

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 11-22-22 Case No.: C-23-3
 Date Rec'd 11-22-22 Fee Amount: \$1500.00
 Time Rec'd 2:30PM Receipt No: 34631
 Pre-Application Conference Date: 9-29-22
 This application has been amended: YES NO
 Reviewed by: BCR

*Information must be typed or printed and completed in full.
 Attach additional pages where necessary.*

1) LAND USE INFORMATION	
(Check One): <input checked="" type="checkbox"/> BOS <input checked="" type="checkbox"/> PC <input type="checkbox"/> BZA <input checked="" type="checkbox"/> New <input type="checkbox"/> Renewal Amend Previous Case: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Previous/Renewed Case#: _____ Land Use Taxation: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Application Type: (Check One): <input type="checkbox"/> Variance <input type="checkbox"/> Administrative Variance <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Rezoning <input type="checkbox"/> Street Vacation <input type="checkbox"/> Special Exception <input type="checkbox"/> Amendment	
Description of Request: <u>Build an RV Campground with RV and Boat Storage</u>	
Existing Zoning: <u>A-2</u>	Existing Acreage: <u>186</u>
Proposed Zoning: _____	Proposed Acreage: <u>186</u>
	Total Acreage: <u>186</u>
Water (Check One): <input type="checkbox"/> Public <input checked="" type="checkbox"/> Well	
Sewer (Check One): <input type="checkbox"/> Public <input checked="" type="checkbox"/> On-site Well and Septic	
Attached: (Check): <input checked="" type="checkbox"/> Miscellaneous Information <input checked="" type="checkbox"/> Master Plan <input type="checkbox"/> Text Statement <input type="checkbox"/> Proffered Conditions	
2) APPLICANT/AGENT INFORMATION	
Applicant(s): <u>JACK KNAPP</u> Home/Cell# <u>804 400 1341</u> Address: <u>1503 BLACK HEATH RD MIDLOTHIAN VA 23112</u> Work# _____ Agent(s): <u>Jack Knapp</u> Home/Cell# <u>8044001341</u> Address: <u>1503 Black Heath Rd, Midlothian, VA 23113</u> Work# _____	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Contract Purchaser <input type="checkbox"/> Other: _____	
3) PROPERTY OWNER INFORMATION	
Property Owner's Name and address (see note on last page): <u>William J Phipps Jr and Rebecca P Dodge</u> <u>11601 Johnson Rd., South Prince George, VA 23805</u> Contact# <u>804-691-0280</u>	Property Owner's Mailing Address (If this address is different from that listed in the Assessor's Office.): _____ _____
Property Tax Parcel Number: 44-26A	Phone# _____

4.)

SUBJECT PARCEL INFORMATION

General Location of Project: Nash Rd. Property abuts Stony Creek and sits behind the Dinwiddie County Municipal complex.

Tax Map # 44-26A
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: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage:** _____
Existing Use: _____
Conditions: _____

Explain fully the proposed use, type of development, operation program, reason for this request, etc.:
Please see attached.

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.:

Minimal. May have a handful of school aged children, however, most full-time RV people homeschool.

We will install our own well water and septic system

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

None

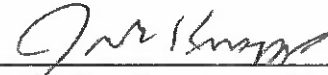
If requesting a variance or special exception, explain the unique physical hardship or extraordinary situation that is justification for the request:

None

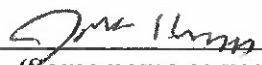
Complete names and address (including Zip codes) of all owners adjacent, across the road or highway from the property and across any railroad right-of-way, creek, river, from such property must be obtained by the applicant from the Commissioner of the Revenue, Pamplin Administration Building. If such 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.

1. 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".
2. 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.
3. Enclose with this application any required plans or plats (plans must be folded).
4. 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:

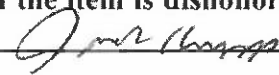
Date: 11/22, 2022

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

AGENT'S NAME Jack Knapp
 (Typed or printed)

SIGNATURE OF APPLICANT** 
 (Same name as used in Item 2, Page 1)

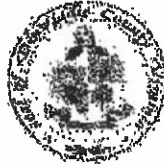
APPLICANT'S NAME JACK KNAPP
 (Typed or printed)

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

Planning Department
Post Office Drawer 70
Dinwiddie, Virginia 23844
Phone (804) 489-4600 ext. 2117 Fax (804) 469-5322

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

(Name): William PHIPPS (Telephone): 804 691-0280

(Address): 11601 JOHNSON RD Petersburg VA 23803

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. PLAT BOOK on Page 17/445 and is described as Tax Map Parcel # 44-26 A do hereby make, constitute and appoint

(Name): JACK KENAP (Telephone): 804 400 1341

(Address): 1503 BLACK HEATH RD M. ALDRIDGE VA 23113

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 (s)):

