

Planning Commission
September 23, 2024 at 6:00 p.m.

Commission

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

Staff Present: Philip Vannoorbeeck
Jennifer Daniel

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

MINUTES:

There were no minutes presented.

PUBLIC HEARING:

Rezoning Request – 929 S. Main Street

NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE

*The Town of Blackstone Planning Commission shall hold a Public Hearing on September 23, 2024 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 **Phillip Prater** to allow the expansion of a dentistry office on property currently located in the R-2, Medium Density Residential District. The request is to rezone the subject property from the R-2, Medium Density Residential District to the R-B, Residential Business District. The subject property is located at 927 S. Main Street and is designated as Nottoway County Tax Map Numbers 50A32-6-9 and 50A38-9-10A. 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 Dr. Prater was here tonight for any questions. He said this would be an expansion of his existing business, an approximate 1040 square foot addition. He said this would include three additional chairs for his dental office.

Manager Vannoorbeeck said Dr. Prater's current office was rezoned to Residential Business roughly eight years ago.

Chairman McCarthy asked if there were any comments from the neighbors. Manager Vannoorbeeck said he spoke with Mr. Paul Semtner; he and his wife did not have a problem with the addition.

Chairman McCarthy opened the Public Hearing and asked if there was anyone here to speak for or against the proposal. There were no comments, so Chairman McCarthy closed the Public Hearing.

Commission Member Watkins made a motion to recommend to Council to approve the rezoning request from Phillip Prater to Residential Business for the expansion of his dental office at 927 S. Main Street, also designated as Nottoway County Tax Map Numbers 50A32-6-9 and 50A38-9-10A. The motion was seconded by Commission Member Miller.

VOTE:

| | | |
|---------------------------|---|-----|
| Chairman McCarthy | — | Aye |
| Commission Member Nash | — | Aye |
| Commission Member Miller | — | Aye |
| Commission Member Watkins | — | Aye |
| Commission Member Queen | — | Aye |

Manager Vannoorbeeck asked about parking. Dr. Prater said his plan was the building turning into an L shape, and the parking lot would continue behind the building. Manager Vannoorbeeck said there are parking regulations, and he would provide a copy to Dr. Prater.

Chairman McCarthy asked if there would be another dentist added. Dr. Prater replied no, it would just be him, but have two hygienists.

Commission Member Queen asked when the townhouses would get started behind the Slip-In. Manager Vannoorbeeck said he had issued a Zoning Permit. He said the property owner was still finishing up four duplexes on Maben Avenue.

Chairman McCarthy asked about the new convenience store at Highway 46. Manager Vannoorbeeck said he had a site plan sent to him by text, but does not have anything formal.

Manager Vannoorbeeck said the old BB&T bank was being leased, Nottoway County's Commissioner of Revenue, Treasurer and Registrar would be moving in the building. He said the Treasurer's office had mold really bad.

Chairman McCarthy asked about the old Town Shop. Manager Vannoorbeeck said he spoke to Mr. Dave McCormack and he was hoping to be completed around Thanksgiving.

Manager Vannoorbeeck said the new brewery Trippin Billy's would be opening on September 26, 2024.

Manager Vannoorbeeck said he met with JKOZ Engineering and they plan to manufacture product for the Department of Defense, starting 60 days from now. He said they have a lease with Dave McCormack, who owns the old Planters Warehouse.

Commission Member Miller asked about the expansion of the Grab and Go. Manager Vannoorbeeck said he did not know anything about it.

Commission Member Miller said housing was coming here, and with that is kids, but there is nothing here for kids to do. Manager Vannoorbeeck said he preferred the economy react to the growth; he did not want to tell Mrs. Dianna Mitchell he was recruiting restaurants.

Commission Member Queen asked if there was any movement on a playground area. Manager Vannoorbeeck said a new playground had been ordered and would be in front of the baseball complex.

Chairman McCarthy asked about the sports bar in the shopping center. Manager Vannoorbeeck said the night Council approved the request, was the last he heard anything.

Commission Member Watkins asked about Highway 46. Manager Vannoorbeeck said it was reported at a Board of Supervisors Meeting the bridge should be completed by the first of the year. Commission Member Watkins believed the Board of Supervisors should get more involved.

Manager Vannoorbeeck said we have been working on updating the Zoning Ordinance and Map, and hoped to have it for Public Hearing by the end of the year.

Mrs. Semtner entered the meeting, and said her family had no problems with the rezoning.

There being no additional business to discuss, Chairman McCarthy adjourned the meeting at 6:26 p.m.


CHAIRMAN
OF THE BLACKSTONE PLANNING COMMISSION

December 2, 2024 APPROVED AND ADOPTED


TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA