

Planning Commission Meeting Staff Report

Case File #:	P-21-2
Applicant:	Samuel E. Bishop, III
Rezoning Request:	Residential, Limited, R-1 to Business, Limited, B-1
Property Location:	Boydton Plank Road (Route 1), Dinwiddie Courthouse Area on the east side of Route 1 just north of Route 1 and Carson road intersection
Tax Map Parcel #'s:	45D-1-4
Property Size:	Approximately 2.09 +/- acres out of 2.46 acres as a 0.37-acre portion of the property fronting on Route 1 is already zoned B-1
Magisterial District:	Rowanty District
Planning Commission Mtg.:	May 12, 2021
BOS Mtg.:	June 15, 2021

CASE OVERVIEW

The applicant, Samuel E. Bishop, III, is requesting to rezone property containing approximately 2.09 +/- acres from Residential, Limited, R-1 to Business, Limited, B-1. A 0.37-acre portion of the property, which fronts on Route 1, is zoned B-1, Business Limited. The B-1, Business Limited, zoning classification allows limited business development pursuant to the Zoning Ordinance allowed density. The property is located on the south side of Boydton Plank Rd. (Route 1) approximately 370 feet northeast of the intersection of Boydton Plank Rd. (Route 1) and Carson Rd. (Route 703), Dinwiddie, Virginia and is further defined as part of Tax Map Parcel No. 45D-1-4. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Dinwiddie Courthouse portion of the Planned Growth Area, which allows limited commercial and office uses for this general area.

ATTACHMENTS

Rezoning Application, Location Map, B-1 Zoned Portion of the Property

LAND USE/ZONING ANALYSIS

The properties in the immediate area surrounding the property include a mix of land uses that include institutional, which include the existing school office buildings to the south; single-family residential to the north, northeast and east; and on the south commercial land uses adjoin the subject property. The commercial property to the south is zoned B-1, Business Limited, and the residential property to the northeast and east of the subject property is zoned R-1, Residential Limited. In 2016, the institutional uses to the south, which include the existing Dinwiddie School District office buildings, were rezoned to B-1, Business Limited.

The purpose of the Business, Limited, B-1, zoning district is for limited business/commercial development that is compatible with surrounding residential development. The B-1 zoning classification allows for future limited commercial and office uses to transition into the existing residential development.

The subject property is located within the Dinwiddie Courthouse portion of the Planned Growth Area as defined by the Comprehensive Land Use Plan. This Courthouse Planning Area is expected to accommodate public facilities within the general area of the existing County Complex which will allow for expansion of limited compatible commercial and office uses.

OVERVIEW OF IMPACTS

Public Utilities, School System, Public Safety, & Land Use Impacts

The impacts on the subject property are minimal. The proposed rezoning to B-1, Business, Limited, allows for office uses as well as future commercial uses and water is provided using on-site wells and sewer is provided utilizing the public sewer system in the courthouse area. There is no impact on the public school system as the B-1 District allows for limited commercial and office uses which should be compatible with the school property and existing commercial uses. The potential impact on public safety will also be minimal and the Public Safety Department's main offices and Fire/EMS Station One are located in the courthouse area.

Transportation Impacts

The impacts on the existing transportation network are minimal. The subject property has adequate access to and frontage on Boydton Plank Road (Route 1). The road system in this particular area is adequate to handle the traffic generated by future commercial and/or office uses allowed in the B-1 Zoning District. Any future commercial and/or office development will require a review and plan to address the impacts on the existing transportation network.

Staff Recommendation:

The planning staff has reviewed the rezoning request and is satisfied that the rezoning of the subject property is appropriate.

Staff recommends APPROVAL of the request to rezone the subject property based on the following reasons:

1. The zoning classification requested, B-1, Business, Limited, is consistent with the surrounding zoning pattern;
2. The rezoning of the subject property to the B-1 zoning classification will not have an adverse impact on the surrounding properties.
3. The requested zoning classification and uses permitted by right under this classification conform to the underlying uses outlined in the Dinwiddie Courthouse Planning Area in the Comprehensive Land Use Plan for this general area.

PLANNING COMMISSION RECOMMENDATION

Mr. Bassett asked if there were any questions from the Commissioners.

Mr. Hayes asked Mr. Bassett if any of the lots along Route 703, Carson Road, were zoned B-1.

Mr. Bassett said the existing residential lots with houses on them are not; these lots are zoned residential.

Mr. Cunningham asked Mr. Bassett what the sewage capacity was for this lot.

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Mr. Bassett said the wastewater treatment plant is located behind the Farm Bureau building, and it has a maximum one hundred thousand (100,000) gallon capacity. The courthouse wastewater treatment plant is currently using about 20,000 to 25,000 GPD of the 100,000 GPD of total capacity. The capacity is more than enough for any prospective commercial use.

The Chairman said since there are no more questions for Mr. Bassett. Would the applicant like to come forward and add anything?

Mr. Samuel Bishop III, 13626 Boydton Plank Road, Dinwiddie VA said he wants the property rezoned to increase the value and possibly bring in business.

The Planning Commission unanimously voted to recommend approval of rezoning request, P-21-2, as presented to the Board of Supervisors.

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 rezoning, P-21-2 as presented, be (approved OR disapproved) by the Board of Supervisors.