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

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

NONE

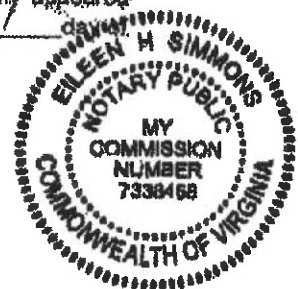
This authorization shall expire one year from the day it is signed, or unto it is otherwise rescinded or modified in witness thereof, I (we) have hereunto set my (our) hand and seal this 21 day of November 20 22

Signature(s) Eileen H Simmons
State of Virginia, City/County of Dinwiddie To-wit:

Eileen H Simmons, 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 21 day of November 20 22

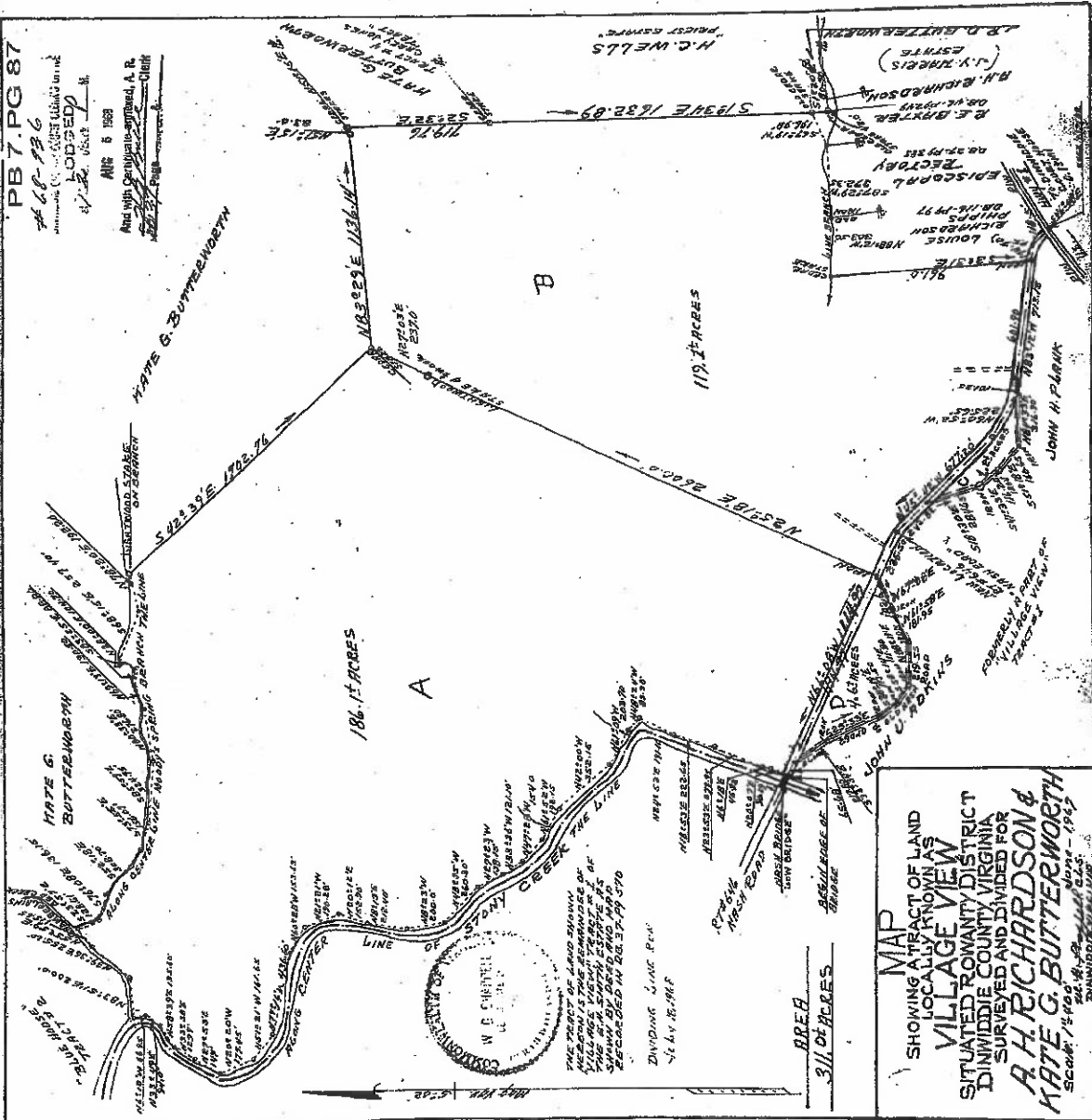
My commission expires: 02-28-2026

Eileen H Simmons
Notary Public



PB 7, PG 87

18-196
LOBBED
AUG 8 1963
Area with Certificate of Survey, A. R. RICHARDSON & KATE G. BUTTERWOORTH, Client



MAP
SHOWING A TRACT OF LAND
LOCALLY KNOWN AS
VILLAGE VIEW
SITUATED IN ROWAN COUNTY, VIRGINIA
DIVIDED INTO SECTIONS A, B, AND D
SURVEYED AND DIVIDED FOR
A. H. RICHARDSON & KATE G. BUTTERWOORTH
SCALE: 1" = 40' DATE: 1963

Sec. 22-241. - Requirements for campgrounds.

