

Planning Commission
December 2, 2024 at 6:00 p.m.

Commission

Members:

Denis McCarthy
Tom Watkins (ABSENT)
Nathaniel Miller

Allen Queen
Edwin Nash (ABSENT)

Staff Present:

Philip Vannoorbeeck
Jennifer Daniel

Chastiddy Bryant

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 August 27, 2024 and September 23, 2024. The motion was seconded by Commission Member Queen.

VOTE:

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

PUBLIC HEARINGS:

Text Amendment – Use By Right – Radio Aerials/Towers – Public & Open Space

**NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE**

The Blackstone Planning Commission shall hold a Public Hearing on December 2, 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 Text Amendment to the Town of Blackstone Zoning Ordinance. The proposed text amendment would permit radio aerials/towers as a Use-by-Right in the Public/Open Space District. This amendment, if approved would permit the placement of a fifty-foot radio monopole on property currently owned by the Town of Blackstone. This proposed monopole is a part of the emergency services radio system being installed by Nottoway County. The subject location is a portion of Town owned property located on West Maple Street and is designated as Nottoway County Tax Map Number 50A27-1-V-10. The Planning Commission may make a recommendation to the Town Council on this request 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 this Public Hearing is not required. He said the area where the Tower is proposed to go, is already zoned General Business. He said it specifically says in the zoning that radio aerials are exempt.

Conditional Use Permit Request – Calvin Coles – N. Main Street Lot

**NOTICE OF PUBLIC HEARING
TOWN OF BLACKSTONE**

The Blackstone Planning Commission shall hold a Public Hearing on December 2, 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 Conditional Use Permit request from Calvin Coles to allow the construction of a single-family dwelling on property currently located in the B-G, General Business District. Section 8-2.3 of the Blackstone Zoning Ordinance currently includes single-family dwellings as a Conditional Use, permissible with final approval by the Blackstone Town Council. The subject property is located on North Main Street and is designated as Nottoway County Tax Map Numbers 50A19-8-C-64. The Planning Commission may make a recommendation to the Town Council on this request 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 Mr. Coles is planning to build two single family homes, with one facing Center Street and the other facing N. Main Street. He said the house to face Center Street is fine because it already has residential zoning. He said the house to face Main Street is zoned General Business, and is a conditional use.

Commission Member Miller asked why the Board of Zoning Appeals had to meet on this. Manager Vannoorbeeck replied for a setback issue, Mr. Coles only has 18.8' for the rear yard setback. He said the lots scale to 100', but he believed when the Town widened Main Street it changed the lot to 87'.

Mr. Coles said when the property was listed, it showed 100' on the tax records. He said once the properties were surveyed to split them, it showed 87'.

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

Chairman McCarthy said this request appeared to be keeping with the neighborhood.

Commission Member Miller made a motion to approve the Conditional Use Permit request from Mr. Calvin Coles to allow the construction of a single-family dwelling on property currently located General Business District on N. Main Street, Tax Map Number 50A19-8-C-64. The motion was seconded by Commission Member Queen.

VOTE:

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

Chairman McCarthy asked about the old school buildings. Manager Vannoorbeeck said an RFP had been issued, and three proposals were received to convert the buildings into residential. He said Council is planning to pursue a proposal with Mr. Dave McCormack.

Manager Vannoorbeeck said some new homes were being built on S. Main Street, and the old Wulff home was demolished. He said the person that bought this property would be building two homes, one facing Oak Street, and the other would face S. Main Street.

Manager Vannoorbeeck said Southside Outreach had purchased three lots on Tavern Street for Workforce Housing, and would soon start on a spec house. He said the Town would be submitting a grant application for the Taylor Bottom area.

Manager Vannoorbeeck said he had not heard anything more on the subdivision at the end of College Road. He added the road for Rolling Acres Lane was accepted by VDOT.

Commission Member Miller asked about the vacant property on Nottoway Avenue. Manager Vannoorbeeck said that property had been sold.

Manager Vannoorbeeck said he received in the mail today a site plan for a proposed Quick Stop at the intersection of 40 and 46.

Commission Member Miller asked about Tractor Supply. Manager Vannoorbeeck said he had never heard about a Tractor Supply. He said a search company contacted him about the zoning of the property. He said the property in question is across from the Cross Thomas House.

Commission Member Queen asked about the development behind the Slip-In. Manager Vannoorbeeck believed ground would be broken this month.

Manager Vannoorbeeck said some property had been sold behind Pickett Court, and there may be some townhouses built.

Commission Member Queen asked about a recent census, due to all the townhouses being built. He asked if this would increase the population of Blackstone. Manager Vannoorbeeck said there is probably 500 more people sleeping in Blackstone a night at the Inn at Blackstone.

Commission Member Miller asked about the rooms being used in Town. Manager Vannoorbeeck said the Mayor was working on that. He said there was some concern because rooms were being rented in other locations for FASTC. He believed the Inn was in the black, and not losing money.

Commission Member Miller asked about gaming in other areas. Manager Vannoorbeeck did not believe they were 100% legal.

There being no additional business to discuss, Chairman McCarthy adjourned the meeting at 6:23 p.m.


Vice
CHAIRMAN
OF THE BLACKSTONE PLANNING COMMISSION

February 5, 2025 APPROVED AND ADOPTED


TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA