

BOARD OF ZONING APPEALS
FEBRUARY 3, 2022
7:00 P.M.

PRESENT

Chairman:	Robert C. McKinley
Vice Chairman:	T. Danny Layman
Members:	Mary Davis
	Andrew T. Hammond
Town Manager:	Eric Pollitt
Town Attorney:	Diane M. Lank
Town Clerk;	Patsy K. Scates
Zoning and Code Compliance Officer:	Frank Sanders

ABSENT

Member:	Yvonne Vaughan
---------	----------------

VISITORS:

Jeff Lee, Superior Signs	Matt Weiss
Mike Muzny	Terry Goins
Brian Hawes	

The meeting was conducted by zoom and in person

A Public Hearing of the Board of Zoning Appeals was held on February 3, 2022, at 7:00 p.m. in the Tappahannock Municipal Building. The hearing was advertised in the Rappahannock Times for two consecutive weeks, January 19, 2022, and January 26, 2022, as required by Title 15-2-2204 of the 1950 Code of Virginia, as amended.

Chairman McKinley called the meeting to order.

Chairman McKinley turned the meeting over to Frank Sanders.

Frank Sanders stated that we are here tonight to consider an application from Matthew Weiss for a Variance from Article XVI Section 22-184a and Article XVI Section 22-195 f of the Tappahannock Zoning Ordinance to allow an increase in the number of building signs allowed in a Commercial Shopping Center per unit from one building sign to five building signs and an increase in total building sign surface area located at Locke Supply Company 1366 Tappahannock Blvd Tappahannock Town Center.

Said application has been submitted as per Article V Section 22-61 of the Tappahannock Zoning Ordinance.

Chairman McKinley recognized Jeff Lee from Superiors Signs.

Jeff Lee, Superior Signs stated that they are here tonight to request more signage to the Locke Supply Company. He stated that are requesting to increase the number of the building signs per unit from one building sign to five building signs.

Mike Munzy, Locke Supply Company gave some background information about the Locke Supply Company, and he stated that they provide plumbing, heating/cooling and electrical supplies. He stated that Locke is trying to inform the public about what supplies they sell.

Mike Munzy and Brian Hawes, Locke Supply Company presented a power point presentation to the board members which showed the description of the signs and where they would like them to be placed on the building. It was felt that the business signs were critical to get into the community so that customers would be aware of what the business sells.

Board Member Hammond asked if any of the surrounding business which were sent certified letters opposed.

Frank Sanders stated that the surround business was notified by certified mail, and he had received no response.

Board Member Layman stated that according to the ordinance it is up to the applicant to show a hardship which would justify a variance being granted and he has not heard anything that would be considered a hardship for the board to consider. He asked if anyone had a hardship.

There was discussion describing how it was felt that since the community was not familiar with what the store sold could be considered a hardship and how it was felt that the more signage would help with marketing their company. It was felt that if the store was not successful it would be a hard ship on the families that relocated to the area. It was discussed the signage that was allowed on the other building located in town compared to what they were asking for.

Board Member Layman stated that the board has already demonstrated how they are willing to work with Locke Supply Company with reasonable requests since the request for the outside storage areas (fence) was granted. He stated that the hardships are defined in the ordinance, and he feels that they have not defined any hardship that was defined in the ordinance.

Board Member Layman suggested that since you are allowed to put signage on the inside of the doors that they utilize that option. He also pointed out that there is a “shopping center” marque sign located by the road that stated that they are electrical, heating/cooling and plumbing.

There was some discussion about why the business across the street was allowed more signage than them.

Frank Sanders explained that the business across the street was not in a shopping center therefore their requirements was different from theirs.

There was some discussion about what signage was allowed on other buildings in town.

On motion of T. Danny Layman seconded by Andrew T. Hammond, the Board voted to deny the application from Matthew Weiss for a Variance from Article XVI Section 22-184a and Article XVI Section 22-195 f of the Tappahannock Zoning Ordinance to allow an increase in the number of building signs allowed in a Commercial Shopping Center per unit from one building sign to five building signs and an increase in total building sign surface area located at Locke Supply Company 1366 Tappahannock Blvd Tappahannock Town Center. Said application has been submitted as per Article V Section 22-61 of the Tappahannock Zoning Ordinance.

Votes were cast as follows:

T. Danny Layman: Aye
Andrew T. Hammond: Aye

Mary Davis: Aye

Town Manager Pollitt stated that the Town of Tappahannock is glad that they opened their business here and want them to be successful. He stated that he believes the point that Board Member Layman was trying to make was that since the hardship requirement was not met then the board could not grant the variance. He stated that you can request that the town review the sign ordinance and he also suggested that they adjust the sign request to make it compliant.

Chairman McKinley asked for any other comments.

There being none the meeting was adjourned at 7:40 p.m.

Track 80

Robert C. McKinley, Chairman

Patsy K. Scates, Town Clerk