

Dinwiddie County Planning & Zoning Department

LAND USE AMENDMENT APPLICATION



Dinwiddie County
Planning Department
P. O. Drawer 70
Dinwiddie, Virginia 23841
(804) 469-4500 ext 2117
(804) 469-5322 /fax

Rec'd 12/2/21 Case No.: C-22-2
Date Rec'd 12/2/21 Fee Amount: \$1500
Time Rec'd 9:20am Receipt No: 33661
Pre-Application Conference Date: Nov 10, 2021
This application has been amended: YES NO
Reviewed by: [Signature]

Information must be typed or printed and completed in full.
Attach additional page(s) where necessary.

1) LAND USE INFORMATION

(Circle): BOS / PC / BZA New Renewal Amend Previous Case: Y / N
Previous/Renewed Case#: _____ Land Use Taxation: Y / N

Application Type: (Circle One): Variance Administrative Variance Conditional Use Permit
 Rezoning Street Vacation Special Exception
 Amendment

Description of Request: Rezoning of a 2.10-AC subdivided piece of Parcel 20-3, fronting on US 460 (Cox Rd), across from the existing industrial zonings, and currently zoned A-2, General Agricultural, to B-2, General Business.

Existing Zoning: A-2 Existing Acreage: 0 AC
Proposed Zoning: B-2 Proposed Acreage: 2.10 AC
Total Acreage: 2.10 AC

Water (Circle One): Public Well
Sewer (Circle One): Public On-site Well and Septic

Attached: (circle): Miscellaneous Information/Master Plan/Textual Statement/Proffered Conditions

2) APPLICANT/AGENT INFORMATION

Applicant(s): Rhetson Companies, Inc. Home/Cell# NA
Address: 2075 Juniper Lake Rd, West End, NC 27376 Work# 910-944-0881
Agent(s): Jamie S. Encinosa Home/Cell# 910-206-2026
Address: 2075 Juniper Lake Rd, West End, NC 27376 Work# 910-944-0881

Property Owner Contract Purchaser Other: _____

3) PROPERTY OWNER INFORMATION

Property Owner's Name and address (see note on last page):
James G Flowers
P.O. Box 127, Dinwiddie, VA 23841
Contact# _____
Property Tax Parcel Number(s):
20-3

Property Owner's Mailing Address (If this address is different from that listed in the Assessor's Office.):

Contact# _____

4.)

SUBJECT PARCEL INFORMATION

General Location of Project: The larger parent tract parcel (Parcel 20-3) is located on US 460 (Cox Rd), approximately 0.75 miles west of the intersection of Olgers Drive and Directly across from the entrance to the Walmart Distribution Center. The 2.10-acre subdivided portion to be rezoned B-2, is located on the western frontage of Parcel (20-3), bordering the parcel owned by the Dinwiddie County Service Authority containing the water tower.

Tax Map # 20-3
Subdivision Name: NA
Section: NA **Block** NA
Address: Cox Rd
Zoning: A-2 **Acreage** 68.66
Existing Use: Agricultural Field
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage:** _____
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage** _____
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage:** _____
Existing Use: _____
Conditions: _____

- 1. Explain fully the proposed use, type of development, operation program, reason for this request, etc.:**

The proposed use for the subdivided parcel is to locate a 10,640 SF retail store, as well as associated drives and parking. The development will be commercial and will be operated as a single tenant retail store.

In order to locate a retail store, the proposed area for the store will need to be rezoned to B-2, General Business. See the attached rezoning letter for more information.

- 2. State how this request will not be materially detrimental to adjacent property, the surrounding neighborhood or county in general. Include, where applicable, information concerning: Use of public utilities; effect of request on public schools; effect on traffic, to include means of access to nearest public road; effect on existing and future area development; etc.:**

See attached rezoning letter for project description.

- 3. List case numbers and explain any existing use permit, special exception, conditional use or variance previously granted on the parcels in question:**

NA

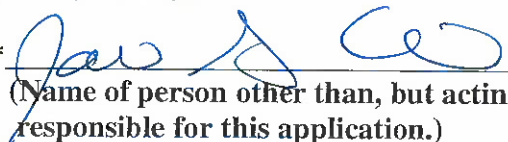
- 4. If requesting a variance or special exception, explain the unique physical hardship or extraordinary situation that is justification for the request:**

NA


- 5. Complete names and address (including Zip codes) of all owners adjacent, across the road or highway from the property and across any railroad right-of-way, creek, river, from such property must be obtained by the applicant from the Commissioner of the Revenue, Pamplin Administration Building. If such property lies in another county or city, the respective jurisdiction will provide this information to the applicant. Applications with incomplete parcel information will not be accepted.**

6. The required fee must accompany this application. A fee schedule is available from the Planning Department, 14016 Boydton Plank Road, Pamplin Administration Building, Dinwiddie Virginia. Checks must be made payable to: "Treasurer, County of Dinwiddie".
7. Enclosed with the application, a copy of the appropriate county tax map with the property marked (provided at pre-application conference) and, if available, a surveyed plat of the entire parcel.
8. Enclose with this application any required plans or plats (plans must be folded).
9. I/We hereby certify that to the best of my/our knowledge all the above statements and the statements contained in any exhibits transmitted are true and that the adjacent property owners listed herewith are the owners of record as of the date of the application:


Date: November 30, 2021

SIGNATURE OF AGENT* 
 (Name of person other than, but acting for, the property owner and responsible for this application.)

AGENT'S NAME Jamie S. Encinosa
 (Typed or printed)

SIGNATURE OF APPLICANT** 
 (Same name as used in Item 2, Page 1)

APPLICANT'S NAME Jamie S. Encinosa
 (Typed or printed)

I authorize you, the merchant, to initiate an electronic debit to my account for the amount rendered on this check plus the legal limit returned check fee if the item is dishonored. The use of a check for payment is my acceptance of this policy. Signature 




Notes: Incomplete application will not be accepted. Any request that requires plans must be accompanied by those plans at the time submission of the application.

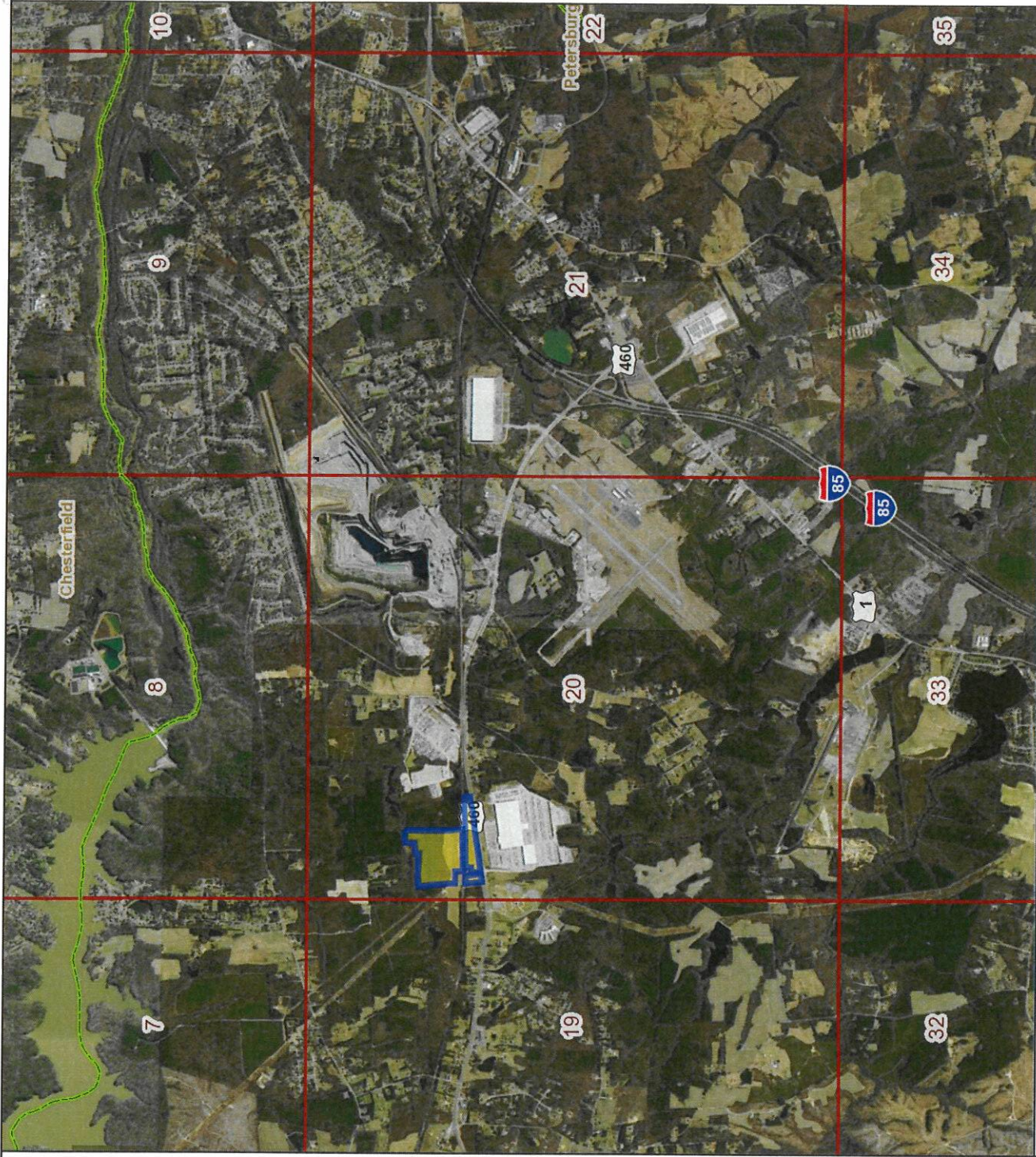
*Agent must file power of attorney from the property owner(s) giving the agent authority to submit this application.

** If the applicant is not the owner of the property, the applicant must file power of attorney from the property owner(s) giving the applicant authority to submit this application.

Dinwiddie County, Virginia

Legend

-  County Boundaries
-  Tax Map Index
-  Parcels



Map Printed from Dinwiddie
<https://parcelviewer.geodecisions.com/Dinwiddie>



Title:

Date: 11/29/2021

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Dinwiddie County is not responsible for its accuracy or how current it may be.



TO: Dinwiddie County Planning Commission and Board of Supervisors

FROM: Matt Hastings, PE
Department Head – Land Development

RE: Rhetson Companies, Inc. – Sutherland Retail Store Site Rezoning Application

Summit Design and Engineering Services is assisting in filing this Rezoning Application on behalf of Rhetson Companies, Inc. The current zoning of Tax Map Parcel is 20-3 is A-2, General Agricultural. The applicant is requesting to rezone a +/- 2.10-acre subdivided piece of the subject property to B-2, General Business. This subdivided piece is along the westernmost frontage of the subject parcel on US 460 (Cox Rd).

The property in question is designated on the Future Development Concept of the *Dinwiddie County Comprehensive Plan Update 2006* as a future Urban Area. The urban area is intended to serve medium to high density residential, commercial, and industrial development.

This proposed rezoning to B-2, General Business District would satisfy the following goal of the *Dinwiddie County Comprehensive Plan Update 2006*.

Economic Development:

Goal #1: Strengthen the economic base of the County through broad-based economic development and tourism.

- *Objectives:*
 - Attract new businesses.
 - Create land use policies that maximize the designation of areas around interstate highway interchanges for business development.

The proposed use in this area is compliance with the Comprehensive Plan and the intent of the B-2 General Business district, which “covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors, other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants, taverns and garages and service stations.” Additionally, the proposed use would be consistent with the existing pattern of commercial development in the vicinity of the subject property because a large commercial building (i.e., the Wal-Mart distribution center) is located directly across the street from the subject property.

Project Narrative:

Rhetson Companies, Inc. is rezoning from A-2 to B-3, to develop a 76' x 140', 10,640 square foot retail store with 6-8 Employees and operating hours between 8 a.m.- 10 p.m. The proposed new building would require a minimum of 30 parking spaces by the Dinwiddie County Zoning Ordinance. There are a total of 34 standard parking spaces and 2 handicapped/van accessible spaces being proposed.

The establishment, maintenance, and operation resulting from the rezoning will not be detrimental to or pose any danger to public health, safety, morals, comfort or general welfare. Furthermore, the rezoning will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the surrounding neighborhood. The rezoning will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed structure will incorporate an appealing architectural exterior that will not be at variance with the immediate neighborhood or character of the applicable district and will not cause a substantial depreciation of the properties in the neighborhood. For this site, the architectural exterior has been upgraded to produce an aesthetically pleasing building. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines in order to be in harmony with the intended spirit and purpose of the Zoning Ordinance.

This site will be served by public water and sewer, as the parcel directly to the west of the subject property is owned and operated by the Dinwiddie County Service Authority and contains both water and sewer. The proposed use has very minimal water and sewer usage, so the proposed development will not produce a stain on the Dinwiddie County Service Authority. Adequate facilities will be provided by the engineer for utilities, access roads, drainage & storm water facilities, etc. The entrance will be designed and will meet or exceed Virginia Department of Transportation standards. The Engineer has consulted with VDOT to determine the requirements for the proposed use and verified that a TIA is not required based on the anticipated traffic count. The initial discussion with VDOT has determined that the proposed entrance location will meet the VDOT standards and based on the low anticipated traffic volumes into the store, no turn lanes or road improvements to US 460 are anticipated by VDOT. The site improvements will provide ample space for consumers to park while also providing for safe ingress and egress, thereby providing for the safety of those utilizing the facility and provide for access of fire and safety equipment to the site. The parking areas have been designed to be in harmony with the adjacent properties and promote the health, safety, and general welfare of the community. The parking arrangement as shown on the site concept plan is designed to provide a formal and flowing site with standardized parking and drive aisle, landscaping, and visual appeal. Facilities will be located in order to minimize noise, glare, or odor effects on adjoining properties and properties generally in the district.

Refuse and service areas will be screened from view from public areas and surrounding properties. Trash will be removed from the business on a regular basis and the site will be kept in a neat and orderly manner. Appropriate screening and buffering will be provided of a similar type, dimension and character of the surrounding neighborhood and meets or exceeds the standards of the Dinwiddie County Zoning Ordinance. The proposed site signage will be designed to not impede sight distance or constitute a nuisance. Lighting will be dark skies friendly and will not produce glare or spillover onto adjacent properties or the adjacent roadway. All landscaping for the site will be designed to meet the Dinwiddie County Zoning Ordinance. All setbacks and other buffers are provided for in the concept design.

The proposed use is compatible with the surrounding neighborhood, which consists of business zoned, industrial zoned, and agricultural zoned parcels, as well as the Future Land Use designation outlined by the *Dinwiddie County Comprehensive Plan Update 2006*. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines of the Dinwiddie County Zoning Ordinance.