

Planning Commission  
March 6, 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.

**PUBLIC HEARINGS:**

**Conditional Use Permit for a Dance Hall**

*NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE*

*The Town of Blackstone Planning Commission shall hold a Public Hearing on March 6, 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 **Myeshia Atkinson** for a conditional use permit. The purpose of the conditional use permit request is to permit the operation of a Dance Hall. The property is currently zoned S-B, Specialized Business District. The property is designated as a portion of Nottoway County Tax Map Numbers 50A44-4-6. More specifically, the subject property is also known as 1441 South Main 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.*

Chairman McCarthy said the applicant, Ms. Myeshia Atkinson was not able to attend the meeting tonight, as she was ill.

Manager Vannoorbeeck said if the Planning Commission wanted to have additional Public Hearings they could, but Ms. Atkinson paid for this ad tonight. He said adjacent property owners were notified.

Chairman McCarthy opened the Public Hearing and asked if there was anyone here to speak for or against the request. There were no comments, so Chairman McCarthy closed the Public Hearing.

Clerk Daniel said when another date to meet is decided on, she would send the adjoining property owner letters again.

Manager Vannoorbeeck said if there are questions, please submit to Clerk Daniel or himself. He said he would get together the set of conditions for the last dance hall permit.

Manager Vannoorbeeck said there are three components for a dance hall; music, dancing and alcohol.

Manager Vannoorbeeck said this would be tabled, and if there is no action in 90 days it would result in an automatic referral to Council.

**Conditional Rezoning – N. Main Street**

*NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE*

*The Town of Blackstone Planning Commission shall hold a Public Hearing on March 6, 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 **Wanda Eppes** to conditionally rezone three parcels. One parcel being improved is currently zoned B-G, General-Business District and the other two parcels being unimproved are currently zoned R-2, Residential District. This proposed conditional rezoning request would change the three parcels to the R-3, Residential District. This conditional rezoning, if approved would permit the location of a double-wide manufactured home. The properties are designated as Nottoway County Tax Map Numbers 50A14-3-B-3, 4 and 4A. The subject property is also known as 917 North Main 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 Ms. Eppes is requesting the rezoning for a doublewide manufactured home. He said the only district that allows these homes is R-3. He said this was advertised to also include Ms. Eppes' mother's house in the rezoning as well.

Commission Member Queen asked if there were any manufactured homes anywhere on Main Street. Manager Vannoorbeeck said not that he could think of.

Commission Member Miller said where the property was located, he did not see a problem. Manager Vannoorbeeck said across the street was in the County, and by right a manufactured home could be there.

Commission Member Watkins asked if there were any objections. Manager Vannoorbeeck said adjoining property letters were sent, and he did not receive any comments. Clerk Daniel said she sent out the letters, with one being returned, which was 957 CrossFit.

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

Ms. Eppes said the property she wants to have the manufactured home on is beside her mother's house, but she currently lives on Gravatt Avenue.

Manager Vannoorbeeck reminded the Planning Commission that recently property on Doswell Street was rezoned to accommodate a manufactured home. He said the condition for the Doswell Street property was there would be no multifamily dwellings allowed.

***Commission Member Nash made a motion to recommend to Council to approve Nottoway County Tax Map Numbers 50A14-3-B-3, 4 and 4A to R-3, Heavy Residential to permit the location of a double-wide manufactured home, and this approval is only for single family. The motion was seconded by Commission Member Miller.***

VOTE:

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

Chairman McCarthy closed the Public Hearing.

**Conditional Rezoning – Forest Drive**

**NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE**

*The Town of Blackstone Planning Commission shall hold a Public Hearing on March 6, 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 **Richard C. Keller** to conditionally rezone two parcels. These parcels are unimproved and are currently zoned R-2, Residential District. This proposed conditional rezoning request would change the two parcels to the R-3, Residential District. This conditional rezoning, if approved would permit the location of a double-wide manufactured home. The properties are designated as Nottoway County Tax Map Numbers 50A38-13-40 & 41. The subject properties are also known as 217 Forest Drive. 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 this request is for a doublewide manufactured home. He added the technical grandfather has expired, which is two years. He said by the Town's Ordinance and State Code, you are entitled to reuse a piece of property in the same form and fashion by grandfather, and there was a singlewide manufactured home there previously.

Chairman McCarthy asked when the singlewide was demolished. Mr. Richard Keller said he bought the property 5 years ago, and it was removed 4 years ago. He added when he bought his house in 1994, he purchased four lots, and moved another singlewide then.

Mr. Keller said there was sewer already at the property, but his properties have 3 wells.

Chairman McCarthy asked if there were any comments from neighbors. Manager Vannoorbeeck said he had not received any comments.

Mr. Keller said his son and wife have been married over a year and are now expecting twins. He said they need a place to live, and cannot find anything affordable. He said they looked at modulars but a size house they need is out of their price range. He said they found a 4 bedroom, two bath doublewide, nicer than his house, and can meet the setbacks. He said the house would be set on a foundation, and would then not be considered personal property.

Mr. Keller said the difference in a modular and manufactured home are the interior non-load bearing walls are on 24 centers and everything else is on 16 centers. He said modular homes are all on 16 centers. He said the manufactured home would be almost 2,000 square feet.

Chairman McCarthy opened the Public Hearing and asked if there was anyone here to speak for or against the request. There were no comments so Chairman McCarthy closed the Public Hearing.

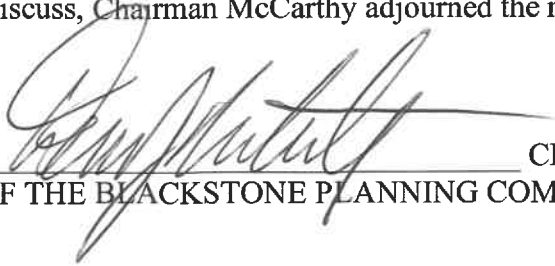
Mayor Green said as a former resident, he strongly suggested granting the request.

***Commission Member Nash made a motion to recommend to Council to approve rezoning Nottoway County Tax Map Numbers 50A38-13-40 & 41 to R-3, Heavy Residential to permit the location of a double-wide manufactured home, and this approval is only for single family. The motion was seconded by Commission Member Watkins.***

VOTE:

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

There being no additional business to discuss, Chairman McCarthy adjourned the meeting at 6:24 p.m.

  
CHAIRMAN  
OF THE BLACKSTONE PLANNING COMMISSION

April 1, 2024 APPROVED AND ADOPTED

  
TOWN CLERK  
OF THE TOWN OF BLACKSTONE, VIRGINIA