

Planning Commission
January 11, 2021 at 6:00 p.m.

Commission

Members: Denis McCarthy
Myra Quicke
Tom Watkins
Edwin Nash
Barbara Thompson

Staff Present: Philip Vannoorbeeck
Jennifer Daniel

Chairman McCarthy called the meeting to order.

MINUTES:

Commission Member Quicke made a motion to dispense with reading and approve as presented the Planning Commission Minutes from October 5, 2020. The motion was seconded by Commission Member Thompson.

VOTE:

Chairman McCarthy	–	Aye
Commission Member Nash	–	Aye
Commission Member Thompson	–	Aye
Commission Member Watkins	–	Aye
Commission Member Quicke	–	Aye

PUBLIC HEARING:

*NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE*

The Town of Blackstone Planning Commission shall hold a Public Hearing on January 11, 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 The Town of Blackstone to rezone approximately 2.0 acres bounded on the south by Second Street, on the east by College Avenue and on the west by S. Amelia Avenue. The property is located at 610 Second and is designated as Nottoway County Tax Map Number 50A25-1-26-21 through 40. The pending request is to rezone this property from the PO, Public Open Space District to the R-3, Residential District. This rezoning if approved would permit the development of Multi-Family Dwellings. The Planning Commission may make a recommendation following this public hearing.

Manager Vannoorbeeck said 610 Second Street is the Town's old Salt Shed, and where the concrete water tank is located. He said the area is owned by the Town and runs from College Avenue to Amelia Avenue, and roughly 2 acres in size. He said the lots in question are 25' wide and typically 140' deep.

Manager Vannoorbeeck said the property has been appraised and Council has advertised to surplus it. He said the appraisal came in at \$40,000.00, as it sits. He said Mr. Dave McCormack is going to submit a written proposal, but Council agreed to advertise an RFP to give everyone the opportunity to provide a proposal.

Manager Vannoorbeeck said to keep the process going, the Town being the owner, advertised for the rezoning to R-3, to accommodate multi-family. He said the area will permit up to 65 one bedroom units, and two bedroom units would permit up to 56. He said with parking, each unit requires two parking spaces per unit.

Chairman McCarthy asked what the zoning is of the surrounding area. Manager Vannoorbeeck replied, R-2, Medium Residential, which allows single family, duplexes, townhouses, but not apartments. He said townhouses are side by side, and not more than eight units in a set.

Commission Member Watkins asked what Mr. McCormack already had at the corner of College and Second Street. Manager Vannoorbeeck said when the Town sold the old Town Shop to Mr. McCormack, that area came with a lease for parking. Commission Member Watkins asked how long the lease was good for. Manager Vannoorbeeck said he did not know, but it would have to be extinguished.

Commission Member Watkins said Mr. DeNitto was here recently with a request across from College Avenue wanting multi-family use at VUMAC. He said he didn't have a problem with this current request, as long as there were conditions, such as the setbacks on the property facing College Avenue be 60-70', or use the upper portion for parking.

Commission Member Watkins asked which street the apartments would face. Manager Vannoorbeeck said logically they would face Second Street. Commission Member Watkins believed there needed to be a reasonable setback off of College Avenue, and suggested 50'.

Commission Member Watkins asked if the apartments facing on Second Street could be a requirement. Manager Vannoorbeeck said as the Zoning Administrator, he was going to mandate the apartments face Second Street.

Chairman McCarthy opened the Public Hearing.

Ms. Gloria Gray

Ms. Gray said she and her brother, James Johnson, own property at 607 Second Street. She said she had some concerns about the apartments planned for 610 Second Street. Manager Vannoorbeeck believed the building would be more towards Ms. Gray's property as opposed to the College Avenue end. He said these will be considered apartments.

Ms. Gray asked if the apartments would be for low income. Manager Vannoorbeeck replied no ma'am, logically these will be for FASTC. He said by FASTC's own admission, they need 82,000 room nights a year to service their students.

A person from the audience asked if these would be temporary residency. Manager Vannoorbeeck replied correct. He said the difference in an apartment and hotel, a hotel can be rented for up to seven nights, and anything over seven nights is an apartment.

The same person asked if anybody could rent these apartments. Manager Vannoorbeeck believed they could be made available to the public. He added, because of the per diems being paid for lodging by the Federal Government, it is roughly \$94.00 a day for lodging, so he did not think the price point was going to make it conceivable for local people.

Ms. Gray asked about the lighting. Manager Vannoorbeeck said the Town has lighting requirements that does not allow offending your neighbor.

The person from the audience asked if these apartments would affect the property value on the opposite side of the street. Manager Vannoorbeeck said it could not affect it any worse than the old salt shed and water tank there now.

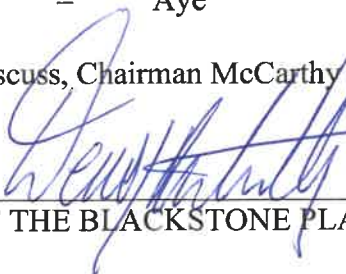
Chairman McCarthy closed the Public Hearing.

Commission Member Quicke made a motion to recommend to Council that the setback off of College Avenue at the intersection of Second Street be 50'. The motion was seconded by Commission Member Thompson.

VOTE:

Chairman McCarthy	-	Aye
Commission Member Nash	-	Aye
Commission Member Thompson	-	Aye
Commission Member Watkins	-	Aye
Commission Member Quicke	-	Aye

There being no additional business to discuss, Chairman McCarthy adjourned the meeting at 6:45 p.m.



CHAIRMAN
OF THE BLACKSTONE PLANNING COMMISSION

January 30, 2023

APPROVED AND ADOPTED



TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA