

Planning Commission Staff Report

Case #: C-21-7
Applicants: Superior Signs authorized representative Allen M. Twedt and agent for property owner, Olive Branch Baptist Church
CUP Request: To install and operate an electronic message center sign in the A-2, Agricultural, General, District
Property Location: 11119 Boydton Plank Rd. Dinwiddie, VA
Tax Map Parcel #: 45-106
Property Size: 3.50 acres
Magisterial District: Rowanty District
Planning Commission Mtg.: December 8, 2021
Board of Supervisors Mtg.: January 18, 2022

CASE OVERVIEW

The applicants, Superior Signs authorized representative Allen M. Twedt and agent for property owner, Olive Branch Baptist Church are seeking a conditional use permit to allow for an electronic message center sign in the A-2 zoning district as set forth in Zoning Ordinance Sec. 22-258.1 (a). The property is located at 11119 Boydton Plank Road, Dinwiddie, and the property is further defined as Tax Map Parcel No. 45-106. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Planned Growth Area, which allows for medium and low density residential uses for this general area.

ATTACHMENTS

Conditional Use Permit Application, Proposed Sign & Location Map

BACKGROUND INFORMATION

The existing Church, Olive Branch Baptist Church, is proposing to upgrade their existing freestanding monument sign to allow an electronic message center sign to be incorporated into the overall sign.

LAND USE/ZONING ANALYSIS

The subject property is located on Boydton Plank Road (Route 1) with approximately 175 feet of the property fronting directly on Boydton Plank Road. On the north side of the subject property is a single-family residential property zoned A-2, and across Boydton Plank Road from the Church property is a single-family residential property zoned A-2. On the south side of the subject property, is the Mitchell Acres single-family residential subdivision zoned R-1.

In the Comprehensive Land Use Plan the subject property is located within the Planned Growth Area, which recommends low to medium density residential development at the Zoning Ordinance defined density for this general area.

The existing freestanding monument sign is being upgraded to accommodate the electronic message center sign. The proposed sign is located in the Route 1 and Route 460 Corridor Overlay District

and will have to comply with all Route 1 overlay design standards and receive a certificate of approval from the Design Review Board.

OVERVIEW OF IMPACTS

Transportation Impacts

With the proposed operation of the electronic message center sign there should be no impacts on the existing transportation network, Boydton Plank Road. There are specific Zoning Ordinance provisions for the operation of the electronic message center sign that allow for operation of the sign so as not to distract drivers on Boydton Plank Road such as flashing, blinking, scrolling and light effects.

Planning Staff Recommendation:

The planning staff has reviewed the impacts of the request for a conditional use permit to allow for an electronic message center sign in the A-2, Agricultural, General, District and staff recommends **APPROVAL WITH CONDITIONS** of the request subject to the following conditions:

1. The proposed freestanding sign and electronic message center sign shall comply with all related Virginia Uniform Statewide Building Code requirements.
2. Olive Branch Baptist Church and its successors and assigns shall operate the electronic message center sign in accordance with the Zoning Ordinance provisions as set forth in Sec. 22-258.1 – Requirements for electronic message center signs. (a) – (k).
3. The conditional use permit shall be reviewed for compliance with the stated conditions at least once every twelve (12) months that the subject electronic message center sign is in operation.

PLANNING COMMISSION RECOMMENDATION:

Mr. Bassett asked if there were any questions from the Planning Commission.

Mr. Hayes asked what the main points are concerning the electronic message center provisions (a) – (k) in our zoning ordinance.

Mr. Bassett said the provisions include a provision that the electronic message sign can be up to 80% of the overall sign area. It also addresses how frequently the sign copy is allowed to change. It addresses how many colors can be displayed at any point in time on the sign, and the maximum number of colors displayed at any point in time is three. It does not allow the sign copy to blink or flash so that it is not distracting to drivers. Finally, provisions for the brightness levels of the sign.

Mr. Tucker asked what the height of the current/existing sign is.

Mr. Bassett said he is not positive, but it is approximately seven feet in height.

The Chairman said if there are no more questions for Mr. Bassett, would the applicant like to come forward and add anything.

Mr. Frank Preston, 5725 Whisper Drive, Sutherland VA said to the question of the current Church sign height, the answer is 10 feet. He then allowed the representative from Superior Signs to answer any questions.

Mr. Jeff Lee, Sales & Permitting Specialist for Superior Signs, at 2510 Willis Road, Richmond VA said he didn't have anything additional to add, but would answer any questions the members may have.

The Chairman said if there are no questions for the applicant or their agent he is was opening the public hearing portion of the case. He asked if anyone signed up to speak. He said since there is no one who signed up to speak, he was closing the public hearing for this case. He asked the Commissioners if they had anything before they voted.

Mr. Hayes said he likes the idea of the electronic sign.

Mr. Tucker asked if the proposed sign is intended to go in the same place as the current sign.

Mr. Preston said they plan to put the sign further away from Boydton Plank Road.

Mr. Tucker asked if the sign was going to be a message center for public information.

Mr. Preston said it is not going to be a message center that lists things happening in Dinwiddie and the surrounding communities. It will be a message center for the Church events that are scheduled to happen.

Mr. Tucker made a motion and read the following: 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 the conditional use permit, C-21-7, as presented for an electronic message center sign be recommended for approval with conditions to the Board of Supervisors. It was seconded by Mr. Simmons and with Mr. Simmons, Mr. Hayes, Mr. Harvell, Dr. Prosis, Mr. Tucker and Mr. Cunningham voting "AYE" C-21-7 was approved.

BOARD OF SUPERVISORS ACTION

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 conditional use permit request, C-21-7, be (approved with conditions or disapproved) by the Board of Supervisors.