

County of Dinwiddie

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OFFICE OF PLANNING, ZONING AND CODE COMPLIANCE

December 15, 2022

William K. Thibault, Registered Agent
Thibault Enterprises LLC
206 Battery Place
Colonial Heights, Virginia 23834

Subject: Zoning Determination – Tax Map Nos. 7-14, 14A, 15 & 15A

Dear Mr. Thibault:

This letter is regarding your above referenced properties located along Leonards Lane, Sutherland, VA. The current zoning of these properties is Residential, Conservative, District, R-R.

The referenced district allows agritourism activities in connection with a legal nonconforming agricultural use existing as of November 16, 2010 when the agritourism ordinance was approved. I have attached the USDA Farm Service Agency records that show what was occurring on the property in 2010. The records show cotton being grown in the fields on the farm on parcels 7-15 and 7-14 by producer Maxwell Watkins. Google Earth Maps for 2010 show hay fields on 7-15A. In summary, the records show cotton and hay being grown on the farm in 2010. Thus, agritourism activities are allowed on the referenced properties, Tax Map Nos. 7-14, 14A, 15 and 15A, in accordance with the permitted uses identified in Sec. 22-84. of the Dinwiddie County Code. Based on this I have approved your business license application dated December 7, 2022 proposing a winery/tasting room on parcel 7-15A under the name Ashton Creek Vineyard d/b/a Riverside Vines.

Pursuant to Virginia Code Section 15.2-2311(A), an appeal to the Board of Zoning Appeals may be taken by any person aggrieved, or by any officer, department, board or bureau of the county affected by any decision of the Zoning Administrator. Appeals must be filed within thirty (30) days of the date of this letter. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within 60 days of the filing. Appeal application forms are available in the Planning and Zoning Department and the fee for filing is \$500.00. The decision contained within this letter shall be final if an appeal is not filed within thirty (30) days.

If you have further questions or concerns, you may contact me via phone at (804) 469-4500 ext. 2146 or via email at brobinson@dinwiddieva.us.

Sincerely,

A handwritten signature in blue ink that reads "Brad Robinson".

Brad Robinson, CZA
Senior Planner/Zoning Administrator

Enclosures:

- USDA Field Map
- USDA 2010 Field Report
- Google Earth 2010 Aerial Image
- Business License Zoning Compliance Checklist