This section is intended to provide guidance to campground operators on requirements which are in addition to those rules and regulations stipulated by the Commonwealth of Virginia governing campgrounds. All campgrounds shall meet and comply with the following requirements.

- (1) Each campground shall contain a minimum of ten acres, a minimum of 50 campsites, and shall not exceed an average of 20 campsites per acre inclusive of service roads, toilet buildings, recreational areas, etc.
- (2) All campgrounds shall have a landscaped or wooded setback line of 50 feet from any highway or public road right-of-way or 75-foot setback from the centerline of any highway or public road, whichever distance is greater.
- (3) Each campground shall have at least 25 feet of open space abutting all adjoining property and shall be contained within a board fence, evergreen hedge or screen which shall be a minimum of eight feet in height or of sufficient density to screen the site from adjacent properties. All borders shall be maintained properly in compliance with the intent of this requirement. No fence, hedge or screen need be constructed abutting any highway or public road provided subsection (2) of this section is complied with.
- (4) All ingress and egress shall be to the required standard of the Virginia Department of Transportation.
- (5) Streets within the campground shall be constructed with stone of sufficient width and depth to facilitate vehicular movement within the campground. Proper drainage of the site shall be provided.
- (6) A minimum of ten percent of the gross land area of the campground shall be reserved for recreational uses.
- (7) Campground owners/operators must create a set of rules and regulations of his/her park. Such rules and regulations shall be enforced by the owner/operator. A copy of these rules and regulations shall be filed in the office of the county department of planning and community development.
- (8) Before an application for a permit for the construction of a campground shall be approved by the board of supervisors, or its agent, the applicant shall, in lieu of construction, furnish cash escrow or a performance bond in an amount calculated by the board of supervisors, or its agent, to secure the required improvements in a workmanlike manner and in accordance with established or approved specifications and construction schedules, which bond shall be payable to and held by the county. In lieu of bond, development may be presented for inspection in completed form.
- (9) Campground site plan development shall follow procedure and approval as set forth for

subdivisions in chapter 18 of this Code.

- (10) No existing campground shall be enlarged or extended unless the addition to the campground is made to conform to all requirements contained herein.
- (11) No camping unit shall be placed in a campground until development standards are met, either by completion of plan or by bond.
- (12) Each camping unit space shall be directly accessible from an approved internal street. No direct access to camping units spaces from public streets shall be permitted.
- (13) All permanent buildings and structures shall be constructed under the provisions of the Uniform Statewide Building Code and the Board of Health. Any reconstruction, alteration, conversion or repairs required by the application of the Virginia Code and the regulations of the board of health shall be carried out in accordance with the provisions of the Uniform Statewide Building Code;
- (14) Permanent structures may be constructed on individual campsite lots but may not be permanently attached to the camping unit. The structure(s) are limited to an A-frame roof supported by posts and/or a porch/deck. The length of the A-frame structure and porch/deck shall not exceed the length of the camping unit by more than 12 inches. The opening under which the camping unit sits shall not exceed the width of the unit by more than 12 inches or the height of the unit by more than 12 inches (sitting level). The maximum width of the porch/deck shall be eight feet. The maximum overhang at the eaves of the roof or deck/porch is not to exceed 12 inches. Porches may have wainscoting to a height not exceeding three feet and must be of the same material as the gable ends, if applicable. The porches may be screened. Two weather-proof outlets may be provided and a ceiling fan outlet to serve the deck/porch but such outlet shall be limited to one 120 volt, 20-amp circuit.
- (15) Any nonconforming structure in existence on the date of adoption of this ordinance which is substantially destroyed or which deteriorates or is damaged so that substantial replacement of the structure is necessary, shall be replaced only with a structure that conforms to and satisfies all requirements of this section.



COMMONWEALTH OF VIRGINIA
STATE CORPORATION COMMISSION

Office of the Clerk

November 17, 2022

Jack Knapp
1503 Black Heath
Midlothian, VA, 23113

RECEIPT

RE: Peaceful Pines RV Park, LLC
RESERVATION ID: 11462255
RESERVATION PIN: ZQSL97
FILING NO: 2211175167920
WORK ORDER NO: 202211173247450

Dear Customer:

This is your receipt for \$10.00 to cover the fee for filing with this office a reservation of the business entity name referenced above.

The owner of the reserved name is Jack Knapp .

The effective date of the reservation is November 17, 2022. The name reservation expires March 17, 2023.

This reservation can be renewed for an additional 120-day period by filing an application for renewal within 45 days prior to the date the reservation expires.

If you have any questions, please call (804) 371-9733 or toll-free 1-866-722-2551.

Sincerely,

Bernard J. Logan
Clerk of the Commission

Delivery Method: Email