

**TOWN OF ROCKY MOUNT
BOARD OF ZONING APPEALS
MEETING MINUTES**

May 6, 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, May 6, 2021, at 6:00 p.m., with Chairman C. Holland Perdue, III presiding.

ROLL CALL OF MEMBERS PRESENT

Board Members Present: Chairman, C. Holland Perdue; Vice Chair, Susan Hapgood; Board of Zoning Appeals Members John Speidel and Lucas Tuning.

Board Members Absent: None

Staff Members Present: Planning and Zoning Administrator Jessica Heckman

APPROVAL OF AGENDA

Additions or Corrections: None

Motion: To approve the agenda as presented.

Motion By: Member Lucas Tuning

Second: Member Susan Hapgood

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:

April 1, 2021 – Regular Meeting Minutes

Additions or Corrections: None

Motion: To approve the minutes as presented.

Motion By: Vice Chair Susan Hapgood

Second: Member Lucas Tuning

Action: Approved by a unanimous vote of members present

PUBLIC HEARING

The applicant, Greg Walker, has applied for a variance for Franklin County Tax Map and Parcel Numbers 2070000100 / 2070000200 commonly known as 250 Leanor Street to allow an accessory structure that exceeds fifty percent of the primary structure's footprint, beside the primary structure. Code requires accessory structures be to the rear of the primary structure and not exceed fifty percent of the primary structure's footprint.

Planning & Zoning Administrator Jessica Heckman gave a summary of the staff report which included a sketch of the location, a plat of the property and a photograph of the lot.

Vice Chair Hapgood asked if Mr. Walker had mentioned long term plans for the structure. Ms. Heckman advised that the applicant indicated it would be used for storage. Chairman Perdue asked if there were any public comments on the record. Ms. Heckman advised they had received questions regarding the variance, but no opposition. Vice Chair Hapgood stated she had received calls of concern for the long term plans for the structure, that citizens were concerned that it may be turned into a business or later turned into a house. She further noted, she had concerns that the request is out of character for the neighborhood. Chairman Holland indicated that he agreed with her concerns. Mr. Tuning questioned the use of the building, indicating it would be used for his use and not for the tenants that live at the residents. Mr. Speidel asked Ms. Heckman if the use of the lot as a business is permitted in the district. Ms. Heckman indicated that some business uses are allowed in Residential Business. Mr. Speidel asked if there were any hardships identified. Mrs. Heckman indicated there were no obvious hardships identified. An open discussion ensued relative to the zoning of the district and the potential uses allowed. Chairman Holland asked for any further comments or a motion. Vice Chair Hapgood made a motion to deny the request based on the grounds that the variance would be a substantial detriment to adjacent properties and would have a negative effect on the character of the neighborhood.

Motion: To deny the request on the grounds that the variance would be a substantial detriment to adjacent properties.

Motion By: Vice Chair Susan Hapgood

Second: Member Lucas Tuning

Action: Approved by a unanimous vote of members present

BOARD CONCERNS AND STAFF UPDATES

Vice Chair Hapgood expressed concerns for the zoning of the neighborhood on Leonor Street and suggested that Planning review the district and whether business uses should be permitted. Chairman Perdue asked the status of the new member. Ms. Heckman indicated it was pending court appointment.

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

ADJOURNMENT

Motion: Board Member Lucas Tuning

Second: Vice Chair Susan Hapgood

Action: Adjourned by a unanimous vote of members present

Time of Adjournment: 6:14p.m.

C. Holland Perdue, III, Chairman

ATTEST:

Jessica H. Heckman, Acting Clerk