

Planning Commission  
March 1, 2021 at 6:00 p.m.

Commission

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

Staff Present: Philip Vannoorbeeck  
Jennifer Daniel

Chairman McCarthy called the meeting to order.

**PUBLIC HEARINGS:**

**“Boarding House” term to “Guest House”**

*NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE*

*The Town of Blackstone Planning Commission shall hold a Public Hearing on March 1, 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 an ordinance which would amend and reenact Section 6-1.7 and portions of Section 21-3 of the Blackstone Zoning Ordinance. Specifically, the proposed ordinance would remove the term Boarding House and replace it with the term Guest House. No other amendments to the definition or permitted uses would be affected. 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.*

Clerk Daniel said this request is from when Boarding Houses were approved as a Conditional Use in the R-1 District, and the term “Boarding House” was an odd term, so this Public Hearing is to change the term to “Guest House”.

Chairman McCarthy opened the Public Hearing.

***Commission Member Watkins made a motion to recommend to Council to amend and reenact Section 6-1.7 and a portion of Section 21-3 of the Blackstone Zoning Ordinance, specifically changing the term Boarding House to Guest House. The motion was seconded by Commission Member Nash.***

VOTE:

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

Chairman McCarthy closed the Public Hearing.

**Rezoning Request – Henshaw Group, LLC – 204 East Broad Street**

*NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE*

*The Town of Blackstone Planning Commission shall hold a Public Hearing on March 1, 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 **Henshaw Group, LLC** to rezone a single parcel bounded on the north by East Broad Street. The property is designated as Nottoway County Tax Map Number 50A27-1-R-23 and is also known as 204 East Broad Street. The pending request is to rezone this property from the R-1, Residential District to the B-G, Business District. This rezoning if approved would permit the placement of a Personal Service Establishment, as defined by the Blackstone Zoning Ordinance. 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 was formally known as the Cab Stand. He said it had recently been remodeled and looks like a small residential structure.

Commission Member Watkins said this property is between businesses currently.

Manager Vannoorbeeck said the Henshaw's are requesting this property be rezoned to General Business, and a hair salon is planned for the location.

Chairman McCarthy opened the Public Hearing.

Mrs. Henshaw said when they purchased the property in 2007, they anticipated this being a business property already. She said in the last six months they have put a new roof, new linoleum, new windows and painted inside and out.

***Commission Member Watkins made a motion to recommend to Council to rezone 204 E. Broad Street from R-1 to General Business. The motion was seconded by Commission Member Quicke.***

VOTE:

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

**Rezoning Request – Dmitriy Bocheko – Pine Road**

*NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE*

*The Town of Blackstone Planning Commission shall hold a Public Hearing on March 1, 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 Dmitriy Bocheko to rezone approximately 4.41 acres bounded on the north by Pine Road and on the east by Sullivan Street. The undeveloped property is designated as Nottoway County Tax Map Number 50A20-1-3. The pending request is to rezone this property from the M-1, Manufacturing district to the R-3 Residential district. This rezoning if approved would specifically permit the placement of single family, two family and multi-family 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.*

Chairman McCarthy opened the Public Hearing.

Manager Vannoorbeeck said Mr. Bocheko has purchased 4.41 acres on Pine Road. He said Nottoway Baptist Church purchased a portion of the property and the residual now belongs to Mr. Bocheko.

Manager Vannoorbeeck said Mr. Bocheko is requesting R-3 Zoning, but what he is requesting to do, R-2 Zoning would be satisfactory.

Chairman McCarthy believed this would be reinstating what it once was. Manager Vannoorbeeck recommended the rezoning request be to R-2.

***Commission Member Nash made a motion to recommend to Council that the 4.41 acre rezoning request on Pine Road, from Mr. Bocheko, be approved for R-2 Zoning. The motion was seconded by Commission Member Watkins.***

VOTE:

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

**Rezoning Request – DMM Properties, LLC – Hungarytown Road**

*NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE*

*The Town of Blackstone Planning Commission shall hold a Public Hearing on March 1, 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-3 Residential District. This rezoning if approved would specifically permit the placement of single family, two family and multi-family 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. DeNitto called him before this meeting, and was still in South Carolina and would not be here tonight.

Manager Vannoorbeeck said the request tonight is for property on Hungarytown Road, across from Peele Manor.

Commission Member Watkins asked if all the request is in Town, or some in the County. Manager Vannoorbeeck said the request tonight is all the in the Town, but he has another 20 acres in the County.

Commission Member Quicke asked if Mr. DeNitto had talked with the County. Manager Vannoorbeeck said he and Mr. DeNitto had talked with Mr. John Procise.

Manager Vannoorbeeck said Mr. Jeff LaVelle has surveyed it for a single family subdivision, but had not seen any plans yet.

Mrs. Jenny Davis Bunn asked why Mr. DeNitto would ask for R-3 Zoning for single family. Manager Vannoorbeeck said he wants as few entanglements as possible, and for marketing, it is more valuable.

Manager Vannoorbeeck said he had several conversations with Mr. DeNitto about the property, to include across from Dr. Bradshaw. He said Mr. DeNitto is a thoughtful business man, and realizes there is an uphill battle on College Avenue. He said he told Mr. DeNitto concerning townhouses or duplexes, the area on Hungarytown Road was a better spot.

Mrs. Bunn said her concern was traffic and speeders, there is a problem now, and not being addressed. Manager Vannoorbeeck said Fourth Street was going to be a busy street anyway because of the proposed hotel at VUMAC.

Commission Member Watkins asked if there could be a compromise, if this request is approved, and leave the area facing College Avenue as open space. Manager Vannoorbeeck did not think we could say or commit to that, but he could convey it to Mr. DeNitto.

Commission Member Watkins asked how far the Historic area was in Blackstone. Manager Vannoorbeeck said it included the entire VUMAC area, but would provide the map to Commission Member Watkins.

Commission Member Watkins said the area facing College Avenue, if it can be left as open space that would be great, but if we cannot, the people in the area would like to see substantially nice homes. Manager Vannoorbeeck said the solution would be to rezone it to R-1, which only allows single family. He said make the rezoning conditional, and ask Mr. DeNitto to proffer a minimum square footage and specific roof pitch. He suggested a homeowners association covenant with the deed and recorded at the courthouse.

Manager Vannoorbeeck advised the Commission that proffers are voluntary. He said the Town does not have a square footage requirement.

Commission Member Watkins said personally he felt we have an obligation to protect the taxpayers that are there.

Mrs. Bunn said previously Mr. DeNitto told her that in the area being discussed tonight, he wanted to build homes that were around \$130,000.00. Manager Vannoorbeeck believed they would be similar to what 4H Construction is building across from VUMAC. Mrs. Bunn believed these houses were the modern day Maben Avenue home, and did not see that as adding value.

Manager Vannoorbeeck clarified, tonight the Public Hearing was held. He said by tabling the request, the Planning Commission has 90 days or it will be automatically sent to Council.

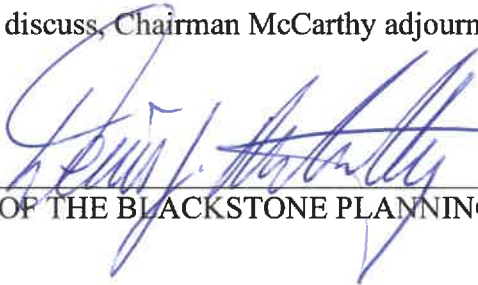
***Commission Member Watkins made a motion to table this request and set another date. The motion was seconded by Commission Member Quicke.***

VOTE:

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

Manager Vannoorbeeck said he received an email today from Mrs. Christine Hasbrouck in regards to Air B&Bs. He said they are popping up around Town. He said at the next meeting he would provide some information to maybe modify the Town's Zoning Ordinance to allow for the collection of Lodging Taxes.

There being no additional business to discuss, Chairman McCarthy adjourned the meeting at 6:35 p.m.

  
CHAIRMAN  
OF THE BLACKSTONE PLANNING COMMISSION

January 30, 2023

APPROVED AND ADOPTED

  
TOWN CLERK  
OF THE TOWN OF BLACKSTONE, VIRGINIA