

**TOWN OF ROCKY MOUNT  
BOARD OF ZONING APPEALS  
MEETING MINUTES  
April 1, 2021  
6:00 P.M.**

The Board of Zoning Appeals (BZA) of the Town of Rocky Mount, Virginia met at the Rocky Mount Municipal Building on Thursday, April 1, 2021 at 6:00 p.m., with Chairman C. Holland Perdue III calling the meeting to order.

**ROLL CALL OF MEMBERS PRESENT**

- C. Holland Perdue, III, Chair
- Susan Hapgood, Vice Chair
- Member Lucas Tuning
- Member John Speidel via conference phone

Board Members Absent: None

**STAFF MEMBERS PRESENT**

- Jessica Heckman, Town Planner
- John T. Boitnott, Town Attorney
- Cherie Compton, Board of Zoning Appeals Clerk

**APPROVAL OF AGENDA**

Additions or Corrections: None

Motion: To approve the agenda as presented

Motion By: Vice Chair, Susan Hapgood

Second By: Member Lucas Tuning

Action: Approved by a unanimous vote of members present

**REVIEW AND CONSIDERATION OF MINUTES**

Prior to the meeting, the Board received the following draft minutes for review and consideration of approval:

- February 4, 2021 Regular Meeting Minutes

Motion: To approve the minutes as presented

Motion By: Board Member Lucas Tuning

Seconded By: Vice Chair Susan Hapgood

Action: Approved by a unanimous vote

**PUBLIC HEARING:**

The applicant, LFSLC, LLC, c/o Salomon Real Estate Group, LLC has applied for a variance for Franklin County Tax Map and Parcel Number 2020004200, commonly known as 591 Old Franklin Turnpike, Rocky Mount, Virginia. The applicant seeks a variance of Article 8, Section 14-C-4., of the Town of Rocky Mount Zoning Ordinance to allow for a freestanding sign on a lot with less than 100' of lot frontage.

Town Planner Jessica Heckman presented the staff report. In accordance with Article 11 of the Zoning & Development Ordinance of the Town of Rocky Mount and §15.2-2201 of the Code of Virginia, LFSLC, LLC c/o Salomon Real Estate Group, LLC desires a variance from the Town of Rocky Mount Zoning & Development Ordinance for the purpose of developing the parcel. Per the request, the applicant intends to make a significant investment in the property, creating two separate lots, each with a proposed quick service restaurant with shared parking and drive aisles. The applicant is seeking a variance to allow signage for Out lot #2. Currently, zoning requires lots to have at least 100 feet in lot frontage in order to have a free-standing sign. This lot will have 57.29 feet of lot frontage. Vice Chair Susan Hapgood asked what size building would be going on the second parcel. Staff advised that the layout of that parcel is pending the outcome of the variance. Mrs. Heckman reminded members that the variance request is for the allowance of a freestanding sign for future development. The proposed development will still have to go through site plan review and meet all other requirements. With no further comment and no public comment, Chair Holland Perdue asked for a motion.

Motion: To approve the request for the variance to allow for a freestanding sign on a lot with less than 100' of lot frontage that meets all other sign ordinance requirements.

Motion By: Board Member Lucas Tuning

Second By: Chair, Holland Perdue III

Action: Approved by a unanimous vote

**NEW BUSINESS**

None at this time

**BOARD CONCERNS**

None at this time

**STAFF UPDATES**

Town Planner Heckman shared with the Board that the Walker Variance request has been moved to the May 6<sup>th</sup> meeting.

Hearing no further comments, Chairman Perdue asked for a motion to adjourn.

**ADJOURNMENT**

Motion By: Vice Chair Susan Hapgood

Seconded By: Member Lucas Tuning

Action: Adjourned by a unanimous vote of members present

Time: 6:10 p.m.

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C. Holland Perdue, III, Chairman

ATTEST:

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Cherie Compton, Clerk