

# **Planning Commission Staff Report**

File #: C-22-1  
Applicants: Ralph A. Shands and Agent, Cordelia V. Shands  
CUP Request: To operate an event facility  
Property Location: 26912 Troublefield Rd.  
Tax Map Parcel #'s: Tax Map No. 87-20  
Property Size: Approximately 84.0 +/- acres  
Current Zoning: A-2, Agricultural General  
Magisterial District: Rowanty  
P.C. Hearing Dates: March 9, 2022

---

## **CASE OVERVIEW**

The applicants, Ralph A. Shands and agent, Cordelia V. Shands, are seeking a conditional use permit to allow for an event facility on property containing approximately 84.0 +/- acres. The A-2 zoning district allows an event facility with a conditional use permit. The property is located at 26912 Troublefield Rd., Stony Creek, VA and is further defined as part of Tax Map Parcel No. 87-20. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows for agricultural, forestal, low-density residential, and service uses for this general area.

## **RELATED ATTACHMENTS**

- CUP Application and GIS Location Map

## **LAND USE AND ZONING ANALYSIS**

The subject property includes the existing enclosed picnic shelters, bathroom building, band shelter, storage buildings, pond and open space area. The surrounding property land uses include single-family residential uses and farm related and forestal land uses i.e., cropland, pastureland, forestland as well as the sand and gravel mines. These surrounding properties are zoned A-2, Agricultural General.

As designated by the Comprehensive Land Use Plan, the subject property is within the Rural Conservation Area which allows limited commercial development. The A-2, Zoning District allows an “event facility” upon the Board of Supervisors granting the use under a conditional use permit.

## **OVERVIEW OF IMPACTS**

### *Public Utilities, & Public Safety Impacts*

The existing facilities utilize on-site well and septic systems. When the proposed use of the property (the event facility) was presented to the Dinwiddie County Land Development Committee (LDC), the Public Safety Department indicated that the impact of the proposed use on public safety services is minimal.

### *Transportation Impacts*

The impacts on the transportation network are minimal. The subject property is accessed from the existing entrance located on Troublefield Road. The number of trips generated by the proposed use on the subject property is based on the type of event and these events normally do not take place during normal peak hours with the events taking place on weekends and in the evenings.

In general, the road system in this particular area is adequate to handle the traffic generated by the subject use. If the proposed use is granted a conditional use permit, the applicant will be required to comply with all VDOT commercial entrance requirements.

### **SITE AND USE ANALYSIS**

This is an appropriate use of the existing facilities located on the subject property and given the total acreage available for the event facility in relation to the surrounding land uses, zoning pattern, the proposed use is appropriately located.

#### **Planning Staff Recommendation:**

The Planning staff reviewed the conditional use permit request and is satisfied that with appropriate conditions the impacts of the proposed event facility are addressed. The issuance of the permit would be in compliance with the intent, purpose and design of this Chapter and/or Section 22-2 of this Code.

Staff's recommendation of APPROVAL of the request for a conditional use permit to allow for the use of the existing property and buildings to provide for an event facility is subject to the following conditions:

1. The existing buildings utilized as part of the event facility and ancillary lodging facility shall be modified and permits applied for and approved as needed to meet the applicable Fire Code as set forth in the Fire Code as amended and Building Code requirements as set forth in the Building Code as amended.
2. Adequate sanitary sewer and potable water facilities shall be maintained per Dinwiddie County Health Department requirements and all applicable Dinwiddie County Health Department permits shall be obtained as part of the event facility.
3. Any additional site lighting installed on the property shall be directed downward and inward to the site to preserve the night sky and shall not directly cast light onto the adjoining properties.
4. All related outdoor recreational and all other outdoor activities and events shall be conducted daily between 6:00 AM and 11:59 PM.
5. Informal outdoor camping is only allowed when associated with and ancillary to an event. The camping is only allowed on a temporary basis with no permanent campsites being established. The maximum number of overnight campers or guests on the entire property shall not exceed an agreed upon number for any one 24-hour period.
6. For events where security is needed and provided by the deputies with the Dinwiddie County Sheriff's Department, the property owner(s) shall be responsible for all costs associated with the deputies providing security services and payment/reimbursement to the Dinwiddie County Sheriff's Department.
7. Any gatherings of more than 300 persons on the property at any one time for an event or any other activity shall be subject to the entirety of Chapter 3, Article 2 of the Dinwiddie County Code, Special Events, as it may be amended from time to time.
8. Noise associated with events, gatherings, and activities shall be subject to and comply with the entirety of Chapter 15, Article 1 of the Dinwiddie County Code, Offenses, as it may be amended from time to time.

9. Where there is existing forested area a 50-foot buffer for the entire perimeter of the property extending from the perimeter exterior property lines inward to the property is to be permanently maintained where clearing of vegetation shall not be allowed.
10. This conditional use permit shall be reviewed by the Zoning Administrator of Dinwiddie County on an annual basis from the date of issuance of the conditional use permit.
11. A violation of any of the conditions of this conditional use permit shall make this conditional use permit subject to revocation by the Dinwiddie County Board of Supervisors.
12. The event facility shall comply with all applicable federal, state, and local codes.

### **PLANNING COMMISSION RECOMMENDATION**

Since this is a zoning matter, the standard statement regarding the Planning commission recommendation on this zoning matter must be read. In order to assist, staff prepared the following statements:

#### **Motion to recommend approval to the Board of Supervisors with conditions:**

**BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (3) & (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-22-1, as presented, be recommended for approval with conditions to the Board of Supervisors.**

#### **Motion to recommend disapproval to the Board of Supervisors:**

**BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (3) & (7) and Zoning Ordinance Sections 22-22 and 22-2 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-22-1, as presented, be recommended for disapproval to the Board of Supervisors as the issuance of a conditional use permit would not be in compliance with the intent, purpose, and design of the Dinwiddie County Zoning Code.**