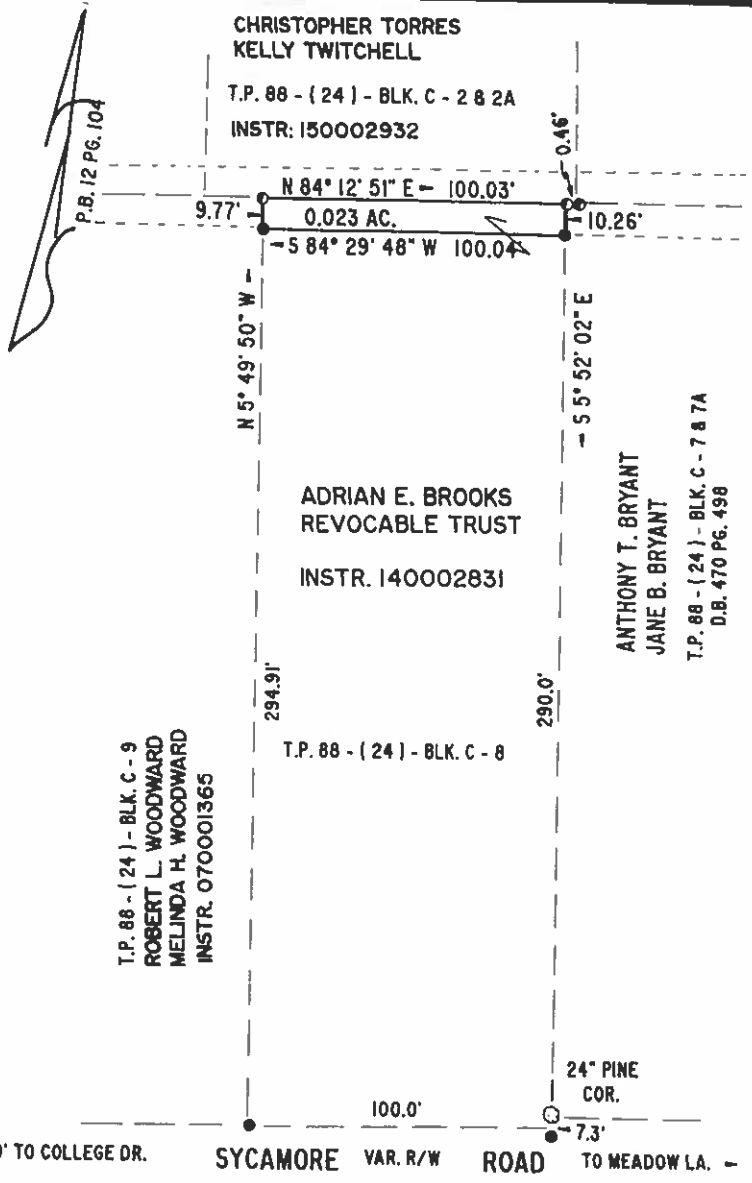
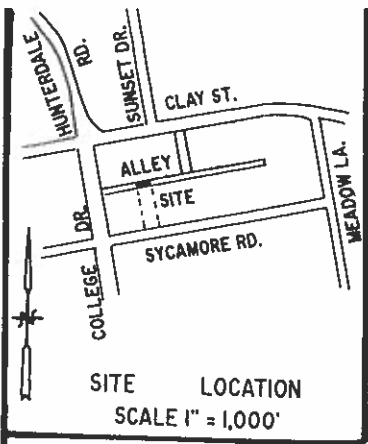


- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



J. D. VANN - LAND SURVEYING
 25085 NEW MARKET ROAD
 COURTLAND, VIRGINIA 23837
 TEL. NO. 757-562-4923

PLAT SHOWING DISPOSITION OF A PORTION OF
 THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
 BEING CONVEYED TO
CHRISTOPHER TORRES & KELLY TWITCHELL
 CITY OF FRANKLIN, VIRGINIA
 SCALE 1" = 50' MARCH 8, 2021



- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO

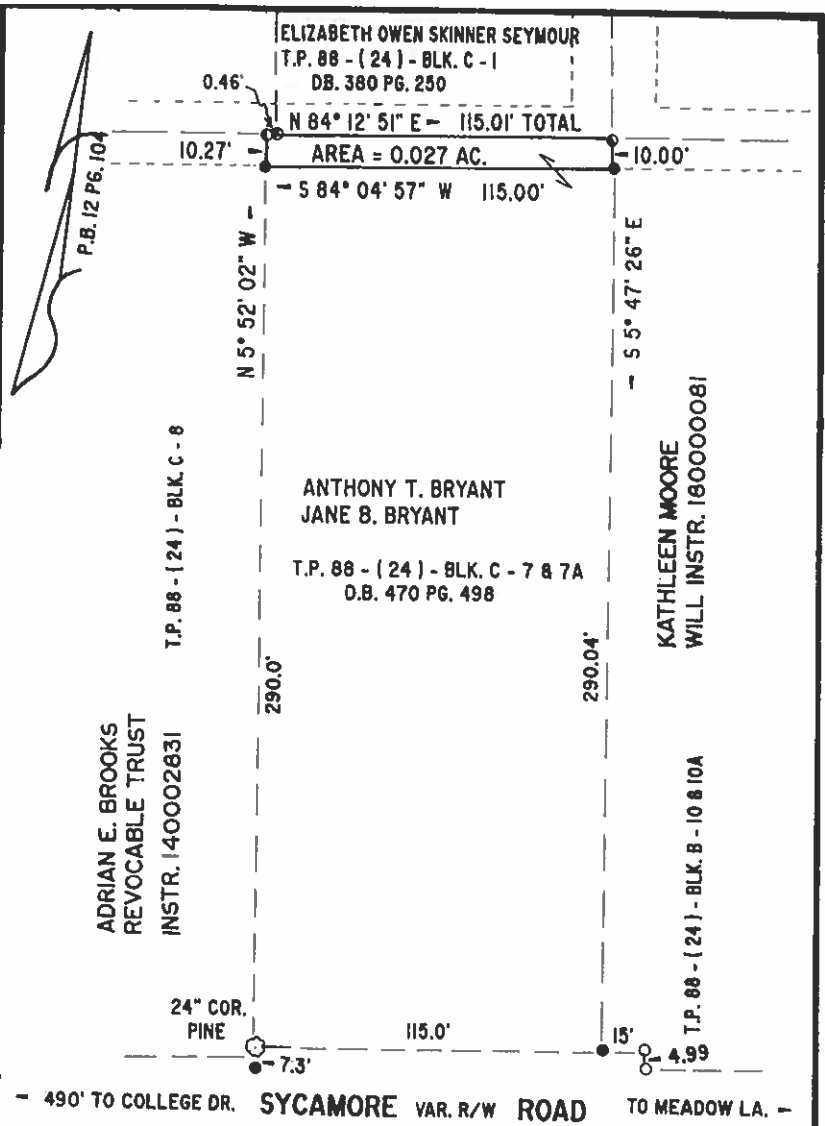
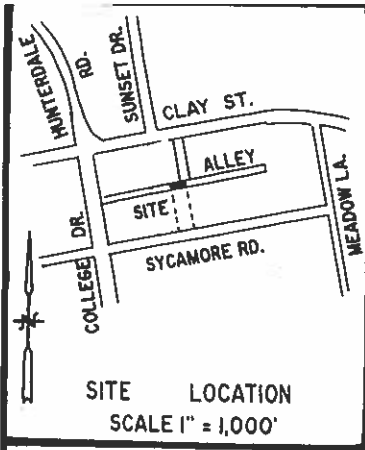
ADRIAN E. BROOKS REVOCABLE TRUST

CITY OF FRANKLIN, VIRGINIA

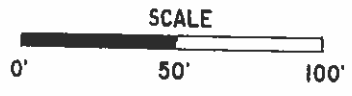
SCALE 1" = 50' MARCH 8, 2021



J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923



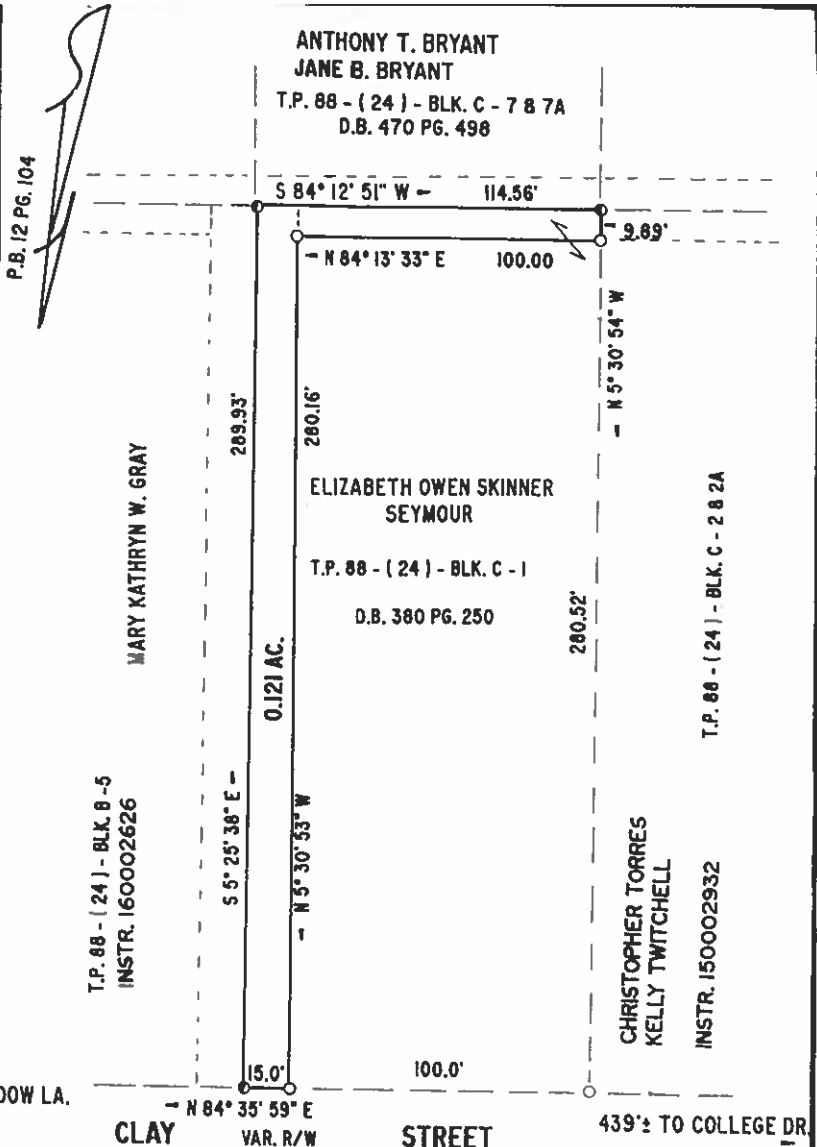
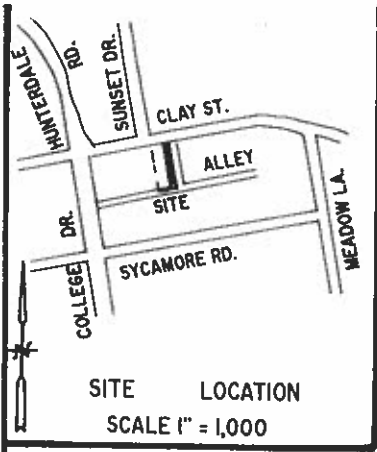
- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



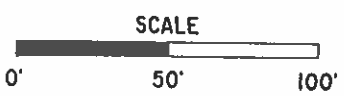
PLAT SHOWING DISPOSITION OF A PORTION OF
 THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
 BEING CONVEYED TO
ANTHONY T. BRYANT & JANE B. BRYANT
 CITY OF FRANKLIN, VIRGINIA
 SCALE 1" = 50' MARCH 8, 2021



J. D. VANN - LAND SURVEYING
 25085 NEW MARKET ROAD
 COURTLAND, VIRGINIA 23837
 TEL. NO. 757-562-4923



● - DENOTES IRON PIN FOUND
○ - DENOTES IRON PIN SET

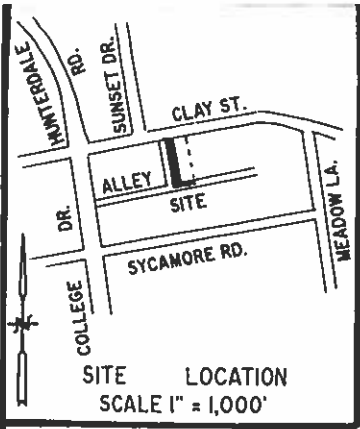


J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923

PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
AND A PORTION OF AN UNDEVELOPED STREET
BEING CONVEYED TO

ELIZABETH OWEN SKINNER SEYMOUR

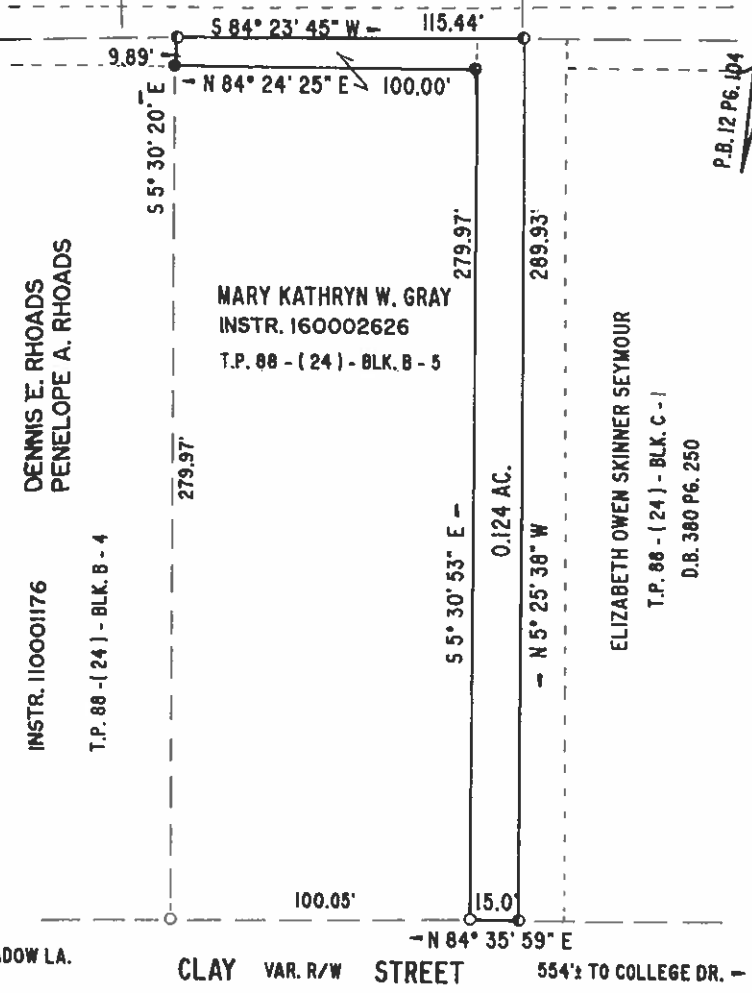
CITY OF FRANKLIN, VIRGINIA
SCALE 1" = 50' MARCH 8, 2021



SITE LOCATION
SCALE 1" = 1,000'

KATHLEEN MOORE
WILL INSTR. 180000081
T.P. 88 - (24) - BLK. B - 10 & 10A

ANTHONY T. BRYANT
JANE B. BRYANT
D.B. 470 PG. 498

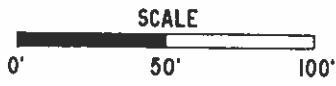


DENNIS E. RHOADS
PENELOPE A. RHOADS

MARY KATHRYN W. GRAY
INSTR. 160002626
T.P. 88 - (24) - BLK. B - 5

ELIZABETH OWEN SKINNER SEYMOUR
T.P. 88 - (24) - BLK. C - 1
D.B. 380 PG. 250

- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



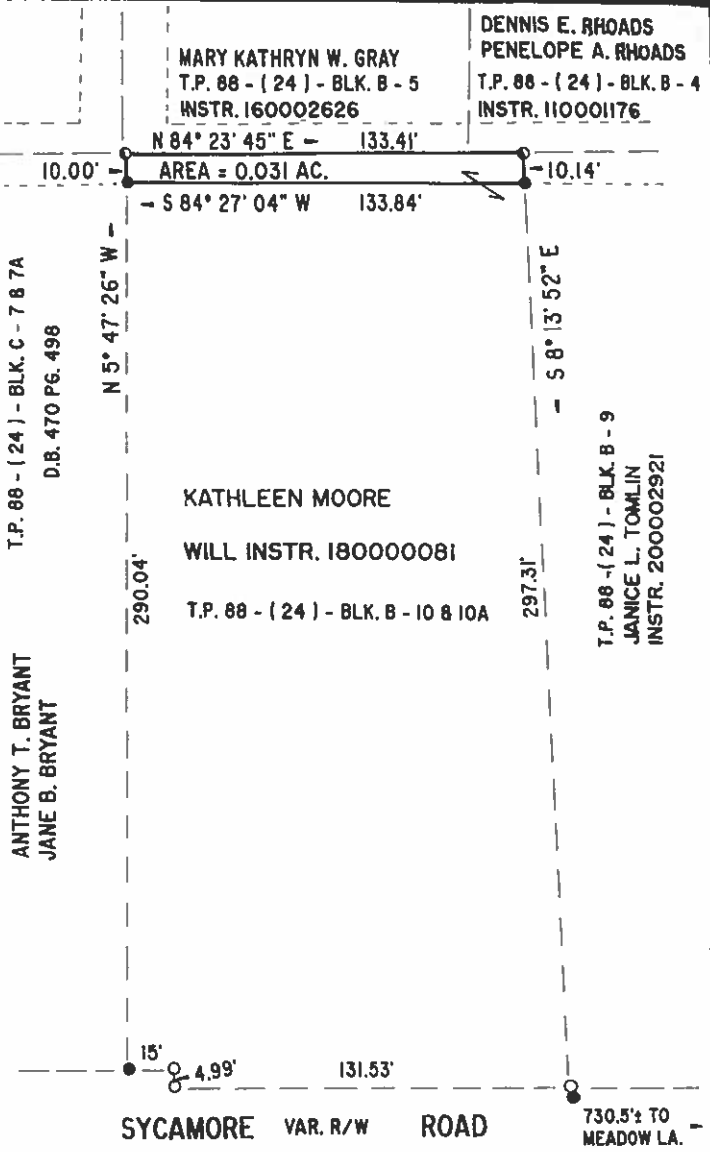
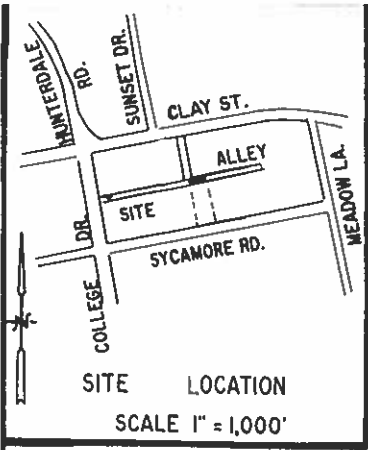
PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
AND A PORTION OF AN UNDEVELOPED STREET
BEING CONVEYED TO

MARY KATHRYN W. GRAY

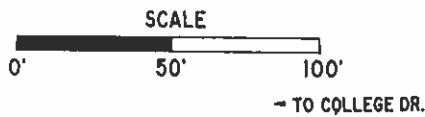
CITY OF FRANKLIN, VIRGINIA
SCALE 1" = 50' MARCH 8, 2021



J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923

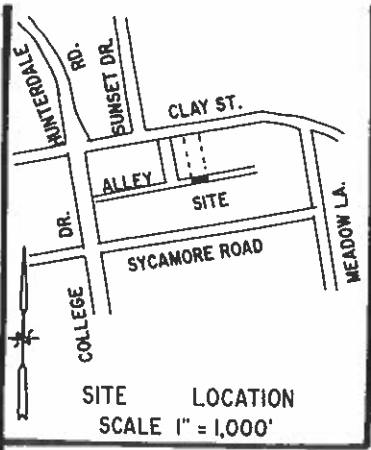


- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET

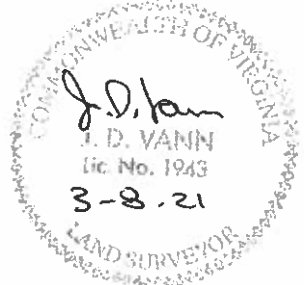
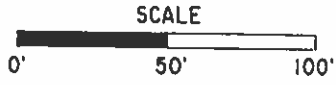


J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923

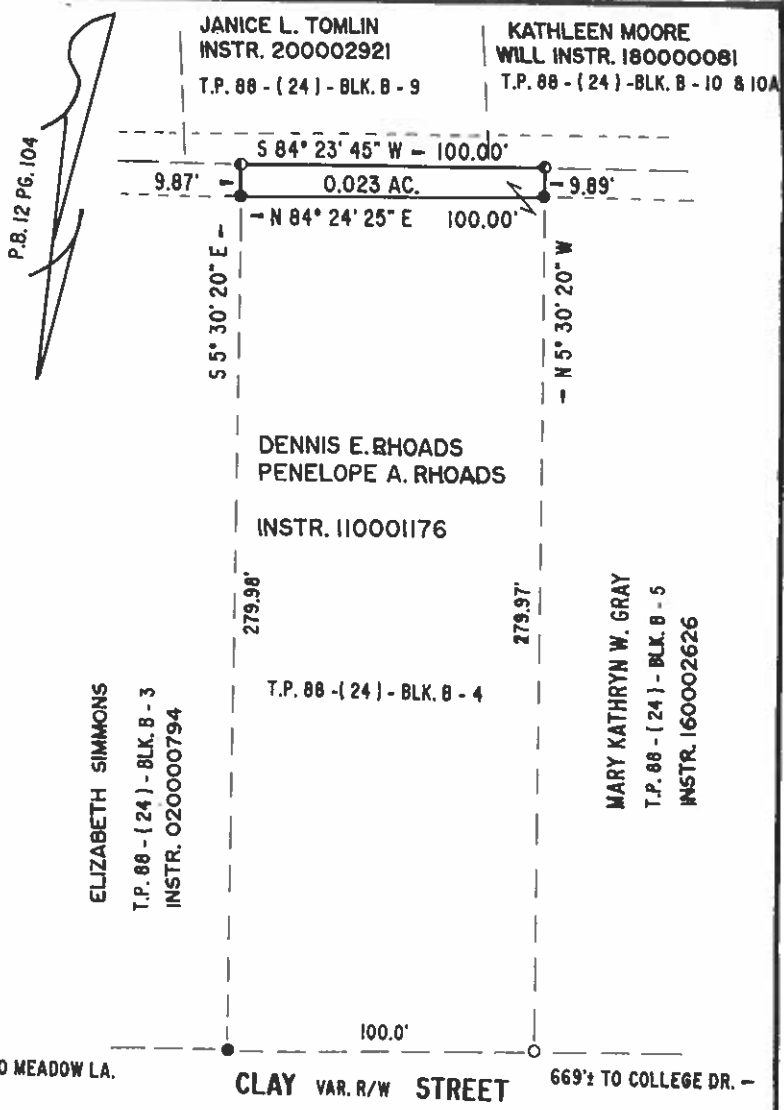
PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO
KATHLEEN MOORE
CITY OF FRANKLIN, VIRGINIA
SCALE 1" = 50' MARCH 8, 2021



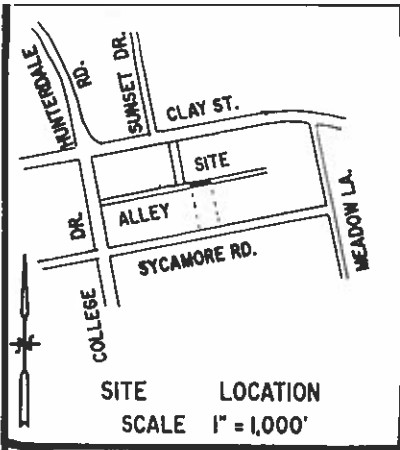
- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



J. D. VANN - LAND SURVEYING
 25085 NEW MARKET ROAD
 COURTLAND, VIRGINIA 23837
 TEL. NO. 757-562-4923



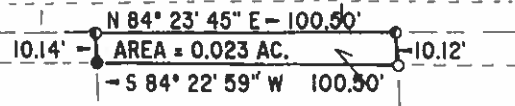
PLAT SHOWING DISPOSITION OF A PORTION OF
 THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
 BEING CONVEYED TO
DENNIS E. RHOADS & PENELOPE A. RHOADS
 CITY OF FRANKLIN, VIRGINIA
 SCALE 1" = 50' MARCH 8, 2021



DENNIS E. RHOADS
PEÑELOPE A. RHOADS
T.P. 88 - (24) - BLK. B - 4
INSTR. 110001176

ELIZABETH SIMMONS
T.P. 88 - (24) - BLK. B - 3
INSTR. 020000794

P.B. 12 Pg. 104



KATHLEEN MOORE
WILL INSTR. 180000081

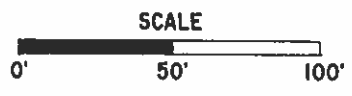
T.P. 88 - (24) - BLK. B - 10 & 10A

JANICE L. TOMLIN
INSTR. 200002921

T.P. 88 - (24) - BLK. B - 9

T.P. 88 - (24) - BLK. B - 8
STEPHEN D. HUDGINS
SUSAN R. HUDGINS
INSTR. 090003704

- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



- TO COLLEGE DR.

SYCAMORE 40' R/W ROAD

630± TO MEADOW LA.



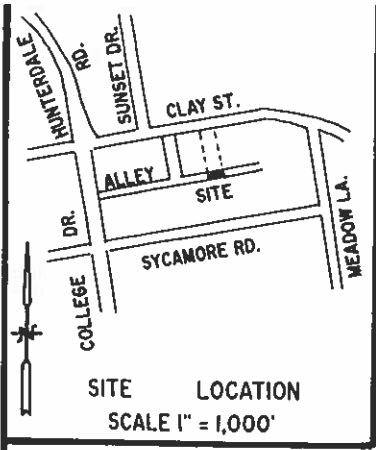
PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO

JANICE L. TOMLIN

CITY OF FRANKLIN, VIRGINIA

SCALE 1" = 50' MARCH 8, 2021

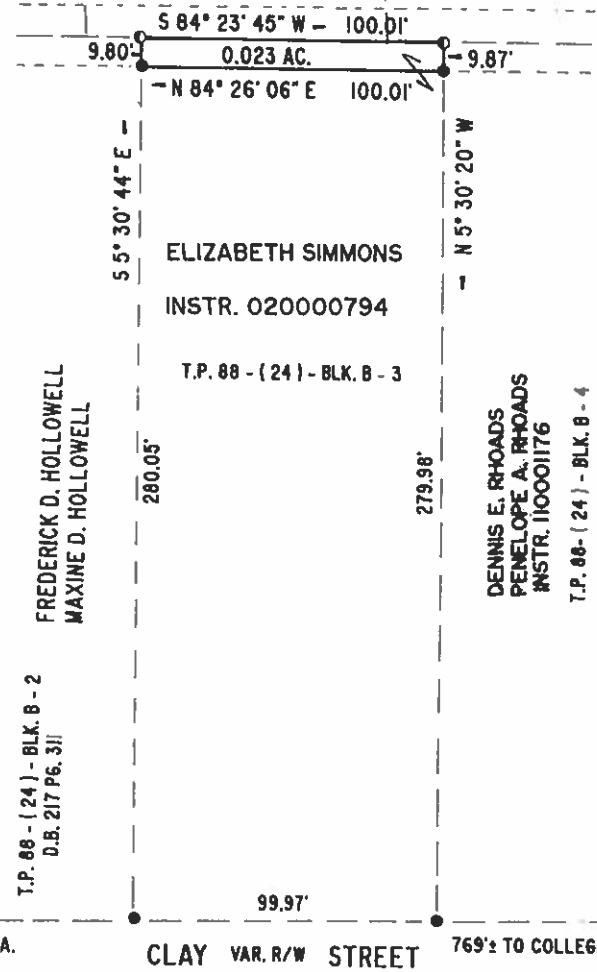
J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923



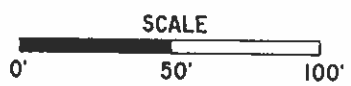
T.P. 88 - (24) - BLK. B - 8
 STEPHEN D. HUDGINS
 SUSAN R. HUDGINS
 INSTR. 090003704

JANICE L. TOMLIN
 INSTR. 200002921
 T.P. 88 - (24) - BLK. B - 9

P.B. 12 Pg. 104



- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



T.P. 88 - (24) - BLK. B - 2
 D.B. 217 Pg. 311

FREDERICK D. HOLLOWELL
 MAXINE D. HOLLOWELL

T.P. 88 - (24) - BLK. B - 3

DENNIS E. RHOADS
 PENELOPE A. RHOADS
 INSTR. 110001176
 T.P. 88 - (24) - BLK. B - 4

- TO MEADOW LA. CLAY VAR. R/W STREET 769'± TO COLLEGE DR. -

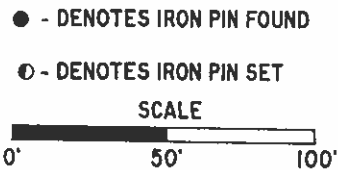
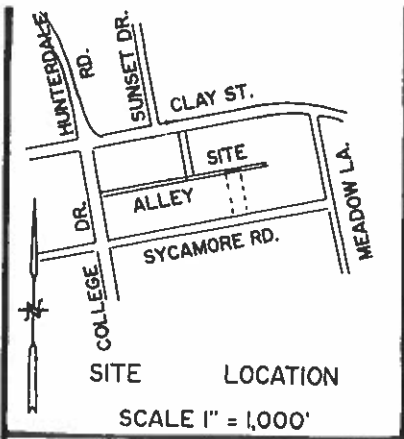
PLAT SHOWING DISPOSITION OF A PORTION OF
 THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
 BEING CONVEYED TO

ELIZABETH SIMMONS

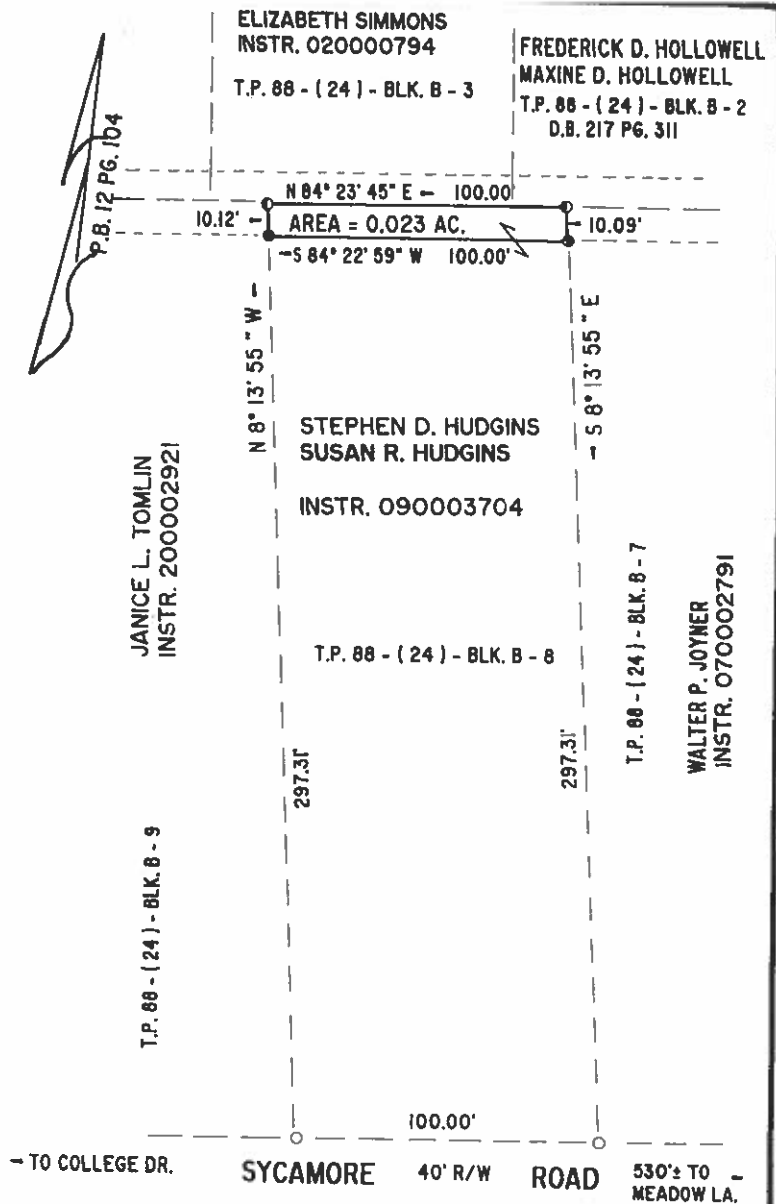
CITY OF FRANKLIN, VIRGINIA
 SCALE 1" = 50' MARCH 8, 2021



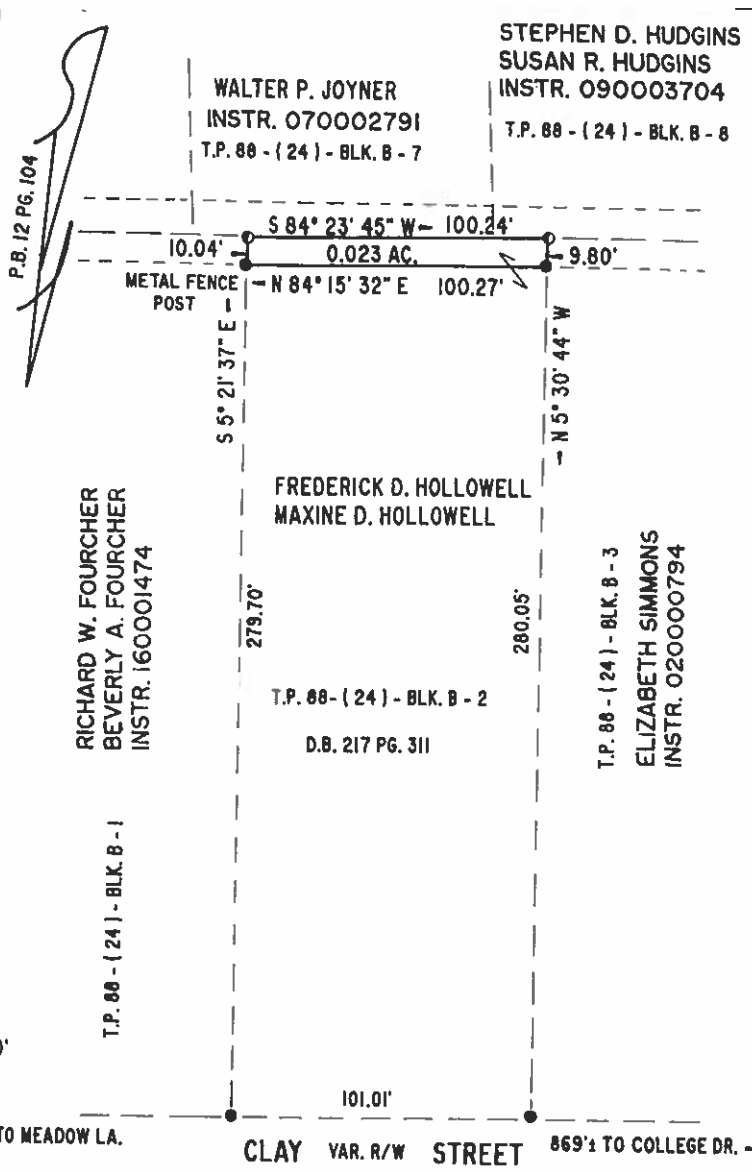
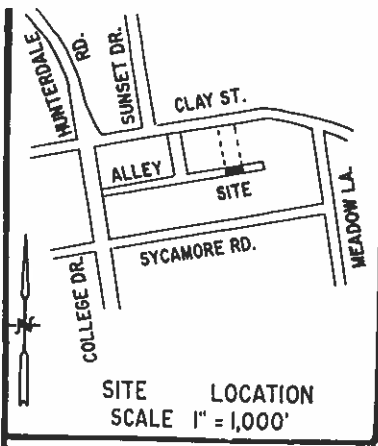
J. D. VANN - LAND SURVEYING
 25085 NEW MARKET ROAD
 COURTLAND, VIRGINIA 23837
 TEL. NO. 757-562-4923



J. D. VANN - LAND SURVEYING
 25085 NEW MARKET ROAD
 COURTLAND, VIRGINIA 23837
 TEL. NO. 757-562-4923



PLAT SHOWING DISPOSITION OF A PORTION OF
 THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
 BEING CONVEYED TO
STEPHEN D. HUDGINS & SUSAN R. HUDGINS
 CITY OF FRANKLIN, VIRGINIA
 SCALE 1" = 50' MARCH 8, 2021



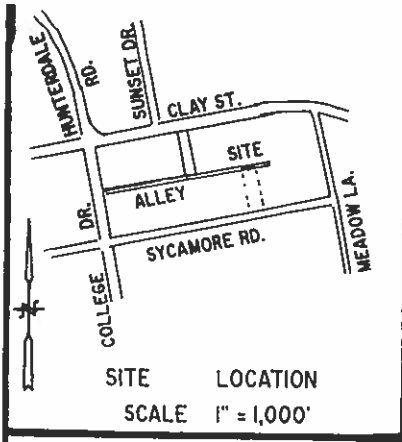
- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO
FREDERICK D. HOLLOWELL & MAXINE D. HOLLOWELL
CITY OF FRANKLIN, VIRGINIA
SCALE 1" = 50' MARCH 8, 2021

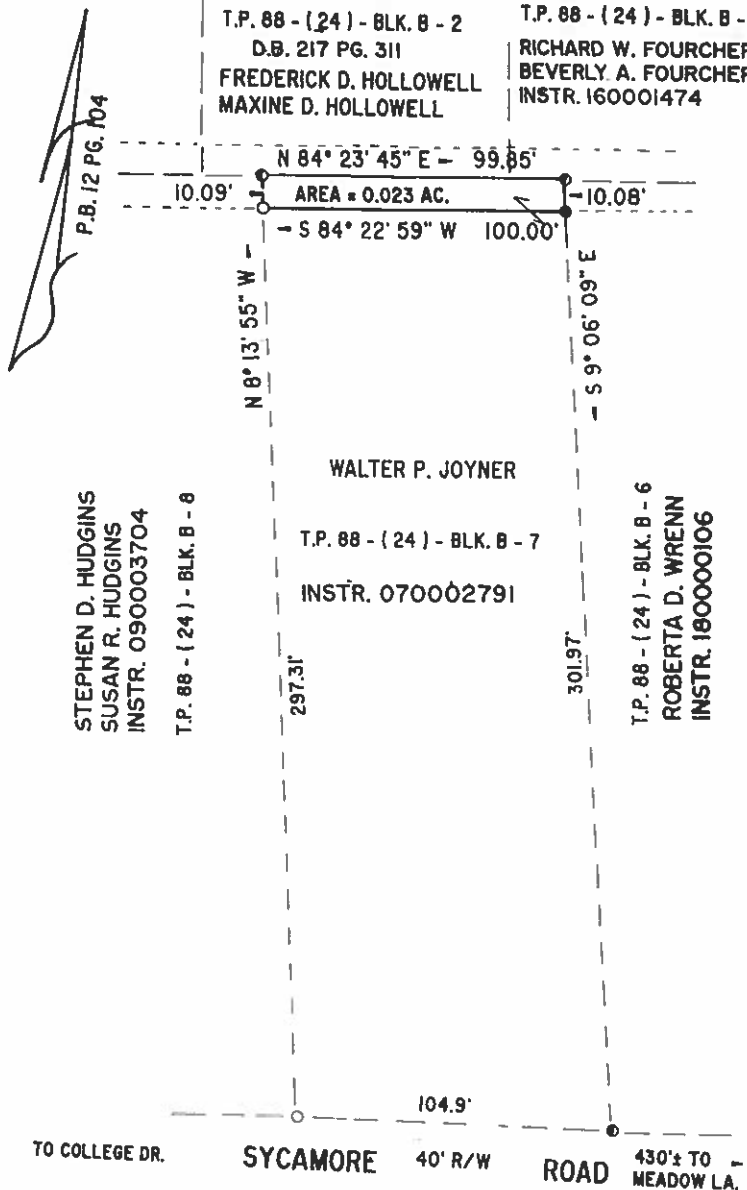


J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923



T.P. 88 - (24) - BLK. B - 2
D.B. 217 PG. 311
FREDERICK D. HOLLOWELL
MAXINE D. HOLLOWELL

T.P. 88 - (24) - BLK. B - 1
RICHARD W. FOURCHER
BEVERLY A. FOURCHER
INSTR. 160001474



STEPHEN D. HUDGINS
SUSAN R. HUDGINS
INSTR. 090003704
T.P. 88 - (24) - BLK. B - 8

WALTER P. JOYNER

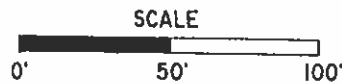
T.P. 88 - (24) - BLK. B - 7

INSTR. 070002791

T.P. 88 - (24) - BLK. B - 6
ROBERTA D. WRENN
INSTR. 180000106

● - DENOTES IRON PIN FOUND

○ - DENOTES IRON PIN SET



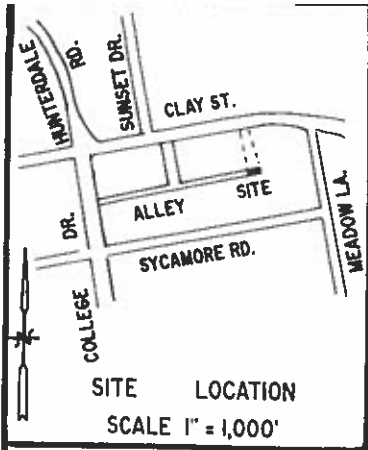
J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23037
TEL. NO. 757-562-4923

PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO

WALTER P. JOYNER

CITY OF FRANKLIN, VIRGINIA

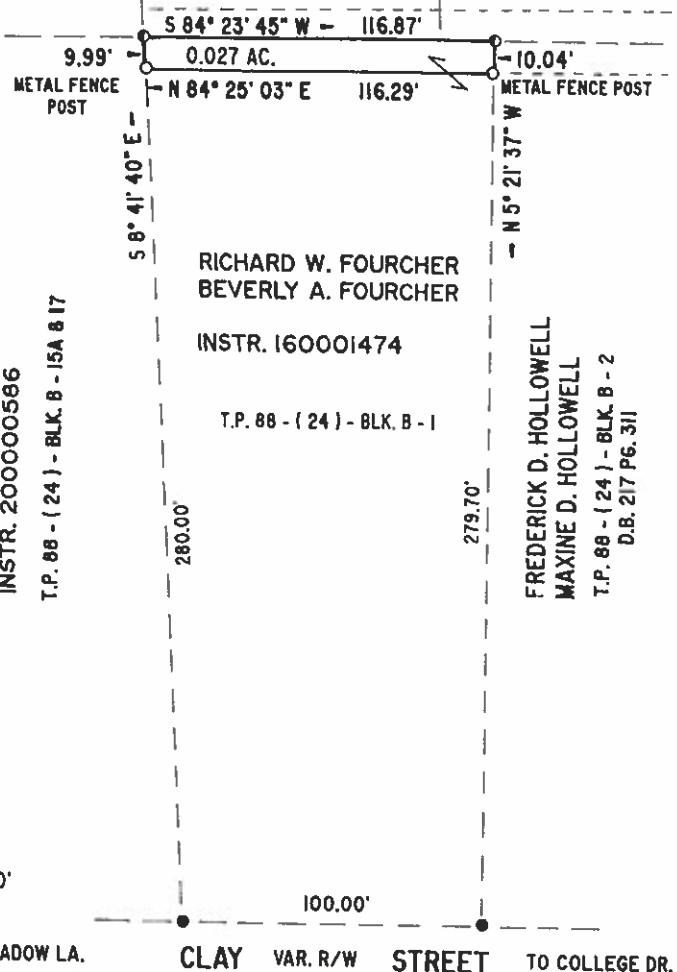
SCALE 1" = 50' MARCH 8, 2021



P.B. 12 Pg. 104

ROBERTA D. WRENN
INSTR. 180000106
T.P. 88 - (24) - BLK. B - 6

WALTER P. JOYNER
INSTR. 070002791
T.P. 88 - (24) - BLK. B - 7

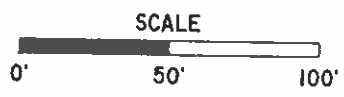


FRANKLIN DEAN PULLEY
INSTR. 200000586
T.P. 88 - (24) - BLK. B - 15A & 17

RICHARD W. FOURCHER
BEVERLY A. FOURCHER
INSTR. 160001474
T.P. 88 - (24) - BLK. B - 1

FREDERICK D. HOLLOWELL
MAXINE D. HOLLOWELL
T.P. 88 - (24) - BLK. B - 2
D.B. 217 Pg. 311

- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET

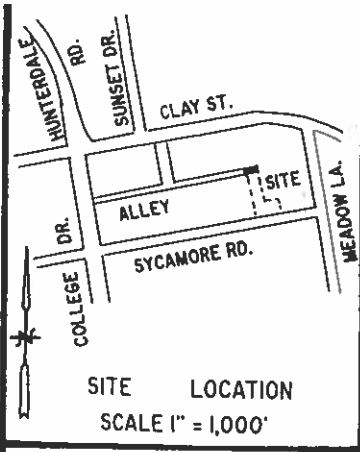


- TO MEADOW LA. CLAY VAR. R/W STREET TO COLLEGE DR. -



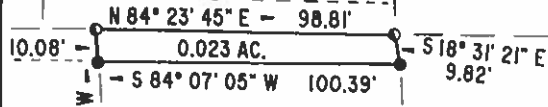
J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923

PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO
RICHARD W. FOURCHER & BEVERLY A. FOURCHER
CITY OF FRANKLIN, VIRGINIA
SCALE 1" = 50' MARCH 8, 2021



RICHARD W. FOURCHER
BEVERLY A. FOURCHER
T.P. 88 - (24) - BLK. B - 1
INSTR. 160001474

FRANKLIN DEAN PULLEY
INSTR. 200000586
T.P. 88 - (24) - BLK. B - 15A & 17



TIMOTHY A. DOWD
LAVERTE W. DOWD
INSTR. 160002213

T.P. 88 - (24) - BLK. B - 14

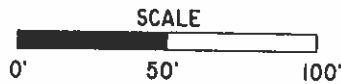
T.P. 88 - (24) - BLK. B - 13

ISMAEL COLON
INSTR. 170001936

WALTER P. JOYNER
T.P. 88 - (24) - BLK. B - 7
INSTR. 070002791

ROBERTA D. WRENN
T.P. 88 - (24) - BLK. B - 6 & 11
INSTR. 180000106

- - DENOTES IRON PIN FOUND
- - DENOTES IRON PIN SET



TO COLLEGE DR.

SYCAMORE 40' R/W ROAD

240± TO MEADOW LA.



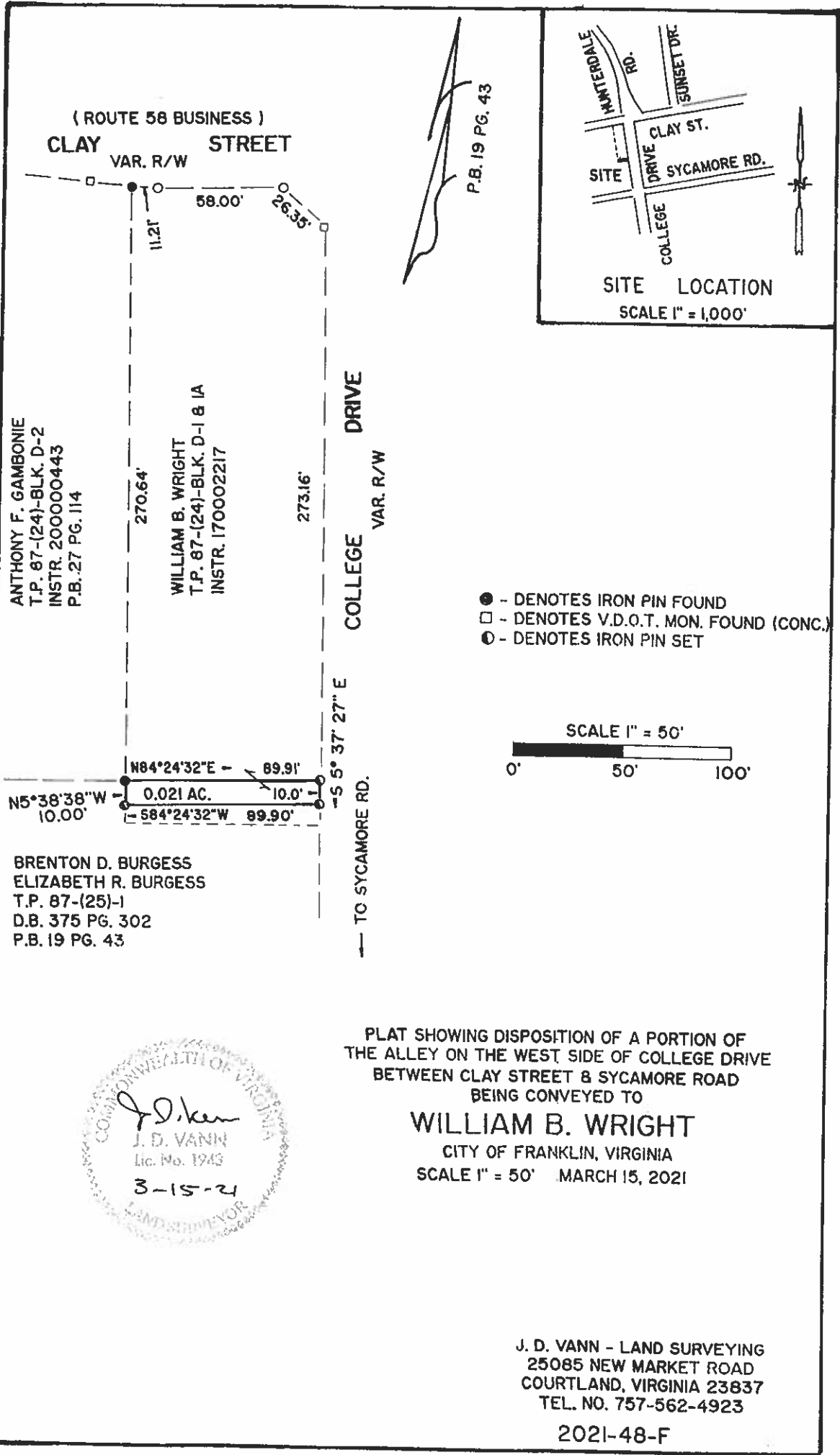
PLAT SHOWING DISPOSITION OF A PORTION OF
THE ALLEY BETWEEN CLAY STREET & SYCAMORE ROAD
BEING CONVEYED TO

ROBERTA D. WRENN

CITY OF FRANKLIN, VIRGINIA

SCALE 1" = 50' MARCH 8, 2021

J. D. VANN - LAND SURVEYING
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923



(ROUTE 58 BUSINESS)
CLAY STREET
 VAR. R/W

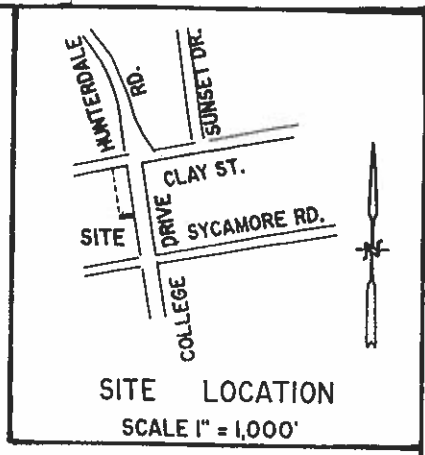
ANTHONY F. GAMBONIE
 T.P. 87-(24)-BLK. D-2
 INSTR. 200000443
 P.B. 27 PG. 114

WILLIAM B. WRIGHT
 T.P. 87-(24)-BLK. D-1 & 1A
 INSTR. 170002217

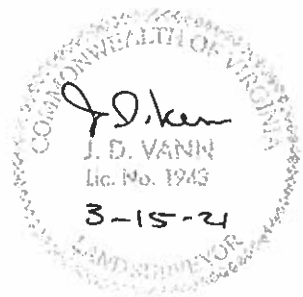
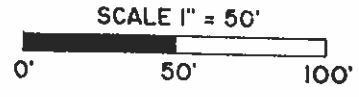
BRENTON D. BURGESS
 ELIZABETH R. BURGESS
 T.P. 87-(25)-1
 D.B. 375 PG. 302
 P.B. 19 PG. 43

COLLEGE DRIVE
 VAR. R/W
 — TO SYCAMORE RD.

P.B. 19 PG. 43



- - DENOTES IRON PIN FOUND
- - DENOTES V.D.O.T. MON. FOUND (CONC.)
- ⊙ - DENOTES IRON PIN SET



PLAT SHOWING DISPOSITION OF A PORTION OF
 THE ALLEY ON THE WEST SIDE OF COLLEGE DRIVE
 BETWEEN CLAY STREET & SYCAMORE ROAD
 BEING CONVEYED TO

WILLIAM B. WRIGHT
 CITY OF FRANKLIN, VIRGINIA
 SCALE 1" = 50' MARCH 15, 2021

J. D. VANN - LAND SURVEYING
 25085 NEW MARKET ROAD
 COURTLAND, VIRGINIA 23837
 TEL. NO. 757-562-4923

2021-48-F