

VIRGINIA: MINUTES FOR THE ORGANIZATIONAL AND REGULAR MEETING OF THE DINWIDDIE COUNTY PLANNING COMMISSION HELD IN THE GOVERNMENT CENTER BUILDING ON THE 11th DAY OF JANUARY 2023 AT 7:00 P.M.

PRESENT:	SAMUEL W. HAYES, P.E.		AT-LARGE
	BUTCH CUNNINGHAM		DIST #4
	DR. EVERETTE PROSISE	VICE CHAIRMAN	DIST #1
	EDWARD TITMUS		DIST #2
	JOHN HARVELL		DIST #3
	DR. THOMAS TUCKER	CHAIRMAN	AT-LARGE
	ANTHONY SIMMONS		DIST #5

OTHER:	MARK BASSETT	PLANNING DIRECTOR
	BRAD ROBINSON	SR. PLANNER/ZONING ADMINISTRATOR
	MICHAEL DREWRY	ASST. COUNTY ATTORNEY

IN RE: CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

IN RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Chairman asked everyone to stand for the pledge of allegiance and a moment of silence.

IN RE: ROLL CALL

The Chairman asked for the roll to be called and all members were present.

IN RE: APPROVAL OF AGENDA

The Chairman asked if there were any additions or corrections to the agenda. The Chairman said if there are none he would entertain a motion to accept the agenda as presented.

Mr. Titmus made a motion that the agenda be accepted as presented. It was seconded by Mr. Simmons and with Mr. Titmus, Mr. Harvell, Mr. Simmons, Mr. Cunningham, Mr. Hayes, Dr. Prosise and Mr. Tucker voting "AYE" the agenda was accepted as presented.

IN RE: MINUTES

The Chairman asked if there were any corrections to the November 9, 2022 workshop meeting minutes. He said since there are none he would entertain a motion to accept the minutes as presented.

Mr. Titmus made a motion that the workshop minutes be accepted as presented. It was seconded by Mr. Harvell and with Mr. Harvell, Mr. Titmus, Mr. Simmons, Mr. Cunningham, Mr. Hayes and Dr. Prosise voting "AYE" and Mr. Tucker "ABSTAINING" the workshop minutes were accepted as presented.

The Chairman asked if there were any corrections to the November 9, 2022 regular meeting minutes. He said since there are none he would entertain a motion to accept the minutes as presented.

Mr. Titmus made a motion that the minutes be accepted as presented. It was seconded by Mr. Simmons and with Mr. Harvell, Mr. Titmus, Mr. Simmons, Mr. Cunningham, Mr. Hayes and Dr. Prosisie voting "AYE" and Mr. Tucker "ABSTAINING" the regular minutes were accepted as presented.

IN RE: ELECTION OF CHAIRMAN FOR 2023

The Chairman turned the meeting over to Mr. Bassett.

Mr. Bassett asked if there were any nominations for 2023 Planning Commission Chairman.

Mr. Tucker made a motion that Dr. Prosisie be the Planning Commission Chairman for the year 2023. It was seconded by Mr. Titmus and with Mr. Cunningham, Mr. Titmus, Mr. Harvell, Mr. Tucker, Mr. Simmons, Mr. Hayes and Dr. Prosisie voting "Aye" Dr. Prosisie became Chairman of the Planning Commission for the year 2023. All members agreed with the resolution of the Planning Commission of Dinwiddie County Virginia listed below:

BE IT RESOLVED, by the Planning Commission of Dinwiddie County, Virginia that Dr. Everette Prosisie shall be appointed as the Chairman of the Planning Commission of Dinwiddie County, Virginia for the year 2023, or until he resigns, is unable to hold office, or until a successor assumes office.

Mr. Bassett turned the meeting over to Dr. Prosisie.

IN RE: ELECTION OF VICE CHAIRMAN FOR 2023

The Chairman opened nominations for Vice Chairman of the Planning Commission.

Mr. Titmus made a motion that Mr. Simmons be the Planning Commission Vice Chairman for the year 2023. It was seconded by Mr. Harvell and with Mr. Tucker, Mr. Cunningham, Mr. Hayes, Mr. Titmus, Mr. Harvell, Mr. Simmons, and Dr. Prosisie voting "Aye" Mr. Simmons became Vice Chairman of the Planning Commission for the year 2023. All members agreed with the resolution of the Planning Commission of Dinwiddie County Virginia listed below:

BE IT RESOLVED, by the Planning Commission of Dinwiddie County, Virginia that Mr. Anthony Simmons shall be appointed as the Vice Chairman of the Planning Commission of Dinwiddie County, Virginia for the year 2023, or until he resigns, is unable to hold office, or until a successor assumes office.

IN RE: DETERMINATION OF MEETING SCHEDULE FOR 2023

The Chairman said we have before us the meeting schedule for 2023. He asked if there were any corrections or conflicts with it. He said since there are none he would entertain a motion.

Mr. Titmus made a motion to accept the 2023 meeting schedule as presented. It was seconded by Mr. Tucker and with Mr. Tucker, Mr. Cunningham, Mr. Hayes, Mr. Titmus, Mr. Harvell Mr. Simmons and Dr. Prosisie voting "AYE" the 2023 meeting schedule was adopted.

All members agreed with the resolution of the Planning Commission of Dinwiddie County Virginia organizational meeting of the Planning Commission schedule of meetings and dates for 2023 listed below:

WHEREAS, the Planning Commission of Dinwiddie County, Virginia is required by the Virginia Code to adopt a regular meeting schedule,

NOW THEREFORE BE IT RESOLVED by the Planning Commission of Dinwiddie County, Virginia, that the following rules shall apply for the year 2023:

1. Regular Meetings of the Planning Commission shall be held every month, on the second Wednesday of the month, as shown on the attached 2023 calendar, in the Board Meeting Room in the Dinwiddie Government Center, 14010 Boydton Plank Road, Dinwiddie, Virginia. The regular meeting time shall be 7:00 PM unless otherwise noted.
2. Should it be necessary to cancel a regular and/or an advertised Planning Commission meeting due to weather or other conditions, the meeting shall be continued for 7 days to the same time and place.

Regular meeting dates are as follows:

January 11, 2023	May 10, 2023	September 13, 2023
February 8, 2023	June 14, 2023	October 11, 2023
March 8, 2023	July 12, 2023	November 8, 2023
April 12, 2023	August 9, 2023	December 13, 2023

*Note: The organizational meeting for calendar year 2024 will be held on January 10, 2024 7:00 p.m.

RE: CITIZEN COMMENTS

The Chairman opened the citizen comments portion of the meeting and asked if anyone had signed up to speak. He said since there is no one he was closing the citizen comments portion of the meeting.

RE: PUBLIC HEARING

**Staff Report
Planning Commission
January 11, 2023**

Case #: C-23-3
Applicant: Jack Knapp
CUP Request: To establish a RV campground in the A-2 Zoning District
Property Location: Nash Road, Dinwiddie
Tax Map Parcel(s): 44-26A
Property Size: 186.1 +/- acres
Magisterial District: Rowanty

CASE OVERVIEW

The applicant, Jack Knapp, is requesting a conditional use permit to establish a campground on the following described property. The property is located on the north side of Nash Road (Route 647) approximately 0.43 miles west of the intersection with Route 1 and is further identified as Tax Map Parcel No. 44-26A. The property is zoned Agricultural, General, District A-2 which allows for a campground with a conditional use permit. As indicated in the Dinwiddie County Comprehensive

Land Use Plan, the subject property is located within the Planned Growth Area, which recommends residential and commercial development for this general area.

ATTACHMENTS

CUP Application, Site Plan, Property Location Map, Flyer, Proposed Policies

LAND USE/ZONING ANALYSIS

The subject property is located on the north side of Nash Road approximately 0.43 miles west of the intersection with Route 1. The property is currently an undeveloped forested parcel surrounded by parcels of varying size. Some parcels are similar in being undeveloped and forested while others are smaller with residential uses. Larger parcels are generally located to the west which transitions into the Rural Conservation Area further along Nash Road. While all adjoining properties are zoned A-2, the subject property is located within close proximity to the Dinwiddie Courthouse area which contains a mix of commercial and residential zoning based on the presence of business and governmental service related uses.

The applicant proposes to develop a campground for recreational vehicles (RVs) to be known as Peaceful Pines RV Park. The Zoning Ordinance defines a campground as meaning and including (but not limited to) *“tourist camps, travel trailer camps, recreation camps, family campgrounds, camping resorts, camping communities or any other area, place, parcel or tract of land on which three or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and/or facilities is granted gratuitously, by a rental fee, by lease, by conditional sale or by covenants, restrictions and easements”*.

In accordance with the applicant’s conceptual site plan, the campground will be accessed with one entrance from Nash Road (Route 647) and contain 300 full hookup sites, a pavilion/office building and an area for RV storage. “Full hookup” means each campsite will be provided with services including an electric meter, well water, sewer, broadband Wi-Fi and cable TV. Twelve of the 300 sites will be designed for ADA access. The pavilion and office building will be located towards the front entrance and contain the main rental office along with other areas for use by the campers including toilets, showers, sinks, washers, dryers, pet washing station and other common areas for seating, games and picnic tables. Walking trails will be provided on the remainder of the property in accordance with the Zoning Ordinance requirement to reserve 10% of the land area for recreation.

There are currently four campgrounds in the County, including Camptown Campground (Case C-88-7), Lake Chesdin Campground (formerly Cozy Cove Campground), Picture Lake Campground (Case C-88-2) and Whippervock Marina and Campground (Case C-86-5).

Sec. 22-241. of the County Code outlines fifteen (15) minimum requirements for campgrounds exclusive of state regulations. These minimum requirements are as follows (with staff comments in bold italicized text):

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.

The application complies with this requirement. The subject property is a total of 186.1 acres which permits for more campsites than what is proposed with the request.

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.

The application complies with this requirement. The property is currently forested which will allow for existing natural vegetation to assist with screening the project from the public road and adjacent properties. The applicant intends to remove only what is necessary for development of the property which will be located more than 50 feet from the right-of-way.

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 boarders 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.

The application complies with this requirement. The property is currently forested which will allow for existing natural vegetation to assist with screening the project from the public road and adjacent properties. The site plan indicates that campsites will be no closer than 75 feet to property lines.

4. All ingress and egress shall be to the required standard of the Virginia Department of Transportation.

The application complies with this requirement which will be further evaluated during the site plan review process. The concept plan proposes one entrance from Nash Road. Preliminary comments from VDOT indicate that a commercial entrance will be required.

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.

The applicant proposes to utilize gravel for all roads and campsites within the campground. The entrance and parking area around the pavilion will be paved. The project will be reviewed for compliance with stormwater and erosion and sediment control regulations during the site plan review process.

6. A minimum of ten percent of the gross land area of the campground shall be reserved for recreational uses.

The application complies with this requirement. The property is a total of 186.1 acres which requires a minimum of 18.61 acres devoted to recreation.

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.

The application complies with this requirement. A copy of the proposed park policies was submitted with the application and is enclosed with attachments.

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.

The applicant intends to complete construction of the entire campground at the time of commencing operation. The campground will not be constructed in phases.

9. Campground site plan development shall follow procedure and approval as set forth for subdivisions in Chapter 18 of this Code.

This requirement will be addressed at the time of the site plan review process.

10. No existing campground shall be enlarged or extended unless the addition to the campground is made to conform to all requirements contained herein.

This requirement is not applicable at this time.

11. No camping unit shall be placed in a campground until development standards are met, either by completion of plan or by bond.

The applicant intends to complete construction of the entire campground at the time of commencing operation.

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.

The application complies with this requirement. Access to campsites will be from an internal street within the subject property.

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.

The building permit review process will ensure compliance with this requirement.

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.

The applicant does not intend to allow permanent construction by the campers within the campground.

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.

This requirement is not applicable at this time.

The subject property is designated by the Comprehensive Land Use Plan (the “Plan”) as being within the Planned Growth Area which “*is designed to accommodate medium to high density, single-family and multifamily subdivision development, as well as complimentary service and convenience commercial activities and regional commercial centers*”.

A portion of the property is also located within the Route 1 Water/Sewer Overlay which extends ½ mile out (east and west) from the centerline of the Route 1 corridor from the southern urban area boundary down to the Dinwiddie Courthouse community area. According to the Plan, “*when development occurs in this water/sewer overlay, subsequent public water and sewer infrastructure improvements must be extended by the developer to the proposed development*”. The application proposes to utilize well and septic systems, therefore there is no impact of the overlay district on this request.

OVERVIEW OF IMPACTS

Public Utilities, School System, & Public Safety

The project proposes to utilize on-site well and septic systems, therefore there is no impact to public utilities. As the project is not intended for permanent occupancy, impacts to the school system should be minimal. Additional discussion regarding long term campers may be needed with the applicant. Because the campground will be gated, access for public safety response will need to be coordinated.

Transportation

The subject property has direct access to Nash Road (Route 647) and the site plan proposes one main entrance. Initial comments from VDOT indicate that a commercial entrance will be required. Based on the property’s location less than 1/2 mile from Route 1, trips generated to the property should primarily occur on Nash Road from Route 1.

RECOMMENDATIONS & CONDITIONS

As set forth in the Zoning Ordinance Sec. 22-22. (Conditional use permits generally), “*Any provisions of this Chapter which allow a use with a conditional use permit shall not prohibit the Board of Supervisors from denying an application for a particular permit upon finding, after public hearing, that the issuance of such permit would not be in compliance with the intent, purpose and design of this Chapter and/or Section 22-2 of this Code*”. Section 22-2. (Purpose and design of chapter) states that “*For the purpose of promoting the health, safety and general welfare of the public and of further accomplishing the objectives of Va. Code Section 15.1-427 of the Code of Virginia, 1950, as amended, the provisions of this chapter are hereby adopted as the zoning regulations of the County, together with the accompanying map. This Chapter has been designed:*

- 1) *To provide for adequate light, air, convenience of access and safety from fires, floods and other dangers;*

- 2) *To reduce or prevent congestion in the public streets;*
- 3) *To facilitate the creation of a convenient, attractive and harmonious community;*
- 4) *To expedite the provision of adequate police and fire protection, disaster evacuation, civil defense, transportation, water, sewerage, schools, parks, forests, playgrounds, recreational facilities, airports, and other public requirements;*
- 5) *To protect against destruction of or encroachment upon historic areas; and*
- 6) *To protect against one or more of the following: overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, danger and congestion in travel and transportation or loss of life, health or property from fire, flood, panic, or other dangers.”*

Planning staff has reviewed the applicant’s request and recommends approval of the requested conditional use permit, subject to the following conditions:

1. A maximum of 300 campsites shall be located on the property as shown on the conceptual site plan submitted with the application entitled “Proposed Peaceful Pines RV Park, Nash Road, Dinwiddie, VA”. The campground shall only have one access from Nash Road as shown.
2. The campground shall be subject to all provisions, rules and regulations of the Board of Health of the Commonwealth of Virginia including provisions of construction and maintenance.
3. The campground shall be subject to all provisions of State Law.
4. The campground shall be occupied only by persons in camping units as defined by State Law or Board of Health regulations and only by such persons when they are involved in recreation, vacation, leisure time or travel.
5. All water sources and sewer or septic facilities shall comply with the regulations of the Board of Health, the State Water Control Board, and, if connected to public utilities, the Dinwiddie County Water Authority.
6. The campground operator shall maintain a register for each campground lot for at least the previous year which register shall be available to local law enforcement officers at the written request of the Sheriff or Captain of the State Police, and the Department of Health Commissioner, upon request, during his inspection of the campground. The register shall contain:
 - a. The names and addresses of each camper, owner and occupant;
 - b. The date of the campsite occupied;
 - c. The number of each camper who has on the campground a vehicle requiring a license.
7. The campground shall be subject to Sec. 15-1 of the County Code daily between the hours of 10:00 pm and 8:00 am. In the event of any conflict between these regulations and the conditional use permit, the more restrictive requirement shall apply.
8. All exterior lighting shall be dark sky compliant and shall not exceed ½ foot candle at the property line.

Planning Commission

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 motions:

Motion to recommend approval to the Board of Supervisors with conditions:

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 conditional use permit request, C-23-3, as presented, be recommended for approval with conditions to the Board of Supervisors.

Motion to recommend disapproval to the Board of Supervisors:

BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (3) & (7) and Zoning Ordinance Sections 22-22 and 22-2 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 conditional use permit request, C-23-3, as presented, be recommended for disapproval to the Board of Supervisors as the issuance of a conditional use permit would not be in compliance with the intent, purpose, and design of the Dinwiddie County Zoning Code.

Mr. Robinson asked if there were any questions from the Commissioners.

Mr. Tucker asked if the applicant has the option to choose well and septic when option four states “connection to public water and sewer must be done.”

Mr. Bassett said the short answer is you are correct. When the language states “it must be done” the applicant has to comply. When water and sewer is extended out to the area the property owner must show, with a letter from the Dinwiddie County Water Authority, that they have been approved to connect to public water and sewer in the area. If water and sewer is not available through the Water Authority, the applicant will have to show how they will provide a centralized system of getting public water and public sewer to serve the RV campground.

Mr. Cunningham said there are a lot of phrases mentioned in the requirements that I would like to see changed. They can leave responses from the applicant wide open. Phrases like, “does not intend,” “may be or intends to.” I would like those phrases to say, “The applicant will do this or that.” The current phrases, to me, do not have a permanency to them. If we said that something can not be done and the applicant does it, then we can hold the applicant accountable, but we cannot hold the applicant accountable for something he said he intends on doing. Lastly, who polices the existing campground/campsites in the County and how many calls has the Sheriff’s Department or emergency services had concerning them.

Mr. Hayes said he has two questions. Of the four campgrounds we have in the County, how many of them have permanent residences? Also, how many permanent residents are there in the four campgrounds we have? My second question is of those four locations, what are their sizes compared to this request? Lastly, what about the one entrance in and out? Even though public safety said they do not have a problem with it, I believe it needs to be addressed, because it is inconsistent with what we have done for subdivision and apartment complexes of this size.

Mr. Titmus asked how many campground/campsites do we have in Dinwiddie County and what is the average occupancy rate for the campground/campsites. Lastly, I would like to know, what the driving factor for a 300 lot campsite is.

Dr. Prorise said he would like to know what the County Ordinance says about the length of time someone can stay at a campground/campsite in Dinwiddie County. What are we doing about security? What are we doing about noise? (parties or family outings) In addition, he said he agrees with Mr. Cunningham about ensuring we have words and phrases that have more of a permanency to them.

Mr. Bassett said we currently do not have an ordinance that addresses the length of time or the number of days one can stay at a campground/campsite. It can be added in the conditions if that is something the members want to add.

The Chairman asked if there were any more questions for Mr. Robinson. He said if not would the applicant like to come forward and add anything.

Mr. Jack Knapp, 1503 Black Heath Road, Midlothian VA 23113 said we have visited all the campgrounds/campsites that you have talked about. Our goal is to have a RV campground that out rivals those faculties. We plan to have a hurricane alarm system, license plate readers for guests and their guests. We want everyone in this RV campground to know that safety is important to us. We will go around every day collecting trash to ensure cleanliness. If there is anyone who is challenging in the campground policies, we will have them removed. Our RV sites are larger than most sites, and we will have ADA compliant sites as well. Our rent will be higher than most other campgrounds. The goal is to get campers that are not challenging, and we believe having people pay a little more will address that.

He talked about the number of dogs and cats campers could have. He also talked about the kind of shed they would offer campers in their campground. Mr. Knapp said he does not have anything else to add, but he would answer any questions the members may have of him.

The Chairman asked the members if they had any question for the applicant.

Mr. Cunningham asked Mr. Knapp if he would consider addressing the phrases that he mentioned in his comments.

Mr. Knapp said he does not have a problem with making those changes.

Mr. Titmus asked will there be events like parades or concerts happening in the campground, and how many people from the RV campground will attend these types of events?

Mr. Knapp said yes we will have some events for the campers, but if there is an event it will done per the County's standards of the special event permit process. He said he does not know how many people would attend the events, but he believes it would not be too many.

Mr. Titmus asked Mr. Knapp if he was going to own any of the campers to rent out.

Mr. Knapp said no. Anyone wishing to stay in the RV campground will have to bring in their own camper.

Dr. Prosis asked Mr. Knapp what is the length of time he was allowing someone stay in the RV Park and how are you prepared to handle offsite parking?

Mr. Knapp said campers will be given a day to day license and offsite parking and storage will be on the front portion of the site. Remember, the sites are big enough for a camper to park their towed vehicle at their location front nose to nose.

The Chairman asked if there were any more questions for the applicant. He said if not he was opening the Public Hearing portion the meeting. He asked if anyone had signed up to speak.

Terry Chambers, 17625 Nash Road, Dinwiddie, VA said he met the applicant and his wife and told them that he was nervous about the RV campground, because of the number of people projected to be there. As a firefighter in Chesterfield County, I have seen how campgrounds such as this one start and

then a few years later what they become. That is what makes me nervous. Also, as a firefighter, I'm concerned about 300 units in that confined space. That is potential 600 people in an area with one way in and out and that concerns me. Words spoken are one thing, but seeing things in action is something else. I'm not against people having a great place to live. I just want Dinwiddie to remain a great place for people to come to.

The Chairman asked if there was any one else who wanted to speak. He said since there is no one he was closing the Public Hearing portion the the meeting. He asked the Commissioners if they had anymore comments before they voted.

Mr. Prosize asked Mr. Bassett if the standards or conditions placed on the property, as a part of this case, stay with the property or go with the applicant if he chose to sell the property.

Mr. Bassett said the standards or conditions would remain and transfer with the property.

There was general conversation among all the members about wanting the information spoken by and written by the applicant in his brochure, to become part of the conditions. Also, there was discussion about not wanting permanency to be the norm in the RV campground. The exception to that was for anyone traveling as a part of their job. For example, nurses, contractors and their employees and the like. There was some discussion about the area for the RV campground being a Planning Growth Area as per the County's Comprehensive Plan.

Mr. Titmus said with many questions still needing answers and many conditions still needing to be added by the applicant, I make a motion that we table Conditional Use Permit C-23-3 for 30 days, but not exceeding 100 days. The purpose is to give staff and the applicant ample time to address the concerns of this Planning Commission. It was seconded by Mr. Tucker and with Mr. Tucker, Mr. Titmus, Mr. Hayes, Mr. Cunningham, Mr. Harvell, Mr. Simmons and Dr. Prosize voting "AYE" C-23-3 was tabled.

RE: OLD BUSINESS

Mr. Bassett mentioned that he and Mr. Robinson are still looking into the possibility of having short-term rentals in the County. At your March meeting, staff will present to you what we have put together.

RE: NEW BUSINESS

Mr. Titmus asked Mr. Bassett if Lily Pond Solar is coming before us at our March 8, 2023 regular meeting.

Mr. Bassett said he is not sure. There is still some information they need to convey to planning staff and as of today, I still have not received it.

IN RE: REVIEW OF BY-LAWS

The Chairman said all the members have a copy of the By-Laws. If there is anything to be discussed or changed in the By-Laws, this is the time to discuss it.

The members agreed to come back at the February regular meeting with any proposed changes.

IN RE: CODE OF ETHICS AND STANDARDS OF CONDUCT

The Chairman said all the members have a copy of the Code of Ethics and Standards of Conduct. If there is anything to be discussed or changed in them, this is the time to do it.

The members agreed to come back at the February regular meeting with any proposed changes.

IN RE: PLANNING COMMISSIONER COMMENTS

Mr. Hayes made a comment about receiving a letter from Energix (Lily Pond Solar) and their desire to meet with him. He said he informed them that he did not want to meet with them. He told them he would see them when their case came before the Planning Commission. He asked staff if there is a standard definition on what net zero means related to affecting agriculture land.

Mr. Bassett said there is not standard definition. We do however, address net zero affect related to agricultural land and next zero affect related to cropland (forestry) land in our solar ordinance.

Mr. Prorise said Energix reached out to him also and he told them he would be happy to hear everything they wanted to say in a public hearing.

Mr. Harvell said as for the persons, living permanently in one of the four campgrounds in the County, is there a way to add their campers to our tax base. I believe we are missing out on an opportunity. I put a singlewide manufactured home for my nephew and before it was finaled and given a certificate of occupancy, I was paying taxes on it. Is there any way for us to get County real estate taxes on the long term or permanent renters in campgrounds.

IN RE: PLANNING DIRECTOR COMMENTS

Mr. Bassett said in addition to the case that was tabled tonight, there are two additional cases coming before you at your February 8 regular meeting. The first is a conditional use permit. The owner of the Exxon service station in McKenney owns property on the other side of Interstate 85 and he wants to build a self-service mini-storage facility on the property. The second is a rezoning. The Community Market on Route 460 near Ocran Church wants to go back to providing fuel pumps at the property. The property is zoned B-1, and to allow for a service station as well as a convenience store the property has to be rezoned to B-2.

IN RE: ADJOURNMENT

The Chairman said if there is no further business he would entertain a motion for adjournment. Mr. Titmus made a motion to adjourn the meeting and Mr. Simmons seconded it and with all members in agreement the meeting adjourned at 9:30 p.m.

Respectfully Submitted,

Mark Bassett
Planning Director

Signed: _____
Planning Commission Chairman

Dated: _____