

# Dinwiddie County Planning & Zoning Department

## LAND USE AMENDMENT APPLICATION



Dinwiddie County  
 Planning Department  
 P. O. Drawer 70  
 Dinwiddie, Virginia 23841  
 (804) 469-4500 ext 2117  
 (804) 469-5322 /fax

Rec'd MMB Case No.: \_\_\_\_\_  
 Date Rec'd 1-21-20 Fee Amount: \$1,500.00  
 Time Rec'd \_\_\_\_\_ Receipt No.: \_\_\_\_\_  
 Pre-Application Conference Date: Oct, 2019  
 This application has been amended: YES \_\_\_\_\_ NO   
 Reviewed by: Mark Brunk

Information must be typed or printed and completed in full.  
 Attach additional page(s) where necessary.

March 11 7:00 PM Planning Comm.

### 1) LAND USE INFORMATION

(Circle): BOS/PC BZA New Renewal Amend Previous Case: Y N  
 Previous/Renewed Case#: \_\_\_\_\_ Land Use Taxation: Y N

Application Type: (Circle One):  Variance  Administrative Variance  Conditional Use Permit  
 Rezoning  Street Vacation  Special Exception  
 Amendment

Description of Request: Automotive + Equipment Repair

Existing Zoning: A-2 Existing Acreage: 34.47  
 Proposed Zoning: A-2 Proposed Acreage: 34.47  
 Total Acreage: 34.47

Water (Circle One): Public Well  
 Sewer (Circle One): Public On-site Well and Septic

Attached: (circle): Miscellaneous Information/Master Plan/Textual Statement/Proffered Conditions

### 2) APPLICANT/AGENT INFORMATION

Applicant(s): Brian Johnson Home/Cell# 603-475-9778  
 Address: 5213 Whitmore Rd McKenney VA Work# \_\_\_\_\_  
 Agent(s): \_\_\_\_\_ Home/Cell# \_\_\_\_\_  
 Address: \_\_\_\_\_ Work# \_\_\_\_\_

Property Owner  Contract Purchaser  Other: spouse of owner

### 3) PROPERTY OWNER INFORMATION

Property Owner's Name and address (see note on last page):  
Kerri Johnson  
5213 Whitmore Rd McKenney VA  
 Contact# 603-494-6509  
 Property Tax Parcel Number(s): 65-(4)-3

Property Owner's Mailing Address (If this address is different from that listed in the Assessor's Office.):  
 \_\_\_\_\_  
 Contact# \_\_\_\_\_

4.)

**SUBJECT PARCEL INFORMATION**

**General Location of Project:** *The property is located Southside of Rt 651  
The business will be run out of the front of the  
Property near 651. Will be using Factory out builds on  
the property.*

**Tax Map #** 65-40-3  
**Subdivision Name:** \_\_\_\_\_  
**Section:** \_\_\_\_\_ **Block** \_\_\_\_\_  
**Address:** 5213 Whitmore Rd McKenney VA 23872  
**Zoning:** A2 **Acreage** 34.47  
**Existing Use:** Farm + Residential  
**Conditions:** Running small Automotive  
Repair Business

**Tax Map #** \_\_\_\_\_  
**Subdivision Name:** \_\_\_\_\_  
**Section:** \_\_\_\_\_ **Block** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Zoning:** \_\_\_\_\_ **Acreage:** \_\_\_\_\_  
**Existing Use:** \_\_\_\_\_  
**Conditions:** \_\_\_\_\_

**Tax Map #** \_\_\_\_\_  
**Subdivision Name:** \_\_\_\_\_  
**Section:** \_\_\_\_\_ **Block** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Zoning:** \_\_\_\_\_ **Acreage** \_\_\_\_\_  
**Existing Use:** \_\_\_\_\_  
**Conditions:** \_\_\_\_\_

**Tax Map #** \_\_\_\_\_  
**Subdivision Name:** \_\_\_\_\_  
**Section:** \_\_\_\_\_ **Block** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Zoning:** \_\_\_\_\_ **Acreage:** \_\_\_\_\_  
**Existing Use:** \_\_\_\_\_  
**Conditions:** \_\_\_\_\_

1. Explain fully the proposed use, type of development, operation program, reason for this request, etc.:

*Equipment Repair home business. The proposed use is to establish an automotive and home business. The business is to provide a place for local people to have repairs done for a reasonable price by an ASE Certified Master technician (Brian Johnson). Zoning states for this type of business an conditional use permit be obtained.*

2. State how this request will not be materially detrimental to adjacent property, the surrounding neighborhood or county in general. Include, where applicable, information concerning: Use of public utilities; effect of request on public schools; effect on traffic, to include means of access to nearest public road; effect on existing and future area development; etc.:

*There will be very little traffic generated from the business. Customers dropping off and picking up vehicles. It's an one man operation so volume will be low. A farm is already being run on the property.*

3. List case numbers and explain any existing use permit, special exception, conditional use or variance previously granted on the parcels in question:

*None*

4. If requesting a variance or special exception, explain the unique physical hardship or extraordinary situation that is justification for the request:

5. Complete names and address (including Zip codes) of all owners adjacent, across the road or highway from the property and across any railroad right-of-way, creek, river, from such property must be obtained by the applicant from the Commissioner of the Revenue, Pamplin Administration Building. If such property lies in another county or city, the respective jurisdiction will provide this information to the applicant. Applications with incomplete parcel information will not be accepted.



6. The required fee must accompany this application. A fee schedule is available from the Planning Department, 14016 Boydton Plank Road, Pamplin Administration Building, Dinwiddie Virginia. Checks must be made payable to: "Treasurer, County of Dinwiddie".
7. Enclosed with the application, a copy of the appropriate county tax map with the property marked (provided at pre-application conference) and, if available, a surveyed plat of the entire parcel.
8. Enclose with this application any required plans or plats (plans must be folded).
9. I/We hereby certify that to the best of my/our knowledge all the above statements and the statements contained in any exhibits transmitted are true and that the adjacent property owners listed herewith are the owners of record as of the date of the application:

Date: 01/21, 2020

SIGNATURE OF AGENT\* 

(Name of person other than, but acting for, the property owner and responsible for this application.)

AGENT'S NAME Brian R. Johnson

(Typed or printed)

SIGNATURE OF APPLICANT\*\* 

(Same name as used in Item 2, Page 1)

APPLICANT'S NAME Brian R. Johnson

(Typed or printed)

**I authorize you, the merchant, to initiate an electronic debit to my account for the amount rendered on this check plus the legal limit returned check fee if the item is dishonored. The use of a check for payment is my acceptance of this policy. Signature \_\_\_\_\_**

**Notes:** Incomplete application will not be accepted. Any request that requires plans must be accompanied by those plans at the time submission of the application.

\*Agent must file power of attorney from the property owner(s) giving the agent authority to submit this application.

\*\* If the applicant is not the owner of the property, the applicant must file power of attorney from the property owner(s) giving the applicant authority to submit this application.

# REAL ESTATE POWER OF ATTORNEY

The 1 individual(s) Kerri Johnson of 5213 Whitmore Road, McKenney, Virginia, 23872 (the "Principal")

## HEREBY APPOINTS

The individual Brian Johnson of 5213 Whitmore Road, McKenney, Virginia, 23872 (the "Agent")

## TO CONDUCT THE FOLLOWING

The Agent is authorized to perform any act related to the management or maintenance of real estate which includes, but is not limited to, making repairs (with reimbursement), approving sub-contractors for work, negotiating rents, signing lease/sublease agreements, evicting tenants and any other representation as required on a day-to-day basis.

In addition to the powers mentioned, the Principal specifically lists the following as additional powers to the Agent: Providing improvements and operating a small home business

## **THE AFOREMENTIONED POWERS STATED IN THIS REAL ESTATE POWER OF ATTORNEY MAY ONLY BE USED FOR THE REAL ESTATE LOCATED AT:**

Mailing Address: 5213 Whitmore Road, McKenney, Virginia, 23872

Legal Description: Tax map # 65-(4)-3

This power of attorney document shall begin on January 21 2020 and end upon the principal's incapacitation or subsequent death.

In addition, this power of attorney document shall be considered void if another is created for the Principal for their real estate or if a revocation form has been authorized.

The Principal grants the Agent the full power and authority to perform all acts on their behalf, in accordance with the aforementioned powers, as they could do if personally present, hereby ratifying and confirming all that the Agent may do pursuant to this power.

This power of attorney document shall be governed by, and construed in accordance with, the laws located in the State where the property is located.

This power of attorney hereby revokes any existing power of attorney document that may have previously been granted in relation to the above-described real estate.

The Principal and Agent shall execute this power of attorney in the presence of a notary public.

Principal's Signature Kerri Johnson

Acceptance by Agent

The undersigned Agent acknowledges and executes this Power of Attorney, and by such execution does hereby affirm that they: (A) accept the appointment; (B) understand the duties under this Power of Attorney and the law.

Agent's Signature *Brian R. Johnson*  
Brian Johnson

**NOTARY ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

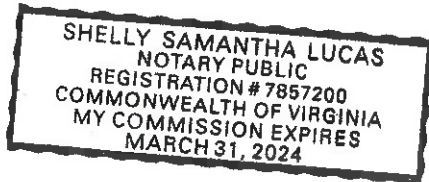
County of Chesterfield

State of Virginia

On this 20 day of January, 2020, before me, Shelly Lucas appeared Kerri Johnson, as the Principal who proved to me through government-issued photo identification to be the above-named person, in my presence executed foregoing instrument and acknowledged that (s)he executed the same as his/her free act and deed.

*Shelly Lucas*  
Notary Public

Print Name: Shelly Lucas My commission expires: 03/31/24





C-20-2, Automotive and Equipment Repair, Tax Map Parcel 65-4-3, 5213 Whitmore Rd. McKenney