

Planning Commission Staff Report

File#: P-20-1
Applicant: Provident Care, LLC, and Agent, Joyce Sims
Rezoning Request: Agricultural, General, A-2 to Business, General, B-2 w/Proffers; Assisted Living Facility
Property Location: 18600 Lundys Road, Dinwiddie
Tax Map Parcel #'s: 57-80C
Acreage: Approx. 21.76 +/- acres
Magisterial District: Rowanty District
Planning Commission Mtg.: July 15, 2020

CASE OVERVIEW

The applicant, Provident Care, LLC, and their agent, Joyce Sims, are requesting to rezone property containing approximately 21.76 +/- acres from A-2, Agricultural General, to B-2, Business General with Proffers for an assisted living facility with a conditional use permit. The B-2, Business General, zoning classification allows for an assisted living facility with a conditional use permit pursuant to the Zoning Ordinance allowed density. The property is located at 18600 Lundys Road Dinwiddie, VA, and is further defined as Tax Map Parcel No. 57-80C. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Planned Growth Area, which allows for commercial and service uses for this general area.

ATTACHMENTS

- Rezoning Application
- Property Location Map

BACKGROUND INFORMATION

On August 3, 1994, the Board of Supervisors approved a conditional use permit, C-94-5, to allow A.M.E. Zion Church to construct a personal care facility for the aged on a portion of Tax Parcel 57-1-75, an 80 tract of land situated off of Bishop Street in Dinwiddie between I-85 and the CSX railroad. Again, on March 6, 1996, after A.M.E. Zion Church proposed a new location for the personal care facility (the current location off of Lundy's Road), the Board of Supervisors approved a conditional use permit, C-95-4, to allow A.M.E. Zion Church to construct a personal care facility for the aged, the Lula G. Williams Wellness Center, on Tax Map parcel 57-80C and a portion of 80, which is land situated off of Lundy's Road.

In September 2008, A.M.E. Zion Church proposed a change of use from the home for the aged and received approval for a conditional use permit to utilize the subject property as a residential retreat/conference center and banquet facility.

LAND USE AND ZONING ANALYSIS

The properties surrounding the subject property include the vacant educational building, an institutional use, and open space with a cellular tower located just to the southwest of the subject vacant personal care facility. At the entrance to Lundy's Road are single-family residential uses. These surrounding properties are zoned A-2, Agricultural General.

As designated by the Comprehensive Land Use Plan, the subject property is within the Planned Growth Area which allows limited commercial development, and the B-2 Zoning District allows an “assisted living facility” as a conditional use. Chapter XI of the Comprehensive Plan outlines the policies, goals, and objectives of the County, and policy statement (3) states “maintain and enhance the County’s ability to coordinate a balanced land-use program among various types of residential, commercial, and industrial interests by encouraging development within areas defined as growth centers and/or growth corridors.” As previously stated, this general area is designated as Planned Growth Area; thus, with the property being located in the Dinwiddie Courthouse area, this general area may be considered a part of the Dinwiddie Courthouse growth center.

OVERVIEW OF DEVELOPMENT IMPACTS

Public Utilities, Public Safety & School System Impacts

The existing elderly care facility utilizes on-site well and septic, and the proposed use will not have an increase impact beyond that of the current use. The impact on public safety services is reduced considering a shift from 24-hour elderly care to the conference center.

Transportation Impacts

The impacts on the transportation network are minimal. Since the subject property has a commercial entrance on Courthouse Road proper access is available to the site and access to the transportation network in the Dinwiddie Courthouse area. The road system in this particular area has adequately handled the limited traffic generated by the subject use.

Planning Staff Recommendation:

The planning staff has reviewed the rezoning request and is satisfied that the applicant has addressed the impacts of rezoning the subject property.

Staff recommends APPROVAL of the request to rezone the subject property given that:

1. The zoning classification requested, B-2, Business General, with the proffer limiting the use to the assisted living facility with a conditional use permit is compatible with the surrounding zoning pattern and surrounding land uses.
2. The requested zoning classification, B-2, Business General, with the proffer limiting the use to the assisted living facility with a conditional use permit conforms to the underlying uses recommended for this general area as set forth in the Planned Growth Area of the Comprehensive Land Use Plan.

PLANNING COMMISSION RECOMMENDATION

Since this is a zoning matter, the standard statement regarding the Planning Commission’s recommendation to the Board of Supervisors is set forth below:

BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that rezoning, P-20-1 as presented, be recommended for (approval with proffers, OR disapproval) to the Board of Supervisors.