

# **Planning Commission Staff Report**

File #: P-22-5  
Applicant: Hot Rod Motorsports, LLC, and their agent, Raymond Akoury  
Rezoning Request: Industrial, General, M-2 to Business, General, B-2  
Property Location: 6751 Beck Chappell Dr., North Dinwiddie, Virginia  
Tax Map Parcel #: 20-86AD  
Property Size: 2.00 acres  
Magisterial District: Rohoic District  
Planning Commission Mtg.: June 8, 2022

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## **CASE OVERVIEW**

The applicant, Hot Rod Motorsports, LLC, and their agent, Raymond Akoury, are requesting to rezone property containing approximately 2.00 +/- acres from M-2, Industrial, General, to B-2, Business, General. The B-2 zoning district allows for general businesses. The property is located at 6751 Beck Chappell Dr., North Dinwiddie, Virginia and is further defined as Tax Map Parcel No. 20-86AD. 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.

## **ATTACHMENTS**

Rezoning Application, Property Location Map

## **LAND USE/ZONING ANALYSIS**

The subject property is located on the east side of Beck Chappell Drive adjacent to the Dinwiddie County Airport and is further identified as Tax Map Parcel No. 20-86AD. The properties in the immediate area surrounding the subject parcel include open space and land uses associated with the airport including the airport terminal building, the executive hangars and the commercial/light industrial building located on the west side of Beck Chappell Drive. A portion of the subject property recently received site plan approval for a classic car/motorsports restoration business and Hot Rod Motorsports, LLC is moving toward the construction phase of the project. If the subject rezoning request is approved, the applicant has indicated an intent to construct either a retail or restaurant use on the subject property in addition to the recently approved car restoration business. The surrounding airport industrial authority property is zoned M-2, Industrial, General. To the east of the airport property along the outer perimeter is property zoned B-2, Business, General and A-2, Agricultural, General. There is property along Airport Road that is zoned B-2, Business, General, and additional property zoned M-1, Industrial, Limited.

In the Comprehensive Land Use Plan, the subject property is located within the Urban Growth Area which recommends commercial, service, and industrial development for this general area. The Business, General, B-2 zoning district is intended for areas within the community that are appropriately located for the conduct of general business to which the public requires direct and frequent access. Given the location of the subject property along Beck Chappell Drive near Route 460, as well as being located near to other existing commercial businesses and B-2 zoned property, it is well suited for general business uses requiring frequent vehicular access.

## **OVERVIEW OF IMPACTS**

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

Given the existing commercial and industrial uses in the area, the impacts of the proposed commercial rezoning to the public utility system are expected to be minimal. As noted previously, there is an approved site plan for the subject property and no utility issues were identified as part of the development. Future development will be subject to governmental agency reviews and permitting.

There is no impact on the public school system with the proposed rezoning. There is minimal impact on public safety as this area contains other commercial and industrial uses. The location of the property is well suited for responding to public safety related calls.

### *Transportation Impacts*

The subject property has direct access to Beck Chappell Drive, which aligns with the signalized intersection with Route 460, and also has access to the private Airport Road that leads out to Route 1. As part of the initial development of the subject property, the access points and commercial entrance design were evaluated and approved by VDOT. The future development of the remaining portion of the property will have to be designed and planned during the site plan review and approval process.

### *Staff Recommendation:*

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

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

1. The zoning classification requested, B-2, Business, General with proffers is compatible with the surrounding zoning pattern and surrounding land uses;
2. The requested zoning classification conforms to the underlying uses recommended in the Urban Growth Area in the Comprehensive Land Use Plan for this general area.

## **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 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-22-5 be recommended for (approval OR disapproval) to the Board of Supervisors.**