

Planning Commission Meeting Report

Case #: C-21-5
Applicants: Hollywood Signs, and agent, Jonathan Dundalow, authorized representative for Western Heights Baptist Church, Inc.
CUP Request: To install and operate an electronic message center sign in the R-1, Residential Limited, District
Property Location: 24416 Cox Rd. N. Dinwiddie, VA
Tax Map Parcel #: 21-2A
Property Size: 7.75 acres
Magisterial District: Rohoic District
Planning Commission Mtg.: November 10, 2021
Board of Supervisors Mtg.: January 18, 2022

CASE OVERVIEW

The applicant, Hollywood Signs, and agent, Jonathan Dundalow, authorized representative for Western Heights Baptist Church, Inc. are seeking a conditional use permit to allow for an electronic message center sign in the R-1 zoning district in conjunction with churches as set forth in Zoning Ordinance Sec. 22-258.1 (a). The property is located at 24416 Cox Road, North Dinwiddie, and the property is further defined as Tax Map Parcel No. 21-2A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban 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, Western Heights Baptist Church, Inc., is proposing to upgrade their existing freestanding monument sign to allow for an electronic message center sign to be incorporated into the overall sign.

LAND USE/ZONING ANALYSIS

The subject property is located on Cox Road (Route 226) with approximately 500 feet of the property fronting directly on Cox Road. On the east side of the subject property is Rohoic Farms, an established single-family residential subdivision, and across Cox Road from the Church property is Dinwiddie Gardens, an established single-family residential subdivision. On the north to the rear of the subject property, is another part of the Rohoic Farms subdivision. To the west is a large-lot (24.73 acres) with one single-family residential dwelling, which is approximately 750 feet from the proposed location of the electronic message center sign. The surrounding zoning pattern consists of the aforementioned single-family residential property which is zoned R-1, Residential, Limited, and there is vacant property across Cox Road that is zoned B-1, Business Limited.

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

The location of the existing freestanding monument sign that is being upgraded to accommodate the electronic message center sign is well sited on the subject property in a central location at a midpoint along the property frontage of Cox Road.

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, Cox 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 Cox 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 R-1, Residential Limited, District and staff recommends **APPROVAL WITH CONDITIONS** of the request subject to the following conditions:

1. The proposed electronic message center sign shall be installed in the same location on the property as the existing freestanding monument sign that is being upgraded.
2. The proposed freestanding sign and electronic message center sign shall comply with all related Virginia Uniform Statewide Building Code requirements.
3. Western Heights Baptist Church, Inc. 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).
4. 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. The Chairman said since there are none would the applicant like to come forward and provide their presentation.

Mr. Jonathan Dundalow, Pastor of Western Heights Baptist Church, said he agrees with everything Mr. Bassett covered in the staff report. The only concern he has is the conditions do not allow the Church to move the sign twenty feet to the west of its current location. The purpose for the addition or change is to put the sign closer to the Church's entrance for better visibility. An added plus is it will be further from the road.

Dr. Prorise asked for Mr. Bassett's opinion on Mr. Dundalow's concern.

Mr. Bassett said staff has no issue with the sign being moved closer to the Church's entrance.

Mr. Hayes asked Mr. Bassett if that means he was okay with removing item one as part of Planning Staff's recommended CUP Conditions.

Mr. Bassett said that is correct.

The Chairman asked the Commissioners if they had any questions for the applicant. He said since there are none he was opening the public hearing for case, C-21-5. He asked if anyone had signed up to speak. He said since there is no one who signed up to speak he was closing the public hearing. He said if there are no other comments, he would entertain a motion.

Mr. Hayes 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-21-5, as presented for an electronic message center sign be recommended for approval with the removal of item one of Planning Staff's recommended conditions to the Board of Supervisors. It was seconded by Mr. Titmus and with Mr. Simmons, Mr. Hayes, Mr. Titmus, Mr. Harvell, Dr. Prorise, Mr. Tucker and Mr. Cunningham voting "AYE" C-21-5 was approved.

Recommended Conditions:

1. The proposed freestanding sign and electronic message center sign shall comply with all related Virginia Uniform Statewide Building Code requirements.
2. Western Heights Baptist Church, Inc. 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.

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-21-5, be (approved with conditions or disapproved) by the Board of Supervisors.