

Planning Commission
January 30, 2023 at 6:00 p.m.

Commission
Members: Denis McCarthy
Allen Queen
Tom Watkins
Edwin Nash
Nathaniel Miller

Staff Present: Philip Vannoorbeeck
Jennifer Daniel

Chairman McCarthy called the meeting to order at 6:00 p.m.

MINUTES:

Commission Member Nash made a motion to dispense with reading and approve as presented the Planning Commission Minutes from January 11, 2021, March 1, 2021, May 24, 2021 and November 29, 2021. The motion was seconded by Commission Member Queen.

VOTE:

Chairman McCarthy	–	Aye
Commission Member Nash	–	Aye
Commission Member Miller	–	Aye
Commission Member Watkins	–	Aye
Commission Member Queen	–	Aye

PUBLIC HEARINGS:

Conditional Rezoning – 518 N. West Avenue

*NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE*

The Town of Blackstone Planning Commission shall hold a Public Hearing on August 29, 2022 at 6:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, Benito and Carolina Aguilera is requesting property be Conditionally Rezoned from the R-2, Residential District to the M-1, Light Manufacturing District. If approved the applicant intends to repair equipment and vehicles as well as operate an on-site welding shop. The Conditional Rezoning request specifically applies to Nottoway County Tax Map Number 50A19-2-26, also known as 518 N. West Avenue. The Planning Commission may make a recommendation on this request following this public hearing. Any individual desiring to address the Commission should attend the public hearing at the above stated date and time.

Manager Vannoorbeeck said the request from Mr. Benito Aguilero was discussed at the last Planning Commission Meeting, and tabled. He said he has since spoke with Mr. Aguilera, and Mr. Aguilera has voluntarily withdrawn his application.

Manager Vannoorbeeck said the difference in withdrawing, or being turned down, Mr. Aguilera can reapply at some point, but if turned down, there is a statutory period before he can reapply.

NEC Investments, LLC – Rezoning Request – Brown Street

**NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE**

The Town of Blackstone Planning Commission shall hold a Public Hearing on January 30, 2023 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 request from NEC Investments, LLC to rezone certain parcels from the R-B, Residential-Business district to the B-G, General-Business district. This proposed rezoning would permit by right the development of a Mini-Warehouse development. The property is designated as Nottoway County Tax Map Numbers 50A27-1-B-3 & 4. The subject property is unimproved and located along the western right-of-way of N. Brown Street. 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.

Manager Vannoorbeeck said we have a request to build, by the Town’s Ordinance, mini warehouses. He said there were two diagrams in the packet, and the owner is here for any questions.

Manager Vannoorbeeck said our Zoning already permits mini warehouses as a Use By Right in the General Business District, and this current property abuts General Business. He said this request is to rezone the property from Residential Business to General Business.

Mr. Eric Nash said he purchased a 100’ lot at a tax sale a few years ago, and had a contract on another parcel next to his lot and between the house on Brown Street, but at closing they found lots of heirs, and nobody could be found, so the deal did not go through. He explained he now has a small lot, and the enclosed drawing shows the plan for up to 35 units.

Chairman McCarthy opened the Public Hearing.

Mr. Nash said he was trying to find a use for the property.

Chairman McCarthy asked about the dimensions of the property. Mr. Nash replied, 100x158. He added there will only be 30’ of actual building width in the 100’. Manager Vannoorbeeck said the units would be 10x15.

Mr. Nash said he was building the warehouses as such, because the Town requires fencing, and his buildings will act as fencing except in the front. Manager Vannoorbeeck said the front would have to be gated.

Mr. Nash said there would be gating at the rear of the units where they may be openings. He added these would be built to the drop-off behind the property.

Commission Member Watkins asked if there were any residents in the area. Mr. Nash replied, 100' from the property line.

Mr. Nash said the Dewey property was talked about previously for warehouses, but he has since made it more into a museum because of the history. He prefers to keep the Dewey place a more period, sensitive spot.

Mr. Nash said he considered building a house on the Brown Street lot, but the railroad tracks pose an issue.

Manager Vannoorbeeck said all adjoining property owners were sent letters. He said he received a call from Mr. Lavere, who did not have any issues.

Chairman McCarthy said he did not see any other use for the property, and believed it was appropriate for the location.

Manager Vannoorbeeck asked Mr. Nash if the area would be paved or gravel. Mr. Nash replied, gravel, but because of the incline at the entrance, the curb will have to be cut out wider, and will be paved to a certain point.

Manager Vannoorbeeck said included in the packet tonight are the setbacks, but Residential Business is excluded, there are no setbacks listed. Clerk Daniel asked if Mr. Nash could build up to the property line, since not referenced. Manager Vannoorbeeck said he did not see anything to prevent that, but Mr. Lavere, if building a house, would have to be 15% on a 100' lot.

Mr. Nash said he did not like building up to the property line.

Chairman McCarthy closed the Public Hearing.

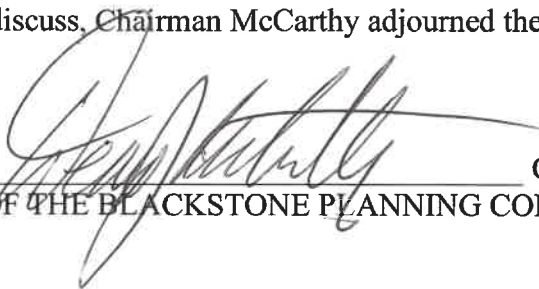
Commission Member Watkins made a motion to recommend to Council to approve the request from NEC Investments, LLC to rezone Nottoway County Tax Map Numbers 50A27-1-B-3 & 4 from R-B, Residential-Business to G-B, General-Business, to permit by right the development of a Mini-Warehouse development. The motion was seconded by Commission Member Queen.

VOTE:

Chairman McCarthy	-	Aye
Commission Member Nash	-	Abstain
Commission Member Miller	-	Abstain
Commission Member Watkins	-	Aye
Commission Member Queen	-	Aye

Manager Vannoorbeeck discussed the Dillard Crawley building, and its dilapidated state.

There being no additional business to discuss, Chairman McCarthy adjourned the meeting at 6:22 p.m.



CHAIRMAN
OF THE BLACKSTONE PLANNING COMMISSION

April 1, 2024 _____ APPROVED AND ADOPTED



TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA