

**TOWN OF ROCKY MOUNT
BOARD OF ZONING APPEALS
MEETING MINUTES
December 7, 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, December 7, 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 John Speidel, Lucas Tuning and C. Holland Perdue III.

Board Members Absent: None

Staff Members Present: Matthew C. Hankins, Assistant Town Manager; Jessica Heckman, Town Planner; Town Attorney, John Boitnott and Cherie Compton, Board of Zoning Appeals Clerk.

APPROVAL OF AGENDA

Additions or Corrections: None

Motion: To approve the agenda as presented.

Motion by: Board Member John Speidel

Second: Vice Chair 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:

- November 2, 2017- Regular Meeting Minutes

Motion: To approve the minutes as presented

Motion By: Board Member Lucas Tuning

Second: Vice Chair Susan Hapgood

Action: Approved by unanimous vote

PUBLIC HEARING

The applicants, Marsha Chitwood and Charlotte Evans, owners, have applied for a variance for Franklin County Tax Map Parcel Number 2020102100, commonly known as Lot 18 Mountain View Drive, Rocky Mount, Va. The applicant seeks a variance of Article 20-5 of the Town of Rocky Mount Zoning Ordinance to allow construction of a single family dwelling on a lot with lot area less than 15,000 square feet.

Town Attorney John Boitnott addressed questions and answers that had been presented prior to the public hearing in regards to Lot 9 & 18 and the transfer of a small triangle of land between the two lots.

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

Applicant Marsha Chitwood addressed the board in why she applied for the variance.

Chairman Charles Hutto Jr. read a letter that came from Anne Jamison 155 Mountain View Drive, and an email from Eva Prillaman 145 Mountain View Drive both in which spoke against the variance.

Bobby Cundiff, 65 Mountain View Drive spoke against the variance.

Susan Hapgood asked about if variances are granted do they convey to new property owners if property is sold.

Holland Perdue asked about the recommendation of the screen or fencing around the property in question.

An open discussion ensued between Board Members present in regards to the variance request.

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

Motion: To grant the variance on square footage that is allowed on the lot

Motion By: Board Member Holland Perdue

Second: Board Member Lucas Tuning

BOARD CONCERNS AND STAFF UPDATES

None

Chairman Hutto hearing no other comments entertained a motion to adjourn.

ADJOURNMENT

Motion: Board Member John Speidel

Second: Board Member Lucas Tuning

Action: Adjourned by a unanimous vote of members present

Time of Adjournment: 6:29 p.m.

Charles Hutto, Jr., Chairman

ATTEST:

Cherie Compton, Secretary