

Planning Commission
July 1, 2024 at 6:00 p.m.

Commission

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

Staff Present: Philip Vannoorbeeck
Jennifer Daniel

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

MINUTES:

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

VOTE:

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

PUBLIC HEARING:

Conditional Rezoning Request to R-3 – Nottoway Avenue

NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE

*The Town of Blackstone Planning Commission shall hold a Public Hearing on July 1, 2024 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 **Jacia Y. Cosby** to conditionally rezone one parcel. The parcel is unimproved and currently zoned R-2, Medium Residential. This proposed conditional rezoning request would change the parcel to R-3, Heavy Residential. This conditional rezoning, if approved would permit the location of a double-wide manufactured home. The property is designated as Nottoway County Tax Map Number 50A-26-1-E1-3. The subject property will also be known as 405 Nottoway Avenue. 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 approximately 8/10 of an acre, located on Nottoway Avenue. He said the request is to put in a doublewide manufactured home, but the current zoning of R-2 does not permit doublewide homes. He said across the street is R-3, and does permit manufactured homes.

Manager Vannoorbeeck said what is being presented is a conditional rezoning request.

Commission Member Watkins asked about the singlewide home behind the proposed location. Manager Vannoorbeeck said that had been there for years, and explained by State Code if the singlewide trailer were to be replaced, it would have to be with a doublewide.

Chairman McCarthy opened the Public Hearing.

Mrs. Cosby said the area she is proposing is surrounded by what she wants to do.

Chairman McCarthy asked if it would be similar to the doublewide across the street. Mrs. Cosby replied yes.

Manager Vannoorbeeck said the conditional rezoning would include allowing the doublewide manufactured home, and must be on a permanent foundation. He said according to code, the masonry panels are considered permanent foundation.

Commission Member Watkins asked if the setbacks could be met. Manager Vannoorbeeck said it is a pretty big lot, 220' in width. He said there is a sewer line that runs through the creek next to her property, and will have to stay out of that. He added she will be mandated to connect to water and sewer, and will be on Town electric.

Mr. Cummings, a neighbor across from the proposed location, was in attendance, and said he had no problems with the request.

Chairman McCarthy closed the Public Hearing.

Clerk Daniel said she received a phone call from Mrs. Quarles about the letter she received, and did not have any problems with the request.

Commission Member Watkins made a motion to recommend to Council approving the conditional rezoning request for Mrs. Jacia Cosby to rezone 405 Nottoway Avenue to R-3, Heavy Residential, specific to allowing a doublewide manufactured home, and include a permanent foundation. The motion was seconded by Commission Member Queen.

VOTE:

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

Manager Vannoorbeeck advised the Planning Commission that he and Clerk Daniel would be meeting with Summit Engineering tomorrow morning. He said they will be helping revise the Zoning Ordinance, to make sure the Town is in compliance with State Code.

Manager Vannoorbeeck said sites had been cleared for four duplexes on Maben Avenue.

Manager Vannoorbeeck said he had concept plans for the lot behind the Slip In, and they intend to build five townhouses.

Manager Vannoorbeeck said there is property that sold at auction on McArthur Drive, and the conceptual plan is for as many as six townhouses.

Chairman McCarthy asked about the old BB&T Building. Manager Vannoorbeeck said the owner would like the Town to move the Treasurer's office there and use the drive-thru. He said Council was not inclined to use any part of the building.

Manager Vannoorbeeck said the two duplexes on Church Street were finishing up. He said a single family home was being built at the intersection of Church and Green Streets, but two are planned for that lot.

Commission Member Queen asked about the Town Shop project. Manager Vannoorbeeck believed it may open in late summer. He said this would include 25 units and focused more towards FASTC.

Commission Member Queen asked about the brewery. Manager Vannoorbeeck did not believe he was opening that anytime soon.

Manager Vannoorbeeck said the Board of Zoning Appeals did approve two setback variances on Rolling Acres Lane.

There being no additional business to discuss, Chairman McCarthy adjourned the meeting at 6:22 p.m.

Ed McCarthy Vice
CHAIRMAN
OF THE BLACKSTONE PLANNING COMMISSION

August 27, 2024 APPROVED AND ADOPTED

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