



Staff Report

Board of Supervisors
January 20, 2026

Case #: P-25-14
Applicant: John Worch
Rezoning Request: Residential, Limited, R-1 to Residential, Rural, RR-1
Property Location: 7512 Boydton Plank Road (Route 1) North Dinwiddie
Tax Map Parcel #: 20-95E
Property Size: 2.04 +/- acres
Magisterial District: Rohoic
Planning Commission Mtg.: December 10, 2026

CASE OVERVIEW

The applicant, John Worch, is requesting to rezone property containing approximately 2.04 +/- acres from Residential, Limited, R-1 to Residential, Rural, RR-1. The R-1 zoning district allows single-family residential at a maximum residential density of 20,000 sq. ft. per lot, and the RR-1 zoning district allows a maximum density of two acres per lot. The property is located at 7512 Boydton Plank Road (Route 1) North Dinwiddie and is further identified as Tax Map Parcel No. 20-95E. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Suburban Residential Area of the Northern Dinwiddie Development Area, which allows for single-family detached and attached residential development for this general area.

ATTACHMENTS

Rezoning Application, Property Location Map, VDOT Review Letter

LAND USE/ZONING ANALYSIS

The subject property is 2.04 acres in size and the minimum lot size allowed in the RR-1 zoning district is 2.0 acres. The adjoining vacant property to north is zoned Residential, Limited, R-1, and the abutting vacant property to the rear owned by the applicant is also zoned R-1, Residential Limited. The adjoining property to the south is zoned B-2, Business General and contains forestal land use. The property to the east across Route 1 is comprised of the Oak Grove Baptist Church on a two-acre parcel and a 92-acre vacant parcel comprised of forestal and crop land uses.

The applicant is requesting the rezoning in order to build a larger accessory building, storage shed, on the property. In the R-1 zoning district an accessory building is only allowed to be 50% of the size of the main/principal structure; therefore, the applicant is requesting the RR-1 zoning classification to accommodate a larger accessory building. The RR-1 district does not allow for any additional uses beyond what are allowed in the R-1 zoning district.

As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Suburban Residential Area of the Northern Dinwiddie Development Area, which allows for single-family detached and attached residential development for this general area. With the exception of

the small acreage lots fronting on Terminal Drive north of the subject property, much of the surrounding area has remained large lot residential and forested in character.

OVERVIEW OF IMPACTS

Public Utilities, School System, & Public Safety

The existing single-family residence will have minimal impact to public utilities, the public school system and public safety services. The subject property and area are served by private well and septic systems. The proposed rezoning is a “downzoning” with regard to the density of residential homes that are allowed to be developed on the property by right. The subject property has direct access to a public road with regard to public safety related calls.

Transportation

The impact of the rezoning the existing single-family residence on the existing transportation network does not warrant any improvements to public roads. The subject property has direct access to Boydton Plank Road (Route 1) and any future entrance improvements will have to be approved by VDOT.

1. Rt. 1 Boydton Plank Road has a functional classification of a minor arterial and has an average annual daily traffic (AADT) count of 9,900 vehicles per day.
2. A private entrance will be required to access the site. There is an existing private entrance that currently accesses the site.
3. VDOT has no objection to the proposed rezoning.

RECOMMENDATION

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

1. The requested zoning classification, RR-1, Residential, Rural, is compatible with the surrounding zoning pattern and surrounding land uses;
2. The existing residential use conforms to the underlying uses recommended for this general area in the Comprehensive Land Use Plan’s Suburban Residential Area of the Northern Dinwiddie Development Area.

PLANNING COMMISSION RECOMMENDATION

Mr. Bassett asked the members if they had any questions.

The Chairman asked the members if they had any more questions for Mr. Bassett. He said since there are no questions, would the applicant like to come forward and add anything.

Mr. John Worch came forward and said he did not have anything he wanted to add, but he would answer any questions the members may have.

The Chairman asked the Commissioners if they had any questions for the applicant. He said since there are no questions he would entertain a motion. Ms. Bishop 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 rezoning P-25-14 be recommended for (approval OR disapproval) to the Board of Supervisors.

It was seconded by Mr. Titmus and with Mr. Langley, Ms. Bishop, Mr. Titmus, Mr. Hayes and Mr. Harvell voting "AYE" P-25-14 was recommended for approval to the Board of Supervisors.

BOARD OF SUPERVISORS ACTION

Since this is a zoning matter, staff prepared the following standard statement to assist the Board of Supervisors:

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-25-14 as presented, be (approved, OR disapproved) by the Board of Supervisors.