

Planning Commission
December 22, 2025 at 6:00 p.m.

Commission

Members: Denis McCarthy Allen Queen (Absent)
Tom Watkins Edwin Nash
Nathaniel Miller

Staff Present: Philip Vannoorbeeck
Jennifer Daniel

Also Present:

Chairman McCarthy called the meeting to order at 6:00 p.m.

MINUTES:

Commission Member Miller made a motion to dispense with reading and approve as presented the Planning Commission Minutes from June 9, 2025 and November 24, 2025. The motion was seconded by Commission Member Nash.

VOTE:

Chairman McCarthy	–	Aye
Commission Member Nash	–	Aye
Commission Member Miller	–	Aye
Commission Member Watkins	–	Aye
Commission Member Queen	–	Absent

Rezoning Request – The Gables at the Inn at Blackstone

NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE

*The Blackstone Planning Commission shall conduct a Public Hearing at 6:00 p.m., December 22, 2025 in the Blackstone Town Council Chambers, 100 W. Elm Street. The purpose of the Public Hearing is to consider a request from **Blackstone Hotel Group, LLC** to conditionally rezone one parcel from the current POS, Public and Open Space to the G-B, General Business district. The request, if approved would permit the renovation of an existing dwelling to be used as an event space. The rezoning request specifically applies to property known as Nottoway County Tax Map number 50A31-1-56-29AB01 and is also described as 711 W. Fourth Street. The Planning Commission may make a recommendation to the Town Council on this request following the Public Hearing. Any individual desiring to address the Commission should attend the Public Hearing at the above stated date and time.*

Chairman McCarthy opened the Public Hearing.

Manager Vannoorbeeck said the property formerly known as VUMAC was sold off in separate pieces. He said the Blackstone Hotel Group, LLC has recently purchased The Gables portion of the property and they want to start renovations. He said the rezoning request only includes The Gables.

Manager Vannoorbeeck said a survey is included in the packet, but includes the original 11 acres purchased, and the highlighted portion is for the rezoning request tonight. He said the request is to rezone the property from Public and Open Space to General Business. He said they plan to renovate the building as an event center.

Manager Vannoorbeeck said when the original request was presented for the hotel, the following conditions were included:

Hotel and Restaurant

Restaurant – Stand Alone

Retail / Gift Shop associated with the Hotel

Movie Theater

Mini Brewery – Package Beer with a small Tap Room

All of the above activities shall be conducted within the footprint of the improvements existing as of January 27, 2020

Manager Vannoorbeeck suggested not approving this as a blanket rezoning, there should be some conditions.

Chairman McCarthy closed the Public Hearing.

Commission Member Miller made a motion to recommend to Council approving the conditional rezoning request from the Blackstone Hotel Group, LLC for 711 W. Fourth Street to General Business, with the following conditions. The motion was seconded by Commission Member Watkins.

Hotel and Restaurant

Restaurant – Stand Alone

Retail / Gift Shop associated with the Hotel

Event Center

All of the above activities shall be conducted within the footprint of the improvements existing as of December 22, 2025.

VOTE:

Chairman McCarthy	–	Aye
Commission Member Nash	–	Aye
Commission Member Miller	–	Aye
Commission Member Watkins	–	Aye
Commission Member Queen	–	Absent

Capital Improvement Plan

Manager Vannoorbeeck said he would hit the highlights. He did not expect any big equipment purchases, but the Fire Department was requesting a rescue vehicle. He said there would be replacement of police cars periodically.

Manager Vannoorbeeck said there are two projects planned for water and sewer. He said the first project is the replacement of the raw water line, which carries untreated water directly from the Reservoir to the Water Treatment Plant. Commission Member Nash said it was built in 1942. He said this project is over \$9 Million. He said rates could go up by 60% to service the debt.

Commission Member Watkins asked about grant money. Manager Vannoorbeeck said the Town had applied for a loan/grant with the Virginia Department of Health, as they handle water requests. He said DEQ handles sewer requests. He said the Town has received \$1.351 Million in grant funds for engineering and design of the project. He said this included the Crewe portion, which is no longer needed.

Manager Vannoorbeeck said the Town applied for, but did not get a \$500,000.00 grant. He said we have other places to look, but have been notified recently we could apply to Rural Development, which would be for a low interest loan.

Commission Member Watkins said without that water line the Town cannot service FASTC or Pickett, so the federal and state government should have extreme interest in this. Manager Vannoorbeeck said today he had a conference call with the governor elect's staff, and have asked for a budget amendment for \$3 Million.

Commission Member Watkins said the facilities are not in the Town limits, they are in the County, so the County should have some responsibility as well.

Manager Vannoorbeeck said the second project is a sewer force main, which is a pressurized sewer line that comes from a pump station which goes into a gravity line then goes to the Wastewater Treatment Plant. He said this project is roughly \$5 Million.

Manager Vannoorbeeck said the Town was working on a sidewalk project on College Avenue from Sixth to Eighth Street. He said the original quote from Walker Construction was \$192,000.00. He said he has since applied for a TAP 21 Grant, and will now consist of Fourth to Eighth Street, then to Brunswick Avenue. He said if this grant is awarded, the Town's match would be about \$172,000.00. He said the hotel has agreed to contribute their share at about \$22,000.00 for half of the curb and gutter.

Manager Vannoorbeeck said Tractor Supply is interested in Blackstone, and have been approved for zoning. He said they have submitted a preliminary design for the road improvements, but did not include widening Main Street. He said the Town was successful in receiving a Revenue Share Grant for Tenth Street to Walmart, but the estimate was \$5 Million.

Manager Vannoorbeeck said there has been a cost share agreement submitted by the Town to Twin Rivers Capital for Tractor Supply, which includes a lower amount to them and higher portion on the Town.

Commission Member Miller asked about the company in the Planter's Warehouse. Manager Vannoorbeeck said they had submitted their progress report, and has 9-10 employees, but planning on 45 employees.

Manager Vannoorbeeck said the Dillard Crawley Building is now owned by the Town through eminent domain at \$42,500.00. He said this money came from the sale of the Town Shop. He said the Town has received 2 grants, one for \$475,000.00 from DHCD. He said this will be used for replacing the roof, repairing the sprinkler and fire alarm system and abatement. He said the second grant received was for \$40,000.00 for asbestos abatement.

Manager Vannoorbeeck said the Town has to find a partner for the \$475,000.00 grant because it has a \$475,000.00 match.

Manager Vannoorbeeck explained the process of the Ward Burton Foundation, and how they were planning to purchase property around Pickett.

Commission Member Miller made a motion to recommend to Council approving the Capital Improvement Plan as presented. The motion was seconded by Commission Member Watkins.

VOTE:

Chairman McCarthy	–	Aye
Commission Member Nash	–	Aye
Commission Member Miller	–	Aye
Commission Member Watkins	–	Aye
Commission Member Queen	–	Absent

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

Ed McCarthy Vice
CHAIRMAN
OF THE BLACKSTONE PLANNING COMMISSION

May 11, 2026 APPROVED AND ADOPTED

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