

Planning Commission
November 29, 2021 at 6:00 p.m.

Commission

Members: Denis McCarthy
Jake Allman
Tom Watkins
Edwin Nash
Nathaniel Miller

Staff Present: Philip Vannoorbeeck
Jennifer Daniel

Chairman McCarthy called the meeting to order.

PUBLIC HEARINGS:

Rezoning Request – 1112 S. Main Street

*NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE*

The Town of Blackstone Planning Commission shall hold a Public Hearing on November 29, 2021 at 6:00 p.m., in the Town Council Chambers, 100 W. Elm Street, Blackstone, Va. The purpose of the Public Hearing is to consider a Conditional Rezoning request from NEC Investments. The conditional rezoning would modify the zoning designation from R-1, Residential to B-G, General Business with proffered conditions. Additionally, this request would permit the development of eighty mini-warehouses. The subject property is located at 1112 S. Main Street and is designated as Nottoway County Tax Map Numbers 50A38-4-2-11A, 12 and 13 as well as 50A38-5-12.

Manager Vannoorbeeck said the conditional rezoning request from NEC Investments would modify the zoning designation from R-1 to G-B, General Business with proffered conditions. He said the request would permit the development of 80 mini warehouses. He said on two sides this property is adjacent to General Business.

Commission Member Watkins asked how much of the property was being rezoned. Manager Vannoorbeeck replied, Mr. Nash was asking for the entire 4 acres to be rezoned. Mr. Nash added, only six tenths of an acre will be used.

Manager Vannoorbeeck said this rezoning is conditional, so if there are questions about what may come next, it will come back to the Planning Commission. Mr. Nash said the property would not be sold.

Commission Member Watkins asked how close the warehouses would be to the brick house that faces Tenth Street. Manager Vannoorbeeck said General Business districts that abut Residential have to provide an impermeable screen at least 6' tall of plantings or fencing.

Manager Vannoorbeeck read a letter from Mrs. Weller, who lives in the brick house on Tenth Street (enclosed).

Manager Vannoorbeeck said this was advertised as a conditional rezoning, so one condition could be, anything in addition to the proposed warehouses would come back to the Planning Commission and Council for review.

Mr. Eric Nash said they were planning to have a field of pumpkins on this property, he asked if this needed approval. Manager Vannoorbeeck replied no, that is not impacted by zoning.

Mr. Nash said the warehouses would be on the lot closest to Mrs. Weller.

Manager Vannoorbeeck said Council had approved and authorized him to build curb and gutter and sidewalk on that side of the street, all the way to the Walmart entrance. He said in doing some planning for this, there is going to be an entrance required and has discussed with Mr. Nash, when the curb and gutter goes in, an entrance would be sized and Mr. Nash would reimburse the Town. He said Mr. Nash has asked to use the existing entrance, but he did not want Mr. Nash to build an expensive entrance and then later find out it is in the wrong location. Mr. Nash asked to set a \$10,000.00 maximum on the entrance cost.

Commission Member Watkins questioned the cost for the commercial area for curb and gutter and sidewalk. Manager Vannoorbeeck believed it was Council's intention, because it is commercial and the Town is requesting the curb and gutter and sidewalk, that they not pay the 50/50. He said what has been done in the past is with these grant projects, is the Town still pays 50%, but the FEDS, USDA or DHCD have been paying the property owners 50%, with grant funds. He said for example Brunswick Avenue, lots of curb and gutter was placed there a few years ago, and everybody put a lien on their property for 50%.

Manager Vannoorbeeck said if Council chooses that the property owners pay their half, then so be it, that is the Ordinance. He said this is interest free and no payments are required.

Commission Member Watkins said he has a lien against his house for curb and gutter and asked if it was now going to be done at no charge. Manager Vannoorbeeck said on this particular project, when Council voted to do this, he believed it was the expectation of Council that there would be no charge. He said Council voted over a year ago to do the project, but he had not put aside any money yet. He said the Town would go to VDOT for grants.

Commission Member Watkins said a commercial enterprise is in a better position to pay, certainly with a long term lien, with no interest, than residents would have. Manager Vannoorbeeck said maybe he should take this back to Council to see what their expectations are.

Chairman McCarthy asked to clarify the proffered conditions, he said one would be the 6' fence. Manager Vannoorbeeck said that was already in the Ordinance.

Chairman McCarthy said we need to specify the number of units and size. Manager Vannoorbeeck said it was advertised for up to 80 units and did not need to specify the size.

Manager Vannoorbeeck said what needed to be proffered was an agreement of the entrance and that Mr. Nash would pay up to \$10,000.00.

Mr. Nash said it would be 4 buildings with 20 units in each building at 30x100 in each building.

Manager Vannoorbeeck said any additional commercial activities, that require a structure, would have to come back to the Planning Commission.

Mr. Nash said the actual home on the property would be demolished.

Manager Vannoorbeeck said the Town needs to make sure we have enough right of way; he suggested the equivalent amount the Weller's provided if the street ever needed to be widened.

Commission Member Watkins asked about the setback between the warehouses and the Weller property. Manager Vannoorbeeck said there is no particular setback, unless one is negotiated tonight. He said with General Business you can build adjacent to the property line.

Mr. Nash said it would be at least 30' from the property line from the building.

Commission Member Watkins asked about lighting. Mr. Nash replied there would be two lights per each side, shining directly down. He said he had already shown this to Mrs. Weller.

Manager Vannoorbeeck said mini storage is required to be fenced in and with the secondary it has to be where you cannot see through it. Mr. Nash asked when this came into effect, because the ones in Town now do not have fencing. Manager Vannoorbeeck said as long as he has been here it was in effect, he said the new units being built where the old car wash was on High Street, is being fenced.

Manager Vannoorbeeck said mini storage has to be fenced on those portions that abut residential, or have 6' plantings that would screen Residential from General Business.

Mr. Nash said the Main Street side and the side facing the Dewey property would be a vinyl coated fence. He wants to be able to see through the area on the General Business side, so there is nothing mischievous going on. He said the side that abuts Mrs. Weller and his property would have the vinyl fence.

Mr. Nash said he wanted the property because it abuts his property, but for the price that was being asked, you have to put something there to generate revenue.

Chairman McCarthy opened the Public Hearing, and with no other comments, closed the Public Hearing.

Commission Member Watkins made a motion to recommend to Council approval of the conditional rezoning at 1112 S. Main Street from R-1, Light Residential to G-B, General Business with the following proffered conditions:

- 1. Mr. Nash would pay up to \$10,000.00 for a proper entrance to the property.***
- 2. Additional commercial activities, that require a structure, would have to come back to the Planning Commission.***
- 3. The equivalent amount of right of way that the Weller’s provided to the Town, also be provided by Mr. Nash.***
- 4. A 30’ setback would be provided from the Weller property.***

Manager Vannoorbeeck said he hoped once the entrance was constructed it would be directly across from Governor Street.

Commission Member Allman seconded the motion.

VOTE:

Chairman McCarthy	–	Aye
Commission Member Nash	–	Abstain
Commission Member Miller	–	Aye
Commission Member Watkins	–	Aye
Commission Member Allman	–	Aye

Text Amendment – Bed & Breakfast Establishments

***NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE***

The Town of Blackstone Planning Commission shall hold a Public Hearing on November 29, 2021 at 6:00 p.m., in the Town Council Chambers, 100 W. Elm Street, Blackstone, Va. The purpose of the Public Hearing is to consider a Text Amendment to the Blackstone Zoning Ordinance. Specifically, the proposed text amendment would modify the definition of Bed and Breakfast establishments. The text amendment would allow up to six rooms to be rented and eliminate the term home occupation from the definition. The Planning Commission may make a recommendation following this public hearing. Any person desiring to speak for or against the request should attend the Public Hearing at the above stated date and time.

Clerk Daniel said there was a new buyer of the Grey Swan Inn. She said this request is to update the Zoning Ordinance and make things current. She said the current Ordinance allows four rooms and the Grey Swan Inn has six rooms.

Manager Vannoorbeeck said the Grey Swan Inn had been operating with six rooms as a bed and breakfast for 20 years. He said as part of the sale of the Grey Swan Inn, they wanted to be sure the six units would remain legal. He said the new owners asked to take out the term home occupation, which requires that you live on site. He said the new owners would like to have the bed and breakfast without necessarily living on site.

Manager Vannoorbeeck said he was not concerned about this request because in the State of Virginia, Blackstone and every other community is obligated by law to allow an adult care facility with up to eight residents in the equivalent of a single family home.

Chairman McCarthy opened the Public Hearing, there were no further comments so he closed the Public Hearing.

Commission Member Watkins made a motion to recommend to Council to adopt the new definition as presented to update the Zoning Ordinance. The motion was seconded by Commission Member Nash.

Bed and Breakfast Establishment: An occupation involving the rental of up to six (6) rooms to overnight guests and offering breakfast meals only to said guests.

VOTE:

- Chairman McCarthy – Aye
- Commission Member Nash – Aye
- Commission Member Miller – Aye
- Commission Member Watkins – Aye
- Commission Member Allman – Aye

Farmington Subdivision Road Name

Manager Vannoorbeeck said the Farmington Subdivision Plat was filed in 2007, and was recorded with the road name as Burroughs Lane.

Manager Vannoorbeeck said he received a call from Mrs. Patricia York inquiring if the road name could be changed. He said the Planning Commission and Council could review this, with the developer agreeing as well. He said he spoke with the developer and they were open to suggestions.

Mrs. Patricia York said she had lived in the Rolling Acres Subdivision for 43 years. She said she was not aware of the road still being Burroughs Lane until recently, and had some concerns, along with some of the neighbors. She said there are new people, as well as future landowners that are not aware of the situation. She said she would not want her address associated with such a crime.

Mrs. York said the original Subdivision was called Rolling Acres, so she and some neighbors suggested changing the road name to Rolling Acres.

Manager Vannoorbeeck said if there are any recommendations, please contact him and he will present to Mr. Corey Morrisette for consideration. He said any suggestions would be discussed and voted on at the next Planning Commission Meeting.

Subdivision – Lester Street

Manager Vannoorbeeck said this property was originally sold by Mrs. Christine Hardaway to Frankie Williamson, who had the property rezoned to R3. He said the property has since been sold to Blackstone Investment, LLC. He said Blackstone Investment has met with the Board of Zoning Appeals for a Parking Variance, but they have now decided they want to build single family homes. He said in order to do single family, they have to subdivide the property.

Manager Vannoorbeeck said each lot would have to have 80' of street frontage, or be 80' at the building lot line. He said Blackstone Investment, LLC intends to put modular homes on this property, which are permissible.

Manager Vannoorbeeck said with R3 Zoning, unless otherwise specified, they could put doublewide homes there. He added it was no secret how much Blackstone Investment, LLC paid for the lot, so he believed a much higher value home, rather than a doublewide would have to go there.

Commission Member Allman asked if a Subdivision recommendation could be conditional. Manager Vannoorbeeck said he had never heard of one being conditional.

Chairman McCarthy said the proposal is a lot less intensive use, and meets all the requirements. Manager Vannoorbeeck said yes, it meets the minimum requirements.

Manager Vannoorbeeck said when a Zoning Permit is requested, he will specify all lots shall be connected to the Town's water and sewer. He said all entrances would be on Lester Street, because we know Powell Street is suspect at best.

Chairman McCarthy said the request has gone from 70-80 apartment units to six houses.

Clerk Daniel asked if these would be rentals or for sale. Manager Vannoorbeeck said there is no specific requirement that they be owner-occupied, so they could be rentals.

Commission Member Nash made a motion to recommend to Council approval of the Subdivision Plat as presented. The motion was seconded by Commission Member Watkins.

VOTE:

Chairman McCarthy	-	Aye
Commission Member Nash	-	Aye
Commission Member Miller	-	Aye
Commission Member Watkins	-	Aye
Commission Member Allman	-	Aye

There being no additional business to discuss, Chairman McCarthy adjourned the meeting at 6:57 p.m.


CHAIRMAN
OF THE BLACKSTONE PLANNING COMMISSION

January 30, 2023

APPROVED AND ADOPTED


TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA