

Minutes of a Special Meeting of the Council of the Town of Blackstone, Virginia, held in the Council Chambers, located at 100 W. Elm Street, Blackstone, Virginia on Monday, March 27, 2023 at 6:30 p.m.

There Were Present:

Mayor: L. Benjamin Green

Council Members: Wesley Gormus, Lloyette Wynn, Christopher Page, Carolyn Williams, Nathaniel Miller, Jake Allman

Town Staff: Philip Vannoorbeeck, Town Manager; Jennifer Daniel, Town Clerk

Town Attorney:

Those Absent: Eric Nash

Special Called Meeting of the Council of the Town of Blackstone, Virginia for 6:30 p.m., Monday, March 27, 2023.

Pursuant to the authority vested in me as Mayor of the Town of Blackstone, I call a Special Meeting of the Council of the Town of Blackstone, Virginia, to be held in the Town Council Chambers, located at 100 W. Elm Street, Blackstone, Virginia at 6:30 p.m., Monday, March 27, 2023, for the purpose of considering the following:

- 1. Regular Council Minutes Approval – 2-27-23*
- 2. Public Hearing – Richard Keller – Conditional Rezoning*
- 3. Public Hearing – Wanda Eppes – Conditional Rezoning*

Public Hearing – Wanda Eppes – Conditional Rezoning

**NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE**

*The Blackstone Town Council shall hold a Public Hearing on March 27, 2023 at 6:30 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 **Wanda Eppes** to conditionally rezone three parcels. One parcel being improved is currently zoned B-G, General-Business District and the other two parcels being unimproved are currently zoned R-2, Residential District. This proposed conditional rezoning request would change the three parcels to the R-3, Residential District. This conditional rezoning, if approved would permit the location of a double-wide manufactured home. The properties are designated as Nottoway County Tax Map Numbers 50A14-3-B-3, 4 and 4A. The subject property is also known as 917 North Main Street. The Town Council may make a final determination 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 is a Conditional Rezoning request. He said Ms. Eppes owns two pieces of property, with one being an unoccupied dwelling. He said Ms. Eppes was asking to rezone two parcels from the General Business District to R-3, Heavy Residential.

Manager Vannoorbeeck said in order for someone to install a doublewide manufactured home in Blackstone, it is supposed to be in the R-3 District. He said we brought both properties to Council because Ms. Eppes' mother's house is also non-conforming, and zoned General Business.

Manager Vannoorbeeck said originally Ms. Eppes talked to him about a modular home, but the pricing for a modular or doublewide home are dramatically different. He said Ms. Eppes is now requesting a doublewide home in the location.

Manager Vannoorbeeck said the Planning Commission met and approved the request with one condition, which is only for a single family home, it was not approved for multi-family.

Mayor Green said if memory serves him, if the house was directly across the street, it would be out of Town limits, and we would not be talking about a permit. Manager Vannoorbeeck replied correct, you may even be able to install a singlewide trailer there.

Mayor Green opened the Public Hearing and asked if there was anyone here to speak for or against the proposal.

Ms. Gladys Young said she was for this request, as an adjoining property owner.

Mayor Green closed the Public Hearing.

Councilman Gormus asked if the properties would be separated. Manager Vannoorbeeck said yes, the current home is on one parcel and the new home would be on the second parcel.

Ms. Eppes said for now she was letting her mother's house sit, until she decides if she wants to rent it.

Councilman Page asked if this doublewide would be taxed as real estate or personal property.

Manager Vannoorbeeck asked Ms. Eppes if she would be installing a permanent foundation under the doublewide. He said taxes are cheaper if you put it on a foundation. He said if it is on a frame, it is taxed as a car, so it is a lot higher. He said he knew Mr. Keller planned to have his son's doublewide on a permanent foundation.

Councilman Page asked Ms. Eppes if she would make the commitment for a permanent foundation. Ms. Eppes agreed.

Councilman Miller made a motion to approve the rezoning request for Ms. Wanda Eppes on N. Main Street from General Business to R-3, Heavy Residential to install a doublewide manufactured home, with two conditions, one being for only a single family home and the second the home will be on a permanent foundation. The motion was seconded by Councilwoman Williams.

Mayor Green asked for a Roll Call Vote:

VOTE:

Councilwoman Wynn	-	Absent
Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Absent
Councilman Allman	-	Nay
Councilman Gormus	-	Nay

Councilman Miller asked Councilman Allman about his vote. Councilman Allman replied, there was nothing personal, he just did not like reducing zoning.

Public Hearing – Richard Keller – Conditional Rezoning

*NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE*

*The Blackstone Town Council shall hold a Public Hearing on March 27, 2023 at 6:30 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 **Richard C. Keller** to conditionally rezone two parcels. These parcels are unimproved and are currently zoned R-2, Residential District. This proposed conditional rezoning request would change the two parcels to the R-3, Residential District. This conditional rezoning, if approved would permit the location of a double-wide manufactured home. The properties are designated as Nottoway County Tax Map Numbers 50A38-13-40 & 41. The subject properties are also known as 217 Forest Drive. The Town Council may make a final determination 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.*

Mayor Green opened the Public Hearing and asked if there was anyone here to speak for or against this proposal.

Manager Vannoorbeeck said Mr. Keller's request is in R-2, Medium Residential Zoning. He said Mr. Keller was asking this property be rezoned to R-3, Heavy Residential to permit the installation of a doublewide manufactured home for his son. He said it is a separate parcel from where Mr. Keller lives. He said a few years ago there was a singlewide home on this parcel. He said by Code, everybody is entitled to a two year grandfathering. He said if Mr. Keller had removed the singlewide trailer and we had not eclipsed two years, he would be obligated to give him a permit without this process for a doublewide manufactured home.

Councilman Gormus asked if the same zoning was there when there was a singlewide there. Manager Vannoorbeeck said the zoning is from 1992, and predated that.

Manager Vannoorbeeck said the sewer connection was already in place.

Mr. Richard Keller said he bought his property on Forest Drive in 1994, and believed it was annexed by the Town in 1992. He said when he purchased his home, there were two mobile homes on the property next to him, one on the four lots he bought, and the other on the two lots he purchased five years ago.

Mr. Keller said the first mobile home was moved as soon as he could, and he did that for the neighbors. He said on the lots he purchased five years ago; it had a trailer on it from about 1972, and he moved that one as well. He said had he left it there, he wouldn't be here tonight.

Mr. Keller said we have tried every way possible to buy a home, find a home his son could afford, we looked at modulars, but the price was out of sight. He said this option is the only possibility to get his son a home he can afford. He said his son has a four year old that was inherited when he got married, and they are expecting twins in July.

Mayor Green said he lived in that area at that time, and the improvements Mr. Keller made on Forest Drive brought value to the neighborhood, and made his drive home much more favorable.

Mr. Keller said the doublewide manufactured home would be on a foundation.

Councilwoman Wynn entered the meeting, 6:48 p.m.

Councilman Page asked when the last time this property was on Town utilities. Mr. Keller believed it had been about five years. He said all the property on his side of the street, to include his house, which is six lots, he has three wells, two he cannot use. He said the sewer was already there, but he would be hooking onto Town water. He said his house was on a well, and as long as it still works, he was going to continue to use it.

Manager Vannoorbeeck said the Planning Commission approved the request as single family use, and Mr. Keller offered the permanent foundation.

Manager Vannoorbeeck said Mr. Keller could ask for a duplex and he would have already given him a Zoning Permit. He said in the R-2 District, a duplex is permissible. He said a townhouse would be permissible as well, a townhouse is not multi-family if the units are side by side, it becomes multi-family when it is one above the other.

Mayor Green closed the Public Hearing.

Councilman Page asked what the acreage of the lot was. Manager Vannoorbeeck replied, Mr. Keller said it was 200x100, which is 20,000 square feet, and an acre is 43,000 square feet.

Councilman Page asked how far back the home would be placed. Mr. Keller replied, as far back as his house sits now. Manager Vannoorbeeck added, it would require a 35' setback, or in line with the adjacent house.

Councilman Page asked Mr. Keller if he was trying to make it look like a regular home. Mr. Keller replied, the way they build them now, they are like regular homes, the only difference is the pitch of the roof.

Councilman Page made a motion to approve the rezoning request for Mr. Richard Keller on Forest Drive from General Business to R-3, Heavy Residential to install a doublewide manufactured home, with two conditions, one being for only a single family home and the second the home will be on a permanent foundation. The motion was seconded by Councilwoman Williams.

Mayor Green asked for a Roll Call Vote:

VOTE:

Councilwoman Wynn	-	Abstain
Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Absent
Councilman Allman	-	Nay
Councilman Gormus	-	Nay

Regular Council Minutes Approval – 2-27-23

Councilman Gormus made a motion to dispense with reading and approve as presented minutes from the Regular Council Meeting on February 27, 2023. The motion was seconded by Councilman Miller.

Mayor Green asked all in favor or opposed:

VOTE:

Councilwoman Wynn	-	Aye
Councilman Page	-	Aye
Councilwoman Williams	-	Aye
Councilman Miller	-	Aye
Councilman Nash	-	Aye
Councilman Allman	-	Aye
Councilman Gormus	-	Aye

There being no further business to bring before Council, Mayor Green declared this Special Called Meeting adjourned at 6:56 p.m.



MAYOR
OF THE TOWN OF BLACKSTONE, VIRGINIA

April 17, 2023

APPROVED AND ADOPTED



TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA