

**TOWN OF ROCKY MOUNT
BOARD OF ZONING APPEALS
MEETING MINUTES
May 04, 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, May 4, 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:

- April 6, 2023- Regular Meeting Minutes

Motion: To approve minutes as presented

Motion By: Vice Chair Lucas Tuning

Second by: Member Jason Altice

Action: Approved by a unanimous vote of members present

PUBLIC HEARING:

The applicant, Floyd Ave Developers LLC, has applied for a variance for Franklin County Tax Map and Parcel Number 2070055000, a vacant lot located on the corner of West Court Street and Floyd Avenue in the Central Business District.

Town Planner Jessica Heckman presented the staff report. The applicant requests a variance of Article 7-2-7 of the Zoning Ordinance which requires all non-residential driveways and parking spaces to be paved with asphalt, concrete, plant mix or brick. The applicant wishes to construct a gravel parking lot on the corner of West Court Street and Floyd Avenue to serve as additional parking for downtown Rocky Mount

The applicant presented his plans for the construction of the parking lot including materials used and how the lot is planned to be utilized after finished. Vice Chair Lucas Tuning asked what he was planning to make the base for the lot out of applicant Bryan Hochstein stated that he was looking at using tar and gravel. Member Bud Blanchard asked if changing the documents to VDOT approved material would change the variance. An open discussion ensued.

Steve Angle, 65 Ann Sink Street spoke in opposition, stating the Zoning Ordinance that requires all non residential lots to be paved and other material can wash away and cause a mess. He also asked Mr. Hockstein to reconsider the proposed paid parking as he presented.

Chair Hapgood read comments received from citizens.

After an open discussion ensued the applicant Bryan Hochstein for Floyd Ave Developers, LLC withdrew his application.

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: Member Lucy Goode

Seconded By: Vice Chair Lucas Tuning

Action: Adjourned by a unanimous vote of members present

Time: 6:28 p.m.



Chair, Susan Hapgood

ATTEST:



Cherie Compton, Clerk

