

BOARD OF ZONING APPEALS
3-24-25 @ 6:00 P.M.

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

Staff: Philip Vannoorbeeck, Town Manager; Jennifer Daniel, Town Clerk

Chairman Bagley called the Board of Zoning Appeals Meeting to order.

MINUTES:

Board Member Queen made a motion to dispense with reading and approve as presented minutes from the Board of Zoning Appeals Meetings on January 13, 2025. The motion was seconded by Board Member Frisby.

VOTE:

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

Variance Request – Intersection of Tavern & Hurt Street

*The Town of Blackstone Board of Zoning Appeals shall hold a Public Hearing on March 24, 2025 at 6:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, **Herbert Fitzgerald** requests a variance to Section 5-5.1 Area Regulations of the Blackstone Zoning Ordinance. The request, if granted, would permit a parcel to be divided into two parcels each being less than ten thousand square feet. This variance request specifically applies to property known as Nottoway County Tax Map Number 50A28-6-6. This property is located at the intersection of East Tavern Street and Hurt Street and is currently zoned R-2, 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.*

Manager Vannoorbeeck showed drawings for the two proposed homes on the two lots being discussed tonight.

Mr. Herbert Fitzgerald said these homes would be three bedrooms, two bathrooms at 1200 square feet each.

Chairman Bagley asked if trees would be removed. Mr. Fitzgerald replied, there were no trees on the Tavern Street lot, and some scrub trees on Hurt Street.

Manager Vannoorbeeck said currently the Zoning Ordinance requires a 10,000 square foot lot. He said this is the same request the Town brought to the BZA a few years ago. He said Mr. Fitzgerald was requesting to cut the lot in half, which currently is 190' x 80'.

Mr. Fitzgerald said these lots would be 7,600 square feet each. He said the lots approved previously were only 7,000 square feet each. He said he was not asking for any setback variances.

Chairman Bagley opened the Public Hearing, and asked if there was anyone here to speak for or against this request.

Mr. Fitzgerald said if approved, he planned to build two homes as rentals for a few years, then sell them.

Board Member Scott asked how much these houses would sell for. Mr. Fitzgerald replied, around \$200,000.00.

Board Member Queen asked Mr. Fitzgerald if he had any other properties in Blackstone. Mr. Fitzgerald said he built and owns Patriot Square, which is the 66 unit rental property on Epes and Dinwiddie Avenue.

Board Member Queen asked what the secondary plan would be if Mr. Fitzgerald did not find renters. Mr. Fitzgerald said in his opinion, the rental market needs improved stock in Blackstone. He said a few years ago he purchased 14 rental properties here, sight unseen, and did not like the quality of the houses. He said he has since renovated and sold them all.

Chairman Bagley asked Mr. Fitzgerald how soon he would begin, if the request is granted. Mr. Fitzgerald replied, as soon as he can get a building permit. He said he was starting to build a new home on N. West Avenue, using a local contractor.

Manager Vannoorbeeck said Mr. Fitzgerald does what he says he will do.

Chairman Bagley closed the Public Hearing.

Mr. Ford said he has a rental property on Tavern Street, and was sent a letter to attend. He said he did not have any issues with this proposal. He asked if there was any assistance to help him fix his rental house. Manager Vannoorbeeck said the Town ran out of grant funding in Mr. Ford's area for rental properties, but has some programs for homeowners.

Board Member Frisby made a motion to approve the variance request from Mr. Herbert Fitzgerald to permit a parcel to be divided into two parcels each being less than ten thousand square feet for Nottoway County Tax Map Number 50A28-6-6, located at the intersection of East Tavern Street and Hurt Street. The motion was seconded by Board Member Scott.

VOTE:

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

There being no additional business, Chairman Bagley adjourned the meeting at 6:15 p.m.

Michael L. Bagley CHAIRMAN
OF THE BLACKSTONE BOARD OF ZONING APPEALS

February 9, 2026 APPROVED AND ADOPTED

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