

Planning Commission Staff Report

File #: P-22-4
Applicant: Marvin Copeland
Rezoning Request: Residential, Limited, R-1 to Residential, Urban, R-U
Property Location: Greenville Avenue, West Petersburg
Tax Map Parcel #: 21A-1-260 & 21A-1-261
Property Size: 0.11 +/- acres
Magisterial District: Rohoic District
Planning Commission Mtg.: April 13, 2022

CASE OVERVIEW

The applicant, Marvin Copeland, is requesting to rezone property containing approximately 0.11 +/- acres from Residential, Limited, R-1 to Residential, Urban, R-U. The R-U zoning district allows for single-family residential uses pursuant to the Zoning Ordinance allowed density. The property is located on the south side of Greenville Avenue in West Petersburg between the intersections with Roanoke Street and Potomac Street, and is further identified as Tax Map Parcel Nos. 21A-1-260 and 21A-1-261. 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.

ATTACHMENTS

- Rezoning Application
- Property Location Map

LAND USE/ZONING ANALYSIS

The subject property is located on the south side of Greenville Avenue in West Petersburg and is further identified as Tax Map Parcel Nos. 21A-1-260 and 21A-1-261. The applicant is seeking a rezoning of the 0.11 acre property from Residential, Limited, R-1 to Residential, Urban, R-U in order to combine the two aforementioned parcels and construct a new single-family residential dwelling. The R-U zoning classification allows for minimum lot sizes of 5,000 square feet with a minimum lot width of 50 feet. The proposed dwelling will be served by public water and sewer by the Dinwiddie County Water Authority (DCWA) water and sewer system.

There have been two previous and similar rezoning cases, P-16-2 and P-19-1, within the general area of the subject property. Both cases involved the rezoning of 0.12 acre properties on Surry Avenue from R-1, Residential, Limited, to R-U, Residential, Urban to allow for the construction of single-family residential dwellings. The Board of Supervisors granted approval of these rezoning cases in 2016 and 2019 respectively.

The surrounding land use around the property is predominately low-density established and stable single-family residential development. A civic use (church) is also located in close proximity to the property across Greenville Avenue. The surrounding area is zoned Residential, Limited, R-1. West Petersburg consists of lots that are 25 feet wide and 100 feet deep which are nonconforming with regard to the R-1 District requirements. The majority of existing homes in this neighborhood are situated across property lines and the remaining vacant lots do not accommodate further development on their own individually. The R-U zoning classification was adopted with an intent of addressing these type nonconformities and issues in this general area.

The subject rezoning request will permit for a new dwelling that is compatible with the size and character of the surrounding development.

The property under review is designated by the Comprehensive Land Use Plan (the “Plan”) as being within the Urban Area. As such, the general area is expected to accommodate future medium density residential development.

The composition and purpose statement within the R-U Zoning District states that *“In general, the "Residential, Urban" zoning district allows smaller lot sizes and setbacks than the county's other residential zoning districts, giving areas zoned R-U a more urban feel. The district regulations are designed to reflect the urban nature of such neighborhoods as characterized by detached single-family dwellings situated on small lots with narrow yards and modest setbacks. The district regulations are intended to encourage continued improvement and efficient use of existing residential buildings and their accessory structures, while ensuring that infill development will be compatible with the established character of the district”*. The proposed development is in accordance with the purpose of the R-U District.

Chapter XI of the Plan outlines the policies, goals, and objectives of the County. Policy statement (3) identifies the County’s desire to *“maintain and enhance the County’s ability to coordinate a balanced land-use program among various types of residential, commercial, and industrial interests by encouraging development within areas defined as growth centers and/or growth corridors.”* As previously mentioned, this general area is designated as Urban Area; thus, with the property being located in the existing West Petersburg neighborhood and having access to the DCWA water and sewer system, this general area may be considered a residential growth center.

OVERVIEW OF IMPACTS

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

As public water and sewer is available in the area, the use of public water and sewer utilities is being utilized by the applicant. It is the intention of the applicant to combine the subject lots/properties so that a dwelling may be located on its own individual lot.

With the proposed lot consolidation allowing for the construction of a single-family residence, the impacts on public safety services should be minimal.

The impact on the public school system should be minimal based on the school system’s census information, which estimates 0.56 students per household, and at current build out (three to five years in normal economic housing market conditions) this proposed development would add one student to the school system with one-third attending elementary, one-third attending middle, and one-third attending high school.

Transportation Impacts

The impact on the existing transportation network from the proposed development would not warrant the construction of any turn lanes or tapers. The proposed development will only require a residential driveway entrance.

Staff Recommendation:

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

Staff recommends APPROVAL of the request to rezone the subject property given that:

1. The requested zoning classification, Residential, Urban, R-U, is compatible with the surrounding zoning pattern and surrounding land uses. Additionally, the R-U Zoning District was created to accommodate further development of the existing lots within the Urban Area including the West Petersburg neighborhood.
2. The requested zoning classification, Residential, Urban, R-U, conforms to the underlying uses recommended for this general area as set forth in the Urban Area of the Comprehensive Land Use Plan.

PLANNING COMMISSION RECOMMENDATION

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

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-22-4 be recommended for (approval, OR disapproval) to the Board of Supervisors.