



Dinwiddie County Planning and Zoning Office

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MEMORANDUM

TO: Board of Supervisors
W. Kevin Massengill, County Administrator

FROM: Mark Bassett, Planning Director

DATE: May 11, 2022

SUBJECT: Rezoning Request, P-22-2, as amended

Please find the attached Planning Commission meeting summary report for rezoning request P-22-2. The amended request involves rezoning the eastern most portion of the property which encompasses 2.51 acres on the north side of Cox Rd. (Route 460), North Dinwiddie, Virginia across from the Wal-Mart Distribution Center employee entrance and is further defined as part of Tax Map Parcel No. 20-3. The applicant, James G. Flowers, and his agent, Jamie S. Encinosa, with Rhetson Companies, Inc., are requesting to rezone property containing approximately 2.51 +/- acres from Agricultural, General, A-2 to Business, General, B-2 with proffers. Under the Zoning Ordinance, the B-2 zoning district allows retail stores as a permitted use. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Area, which allows for commercial and industrial uses for this general area. 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.

After hearing the request for the rezoning, the Planning Commission voted 6-0 to recommend approval of the rezoning request to the Board of Supervisors.