

Planning Commission
August 27, 2024 at 6:00 p.m.

Commission

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

Staff Present: Philip Vannoorbeeck
Jennifer Daniel

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

MINUTES:

Commission Member Miller made a motion to dispense with reading and approve as presented the Planning Commission Minutes from July 1, 2024. The motion was seconded by Commission Member Queen.

VOTE:

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

PUBLIC HEARING:

Rezoning Request – Tunstall Avenue - Townhouses

NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE

*The Blackstone Planning Commission shall conduct a Public Hearing at 6:00 p.m., August 27, 2024 in the Blackstone Town Council Chambers, 100 W. Elm Street. The purpose of the Public Hearing is to consider a request from **OCL Property Holdings, LLC** to rezone approximately 2.2 acres from the current M-2, Heavy Manufacturing district to the R-2, Medium Residential district. The request, if approved would permit the construction of townhouses on the subject property. The rezoning request specifically applies to properties known as Nottoway County Tax Map number 50A26-8-4 also known as 515 Tunstall Avenue, and Nottoway County Tax Map number 50A25-3-3. The Planning Commission may act on this request following the Public Hearing. Any individual desiring to address the Commission should attend the Public Hearing at the above stated date and time.*

Manager Vannoorbeeck said these properties used to have two significant warehouses on them. He said in 2012 the Town burned Mr. L.V. Harris' building, and he still owns the lot. He said the other lot is currently owned by Mr. Matt Shekleton, which was purchased through a tax sale. He said the Town tore down the warehouse when Mr. Robert Wulff owned the property.

Manager Vannoorbeeck said Mr. Oliver Lawrence is the current applicant, and here tonight. He said Mr. Lawrence was proposing R-2 for his townhouse development, which is a use by right. He added, he did not see a new industry coming to that neighborhood.

Manager Vannoorbeeck said Mr. Lawrence's request would be for 20 townhouse units, in five 4 unit blocks. He showed the drawings from the townhouses recently built on Bird Road, and said Mr. Lawrence's plans would resemble these. He said they are proposed to be 20' wide with a one car garage in the front.

Manager Vannoorbeeck said Mr. Lawrence was proposing four unit blocks, which allows the setbacks to be less, and allows him to meet the requirements for the yard and parking. He said these would be on the Town's electric and water.

Vice Chairman Nash opened the Public Hearing and asked if there was anyone here to speak for or against the proposal.

Ms. Blanca Diaz was in the audience and said she was fine with it. Ms. Diaz is an adjoining property owner.

Mr. Lawrence believed this would be a viable project. He said he had been working with a surveyor, and was ready to go. He added if he gets approval, he could break ground within 60-90 days, and has financing in place.

Mr. Michael Bagley asked if the property would be gated. Mr. Lawrence replied no, they were not planning on any gates, but may put fencing up in the back yards. He said they would also have 15x20 storage sheds for the units.

Clerk Daniel asked if these units would be rentals or for sale. Mr. Lawrence replied, for sale, and include a one car garage.

Vice Chairman Nash closed the Public Hearing.

Commission Member Queen said everything around this property seems to be residential, on this side of the railroad tracks. He did not see any reason not to make it residential as well.

Commission Member Miller made a motion to recommend to Council to approve the request from OCL Property Holdings, LLC to rezone approximately 2.2 acres from M-2, Heavy Manufacturing to R-2, Medium Residential, to permit the construction of townhouses on the properties known as Nottoway County Tax Map number 50A26-8-4, also known as 515 Tunstall Avenue, and Nottoway County Tax Map number 50A25-3-3. The motion was seconded by Commission Member Queen.

VOTE:

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

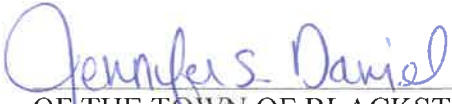
There being no additional business to discuss, Vice Chairman Nash adjourned the meeting at 6:21 p.m.



CHAIRMAN
OF THE BLACKSTONE PLANNING COMMISSION

December 2, 2024

APPROVED AND ADOPTED



TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA