

BOARD OF ZONING APPEALS
7-27-26 @ 6:00 P.M.

Board Members: Michael Bagley, Chairman
Tyler Scott
Monica Hazelwood-Frisby
Ifetayo Tun
Allen Queen

Staff: Philip Vannoorbeeck, Town Manager; Jennifer Daniel, Town Clerk;
Chastiddy Bryant, Community Development Specialist

Chairman Bagley called the Board of Zoning Appeals Meeting to order at 6:00 p.m.

MINUTES:

Board Member Queen made a motion to dispense with reading and approve as presented minutes from the Board of Zoning Appeals Meeting on March 23, 2026. The motion was seconded by Board Member Frisby.

VOTE:

Chairman Bagley:	Aye
Board Member Queen:	Aye
Board Member Tun:	Aye
Board Member Hazelwood-Frisby:	Aye
Board Member Scott:	Aye

**NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE
BOARD OF ZONING APPEALS**

*The Town of Blackstone Board of Zoning Appeals shall hold a Public Hearing on July 27, 2026 at 6:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, **Wesley Housing** requests a variance to Section 6-8.3 of the Blackstone Zoning Ordinance. The request, if granted, would permit a multi-family dwelling to be constructed with a side yard setback of ten feet. The variance request specifically applies to property known as a portion of Nottoway County Tax Map Number 50A31-2-2. This property is located on W. Fourth Street and would be part of a proposed expansion of the Peele Manor Apartment Complex. Additionally, the property is currently zoned R-3, Residential. The Board of Zoning Appeals may approve this request following this Public Hearing. Any individual desiring to address the Board should attend the Public Hearing at the above stated date and time.*

Chairman Bagley opened the Public Hearing.

Manager Vannoorbeeck said Mr. Mike Kadilak representing Wesley Housing is here tonight.

Manager Vannoorbeeck said this is all one piece of property with Peele Manor. Mr. Kadilak said there was a Methodist group that were separate but are now together.

Manager Vannoorbeeck said when VUMAC was sold the Methodist Church through their housing group retained an additional three acres. He said this is the property being proposed for a new development, to include six units. He said when VUMAC was sold, they merged this property with Peele Manor.

Manager Vannoorbeeck said there is now a need to separate the properties again to create a property line between the last existing building of Peele Manor and the new building being proposed.

Mr. Kadilak said the separation is needed because it will be different ownership, and Peele Manor 1 was a HUD PRAC 202 property. He said in order to get funding we need the property separated to just use tax credits through Virginia Housing. He said we cannot take the property back from HUD, until it is separated.

Manager Vannoorbeeck said separating the property line is not a problem, but there is supposed to be 25' to the nearest new building, but because there is a sewer line running through the property, this cannot be met. Board Member Queen said they could cut the units down to four.

Mr. Kadilak said that would make it less feasible for rents because they are only adding 24 units. He said they have to show the units are self-sustaining.

Board Member Frisby asked if these would be HUD homes. Mr. Kadilak replied not at this time; it is planned to be VHDA. He said if it does go through HUD, it will only be for the loan, not a PRAC project.

Board Member Frisby asked about the difference between HUD and low housing tax credits. Manager Vannoorbeeck said the tax credit is for a reduction to the overall construction cost. Board Member Frisby asked the investor. Manager Vannoorbeeck said yes.

Board Member Frisby asked if the apartments would be at market value. Mr. Kadilak replied no, but Virginia Housing puts limits based on the area, what rental rates can be. He added they are also at a discounted rate, and have to stay that way for 35 years.

Manager Vannoorbeeck said this property was rezoned with this same layout in 2022.

Board Member Queen asked who would be responsible for moving the sewer line. Manager Vannoorbeeck pointed to Mr. Kadilak. He said the Town would be involved with in kind services, such as inspections and advising. He said the 8" sewer line would be dedicated to the Town for future use. He said the Town can accept what is accessible to adjoining property owners.

Board Member Queen asked if there was already a precedent cutting setbacks by 60%. Manager Vannoorbeeck said the BZA did approve townhouses on Dillard Street. He said these were supposed to have a 40' setback but BZA approved roughly to 25'.

Board Member Tun asked what was being requested from the BZA. Manager Vannoorbeeck said they are asking to reduce the side setbacks from 25' to 10' on either side. He said from the older building to the new building it will be 20'.

Manager Vannoorbeeck said there is a huge cry for this type of housing in Blackstone.

Board Member Frisby asked if these buildings would be age restricted. Mr. Kadilak replied, 62 years old. He said that is what it is in Peel Manor 1, and will be the same for Peele Manor 2. He added it was income regulated as well.

Board Member Tun asked what would be located in the 20'. Manager Vannoorbeeck believed it would be grass, but the sidewalk may encroach.

Board Member Queen asked if the HVAC units would be located within the 10'. Mr. Kadilak replied, they could be, they are typically placed outside the units, and are only four unit buildings, with two on each side. He added typically they are on the back of the buildings.

Board Member Tun asked about the entrance. Mr. Kadilak said they planned to share the entrance.

Board Member Queen asked if the 10' from the property line would start from the HVAC or generator units. Manager Vannoorbeeck replied yes, but he thought they were proposing to put the HVAC units on the back side.

Board Member Queen asked if having the HVAC units on the back side of the building needed to be part of the motion. Manager Vannoorbeeck replied no, he did not think the BZA could do that. He said he would honor the request when talking with the engineers. Mr. Kadilak said it would not be a problem.

Mr. Kadilak said with all the cutbacks, funding was extremely hard to get now. Manager Vannoorbeeck asked Mr. Kadilak if he had heard about the tax credits. Mr. Kadilak replied not yet.

Manager Vannoorbeeck said Council voted to support an application for low income housing for the tax credits.

Board Member Tun said this sounds good, her only concern was the one way in and one way out. Manager Vannoorbeeck said it was not illegal. He said they will have to provide 25' frontage for the second parcel. He said previously there were two distinct parcels, and they eliminated the line because they did not have the road frontage necessary. He said now the line is being added back in.

Chairman Bagley closed the Public Hearing.

Board Member Frisby made a motion to approve the request from Wesley Housing to permit a multi-family dwelling to be constructed with a side yard setback of ten feet for a portion of Nottoway County Tax Map Number 50A31-2-2, located on W. Fourth Street, and would be part of a proposed expansion of the Peele Manor Apartment Complex. The motion was seconded by Board Member Scott.

VOTE:

Chairman Bagley:	Aye
Board Member Queen:	Aye
Board Member Tun:	Aye
Board Member Hazelwood-Frisby:	Aye
Board Member Scott:	Aye

Board Member Queen asked about Tractor Supply. Manager Vannoorbeeck believed they would be closing on the property the first week of August. He said they would be providing as much as \$200,000.00 for turning lanes, and the Town would be providing \$450,000.00 to widen the lanes.

Board Member Scott asked who owned the land. Manager Vannoorbeeck replied, Blackrock Investments and the Sanford Group.

Chairman Bagley asked about a road before the dumpsters on Highway 46. Manager Vannoorbeeck believed that was being used to cut timber. Chairman Bagley asked if that was going to be a data center. Manager Vannoorbeeck replied, not to his knowledge.

The Board discussed data centers and their processes.

Manager Vannoorbeeck said the problem with the electric system in Virginia is not demand, it is the determined efforts in Richmond that we elect to eliminate supply. He said we are now going back into the Greenhouse Gas Initiative, so for a small user, it will add \$15 a month to their light bill.

Board Member Tun asked about the clearing behind her house. Manager Vannoorbeeck said that includes two parcels and two new homes are being proposed to be built. He said Mr. Herbert Fitzgerald purchased the parcels.

There being no additional business, Chairman Bagley adjourned the meeting at 6:35 p.m.

Michael Bagley CHAIRMAN
OF THE BLACKSTONE BOARD OF ZONING APPEALS

August 24, 2026 APPROVED AND ADOPTED

Jennifer S. Daniel TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA