

Planning Commission
February 5, 2025 at 6:00 p.m.

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

Staff Present: Philip Vannoorbeeck Chastiddy Bryant
Jennifer Daniel

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

MINUTES:

Commission Member Watkins made a motion to dispense with reading and approve as presented the Planning Commission Minutes from December 2, 2024 . The motion was seconded by Commission Member Miller.

VOTE:

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

Subdivision Request – Nottoway Avenue

Manager Vannoorbeeck said tonight we have a request for a subdivision submitted by SWCI Investments, LLC, Mr. Jason Walker. He said the subdivision is for 17 lots, and would be a first phase because Mr. Walker purchased over 40 acres.

Manager Vannoorbeeck said this property was zoned in 1992 as R-3. He said what is being presented tonight would not allow for singlewide homes because it is not being presented as a mobile home park. He said this property would allow for doublewide homes, but he did not think that was the plan. He believed Mr. Walker was planning for single family stick built homes.

Manager Vannoorbeeck said he did not need water, sewer or road plans for this subdivision because these lots front on Nottoway Avenue, and are already served with water and sewer.

Manager Vannoorbeeck said this project includes an 80' access across, which allows for entry to the property. He said a typical right of way would be 50', but Mr. Walker agreed to the 80' because it is on Dominion Power's territory.

Commission Member Watkins asked if Dominion Power would give up any power. Manager Vannoorbeeck said we will find out; there may be discussions on trading properties.

Commission Member Miller made a motion to recommend to Council approving the subdivision request on Nottoway Avenue from SWCI Investments. 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	–	Absent

Manager Vannoorbeeck said he and Clerk Daniel had been working the Zoning Ordinance updates, and a meeting would be set when completed.

Manager Vannoorbeeck discussed the property on Tunstall Avenue. He said the property was originally owned by Mr. Robert Wulf. He said the Town tore the old warehouse down, and placed a \$13,000.00 lien on the property. He said when this property was sold at a tax sale to Mr. Matt Shekleton, the attorney did not extinguish the lien owed to the Town. He said Nottoway County was working on this.

There being no additional business to discuss, Vice Chairman Nash adjourned the meeting at 6:20 p.m.


VICE
CHAIRMAN OF THE BLACKSTONE PLANNING
COMMISSION

June 9, 2025 APPROVED AND ADOPTED


TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA