

Planning Commission
May 24, 2021 at 6:00 p.m.

Commission

Members: Denis McCarthy (Absent)
Jake Allman
Tom Watkins
Edwin Nash
Nathaniel Miller

Staff Present: Philip Vannoorbeeck
Jennifer Daniel

Chairman McCarthy called the meeting to order.

PUBLIC HEARINGS:

Conditional Use Permit – MB Enterprises, LLC

*NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE*

*The Town of Blackstone Planning Commission shall hold a Public Hearing on May 24, 2021 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 Conditional Use permit request from **MB Enterprises, LLC** to allow the development of three residential dwellings on the second floor of property located in the B-G, General Business District. The subject property is located at 222 S. Main Street and is designated as Nottoway County Tax Map Number 50A27-1-V-9. 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 property is the upstairs of what used to be J&J Dollar. He said the request is to put three dwelling units upstairs. He said this is currently permissible in the General Business District as a Conditional Use. He said Ms. Black has offered four parking spaces on site and the difference in parking would be handled in the municipal parking lot to the rear.

Vice Chairman Nash opened the Public Hearing.

Ms. Molly Black said she was proposing three apartments, with one being a one bedroom, and the other two being two bedrooms. She said she planned to live in one of the proposed apartments, because her barber shop is below it.

Commission Member Watkins asked how many sets of steps there were to get upstairs. Ms. Black replied, two sets.

Commission Member Watkins said since Ms. Black can only provide four parking spaces, this would be making an exception to the parking rule. Manager Vannoorbeeck said exceptions have been made before. He added the standard parking regulations is two parking spaces per dwelling.

Vice Chairman Nash closed the Public Hearing.

Commission Member Watkins made a motion to recommend to Council approval of the Conditional Use Permit request from MB Enterprises, LLC for 222 S. Main Street for three upstairs apartments and accept the four parking spaces to be provided by Ms. Black and the two additional parking spaces needed be in the municipal parking lot. 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 Allman	–	Aye

Conditional Use Permit – Bentayga Properties, LLC

**NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE**

*The Town of Blackstone Planning Commission shall hold a Public Hearing on May 24, 2021 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 Conditional Use permit request from **Bentayga Properties, LLC** to allow the development of three two-family dwellings on property located in the B-G, General Business District. The subject property is located at 804 Church Street and is designated as Nottoway County Tax Map Number 50A25-1-19-6 through 16. 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 two family homes are now permissible with a Conditional Use Permit in the General Business District. He said the property in question is on Church Street and an old funeral home.

Manager Vannoorbeeck said the proposal we received is for three duplexes built side by side and have to meet setbacks on the 11 lots. Mr. Eric Nash said that would break down to almost 92' per duplex.

Commission Member Watkins asked about parking. Manager Vannoorbeeck said he did not think Church Street was a good place for on street parking, and no request had been made for a parking variance. Mr. Nash said there would be pull up parking. He said there would be cars backing out into Church Street. Manager Vannoorbeeck said backing into Church Street was not great, and they would work on that.

Vice Chairman Nash opened the Public Hearing.

Mr. Nash said the demolition of the old funeral home on Church Street would begin once the asbestos was removed.

Manager Vannoorbeeck said any recommendation tonight should include no on street parking; they already have to provide two parking spaces per unit.

Mr. Nash said the units would be two bedrooms and two baths, at 798 square foot each.

Vice Chairman Nash closed the Public Hearing.

Commission Member Watkins made a motion to recommend to Council approval of the Conditional Use Permit request from Bentayga Properties, LLC for (3) two family dwellings in the General Business District. The motion was seconded by Commission Member Allman.

VOTE:

- Chairman McCarthy – Absent
- Commission Member Nash – Aye
- Commission Member Miller – Aye
- Commission Member Watkins – Aye
- Commission Member Allman – Aye

Rezoning Request – DMM Properties, LLC

**NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE**

*The Town of Blackstone Planning Commission shall hold a Public Hearing on May 24, 2021 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 Rezoning request from **DMM Properties, LLC** to rezone five parcels bounded on the South by Hungarytown Road and on the east by S. Freeman Street. The property is designated as Nottoway County Tax Map Number 50A31-1-44-6 through 9 and a portion of 10. The pending request is to rezone this property from the P-O, Public Open Space to R-2 Residential District. This rezoning if approved would specifically permit the placement of single family, two family and townhouse type dwellings. 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 Mr. Jeff LaVelle was here tonight to answer any questions about the survey. Manager Vannoorbeeck said the lots as presented are 140, with the vast majority in the County. He said the request is to rezone these lots to R-2, which limit it to single family, two family or townhouse development.

Commission Member Watkins asked if the County had discussed this yet. Manager Vannoorbeeck replied no. Mr. LaVelle said he did not know what the intentions were for the County. Manager Vannoorbeeck said lots for a single family home in Blackstone is no smaller than 10,000 square feet.

Mr. LaVelle believed if water and sewer could be hooked up through the Town, the County would be more lenient.

Manager Vannoorbeeck said the streets to be built would be included in the Town's system and be built to a minimum VDOT standard. He said water and sewer would have to be built at the expense of the developer, as the road will be. He said these plans for each would have to be submitted and approved by the Town's engineer. He added this would also be on the Town's electric system.

Vice Chairman Nash opened the Public Hearing.

Mrs. Shirley Wilkins asked if Mr. DeNitto was planning to create a subdivision with streets. Manager Vannoorbeeck replied, yes ma'am. She asked how many people that would entail. Manager Vannoorbeeck said let's assume there would be single family homes throughout, he has 140 lots.

Mrs. Wilkins asked if he would be selling the lots. Manager Vannoorbeeck replied yes, he believed so.

Manager Vannoorbeeck said Council will still have to vote on approving or denying water and sewer applications in the County.

Commission Member Watkins said if the VUMAC project is built, what kind of traffic will there be on Fourth Street and College Avenue. Manager Vannoorbeeck said the Town was trying to make Fourth Street inviting with sidewalks and curb and gutter, and use that to get to Main Street.

Manager Vannoorbeeck said in the coming months Council would be discussing speed bumps around Town. He said stops signs on College Avenue may be another solution.

Mr. Ryan Gunn said the request tonight affects him, it surrounds his property on three sides, and was 100% for this. He said you are looking at water, sewer and electric customers, and the cost of this project will be immense, so whatever ends up there will have to be nice. He said the new houses across from VUMAC look great. He said it is nice to have new construction for people in Blackstone.

Mr. Gunn said if you look at areas for residential expansion, this is a good spot.

Mr. LaVelle said with the water and sewer customers being out of Town, they will be charged a higher rate, and that would be extra revenue.

Vice Chairman Nash closed the Public Hearing.

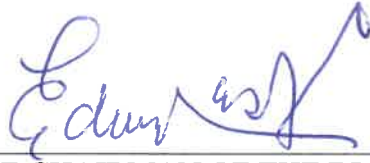
Commission Member Miller made a motion to recommend to Council approval of the Rezoning request from DMM Properties, LLC to R-2, Medium Residential. The motion was seconded by Commission Member Watkins.

VOTE:

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

Commission Member Allman asked about the concrete on Fourth Street, will that continue on College Avenue as well, for sidewalks. Manager Vannoorbeeck replied, it has been discussed. Vice Chairman Nash said one thing that stalled it was the cost across from his house.

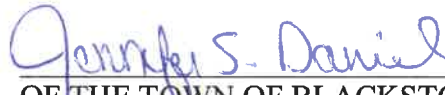
There being no additional business to discuss, Vice Chairman Nash adjourned the meeting at 6:52 p.m.



VICE CHAIRMAN OF THE BLACKSTONE PLANNING
COMMISSION

January 30, 2023

APPROVED AND ADOPTED



TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA