

BOARD OF ZONING APPEALS
3-23-26 @ 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 at 6:16 p.m.

MINUTES:

Board Member Queen made a motion to dispense with reading and approve as presented minutes from the Board of Zoning Appeals Meeting on February 9, 2026. 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

**NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE
BOARD OF ZONING APPEALS**

The Town of Blackstone Board of Zoning Appeals shall hold a Public Hearing on March 23, 2026 at 6:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, Ruffin Enterprises, LLC requests a variance to Sections 5-6, Setback Regulations and 5-8.1, Side Yard Regulations of the Blackstone Zoning Ordinance. The requests, if granted, would permit a single-family dwelling to be constructed on the subject parcel with a front setback of 26-feet and 8-feet side setbacks. Currently, the Zoning Ordinance requires a 35-feet front setback and 12-feet side setbacks. This variance request specifically applies to property known as Nottoway County Tax Map Numbers 50A25-1-24-38A, 39A and 40A. This property is also referred to as 102 Freeman Street. The property 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 said anything under 50' frontage is brought to the Board of Zoning Appeals. He said this property was three lots wide at 75', and 140' deep. He said since then it was subdivided and the property in question is now 40' facing Freeman Street and 75' in depth.

Manager Vannoorbeeck said before his time, this lot had a barber shop on it. He said Ms. Carolyn Williams' property is 75' facing Second Street and 100' deep, and is typically 140'.

Manager Vannoorbeeck said tonight's request from Mr. Ruffin is to build a single family home. He said the rights of way in this area are 70' in width, but typically 50' wide. He said the request is to have a 26' setback, and 25' rear yard.

Board Member Queen clarified the request is for 26' feet in the front instead of 35', and 8' on the side instead of 12'. Manager Vannoorbeeck said the more pressing issue tonight is the side setback at 8'.

Chairman Bagley opened the Public Hearing.

Mr. Ryan Ruffin – Ruffin Enterprises

Mr. Ruffin said he was proposing to build a three bedroom, two bath home. He said it would be 1,000 square feet as a two story home. He said he did not have a survey, as he did not own the property yet.

Board Member Queen asked Mr. Ruffin if he was locked in on the dimensions for the proposed house. Mr. Ruffin replied, that was the only size to fit on the property. Manager Vannoorbeeck said anything that would be compliant would have to be 16' wide. Mr. Ruffin said his plan was 24x22.

Board Member Frisby asked if there were any two story homes in that neighborhood. Manager Vannoorbeeck replied not currently, but there is a two story duplex facing Church Street.

Ms. Carolyn Williams – Second Street

Ms. Williams said she had been in her home for 35 years, and found it hard to imagine fitting a two story home on that lot. She said if the property is historical, why would we want to change it. She said she spoke with the realtor and the property has never been surveyed. She said Ms. Elder in the audience, did not receive any notification. Ms. Williams said she talked to neighbors, and we do not want a two story building there.

Manager Vannoorbeeck said there is a survey of the property, and includes Ms. Williams' property, but in the deed, there was not a new survey, it just says they were cutting a 40x75 area.

Ms. Williams said what she saw at the County, the property goes to the woods. Manager Vannoorbeeck said the deed says 75'.

Ms. Crystal Elder

Ms. Elder said she did not want it, she objected.

Board Member Frisby asked Mr. Ruffin if he had purchased a property this small before. Mr. Ruffin replied, yes ma'am. Board Member Frisby asked if it turned out well. Mr. Ruffin replied, yes ma'am, in Petersburg and Richmond.

Board Member Frisby asked Mr. Ruffin if he owned any property in Blackstone. Mr. Ruffin replied no. Board Member Frisby asked Mr. Ruffin if he would feel comfortable having a loved one live in this type of house. Mr. Ruffin replied, yes, but he would not go any smaller. He said he had built starter homes at 1,000 square feet before.

Clerk Daniel asked if this allowed for parking. Manager Vannoorbeeck said he would be entitled to park along the street.

Chairman Bagley asked Mr. Ruffin if he would feel comfortable living in the house. Mr. Ruffin replied yes.

Chairman Bagley closed the Public Hearing.

Board Member Queen said he is usually in favor of people doing what they want on their own property as long as it is within the rules. He said this request is not close to being within the rules.

Board Member Queen made a motion to deny the request from Ruffin Enterprises, LLC for the variance requests at 102 Freeman Street, Tax Map Numbers 50A25-1-24-38A, 39A and 40A. The motion was seconded by Board Member Scott.

Board Member Scott said she looked at the property today with the Town Manager, and in her opinion, it was too small. She said she was also impacted to hear from the neighbors tonight. She said we are a small community and we need to listen to each other.

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 6:50 p.m.

Michael Bagley CHAIRMAN
OF THE BLACKSTONE BOARD OF ZONING APPEALS

July 27, 2026 APPROVED AND ADOPTED

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