

**TOWN OF ROCKY MOUNT
BOARD OF ZONING APPEALS
MEETING MINUTES
April 6, 2023
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 6, 2023 at 6:00 p.m., with Vice Chair Susan Hapgood calling the meeting to order.

ROLL CALL OF MEMBERS PRESENT

- Susan Hapgood, Chair
- Lucas Tuning, Vice Chair
- Jason Altice
- Bud Blanchard
- Lucy Goode

BOARD MEMBERS ABSENT:

- None

STAFF MEMBERS PRESENT

- Jessica Heckman, Zoning Administrator
- Cherie Compton, Board of Zoning Appeals Clerk
- John Boitnott, Town Attorney

APPROVAL OF AGENDA

Additions or Corrections: None

Motion: To approve the agenda as presented

Motion By: Vice Chair Lucas Tuning

Second By: Board Member Bud Blanchard

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:

- March 2, 2023- Regular Meeting Minutes

Motion: To approve minutes as presented

Motion By: Member Bud Blanchard

Second by: Member Lucy Goode

Action: Approved by a unanimous vote of members present

PUBLIC HEARING:

The applicant, Fostering Champions Inc., has applied for a variance of Article 20-8-1 for Franklin County Tax Map and Parcel Number 2100011601, a parcel on Lawndale Street, Rocky Mount, Virginia, to allow a reduced side-yard setback. The applicant is building a single-family residence and is requesting a setback of 12 feet. The ordinance requires 15% of the lot width at the building line, which is approximately 20 feet.

Chair Susan Hapgood provided a review of the staff report. Zoning Administrator Jessica Heckman followed up and asked if members had any questions regarding the report. Hearing none, the applicant Bobby Canipe explained the project and the purpose of the building. Members asked about how many foster children would live in the home and for how long. Ms. Heckman reminded members the use is permitted and not in question at the hearing. Member Jason Altice asked if the applicant knew about the side yard setback before purchasing property applicant Bobby Canipe stated it was donated land.

Jason Divers, 100 Lawndale Street had concerns about the request and stated citizens had contacted him with concerns such as trees coverage, the proposed use, and the proximity of the new construction to other houses.

Ms. Heckman directed members to the survey, pointing out that there is an existing ten-foot alley between the subject property and the adjoining property. An open discussion ensued about the old alley and the branch.

Contractor Edward Cabell Gardner provided information regarding the placement of the house due to the branch going through the parcel. Mr. Gardner also answered questions about the trees, the natural springs, the size of the house and layout of home. An open discussion ensued.

Motion: To approve the request for the variance for Franklin County Tax Map and Parcel Number 2100011601, parcel located on Lawndale Street, Rocky Mount, Virginia to allow a reduced side-yard setback.

Motion By: Member Bud Blanchard

Second By: Vice Chair Lucas Tuning

Action: Approved by a unanimous vote

NEW BUSINESS

None at this time

BOARD CONCERNS

None at this time

STAFF UPDATES

None at this time

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

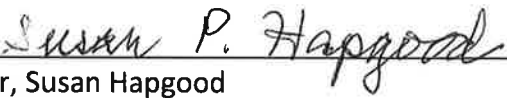
ADJOURNMENT

Motion By: Vice Chair Lucas Tuning

Seconded By: Member Lucy Goode

Action: Adjourned by a unanimous vote of members present

Time: 6:31 p.m.



Chair, Susan Hapgood

ATTEST:



Cherie Compton, Clerk

