

Planning Commission  
November 24, 2025 at 6:00 p.m.

Commission

Members:

Denis McCarthy  
Tom Watkins  
Nathaniel Miller

Allen Queen  
Edwin Nash

Staff Present:

Philip Vannoorbeeck  
Jennifer Daniel

Mayor Dickens  
Councilwoman Wynn

Also Present:

James Brock – Twin Rivers Capital (Zoom)  
Mike Sanford – Sanford Group

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

**MINUTES:**

*There were no minutes presented.*

**Rezoning Request – TRC Blackstone, LLC**

*NOTICE OF PUBLIC HEARING  
TOWN OF BLACKSTONE*

*The Blackstone Planning Commission shall conduct a Public Hearing at 6:00 p.m., November 24, 2025 in the Blackstone Town Council Chambers, 100 W. Elm Street. The purpose of the Public Hearing is to consider a request from **TRC Blackstone, LLC** to rezone four parcels totaling approximately one-half acre from the current R-2, Medium Residential district to the B-G, General Business district. The request, if approved would permit the development of a 21,000 square foot retail structure on the subject property and adjoining parcels. The rezoning request specifically applies to properties known as Nottoway County Tax Map number 50A38-7-A-19 through 22. 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 current majority property owner was here tonight, Mr. Mike Sanford.

Manager Vannoorbeeck said the property in question is fully encompassed in General Business, except a small portion that is currently zoned R-2. He said staff checked the maps from 1992 and it was zoned R-2, but he did not know why.

Manager Vannoorbeeck said the request tonight is to rezone the small portion from R-2 to General Business. He said also included in the packet is the front elevation of the proposed building, along with road improvements being negotiated. He said the zoning is not contingent on the road improvements being finalized.

Manager Vannoorbeeck believed there would be widening of S. Main Street, in front of the proposed store to a minimum of Governor Street, but possibly to O'Reilly's. Chairman McCarthy asked about sidewalks. Manager Vannoorbeeck said yes sidewalks were included.

Manager Vannoorbeeck said Twin Rivers is making the request tonight, as they do have a valid contract to purchase the property.

Chairman McCarthy opened the Public Hearing.

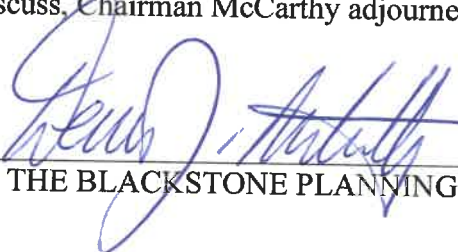
Mr. Michael Bagley asked where the property was located. Manager Vannoorbeeck said it was near Governor Street. He said it would be near the Blackstone Welcome Sign.

Chairman McCarthy closed the Public Hearing.

***Commission Member Miller made a motion to recommend to Council approval of the TRC Blackstone, LLC request to rezone four parcels totaling approximately one-half acre from R-2, Medium Residential to G-B, General Business. The motion was seconded by Commission Member Queen.***

Manager Vannoorbeeck said there may be another rezoning request next month for the Gables on Fourth Street. He said the applicant is referring to it as the President's House, and will be renovated and used by the Inn at Blackstone for their functions.

There being no additional business to discuss, Chairman McCarthy adjourned the meeting at 6:10 p.m.

  
CHAIRMAN  
OF THE BLACKSTONE PLANNING COMMISSION

December 22, 2025 APPROVED AND ADOPTED

  
TOWN CLERK  
OF THE TOWN OF BLACKSTONE, VIRGINIA