

Planning Commission
May 11, 2026 at 6:00 p.m.

Commission

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

Staff Present: Philip Vannoorbeeck
Jennifer Daniel

Also Present:

Vice Chairman Nash 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 November 24, 2025 and May 4, 2026. The motion was seconded by Commission Member Watkins.

VOTE:

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

Conditional Use Permit – 123 S. Main Street

**NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE**

*The Town of Blackstone Planning Commission shall hold a public Hearing on May 4, 2026 at 6:00 p.m. in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Virginia. The applicants, **David and Renee Cannon** are requesting a Conditional Use Permit as required by Section 8-2.6 of the Blackstone Zoning Ordinance. The request, if granted, would permit residential use on the first floor of an existing structure. The Conditional Use permit request specifically applies to property known as Nottoway County Tax Map Number 50A27-1-X-10 and is also known as 123 S. Main Street. This property is currently zoned G-B, General Business. The Planning Commission may make a recommendation to the Town Council following this Public Hearing. Any individual desiring to address the Commission should attend the Public Hearing at the above stated date and time.*

Clerk Daniel said the Planning Commission met on May 4, 2026 for the Public Hearing, so tonight will be for discussion.

Manager Vannoorbeeck said any recommendation tonight will be on the June 15, 2026 Agenda for Council approval. He said Clerk Daniel contacted several localities and they did not have specific regulations for this request. He added Mr. McCormack provided some suggestions that are included in the packet.

Mrs. Renee Cannon said their upstairs living has a back entrance, as well as a front entrance. She said this does create a hallway.

The Cannon's provided a sketch of their proposed request and reviewed it with the Planning Commission. Mrs. Cannon said their planned commercial area will be 1,244 square feet, which is 70% of the downstairs area. She said the residential is planned for 30%.

Mrs. Cannon said they have had several people with disabilities wanting to stay in their Air BNBs, but don't do stairs well. She said people like staying on Main Street to be able to walk to restaurants and things they want to do. She said this first floor residential would accommodate those with disabilities.

Mrs. Cannon said they would be adding a door and windows for the first floor residential unit. She explained the patio area in the rear that would be fenced in, and a door to enter the residential unit.

Manager Vannoorbeeck said the Cannon's are proposing 544 square feet for the residential unit.

Mrs. Cannon said they do not encourage big kitchens, they want people to visit the restaurants.

Commission Member Queen asked if this would be a short term rental, and not an apartment for someone to live in year round. Mrs. Cannon replied, correct, a short term rental, for less than 30 days. She said if things change with Air BNBs, it could be a place for someone to live. She said the Town makes money from the Air BNBs with lodging tax.

Commission Member Queen asked about parking. Mrs. Cannon said they purchased the house behind this building, and the back yard is used for parking. She said currently the house is empty, but may eventually turn it into an Air BNB. She said there are 5 parking spaces available.

Commission Member Miller asked about a fire plan. Mrs. Cannon said that consists of people being able to exit from the front or rear of the building. She said they always have fire extinguishers and smoke detectors present. Mr. Cannon said the smoke detectors are wired for the upstairs and downstairs.

Clerk Daniel said one of the questions from last week was if there was a door to get between the commercial and residential area downstairs. Mrs. Cannon said there would not be a door between the commercial and residential.

Commission Member Watkins said he did not have a problem using 25% as the guideline for commercial space.

Manager Vannoorbeeck said DHCD's standard is 30% for commercial. He said they also consider short term rentals to be commercial. He suggested with this we need to use the term retail, not commercial. Commission Member Queen suggested retail/office space. Manager Vannoorbeeck suggested using "professional services".

Manager Vannoorbeeck said Mr. Dave McCormack is proposing 2,000 square feet of an 8,500 square foot building for commercial. The Commission discussed 25% for non domicile commercial activities.

Mrs. Cannon suggested imposing, what they have already included, having a front and back entrance for safety purposes. Commission Member Watkins believed this would be left to the building inspector.

Commission Member Queen made a motion to recommend to Council approving the Conditional Use Permit request for 123 S. Main Street, to permit residential use on the first floor, with a minimum of 25% square footage being reserved for retail/office space. The motion was seconded by Commission Member Watkins.

Commission Member Watkins asked who would be measuring for the 25%. Manager Vannoorbeeck believed he was supposed to.

VOTE:

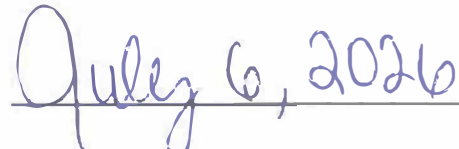
Chairman McCarthy	—	Absent
Commission Member Nash	—	Aye
Commission Member Miller	—	Aye
Commission Member Watkins	—	Aye
Commission Member Queen	—	Aye

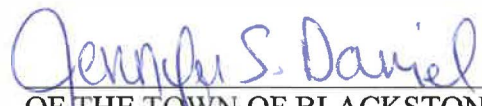
Manager Vannoorbeeck asked if anyone wanted to serve on a committee for the Comprehensive Plan. Commission Member Queen offered to help.

Manager Vannoorbeeck said the General Assembly appears to be allowing all Virginians to purchase marijuana at a dispensary in 2027. He believed something needed to be adopted where it can only be in the Town's Specialized Business District. He thought VML might have a draft Ordinance.

There being no additional business to discuss, Vice Chairman Nash adjourned the meeting at 6:39 p.m.


VICE
CHAIRMAN OF THE BLACKSTONE PLANNING
COMMISSION

 APPROVED AND ADOPTED

 TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA