

# 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 1-10-22 Case No.: C-22-1  
Date Rec'd 1-10-22 Fee Amount: 1500.00  
Time Rec'd 2:45pm Receipt No: 33738  
Pre-Application Conference Date: 1-7-22  
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: Event Facility / AS

Existing Zoning: A-2      Existing Acreage: 40 84 / AS  
Proposed Zoning: A-2      Proposed Acreage: \_\_\_\_\_  
Total Acreage: 40 84 / AS

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): Ralph A Shands      Home/Cell# (804) 469-7367  
Address P.O. Box 91, Stony Creek, VA 23882      Work# \_\_\_\_\_  
Agent(s): Cordelia V. Shands      Home/Cell# (757)286-5337  
Address: 4 Barnes Court, Hampton VA 23664      Work# \_\_\_\_\_

Property Owner       Contract Purchaser       Other: \_\_\_\_\_

### 3) PROPERTY OWNER INFORMATION

Property Owner's Name and address (see note on last page):  
Ralph A. Shands  
26912 Troublefield Rd  
Contact# \_\_\_\_\_  
Property Tax Parcel Number(s): 87-20

Property Owner's Mailing Address (If this address is different from that listed in the Assessor's Office.):  
P.O. Box 91  
Stony Creek, VA 23882  
Contact# \_\_\_\_\_

4.)

**SUBJECT PARCEL INFORMATION**

General Location of Project: Shands' Park Troublefield Road

Tax Map # 87-20  
Subdivision Name: \_\_\_\_\_  
Section: Block 4 and 5  
Address: 26912  
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: \_\_\_\_\_

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.:

Shands' Park is a recreational venue for the community and surrounding areas to use for outdoor events. It provides not only for fellowship, but for recreation and relaxation. It is an asset unlike none other in the area with Pavilion, Stage, Restrooms and Lake. A Conditional Use Permit will enable the Park to operate within the guidelines of Dinwiddie County.

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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.:

Shands' Park has been in existence for over 20 years. At the time of its opening, there were no homes/structures past 26907 Troublefield Road. It is not detrimental to the surrounding area. On the contrary, it is an asset. It uses well/Spring water and a Septic tank. It does not impede access to those living on Troublefield Road

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

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

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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: January 6, \_\_\_\_\_, 20 22

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

AGENT'S NAME Cordelia V. Shands  
 (Typed or printed)

SIGNATURE OF APPLICANT\*\* *Ralph A. Shands*  
 (Same name as used in Item 2, Page 1)

APPLICANT'S NAME Ralph A. Shands  
 (Typed or printed)

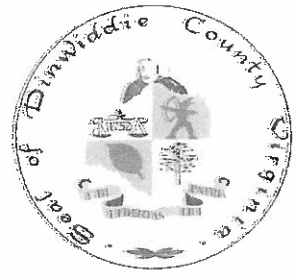
I authorize you, the merchant, to initiate an electronic debit to my account for the amount rendered on this check plus the legal limit returned check fee if the item is dishonored. The use of a check for payment is my acceptance of this policy. Signature \_\_\_\_\_

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 PLANNING  
&  
ZONING DEPARTMENT  
SPECIAL LIMITED POWER OF  
ATTORNEY APPLICATION**



Planning Department – Post Office Drawer 70 – Dinwiddie, Virginia 23841  
Phone (804) 469-4500 ext. 2117 Fax (804) 469-5322

Know all men by these presents: That I (We)

(Name): Ralph A. Shands (Telephone): (804) 469-7367

(Address): P.O. Box 91, Stony Creek, VA 23882

The owner(s) of all those tracts or parcels of land ("Property") conveyed to me (us), by deed recorded in the Clerk's Office of the Circuit Court of the County of Dinwiddie, Virginia, by

Instrument No. DB 136, on Page 378, and is described as Tax Map Parcel # 87-20, do hereby make, constitute and appoint

(Name): Cordelia V. Shands (Telephone): (757) 286-5337

(Address): 4 Barnes Court, Hampton, VA 23664

To act as my true and lawful attorney-in-fact and in my (our) name, place and stead with full power and authority I (we) would have if acting personally to file planning applications for my (our) above described Property, to include (put a checkmark next to the appropriate action that applies(y):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Rezoning Request (including proffers) | <input type="checkbox"/> Building Permit(s)       |   |
| <input checked="" type="checkbox"/> Conditional Use Permit     | <input type="checkbox"/> Subdivision Exception    |   |
| <input type="checkbox"/> Preliminary Subdivision Plat          | <input type="checkbox"/> Site Plan of Development | <input type="checkbox"/> Landscape Plan       |
| <input type="checkbox"/> Final Subdivision Plat                | <input type="checkbox"/> Site Plan Modification   | <input type="checkbox"/> Lighting Plan        |
| <input type="checkbox"/> Subdivision Construction Plans        | <input type="checkbox"/> Variance Request         | <input type="checkbox"/> Transfer of Approval |

My attorney-in-fact shall have the authority to offer proffered conditions and to make amendments to previously approved proffered conditions except as follows:

This authorization shall expire one year from the day it is signed, or unto it is otherwise rescinded or modified in witness thereof, I (we) have hereto set my (our) hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

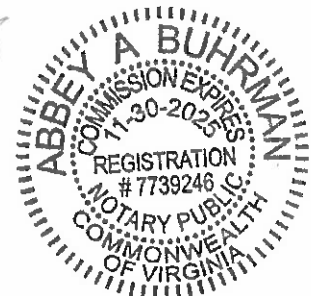
Signature(s) Ralph A. Shands

State of Virginia, City/County of Sussex, To-wit:

I Abbey Buhrman, a Notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed to the foregoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 15<sup>th</sup> day of March, 2022.

Abbey A. Buhrman  
Notary Public

My commission expires: 11-30-25



## Conditions for Shands' Park

1. The existing buildings utilized as part of Shands' Park shall be modified to meet the building code requirements for the applicable use groups as set forth in the Building Code.
2. Any additional site lighting installed shall be directed downward and inward to the site and shall not directly cast light onto the adjoining properties.
3. All related outdoor recreational and all other outdoor activities and events shall be conducted between 6:00 AM and 12:00 AM.
4. Events will not exceed park capacity.
5. Events will be scheduled / approved by Shands Park.
6. All events are at the discretion of Shands' Park.
7. Music will cease at midnight.
8. Events that will occur at the Park will include, but not limited to: birthday parties, family reunions, church services, weddings, car shows, fund raisers, dirt bike/ATV trail event, organizational gatherings, camping, recreational vehicles.
9. Informal outdoor camping is 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 twenty-four (24) hour period. For example, 100 persons for a 24 hour period.
10. This conditional Use Permit shall be reviewed by the Planning Commission of Dinwiddie County every two (2) years from the date of issuance of the permit.