

**TOWN OF ROCKY MOUNT  
BOARD OF ZONING APPEALS  
MEETING MINUTES  
August 3, 2017  
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, August 3, 2017 at 6:00 p.m., with Chairman Charles L. Hutto, presiding.

**ROLL CALL OF MEMBERS PRESENT**

Board Members Present: Chairman, Charles L. Hutto, Jr.; Vice Chair, Susan Hapgood; Board of Zoning Appeals Members George Gautsch, Lucas Tuning, and John Speidel.

Board Members Absent: None

Staff Members Present: Matthew C. Hankins, Assistant Town Manager; Jessica Heckman, Town Planner/Acting Secretary; Town Attorney, John Boitnott.

**APPOINTMENT OF OFFICERS**

Motion: To appoint officers for Chairman and Vice Chair

Motion By: Member John Speidel

Action: Approved by unanimous vote to keep Charles L. Hutto, Jr. as Chairman and Susan Hapgood as Vice Chair

**APPROVAL OF AGENDA**

Additions or Corrections: None

Motion: To approve the agenda as presented.

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:

- September 3, 2015 Regular Meeting Minutes
- October 6, 2016 Regular Meeting Minutes

Motion: To approve the minutes as presented

Motion By: Vice Chair, Susan Hapgood

Second: Member, John Speidel

Action: Approved by unanimous vote

## **PUBLIC HEARING**

Town Planner Jessica Heckman described the request and why the Town has brought the request before the Board.

Applicant, Walter Drew, owner requested a variance for Franklin County Tax Map Parcel Number 2100009900 commonly known as 210 Mountain Avenue, Rocky Mount, VA. In zoning ordinance article 20-1-5 it requires accessory buildings to be located behind and not closer than 10 feet to the main structure. The request is to allow the accessory building in this case a metal carport to be beside the main structure. The proposed location meets setback requirements of at least 10 feet from the residence and at least 5 feet from the side and rear of property lines.

Mr. Drew briefly described the reasons this location is the only feasible place suitable for the carport. He also described the material used to build the structure and what it will be used for.

Van Renick, Jr. spoke on behalf of his parents and 13 other individuals who would be affected by the variance and all signed a petition to oppose the carport. Susan Hapgood asked if the design was different from a metal carport would the petition members reconsider. Mr. Renick stated that was not discussed when signing the petition.

Matthew C. Hankins Assistant Town Manager, reminded Board members of requirements that must be met in order to grant the variance. An open discussion ensued.

Hearing no further comments, Chair Hutto asked for a motion.

Motion: To deny the variance because it does not meet the conditions required to grant the variance.

Motion By: Vice Chair Susan Hapgood

Second: Member George Gautsch

Action: Denied by a unanimous vote of members present

Applicant, BLHRM, LLC owner has requested a variance for Franklin County Tax Map Number 2070057100, Commonly known as 467 Franklin Street, Rocky Mount, VA. The applicant seeks a variance of Article 8-14-D-4 of the Town of Rocky Mount Zoning Ordinance to exceed the maximum of 60 square feet of signage in the Central Business District. The Sign that is being requested is 117.98 square feet.

Town Planner, Jessica Heckman described the variance request and reminded the Board of conditions that must be met to grant the variance.

Brian Hochstein and Adam Lynch, partners in the new business spoke on behalf of the application. An open discussion ensued.

Hearing no further comments, Chair Hutto asked for a motion.

Motion: To approve the variance requested at 467 Franklin Street

Motion by: Member George Gautsch

Second: Member John Speidel

Action: Approved by unanimous vote of members present

#### **BOARD CONCERNS AND STAFF UPDATES**

George Gautsch is moving to Martinsville and wanted to announce that this would be the last BZA meeting that he would be attending as a member.

Matthew Hankins updated the board on the following:

- Carilion Clinic is well underway and will help get rid of some of the traffic on Maple Street.
- Buddy's BBQ had their grand opening and seem to be operating with great business.
- Noted that he is still trying to contact the owners of the old Schewels building.
- Gave an update on potential economic development in Town.

Mrs. Hapgood asked about the two houses that were purchased by Carilion. Carilion indicates that the houses were purchased as buffers for future use.

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

**ADJOURNMENT**

Motion: Board Member George Gautsch

Second: Board Member John Speidel

Action: Adjourned by a unanimous vote of members present

Time of Adjournment: 6:49 p.m.

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Charles Hutto, Jr., Chairman

ATTEST:

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Jessica H. Heckman, Secretary