



Staff Report

Planning Commission

January 14, 2026

Case #: SE-26-1
Applicant: Capek Properties and authorized agents, Lisa Capek and Ramon Esparza
Request: To modify the landscape plantings and buffer area as part of landscaping requirement in Section 22-416, Tree cover requirements
Property Location: north side of Simpson Rd. (Route 142) 0.42 mile east of the intersection of Route 1 and Simpson Rd. (Route 142)
Tax Map Parcel Nos.: 21-45
Property Size: 7.45 +/- acres
Magisterial District: Rohoic

CASE OVERVIEW

The applicant, Capek Properties and authorized agents, Lisa Capek and Ramon Esparza, are requesting as part of the site development process an exception in accordance with Dinwiddie Code Sections 22-413 and 22-421 to modify the landscape plantings as part of landscaping requirement in Section 22-416, Tree cover requirements. The proposed development is for a truck repair shop on the following described property containing approximately 7.45 +/- acres. The property is generally located on the north side of Simpson Rd. (Route 142) 0.42 mile east of the intersection of Route 1 and Simpson Rd. (Route 142). The property is further defined as Tax Map Parcel No. 21-45. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Employment Center Area of the Northern Dinwiddie Development Area, which allows for commercial and industrial uses for this general area.

ATTACHMENTS

Application, Location Map, Capek Properties Truck Shop Landscape

LAND USE/ZONING ANALYSIS

The adjoining properties to the east and west are designated by the county's adopted comprehensive plan for uses that do not require the provision of buffers or screens. In the Comprehensive Plan Land Use Plan, this general area is designated for industrial development, and further the current zoning on the adjoining properties is M-1, Industrial Limited. With the adjoining properties sharing the same M-1 zoning, landscape buffer yards are not required between the adjoining properties. The two 50-foot two side yard landscape buffer areas are in place to accommodate the required 10% tree cover landscaping.

Section 22-416 – tree cover requirements requires that developments in the M-1 zoning district provide a minimum tree cover at ten years maturity of 10%. The Planning Commission may modify the site plan landscape requirements. The applicant is requesting to modify the tree cover requirements by reducing the perimeter landscape buffer area from 50 feet to 25 feet. In portions of the landscape buffer area the requested reduction minimizes the area allowed for the installation of the new landscaping/plantings required to meet the 10% tree cover. The existing landscaping plan provides 34,813 sq. ft. of landscape

area which is over the 30,952 sq. ft. required coverage area. It appears that the site plan side yard buffer areas do have room to be modified and still allow room for the landscape plantings. The applicant is concerned that a semi-truck and trailer needs 80 feet to park and the 50-foot buffer does not allow for that in certain areas mainly around the building footprint; therefore, the applicant is requesting to reduce the side yard buffer areas from 50 feet to 25 feet.

STAFF RECOMMENDATION

The planning staff has reviewed the request to modify the side yard landscape buffers and believes that the two side yard landscape buffers may be reduced to accommodate the tractor trailer movements on the subject property. The side yard landscape buffers may be reduced in width while still allowing for enough area to maintain the required landscape plantings.

PLANNING COMMISSION ACTION

The motion could read as follows: In accordance with Dinwiddie Code Section 22-413 the Planning Commission does hereby grant (approval, approval with conditions, or denial) of the exception to Zoning Ordinance Section 22-412 and Section 416 to modify the side yard buffers as shown on the site plan entitled Capeck Properties Truck Shop as prepared by Cecil McNair, Jr., P.E., Ratchet Designs dated March 14, 2023 and as approved on June 5, 2023.