

Planning Commission
May 4, 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: Christopher Page

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

MINUTES:

There were no minutes presented.

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.*

Vice Chairman Nash opened the Public Hearing.

Manager Vannoorbeeck said the Cannon's contacted Clerk Daniel last week and had a family emergency and could not attend tonight.

Manager Vannoorbeeck said the request was for a single family residence to be located on the first floor of property at 123 S. Main Street. He said he told them it might not fly having an apartment in the storefront area. He said Virginia Main Street from Richmond have talked with DBi and don't want to see residential in the storefront areas.

Manager Vannoorbeeck said the Cannon's are proposing residential in the rear of the building on the first floor. He said they purchased a house at the corner of Elm Street and the alley, and can provide 2 parking spaces for the proposed apartment.

Manager Vannoorbeeck said the Town did not have a code section stating how much space has to be reserved for storefronts. He suggested if this request is approved to add a square footage for the storefront area.

Manager Vannoorbeeck said he and Councilman Allman met with Mr. Dave McCormack on the Dillard Crawley Building, and Mr. McCormack offered 1,000 square feet per entrance for the storefronts facing Main and Broad Streets.

Commission Member Queen asked if the owners had plans for the entrance to the apartment. Manager Vannoorbeeck replied they would enter from the rear of the property. He added the Cannon's did not offer any proffers with their application.

Commission Member Queen asked if they advised on what business would be located in the front of the building. Manager Vannoorbeeck replied, they did not, just retail or office space.

Commission Member Queen asked if there would be a pathway between the residential and commercial space.

Commission Member Miller suggested tabling this request since the Cannon's were not able to be here tonight.

Manager Vannoorbeeck said when a date is set to review this request further, he can also present information on the Dillard Crawley Building.

Manager Vannoorbeeck said according to Mr. McCormack, if you make spaces too large for retail, people cannot afford the rent.

Committee Member Watkins asked if there would only be one entrance in and out. Manager Vannoorbeeck said he did not know, but it would have to include a window.

Commission Member Watkins suggested using a percentage of the square footage of a building for the storefronts. Manager Vannoorbeeck agreed.

Commission Member Miller asked about a fire plan. Manager Vannoorbeeck said that would fall under what the Building Code requirements. He said that could be a condition as well.

Commission Member Queen asked if the wall for separation would include a door for exit purposes. Manager Vannoorbeeck said it could be a fire rated door, but this would be a question for the Cannon's.

Commission Member Watkins suggested contacting other localities for their percentages of storefronts.

Mr. Christopher Page

Mr. Page said Virginia Code Section 15.2-2283 says the fundamental purpose of zoning is to promote a convenient, attractive and harmonious community. He said to achieve this we must encourage appropriate land use that adopts to modern needs, specifically to walkable downtown living.

Mr. Page said he was in favor of allowing mixed use residential in our smaller downtown units because it increases foot traffic, which helps local restaurants and businesses. He was concerned about the proposed 1,000 square foot condition for commercial space, because it may kill smaller investments.

Mr. Page said in Virginia Code Section 15.2-2309 it says a variance is meant to address cases where a rigid rule creates an unreasonable restriction on a physical hardship. He suggested a percentage approach, rather than a flat number.

Vice Chairman Nash closed the Public Hearing.

Manager Vannoorbeeck suggested having a minimum square footage, and a not to exceed percentage.

Manager Vannoorbeeck said the Town has received two grants for the Dillard Crawley Building that requires Mr. McCormack reserve 30% of the square footage for commercial. He said the representative from DHCD agreed that short stay housing is considered commercial.

Commission Member Miller made a motion to table the conditional use request for 123 S. Main Street until the Cannon's can be here. 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

Manager Vannoorbeeck said he hears from planning and zoning, if you are meeting on a regular basis for the same matter, we may want to look into the ordinance, especially if the requests are getting approved.

Manager Vannoorbeeck said one item is parking for apartments, and the other is the minimum square footage for lot sizes in the R-2 District. He said currently it is 10,000 square feet. He suggested the Town consider 8,000 square feet.

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

Edmund Nash VICE
CHAIRMAN OF THE BLACKSTONE PLANNING
COMMISSION

May 11, 2026

APPROVED AND ADOPTED

George S. Dancel TOWN CLERK
OF THE TOWN OF BLACKSTONE, VIRGINIA