

BOARD OF ZONING APPEALS
2-9-26 @ 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.

MINUTES:

Board Member Queen made a motion to dispense with reading and approve as presented minutes from the Board of Zoning Appeals Meetings on March 24, 2025. 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

Intersection of E. Broad Street & Dillard Street

*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 February 9, 2026 at 6:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, Kevin Godsey requests a variance to Section 5-5.1 Area Regulations of the Blackstone Zoning Ordinance. The request, if granted, would permit a parcel to be divided into two parcels each being less than ten thousand square feet. This variance request specifically applies to property known as Nottoway County Tax Map Number 50A27-4-1. This property is also referred to as 401 E. Broad Street and is located at the intersection of East Broad Street and North Dillard 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 Mr. Kevin Godsey is the applicant for both Public Hearings and is here tonight.

Manager Vannoorbeeck said a survey is included in the packet, which shows a property at the intersection of Broad and Dillard Streets. He said the existing subdivided parcel is 80.27 in width, and 175' in depth. He said the request was to equally divide the parcels from one to two. He said the reason for the meeting tonight is because the minimum lot size is 10,000 square feet, but Mr. Godsey only has 14,000 square feet, and requesting to go to two 7,000 square foot lots.

Manager Vannoorbeeck said this is the same kind of request that was approved twice previously. He said one was for a Workforce Housing project and the second request was for private development.

Manager Vannoorbeeck said the property owner will have to design a home to meet the Town's setback requirements. He said the applicant is just requesting to build another home on a smaller lot.

Chairman Bagley opened the Public Hearing and asked if there was anyone here to speak for or against the request.

Mr. Godsey said the house would be 24x40, with three bedrooms and two bathrooms. He said it would be a stick built home. He said he was trying to build a home small enough to be affordable. He said this house would be sold, not a rental.

Ms. Yamara Tucker said she was opposed. She said the current houses recently built are too large for the block. She said with all the houses being built it is making it more of a heavy residential area. She said it is no longer the hometown feel as more and more land is being taken. She said she has trees in her backyard and wanted to keep them as green space, and for privacy.

Ms. Tucker was concerned with traffic increasing, putting some many homes together could cause safety issues. She said the request was not an undue hardship, but basically for profit. She believed there were larger spaces to build and spread the wealth with housing, instead of overcrowding one block. She felt like she would be losing privacy.

Board Member Queen asked about the existing house on this property. Mr. Godsey said the existing house is a rental.

Manager Vannoorbeeck explained to the Board, the R-2 district allows for duplexes and Mr. Godsey could tear the existing home down and build a duplex, which would still be a two family home.

Mr. Godsey said there is a tree line in this area, but no trees have to go. He said he would be removing four trees from his property to build the house. He clarified he would not be on Ms. Tucker's land for anything. He said the comments about building lots of houses in that area, only corner lots can be split.

Ms. Tucker said some people in her block are elderly, and were not able to attend tonight. She said if you were to talk to those in our block, she believed almost 100% of them would say no to more housing. She questioned why something for profit should be considered a hardship.

Board Member Frisby said Mr. Godsey owns the land, and it is hard for them to tell a property owner what they can and cannot do. She said she grew up on this street, and believed it was wonderful that homes are being added for people to have descent places to live. She said she did not live there currently, but she gets a good feeling driving through and seeing the improvements.

Ms. Tucker said she was happy for people to have homes, but her block has gotten congested with homes.

Board Member Frisby said she was confused by Ms. Tucker's remarks about privacy, with someone else doing something on their own property. Ms. Tucker clarified more housing is causing more congestion, which could cause more safety issues, and more traffic.

Board Member Frisby asked Ms. Tucker why neighbors were not here tonight, she asked if she had a petition from neighbors. Ms. Tucker said she just received her letter over a week ago, and believed only those within so many feet received a letter. Manager Vannoorbeeck clarified letters are sent to adjoining property owners.

Mr. Godsey believed the two story houses recently built were too tall, which is why he wanted to build a one story house to look like the rest of the block.

Board Member Scott asked Mr. Godsey if he lived here. Mr. Godsey replied, he lives in Ashland, but does own other property in Blackstone. He said he grew up in Blackstone.

Chairman Bagley closed the Public Hearing.

Manager Vannoorbeeck said duplexes and townhouses are recognized as by right activities in this area. He said this neighborhood has become desirable because the Town invested heavily in it.

Board Member Scott said she appreciated Ms. Tucker's remarks. She said she moved here for the nature of this Town and not have it turn into Richmond.

Board Member Queen said this is Mr. Godsey's property, and what he wants to do with his property is his business. He said he was not a fan of the government being able to tell people what they can and cannot do on their property.

Board Member Queen made a motion to accept the request from Mr. Kevin Godsey to permit Nottoway County Tax Map Number 50A27-4-1, 401 E. Broad Street, to be divided into two parcels each being less than ten thousand square feet. 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: Nay

Luke Street

***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 February 9, 2026 at 6:00 p.m., or as soon thereafter as is practical, in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicant, Kevin Godsey requests a variance to Section 5-5.1 Area Regulations of the Blackstone Zoning Ordinance. The request, if granted, would permit two parcels to be reconfigured into three parcels each being less than ten thousand square feet. This variance request specifically applies to properties known as Nottoway County Tax Map Numbers 50A25-2-6 and 50A25-2-3A. These properties are located along Luke 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 this request is from the same applicant, Mr. Kevin Godsey. He said there are two existing homes on Nottoway Avenue, one being a duplex. He said the original owner came to him requesting to subdivide the lot.

Manager Vannoorbeeck said the minimum lot frontage is 80', and the current lots have been subdivided into 84' and 87', with a minimum 10,000 square feet, which he has on both lots. He said Mr. Godsey has purchased these lots, and by right can build two homes.

Manager Vannoorbeeck said Mr. Godsey has requested to build three homes, and Manager Vannoorbeeck advised him he would be below the minimum square footage for three homes.

Mr. Godsey said these homes would be shotgun style. Manager Vannoorbeeck said Mr. Godsey would have to meet the setbacks if building three homes.

Board Member Queen said the drawing provided by Mr. Godsey; he can meet the setbacks for three homes.

Mr. Godsey said the homes would be 24x40 shotgun style, similar to what he previously built on Maben Avenue.

Chairman Bagley opened the Public Hearing and asked if there was anyone here to speak for or against the request.

Mr. Godsey believed he could keep the price down if he could build three homes. He said he would like to sell them for \$200-\$210 Thousand, which he believed was more affordable. He said his request meets all the setbacks.

Board Member Scott said she had no problem with building two houses, but did not think it was big enough for three homes.

Board Member Queen said he can meet all the setbacks. He said it was more frontage than another that was approved and built.

Chairman Bagley closed the Public Hearing.

Mr. Godsey said his goal with these homes would be three bedrooms and two bathrooms, and sell between \$200-\$210 Thousand. Chairman Bagley asked if this was a \$200 Thousand neighborhood. Mr. Godsey said if he can only build two homes then the price has to go up, and will make them harder to sell.

Board Member Frisby said Mr. Godsey was still building three homes, two on Luke Street and one on Dillard Street.

Board Member Scott made a motion to deny the request from Mr. Godsey to permit two parcels to be reconfigured into three parcels each being less than ten thousand square feet for Nottoway County Tax Map Numbers 50A25-2-6 and 50A25-2-3A fronting on Luke Street. The motion was seconded by Board Member Frisby.

VOTE:

Chairman Bagley:	Aye
Board Member Queen:	Nay
Board Member Tun:	Absent
Board Member Hazelwood-Frisby:	Aye
Board Member Scott:	Aye

Manager Vannoorbeeck said he received a BZA request, so another meeting would be set up. He said this is for a small lot on Freeman Street, and asking for a setback variance.

There being no additional business, Chairman Bagley adjourned the meeting at 6:59 p.m.

Michael A. Bagley CHAIRMAN
OF THE BLACKSTONE BOARD OF ZONING APPEALS

March 23, 2026 APPROVED AND ADOPTED

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