

Planning Commission  
June 9, 2025 at 6:00 p.m.

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

Staff Present: Philip Vannoorbeeck  
Jennifer Daniel

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

**MINUTES:**

*Commission Member Queen made a motion to dispense with reading and approve as presented the Planning Commission Minutes from February 5, 2025. The motion was seconded by Commission Member Watkins.*

**VOTE:**

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

**Zoning Map Update**

*Town of Blackstone  
Notice of Public Hearing*

*The Town of Blackstone Planning Commission shall hold a Public Hearing at 6:00 p.m., June 9, 2025 in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Va. The meeting is hereby called pursuant to Virginia Code Section 15.2-2234. The Public Hearing is to consider a proposed ordinance and Official Map used for zoning purposes. The Planning Commission may recommend this ordinance and Official Map to the Town Council following this Public Hearing. Any person desiring to be heard on this matter should attend the Public Hearing at the above stated date and time. A copy of the proposed ordinance and Official Map are available for review in the Town Manager's office, 100 W. Elm Street. Questions or comments may also be directed to the Town Manager at [philipv@townofblackstoneva.com](mailto:philipv@townofblackstoneva.com) or (434) 292-7251. It is the Town's intention to comply with the ADA. Any person requiring physical or sensory accommodation should contact the Town Manager's office no later than June 5, 2025.*

Chairman McCarthy opened the Public Hearing.

Manager Vannoorbeeck said according to State Code, the Town is obligated to adopt an official map. He said the last map was adopted in 2018.

Manager Vannoorbeeck said the map being proposed tonight only reflects the changes that have been approved by the Planning Commission and Council since 2018.

Commission Member Watkins asked about conditions that are on certain properties, how will anyone know. Manager Vannoorbeeck said he and Clerk Daniel would know.

Chairman McCarthy asked how the conditions could be found in the future. Clerk Daniel hoped people would refer to the minutes she had done through the years. Manager Vannoorbeeck suggested the conditions be digitized. Clerk Daniel suggested having a file for conditions.

Chairman McCarthy asked about the “no apartments” around Town. Manager Vannoorbeeck said he and Mr. Wilkinson had been talking, but this issue was now on the back burner.

Chairman McCarthy closed the Public Hearing.

***Commission Member Watkins made a motion to recommend to Council approval of the Zoning Map as presented. The motion was seconded by Commission Member Nash.***

VOTE:

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

## **Zoning Ordinance Update**

### *Town of Blackstone Notice of Public Hearing*

*The Town of Blackstone Planning Commission shall hold a Public Hearing at 6:00 p.m., June 9, 2025 in the Blackstone Town Council Chambers, 100 W. Elm Street, Blackstone, Va. The meeting is hereby called pursuant to Virginia Code Section 15.2-2285. The Public Hearing is to consider revisions to the Town's current Zoning Ordinance. The Planning Commission may recommend these revisions to the Town Council following this Public Hearing. Any person desiring to be heard on this matter should attend the Public Hearing at the above stated date and time. A copy of the proposed zoning ordinance is available for review in the Town Manager's office, 100 W. Elm Street. Questions or comments may also be directed to the Town Manager at [philipv@townofblackstoneva.com](mailto:philipv@townofblackstoneva.com) or (434) 292-7251. It is the Town's intention to comply with the ADA. Any person requiring physical or sensory accommodation should contact the Town Manager's office no later than June 5, 2025.*

Manager Vannoorbeeck said this Ordinance reflects the text amendments made. He said one of the changes includes having 15% of the frontage of a lot. He said 15% of a lot 70', is less than the 12' that was recently changed. He said the Ordinance was recently changed for the 50' lots in Town to include 12' or 15% side setbacks, whichever is greater.

Manager Vannoorbeeck said with corner lots, the setback is being proposed at 12' or 15%, whichever is greater, on both sides. He said because a majority of lots are 25', this zoning includes frontage at 75', instead 80' to make it divisible.

Manager Vannoorbeeck said we did discuss with Summit Design about 4:20 Events. He said the police department's hands were tied with marijuana, but certain amounts are allowed in your home.

Manager Vannoorbeeck said skilled gaming was also discussed. He did not even know if the State knew what to do, but as of today, they are not legal.

Clerk Daniel pointed out the current zoning only allows skilled gaming in the S-B District. She asked if they become legal, would zoning have to be addressed for the gas stations that have the games. Manager Vannoorbeeck said the Planning Commission and Council would have to hold a Public Hearing to decide what they want.

Manager Vannoorbeeck told the Planning Commission that the Town used eminent domain to take possession of the Dillard Crawley Building due to the dilapidated state.

Chairman McCarthy closed the Public Hearing.

***Commission Member Watkins made a motion to recommend to Council approval of the Zoning Ordinance as presented. The motion was seconded by Commission Member Nash.***

VOTE:

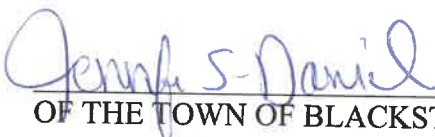
Chairman McCarthy	–	Aye
Commission Member Nash	–	Aye
Commission Member Miller	–	Absent
Commission Member Watkins	–	Aye
Commission Member Queen	–	Aye

Commission Member Queen asked about the proposed convenience store at Route 46, were they waiting on the bridge to be completed. Manager Vannoorbeeck did not think so, but heard that property had a lot of DEQ stormwater work to be done.

There being no additional business to discuss, Chairman McCarthy adjourned the meeting at 6:43 p.m.

  
CHAIRMAN  
OF THE BLACKSTONE PLANNING COMMISSION

December 22, 2025 APPROVED AND ADOPTED

  
TOWN CLERK  
OF THE TOWN OF BLACKSTONE, VIRGINIA