



Dinwiddie County Planning & Zoning Department

14016 Boydton Plank Road
Dinwiddie, VA 23841
Phone: (804) 469-4500
www.dinwiddieva.us

To: Dinwiddie County Planning Commission
From: Mark Bassett, Planning Director
Date: June 29, 2018
Subject: Proposed Subdivision Ordinance & Zoning Ordinance text amendments concerning the definition of subdivision and maximum density in the A-1 and A-2 Zoning Districts

Proposed Subdivision Ordinance Amendment

Pursuant to Dinwiddie County Subdivision Ordinance Sec. 18-11, Amendment of chapter, and Section 15.2-2253 of the Code of Virginia, 1950, as amended, Dinwiddie County is amending the Code of Dinwiddie County, Chapter 18, Subdivisions: Article I, In General, Section 18-3, Definitions, Subdivision, (1) to delete the requirement that proposed residential subdivisions must be zoned in a residential category; (2) to add that all parcels resulting from the subdivision or division of land must comply with the maximum density allowed within the applicable zoning district; (3) to exempt family divisions from the maximum density requirements; and (4) to delete the paragraphs (5) and (6) which define the date for a land parcel of record to be exempt from being defined as a subdivision. Furthermore, the new date for a land parcel of record to be exempt from being defined as a subdivision will be the date of Board of Supervisors adoption. Following the public hearing, changes may be made to the ordinance, as appropriate.

Proposed Zoning Ordinance Amendment

As provided for in Dinwiddie County Zoning Ordinance Sec. 22-5, Amendments to chapter, and as provided for under § 15.2-2286(A)(7) of the Code of Virginia, 1950, as amended, Dinwiddie County is amending the Dinwiddie County Zoning Ordinance by adding Section 22-60.1 – Maximum Density in the A-1 Zoning District and Section 22-71.1 – Maximum Density in the A-2 Zoning District to include the sliding scale density thereby defining the maximum number of new lots that may be created from a parent parcel in the A-1 and A-2 Zoning Districts.

Staff Recommendation

Staff recommends approval of the Subdivision Ordinance and Zoning Ordinance amendments as submitted.

Planning Commission Action

WHEREAS, in accordance with Va. Code §§ 15.2-2253, the Dinwiddie County Planning Commission is of the opinion that the public necessity, convenience, general welfare, or good zoning practice warrant the consideration of the following Subdivision Ordinance amendments:

NOW, THEREFORE, BE IT RESOLVED that the Dinwiddie County Planning Commission does hereby recommend (approve or disapprove) of the Subdivision Ordinance amendments as presented to the Board of Supervisors.

WHEREAS, in accordance with Va. Code §§ 15.2-2285 and 15.2-2286(A)(7), the Dinwiddie County Planning Commission is of the opinion that the public necessity, convenience, general welfare, or good zoning practice warrant the consideration of the following Zoning Ordinance amendments:

NOW, THEREFORE, BE IT RESOLVED that the Dinwiddie County Planning Commission does hereby recommend (approval or disapproval) of the Zoning Ordinance amendments as presented to the Board of Supervisors.