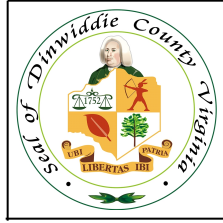


Dinwiddie County Planning Commission



Regular Meeting Agenda April 10, 2019 7:00 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. MINUTES

Documents:

[March 13 2019 Joint BOS and PC Workshop Meeting Minutes.pdf](#)
[March 13, 2019 Reg Meeting Minutes.pdf](#)

6. CITIZEN COMMENTS
7. PUBLIC HEARING

A. CASE C-19-2

The applicant, Cellco Partnership dba Verizon Wireless, through its agent, David Beniamino, is seeking a conditional use permit to allow for the construction and operation of a 199-foot monopole wireless telecommunications tower and related equipment. The property is located on the southern side of Rt. 460 approximately 2500 feet south of its intersection with Wilson Rd. Wilsons, Virginia. The property is designated as Tax Map Parcel 25-31 and is zoned Agricultural, General, A-2 which allows such use upon receiving a conditional use permit. The County Comprehensive Land Use Plan places this property within the Resource Conservation Area which recommends public service facility development for this general area.

Documents:

[C-19-2 Planning Commission Mtg Report.pdf](#)
[C-19-2 Application.pdf](#)
[New Communication Tower Application.pdf](#)
[Tower Site Location Map C-19-2.pdf](#)
[Tower Application Supporting Information.pdf](#)
[County Telecommunication Consultant Technical Review.pdf](#)

B. CASE C-19-3

The applicant, Melanie Welch, is requesting a conditional use permit to utilize the following described property for a commercial kennel, as such term is defined in the

Dinwiddie County Code. The Agricultural, General, A-2, zoning classification allows for single-family residential and general business pursuant to the Zoning Ordinance allowed density. The property is located at 5864 Brook Run Lane, Church Road, and is further defined as Tax Map Parcel 16-8-12. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which recommends agricultural residential and limited commercial and service development for this general area.

Documents:

[C-19-3 PC Staff Report.pdf](#)

[C-19-3 Application.pdf](#)

[Location Map.pdf](#)

[Subdivision Plat.pdf](#)

C. CASE P-19-1

The applicant, Christopher L. Everett, President, on behalf of Everett Bros. Properties, Inc., is requesting to rezone property containing approximately 0.12 +/- acres from R-1, Residential Limited, minimum lot size 20,000 sq. ft. to R-U, Residential Urban, minimum lot size 5,000 sq. ft. The R-U, Residential Urban, zoning classification allows for certain residential uses pursuant to the Zoning Ordinance allowed density. The property is located on the north side of Surry Ave. on the northwest quadrant of Surry Ave. and Roanoke St. intersection, and is further defined as Tax Map Parcel Nos. 21A-1-187 and 21A-1-188. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Area, which allows limited residential uses for this general area.

Documents:

[P-19-1 April 10 2019 PC Staff Report.pdf](#)

[Rezoning Application.pdf](#)

[Property Location Map.pdf](#)

[Property Picture.pdf](#)

D. CASE A-19-2

A Proposed Amendment to the Dinwiddie County Zoning Ordinance, Adding Article IV, Division 2 – Agricultural, Limited, District A-1, Section 22-60.1 – Maximum Density & Division 3 - Agricultural, General, District A-2, Section 22-71.1 – Maximum Density and Amending Article IV, Division 2 – Agricultural, Limited, District A-1, Section 22-62 – Frontage & Division 3 - Agricultural, General, District A-2, Section 22-74 – Frontage and Proposed Amendment to Chapter 18, the Dinwiddie County Subdivision Ordinance, Amending Article 1, Section 18-3 - Definitions. The applicant, Dinwiddie County, is amending the Dinwiddie County Zoning Ordinance by adding Section 22-60.1 – Maximum Density in the A-1 Zoning District and Section 22-71.1 – Maximum Density in the A-2 Zoning District to include the sliding scale density thereby defining the maximum number of new lots that may be created from a parent parcel in the A-1 and A-2 Zoning Districts. In addition, Dinwiddie County is amending the frontage requirement of Section 22-62 in the A-1 Zoning district and Section 22-74 in the A-2 Zoning District to increase the frontage requirement from 300 feet to 500 feet. Dinwiddie County is also amending the definition of subdivision in Section 18-3 of the Dinwiddie County Subdivision Ordinance to delete the requirement that proposed residential subdivisions must be zoned in a residential category and to add that all parcels resulting from the subdivision or division of land must comply with the maximum density allowed within the applicable zoning district, to exempt family divisions from the maximum density requirements, and to delete the paragraphs (5) and (6) which define the date for a land parcel of record to be exempt from being defined as a subdivision. After the public hearing, changes may be made to the ordinance, as appropriate.

Documents:

[Memo for PC Subdivision Amendments and Max Density Frontage.pdf](#)
[Sub Ord Amendment Sec. 18-3 amendment 100417 3 7 19.pdf](#)
[Zoning Ord A-1 Sec 22-60.1 100417 Amendment 3 7 19.pdf](#)
[Zoning Ord Sec 22-72.1 A-2 100417 Amendment 3 7 19.pdf](#)

- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
- 10. COMMISSIONERS' COMMENTS**
- 11. PLANNING DIRECTOR'S COMMENTS**
- 12. ADJOURNMENT**