

Planning Commission  
March 28, 2022 at 6:30 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 7:14 p.m.

**PUBLIC HEARINGS:**

**Conditional Use Permit – Town Garage, LLC – 519 Church Street**

*NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE*

*The Town of Blackstone Planning Commission shall hold a Public Hearing on March 28, 2022 at 6:30 p.m., in the Town Council Chambers, 100 W. Elm Street, Blackstone, Va. The purpose of the Public Hearing is to consider a Conditional Use permit request from **Town Garage, LLC**. The applicant requests a Conditional Use permit to allow up to 30 multi-family dwelling units on property located at 519 Church Street, also known as Nottoway County Tax Map Numbers 50A25-1-27-1 through 6 and a portion of lots 7 through 12. The proposed project is permitted in the B-G, General Business district with a Conditional Use permit. 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 the property had been rezoned to General Business. He said Mr. McCormack has indicated he would like to downsize the scope of the brewery and restaurant, and add a residential component for 27 apartments. He said these would be one bedroom apartments at 600 square feet.

Manager Vannoorbeeck said the Board of Zoning Appeals had already voted on the parking to vary it from the 2 parking spaces required per unit, to 1.5 parking spaces. He said the parking is to be onsite. He said parking for the restaurant and brewery, the area at the intersection of College Avenue and Second Street can be used.

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

Mr. Chris Haase believed this would be another amazing project in Blackstone.

Commission Member Watkins asked if there was a buffer proffered for the last request. Manager Vannoorbeeck did not remember. He added there are buffers required between residential and higher classification zoning.

Clerk Daniel pointed out buffering would have to be done between the alley and the residents on Second Street.

Manager Vannoorbeeck said the cinder block building that sits closest to the water tank will be the restaurant/brewery, and the brick building and quonset hut will be the apartments.

Vice Chairman Nash closed the Public Hearing.

***Commission Member Watkins made a motion to recommend to Council to approve the Conditional Use Permit to allow 27 apartment units at 519 Church Street. The motion was seconded by Commission Member Miller.***

VOTE:

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

**Amendment to Proffered Conditions – Frankie Williamson – Main & Bagley Streets**

**NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE**

*The Town of Blackstone Planning Commission shall hold a Public Hearing on March 28, 2022 at 6:30 p.m., in the Town Council Chambers, 100 W. Elm Street, Blackstone, Va. The purpose of the Public Hearing is to consider an amendment to existing proffered conditions applicable to vacant property at the intersection of S. Main and Bagley Streets, also known as Nottoway County Tax Identification Numbers 50A32-1-F-14, 14B and 15. The original proffered conditions were part of a Conditional Rezoning approved by Town Council June 29, 2006 which permitted six townhouse style dwelling units with conditions. The applicant, Frankie Williamson, requests that that figure be amended to allow eight townhouse style dwelling units. All other proffered conditions would remain. 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 on June 29, 2006, Council approved the placement of six townhouses at the intersection of Bagley and South Main Street. He said it included a proffer of the following “a buffer of manmade or natural materials (fencing or shrubbery) or both shall be placed along the eastern property lines”. He said this new request may have to include buffering along the southern side as well.

Manager Vannoorbeeck said another proffer included “this conditional use permit is issued for the construction of no more than six townhouses. Additional units may be constructed only by issuance of another conditional use permit or by rezoning.”

Manager Vannoorbeeck said we are here tonight to modify the proffers from 2009.

Manager Vannoorbeeck said the first proffer stated “the development shall be made subject to and shall comply with Virginia Code Section 55-508 et. seq. providing for a property owner’s improvements. The developer shall prepare and record in the Clerk’s Office of the Circuit Court of Nottoway County.” Manager Vannoorbeeck believed the original intent was to sell the units, but Mr. Williamson planned to keep them as rentals, so he did not believe a homeowner’s association would apply. He added these proffers were not recorded at the courthouse.

Manager Vannoorbeeck said Mr. Williamson is requesting to build eight townhouses. He said the definition of a townhouse is side by side. Mr. Williamson said he planned to build all one story townhouses. He said he would like to do brick, but the cost will determine.

Manager Vannoorbeeck said the typical setback on the rear of property is 25’. He said Mr. Williamson is offering 25’.

Vice Chairman Nash opened the Public Hearing.

**Mr. Kevin Hoffman – 607 S. Main Street**

Mr. Hoffman asked if fencing would be installed during the construction phase. Mr. Williamson replied, they would have silt fence around the project area, and is mainly for erosion.

Mr. Hoffman asked about the buffer to the south side, does that come after construction. Manager Vannoorbeeck said before occupancy.

Mr. Hoffman said the current zoning for that lot is R-1, what does that allow for. Manager Vannoorbeeck replied, mostly single family housing. He said it normally does not allow for townhouses, but a permit was granted in 2006.

Mr. Hoffman said one of their concerns is that area is a historic neighborhood, and things are looking better, and they want the townhouses to look good. Ms. Deb Rose asked how the townhouses would blend with the historic houses.

Mr. Williamson said he has built a lot in Blackstone, and lived here his whole life, and most would agree his buildings are nice.

Manager Vannoorbeeck mentioned the (2) two bedroom units on the drawing should face Main Street. Mr. Williamson agreed to that.

Mr. Hoffman said they did not want to live next to a construction site for years. He said he would like to work with Mr. Williamson on a privacy fence during construction.

Ms. Rose asked how large the townhouses would be. Manager Vannoorbeeck said the building would be 150' wide and 41', so on average it would be 1025 square feet per unit.

Vice Chairman Nash closed the Public Hearing.

Manager Vannoorbeeck said the proffers would include buffering on the eastern and southern boundary, proffers should be recorded at courthouse prior to construction, and the (2) two unit townhouses have the front doors face Main Street.

Clerk Daniel asked about the townhouses being rentals. Manager Vannoorbeeck said the homeowner's association would need to be removed because these will be rentals.

Commission Member Miller said there was a problem previously in his neighborhood, so he would prefer to see a fence as the buffer.

Mr. Hoffman believed fencing would be a more appropriate buffer, than an evergreen. Mr. Williamson did not know if a fence would look good on Main Street, but he was not opposed to it. Mr. Williamson said he would like the buffer to be his choice, and he would work with the neighbors.

A member of the audience suggested the first 35' to Main Street as evergreens, then fencing. Mr. Williamson said that is possible, he would like to leave it flexible, but he would work with the neighbors.

***Commission Member Queen made a motion to recommend to Council to allow 8 townhouse units, the (2) two unit townhouses have the front doors face Main Street, buffering on the eastern and southern boundary, the homeowner's association be eliminated, and these proffers be recorded at the courthouse for Nottoway County Tax Identification Numbers 50A32-1-F-14, 14B and 15. The motion was seconded by Commission Member Miller.***

VOTE:

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

**Capital Improvement Plan**

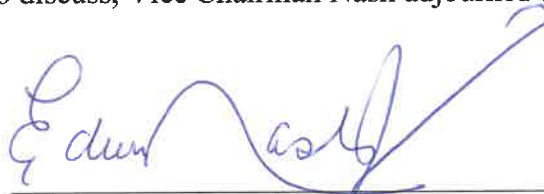
Manager Vannoorbeeck said included in the packet is the Town's Capital Improvement Plan for the next five years, provided by the department heads.

***Commission Member Miller made a motion to table the Capital Improvement Plan until the next Planning Commission Meeting. 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

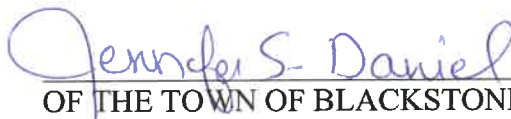
There being no additional business to discuss, Vice Chairman Nash adjourned the meeting at 7:48 p.m.



VICE  
CHAIRMAN, OF THE BLACKSTONE PLANNING  
COMMISSION

April 1, 2024

APPROVED AND ADOPTED



TOWN CLERK  
OF THE TOWN OF BLACKSTONE, VIRGINIA