# Dinwiddie County Planning Commission

# Regular Meeting Agenda
# May 11, 2022
# 7:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**

Documents:

April 13,, 2022 Workshop Meeting.pdf
April 13, Regular Meeting.pdf

6. **CITIZEN COMMENTS**
7. **PUBLIC HEARING**

**A. CASE P-22-2**

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. The property is located 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. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Area, which allows for industrial uses for this general area.

Documents:

P-22-2 Amended May 11 2022 PC Meeting Report.pdf
P-22-2 Rezoning Application May Mtg..pdf
P-22-2 Location Map.pdf
Proffer Statement May 5, 2022.pdf
Sutherland Rezoning Exhibit.pdf

EXHIBIT A_Revised 021522 Rcvd 4 19 2022.pdf

8. **OLD BUSINESS**
9. **NEW BUSINESS**
10. **COMMISSIONERS' COMMENTS**
11. **PLANNING DIRECTOR'S COMMENTS**
12. **ADJOURNMENT**

Any persons having an interest in the above matter are encouraged to attend the meeting at the specific time and location to express their views. A copy of the full text of the above matter is on file and may be examined in the Planning Department located in the Dinwiddie Government Center Building at 14010 Boydton Plank Road, Dinwiddie, Virginia 23841 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, except legally declared holidays. Individuals desiring to attend the meeting and requiring special accommodations are requested to contact the Planning Office at (804) 469-4500 no less than five (5) working days prior to the public hearing.

VIRGINIA: MINUTES FOR THE WORKSHOP MEETING OF THE DINWIDDIE COUNTY PLANNING COMMISSION HELD IN THE BOARD MEETING ROOM LOCATED IN THE DINWIDDIE COUNTY GOVERNMENT CENTER BUILDING ON THE 13th DAY OF APRIL AT 5:30 P.M.

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|---|---|---|---|
| PRESENT: | SAMUEL W. HAYES | | AT-LARGE |
| | EDWARD TITMUS | | DIST #2 |
| | JOHN HARVELL | | DIST #3 |
| | ANTHONY SIMMONS | | DIST #5 |
| | BUTCH CUNNINGHAM | | DIST #4 |
| | EVERETTE PROSISE | VICE CHAIRMAN | DIST #1 |
| | THOMAS TUCKER | CHAIRMAN | AT-LARGE |
| OTHER: | MARK BASSETT | PLANNING DIRECTOR | |
| | BRAD ROBINSON | SENIOR PLANNER/ZONING ADMIN. | |
| | MICHAEL DREWRY | ASST. COUNTY ATTORNEY | |

**IN RE: CALL TO ORDER**

The Chairman called the meeting to order at 5:30 p.m.

**IN RE: ROLL CALL**

The Chairman asked for the roll and Mr. Simmons was not present. He arrived right before the presentation started.

**IN RE: APPROVAL OF AGENDA**

The Chairman asked if there were any additions or corrections to the agenda. He said since there are none he would entertain a motion to accept the workshop agenda as presented. Mr. Titmus made a motion and it was seconded by Mr. Cunningham and with Mr. Harvell, Mr. Hayes, Mr. Cunningham Mr. Titmus, Dr. Prosise and Mr. Tucker voting "AYE" the workshop agenda was approved.

**IN RE: COMPREHENSIVE PLAN UPDATE** – The Berkley Group

Ms. Kelly Davis from the Berkley Group introduced herself again to the Planning Commission and she also introduced their newest team member Ms. Caroline Vanterve to the Planning Commissioners. Ms. Davis said she would be presenting Chapters 1 and 3 of the presentation and Ms. Vanterve would be presenting Chapter 2.

Dinwiddie County Comprehensive Plan Update
Planning Commission Worksession #2
April 13, 2022

Introduction

The Comprehensive Plan provides a guiding vision for the physical development of a locality. All Virginia localities are required to adopt a Comprehensive Plan and to review the plan for necessary

updates every five years. For more about the process, visit the project website at: https://www.dinwiddieva.us/1323/Comprehensive-Land-Use-Plan-Update-2021

Agenda

1. Progress Update
2. Draft Review
    a. Chapter 1: About the Plan
    b. Chapter 2: About the County
    c. Chapter 3: Natural Environment
3. Next Steps
    a. Planning Commission Strategy Review

Draft Chapter Summary

1. **About the Plan**

    Chapter 1 provides an overview to the Comprehensive Plan and public input process. The chapter outlines the legal basis of the Comprehensive Plan, discusses the purpose and context of the Plan, and provides a summary of the public input collected through the workshop and the community survey.

2. **About the County**

    Chapter 2 provides a community overview of the County's history, geography, and demographics. The demographics information serves an important role in informing the needs and policy recommendations that will follow in the remaining sections of the Plan. This chapter also identifies key areas of focus and a vision statement for the future.

3. **Natural Environment**

    Chapter 3 highlights the features of the natural environment that are essential to the health and quality of life of residents, such as, climate, topography, sensitive landscapes, and water resources. The strategies for this section address protection of valuable environmental resources, sustainable development, and planning for natural hazards. The text updates and expands on the information from the previous Comprehensive Plan, and the chapter includes a new goal statement and strategies to ensure harmony with nature.

Dinwiddie County Comprehensive Plan Update
Planning Commission Worksession #2
April 13, 2022

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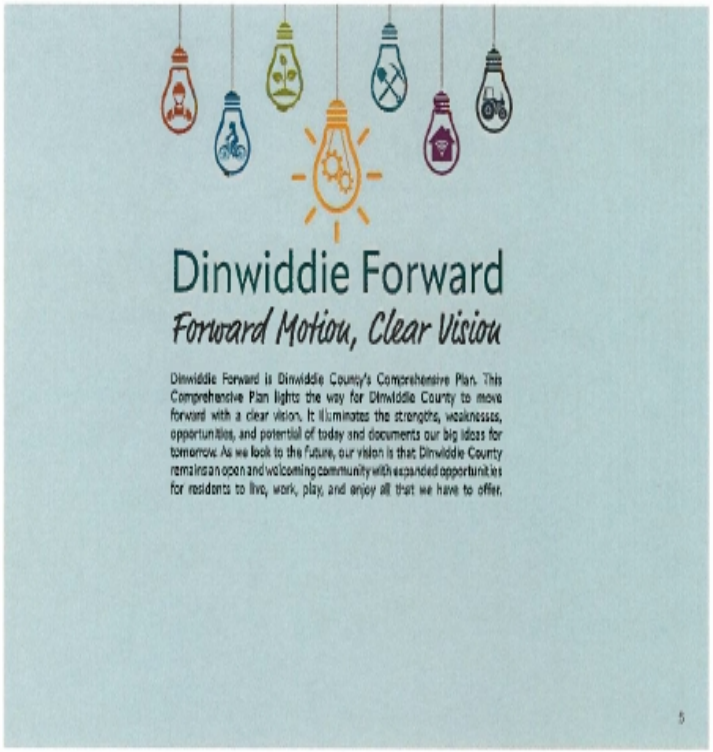
Schedule

The following tentative scheduled is planned for the Dinwiddie County Comprehensive Plan Update.

| 2021 | Date | Topics/Actions |
|---|---|---|
| October | 5 | Joint Kickoff with Board of Supervisors and Planning Commission |
| | 27 | Public Workshop #1 |
| November | 10/16-12/19 | Community Survey (paper and online) – |
| | 9 | Public Workshop #2 & Stakeholder Meetings |

| | | |
|---|---|---|
| **December** | 16 | Public Workshop #3 & Stakeholder Meetings |
| | | |
| **2022** | | |
| **February** | 9 | Worksession #2 – Engagement & Diagnostic Review |
| **March** | - | Drafting of Plan |
| **April** | 13 | Worksession #3 – About the Plan; About the Community; Natural Environment |
| **May** | - | Drafting of Plan |
| **June** | 8 | Worksession #4 – Chapter Review |
| **July** | - | Drafting of Plan |
| **August** | * | Worksession #5 – Chapter Review |
| **September** | - | Drafting of Plan |
| **October** | * | Worksession #6 – Final Review & Wrap Up |
| **November** | * | Public Open House #1 |
| **December** | * | Public Open House #2 |
| | | |
| **2023** | | |
| **January** | * | Worksession #7 – Final Review & Revisions |
| **February** | * | Final Revisions |
| **March** | * | Planning Commission Public Hearing |
| **April** | | Board of Supervisors Public Hearing |

*"We cherish our heritage, embrace opportunity, and offer an extraordinary community in which to spend a lifetime."*





# Chapter 1:
## ABOUT THE PLAN





## ABOUT **DINWIDDIE FORWARD**

Comprehensive Planning is the process by which a County participates in and prepares for the future uses of its land. The Comprehensive Plan, one of the products of this process, is an adopted, guiding policy document for long-range planning and future development of a locality. The Plan addresses a wide range of topics related to development and land use including transportation, housing and neighborhoods, parks and recreation, community facilities and services, economic development, and community character. It is a general working document intended for use by the Board of Supervisors, County officials, local public agencies, community developers, and the general citizenry. When the Comprehensive Plan is adopted and followed, it facilitates more rational and responsive decision making. Although it has no direct regulatory effect, it provides the public and decision makers a rationale for the resolution of zoning and subdivision cases and other land-use issues.

Dinwiddie Forward is Dinwiddie County's Comprehensive Plan. While it is not a regulation, the Plan is the county's guide to the future and will be used to inform county staff and elected officials as they make decisions regarding the county. The Plan describes the community's vision for where it wants to be in the next 20 years, along with strategies to achieve the community's goals.

## LEGAL BASIS FOR DINWIDDIE FORWARD

Every locality in Virginia is required by state code to adopt a Comprehensive Plan. The Code of Virginia Sections 15.2-2223 and 15.2-2224, among others, outline the required and optional Plan elements and offer a general framework for plan activities. Typical elements of the Comprehensive Plan, include, but are not limited to:

- Future land use planning maps and recommendations for development.
- A comprehensive system of transportation facilities, including maps and cost estimates for improvements.
- A system of community service facilities.
- Areas and implementation measures for the construction, rehabilitation, and maintenance of affordable housing.
- Strategies to provide broadband infrastructure.
- Urban development areas appropriate for higher density development, redevelopment, and infill.

State requirements for Comprehensive Plans also recognize that community development is on-going and ever changing. For this reason, the Code of Virginia sets a requirement that all Comprehensive Plans be reviewed every five years and amended as needed. Virginia Code Section 15.3-2230 requires localities to review the Comprehensive Plan every five years to ensure its continued applicability and usefulness to the community.




Section 15.2-2223 of the Virginia Code states:

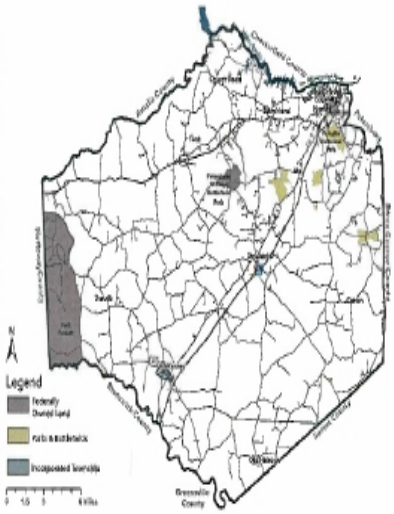
"The Comprehensive Plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities."



## PLANNING JURISDICTION

This Comprehensive Plan applies to Dinwiddie County's official planning jurisdiction, which ends at County boundaries and does not include the incorporated town of McKenney. Dinwiddie County is approximately 28 miles wide from west to east and approximately 27 miles wide from north to south. In total, the County contains 507 square miles (324,480 acres) of land area.

At the same time, Dinwiddie County's regional connections shape the County's future and, as such, the Comprehensive Plan recognizes and prioritizes collaboration with its regional partners as a critical component of long-range planning. Dinwiddie County is influenced by development and employment within the Town of McKenney, the Tri-Cities of Petersburg, Colonial Heights, and Hopewell, and neighboring counties of Chesterfield, Nottoway, Amelia, Brunswick, Greensville, Sussex, and Prince George. While Dinwiddie County has no political jurisdiction over decisions in neighboring localities, it works as a partner of the Crater Planning District Commission (CPDC) – a regional organization that provides planning services and technical assistance to its member jurisdictions. Much of the information in this plan builds on existing regional studies and efforts, and many of the strategies will require regional coordination to realize the highest benefit to Dinwiddie County.






## RELATIONSHIP TO PLANS, POLICIES & ORDINANCES

Dinwiddie Forward is intrinsically tied to past planning efforts, including plans, policies, and ordinances. This Plan includes data, ideas, and recommendations from many existing plans, studies, and strategic documents. The Comprehensive Plan forms and influences future updates to land development regulations and decisions; zoning matters, capital improvements, transportation projects, and environmental and historic resource protection initiatives will rely on the contents of the Comprehensive Plan.

### ZONING & SUBDIVISION ORDINANCES

The County adopted the zoning ordinance in 1964 for the protection of public health, safety, and general welfare. The last major revision was in June 1993. The County also administers a subdivision ordinance, revised in 1997, to maintain suitable residential land development. In addition to zoning and subdivision ordinances, the County has enacted soil erosion and sediment control ordinances, a stormwater ordinance, and a building code to guide land use and development in the County.

Development regulations are the primary tools to implement the Comprehensive Plan. While the Comprehensive Plan offers vision and policy recommendations, development regulations directly control the management of the location, form, and character of private projects. The Comprehensive Plan should guide and direct updates to the zoning and subdivision ordinances. In addition, when a development or rezoning project comes before the County, decision makers must ensure that the project meets the specific standards of the ordinance and the overarching vision and future land use policies of the Comprehensive Plan.



**1950**
Dinwiddie Planning Commission organized to make recommendations on planning matters.

**1964**
Zoning Ordinance first adopted; Board of Zoning Appeals established to review hardship cases, special exceptions, and variances.

**1975**
Planning Department established.

**1979**
First Comprehensive Plan adopted.

**1996, 2006, & 2014**
Comprehensive Plan updates to respond to changing conditions and Virginia Code.



### CAPITAL IMPROVEMENT PLAN

A Capital Improvement Plan (CIP) is a community planning and fiscal management tool used to coordinate the location, timing, and financing of capital improvements over a multi-year period. Capital improvements refer to major, non-recurring physical infrastructure and equipment. Under Virginia Code § 15.2-2239, the Board of Supervisors may direct the local Planning Commission to annually prepare and revise a CIP for up to 5 years to reflect changing community needs, priorities, and funding opportunities for the governing body's approval. The community benefits and the long-range vision is achieved when the priorities of the CIP align with the County's Comprehensive Plan.

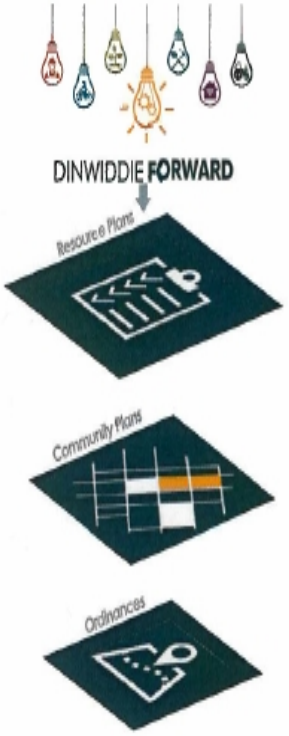
### PLANS, STUDIES & INITIATIVES

Many other plans, studies, and initiatives have contributed to the creation of the Comprehensive Plan. Regional studies, transportation plans, housing initiatives, and other documents and planning efforts have informed the recommendations and strategies found in the Comprehensive Plan. This Plan recognizes these existing documents and identifies new plans and studies that may be needed to support implementation.

Existing plans and studies considered in the development of this Plan include, but are not limited to:

- 2017 Richmond-Crater Multi-Regional Hazard Mitigation Plan
- Crater Planning District Commission 2021 Comprehensive Economic Development Strategy
- Appomattox River Trail to Capital Trail Study
- Dinwiddie County Government Center Campus Master Plan
- Joint Land Use Study Army National Guard Maneuver Training Center Fort Pickett

NOTE: The Hazard Mitigation Plan and the Comprehensive Economic Development Strategy are both in the process of being updated.



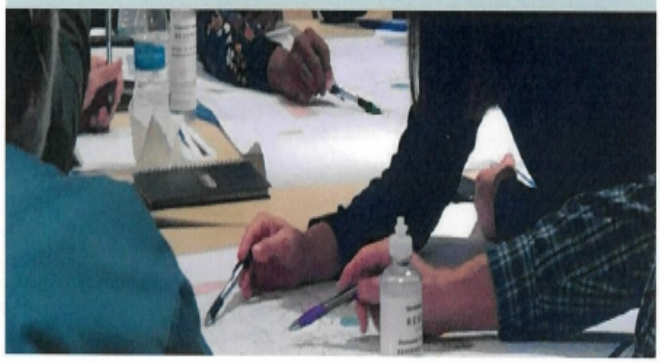
## CREATING **DINWIDDIE FORWARD**

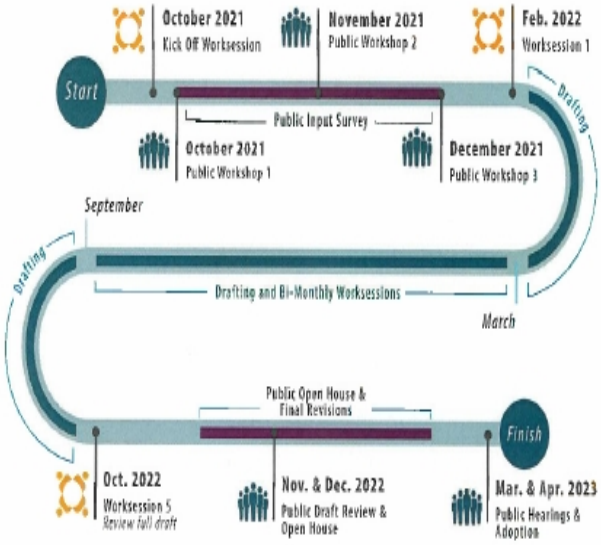
Dinwiddie Forward is the culmination of research, data analysis, and most importantly community input and engagement. Throughout the planning process, this Comprehensive Plan update has taken deliberate steps to guarantee that citizen voices define Dinwiddie County's vision and goals – past, present, and future.

**PHASE 1 GATHER** RESEARCH & COMMUNITY INPUT

**PHASE 2 DRAFT** PLAN DRAFTING

**PHASE 3 REFINE** COMMUNITY FEEDBACK






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## COMMUNITY INPUT

### COMMUNITY WORKSHOPS

Dinwiddie County held three separate public workshops to gather input from the community for the Comprehensive Plan Update. Workshops took place on October 27th, 2021 at the Eastside Enhancement Center; November 9th, 2021 at the Ragsdale Community Center; and December 16th, 2021 at the Eastside Enhancement Center. In total, sixty-six community members participated in the public workshops; some of whom included Planning Commission and Board of Supervisors members.

The workshops began with an introductory presentation that briefly explained the comprehensive planning process and detailed the importance of public input. Following the presentation, attendees split into groups to work on breakout discuss on exercises led by County staff.

Each group discussed and documented Countywide strengths, weaknesses, and opportunities – as well as goals for the future. Additionally, each group focused on a key element of a comprehensive plan: Quality of Life and Community Facilities, Local Economy, Parks and Recreation, and Growth and Development.

### STAKEHOLDER MEETINGS

Four stakeholder meetings were held throughout the public planning process. Two were conducted on November 9th, 2021, and two were conducted on December 16th, 2021. These meetings brought together major businesses and community partners to gather input.

### COMMUNITY SURVEY

Dinwiddie County administered a community survey (available online from October 16 to December 19, 2021) to gather input about community needs, strengths, concerns, and desires. In all, 21 questions were asked; 14 questions were directly related to the Comprehensive Plan; 6 questions focused on demographics; and 1 question asked for contact information. A total of 327 individuals took the survey, answering questions on topics such as housing, employment, education, and economic development.

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## WHAT WE HEARD **KEY TAKEAWAYS**

**3** Public Workshops
66 Total Participants

**327** Public Survey Participants

**56** Stakeholder Interview Participants

**RURAL CHARACTER** is considered the County's most valued asset

**UTILITIES, INFRASTRUCTURE, SCHOOLS, PARKS & RECREATION** should be top priorities for the future

There is a strong **SENSE OF COMMUNITY**

County residents want more **JOBS, SHOPPING & INFRASTRUCTURE**

Residents feel Dinwiddie is a **SAFE PLACE TO RAISE A FAMILY OR RETIRE**

**BROADBAND, SCHOOLS & DEVELOPMENT** are top concerns

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## WHAT WE HEARD **STAKEHOLDER INTERVIEWS**

The stakeholder meetings highlighted key issues and opportunities for Dinwiddie County's future. Listed below are the most common themes that were discussed, though many other topics were brought up.

- Agricultural and historical character – a continued commitment to preserving productive lands, open space, and conservation areas is of great importance.
- A strong sense of community spirit, collaboration, and pride – Dinwiddie is a great place to raise a family with rich history, diversity, strong recreation programs, and active faith-based community.
- A need to expand infrastructure to include broadband, sewer, and water services.
- A desire for more outdoor recreation facilities, trails, and green spaces – new hiking, walking, and biking trails, and connecting existing trails that would allow more people access to amenities, as well as public parks, forests, and greenways.
- Future development along the major business and highway corridors with Route 460, Route 1, and Interstate 85 corridors as possible development areas.
- A focus on tourism and agritourism coupled with expanding businesses frequented by tourists, such as restaurants, hotels, and motels.
- Repairing, updating, and expanding community facilities, including trails, sports fields, playgrounds, community meeting space, libraries, fire stations, and fitness courses.

### *Who participated?*

- Real estate professionals
- Residential builders
- Surveyor
- Water and sewer authority
- Commissioner of Revenue
- Farmers
- Virginia Motorsports Park
- Pamplin Historical Park
- Campground
- Day care provider
- Small business owners
- Regional economic development organizations
- Ag extension office
- Friends of Lower Appomattox River
- Faith leaders
- Coaches
- County departments
- Schools
- Southside Electric
- Community College

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## WHAT WE HEARD **COMMUNITY SURVEY**

- **Top 3 most valued attributes** of Dinwiddie County: rural character, sense of community, and its education system.
- **Top 3 concerns** for Dinwiddie County's future: availability of broadband and internet services, quality of public schools, and its development and population growth.
- **Top 3 focus areas** for Dinwiddie County's future: improving utilities and infrastructure (including broadband), improving public schools, and creating parks and recreation opportunities.
- **Most desired new jobs** in the County: medical services, commercial businesses (including retail, wholesale, and shopping), and trades such as construction and utilities.
- A variety of **housing types** were desirable including single family homes, housing for seniors and elderly, rehabilitation of existing housing stock, and affordable housing.
- In almost equal parts, respondents identified their **desire for new residential development** to occur along Route 460, within the Town of McKenney, in northern Dinwiddie, and around key points along Interstate 85.
- The **top 3 areas for new commercial development** to be directed: along Route 460, key points along Interstate 85, and northern Dinwiddie.
- The **3 most requested transportation improvements** were road maintenance by over half the respondents, followed by bicycle/trail connectivity by 40% of respondents, and finally public transportation improvements or expansion by just over 30% of respondents.
- Most requested **priorities for improving public facilities** and services: Public schools, broadband access, and fire and rescue services.
- A recurring theme throughout public engagement was the lack of **broadband.** 55% of survey respondents listed improved broadband access as their number one priority for improving public facilities and services. Other priority items included public schools, fire and rescue services, and police services. Waterfront access was the least selected priority item, with almost half of respondents choosing it as their lowest priority item (ranking from 1-10).
- Only 45% of respondents said internet is available and sufficient for their daily needs, while 29% said internet is available but is not sufficient; 25% of respondents said they do not have internet access at their home.

### *Who participated?*

327

A fourth of respondents were 65+; just over two-thirds of respondents were between the ages of 35-64; and the remaining respondents were between the ages of 16-34.

Of 327 total participants, 67% of respondents identified as white. The remaining respondents identified as follows: 16% identify as black or African American; just over 3% identify as each Asian, American Indian or Alaskan Native, and two or more races; 15% of respondents identified as "other"; and 13% chose not to answer. Just over 2% of respondents identified as Hispanic, Latino, or Spanish origin.

Dinwiddie

A majority of survey respondents were residents of Dinwiddie County, totaling 77%; with roughly a quarter of respondents having lived in Dinwiddie County for 40 or more years while just over 32% having lived in the community for 0 to 10 years. Just over half of all respondents also work in Dinwiddie County, with 26% of respondents working in the greater Richmond/Petersburg area, 11% retired, and 7% who work outside of Dinwiddie County.

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## DRAFTING & REFINING

**PLAN FORMULATION**

The Dinwiddie County Planning Commission is ultimately responsible for reviewing and recommending the proposed changes to the Comprehensive Plan – as directed in the Code of Virginia § 15.2-2223. Virginia Code § 15.2-2230 calls for the Comprehensive Plan to be reviewed by the local planning commission at least once every five years to determine whether it is advisable to amend the plan. The Planning Commission drafted this Plan using the crucial information gathered during the community engagement process.

**PUBLIC REVIEW**

Comprehensive Plans are a product of the community's input as interpreted through the lens of appointed and elected decision makers. As such, the Comprehensive Plan follows a public review and refinement period that ensures the Plan accurately represents the community's concerns, desires and has developed a path to address them. The draft plan was made public for review to solicit public opinion.

**REFINEMENT & ADOPTION**

With the inclusion of changes suggested during the public refinement period, the revised draft Plan was made available for public review and considered by the Planning Commission and Board of Supervisors through a formal public hearing process.

***(Editor's Note: This section will be updated following the completion of the public review phase)***

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## USING **DINWIDDIE FORWARD**

The Comprehensive Plan is used by a variety of individuals and stakeholder groups. The Plan best serves the community when it is actively used to make recommendations and decisions. Continuous evaluation of the Plan is also a best practice that helps bring the community's vision to fruition and allows staff and Planning Commission to identify necessary amendments and track progress. The Implementation chapter of the Plan includes an implementation matrix and is a prime place to start the evaluation process. The implementation matrix should be analyzed and updated annually to measure achievements and reprioritize strategies, as needed to meet community goals.

Private citizens, business owners, and developers use the Plan to better understand the community's assets, vision, and development goals.

County staff and Planning Commission use the Plan when reviewing zoning applications and drafting ordinances, striving for consistency with the community's vision.

The Board of Supervisors uses the Plan to guide decisions on budget priorities, capital projects, and ordinance amendments.

Regional partners use the Plan to understand local priorities and advocate for grant funding and studies.

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# Chapter 2:
## ABOUT THE COUNTY



## ABOUT DINWIDDIE COUNTY

Dinwiddie County is located in south central Virginia approximately 25 miles south of Richmond, Virginia, 95 miles west of Norfolk, Virginia, and 140 miles south of Washington, D.C. The County is bordered by the Counties of Chesterfield on the north, Amelia and Nottoway on the west, Brunswick, Greensville and Sussex on the south, and Prince George on the east. The City of Petersburg is located on the northeastern border of Dinwiddie County. The County's southwestern border is formed by the Nottoway River and its northern border by Namozine Creek and the Appomattox River. Dinwiddie County has a land area of 504 square miles.

Dinwiddie County's first residents were Paleo Indians, nomadic hunter-gatherers who lived on the land prior to 8000 B.C. What we recognize as Dinwiddie County today was established on May 1, 1752. Formerly part of Prince George County, the County was named for Robert Dinwiddie, the Lieutenant Governor of Virginia from 1751-1758. Dinwiddie County has a rich Civil War history and was the location of several Civil War battles including the Battle of Dinwiddie Court House and the Battle of Lewis' Farm. Today, Dinwiddie County is known regionally for its sports complex and motorsports facilities, its natural and historical resources such as Petersburg National Battlefield and Pamplin Historical Park, and its scenic beauty along its rivers, creeks, and Lake Chesdin. Dinwiddie County is also home to Fort Pickett, a Virginia Army National Guard training facility, and Central State Hospital.

There are many elements that define Dinwiddie County's identity, some that are physical characteristics as identified above and some that are an intangible – yet unmistakable – sense of place. But perhaps the most important asset to Dinwiddie County is the nearly 28,000 people who call it home. Residents have a strong sense of community pride and are unapologetic about their roots while simultaneously being open to growth and change. The ideas in the *Forward Focus* graphic below are derived from the values expressed by residents during the public engagement period, along with the forces and trends discussed in this chapter. These are the ideas that link who we are today with who we want to be tomorrow.

As Dinwiddie County continues its forward motion, it is faced with a critical question reflective of the community that calls it home: *How do we develop a vision to prepare for what lies ahead while preserving the best of what is here and now? What are our strengths? Where should we grow?* The Comprehensive Plan process allows us to better understand our community in order to answer these questions and prepare a clear vision and actions that are able to continue moving Dinwiddie County forward.

## FORWARD FOCUS

**NATURAL CHARACTER**

Dinwiddie County's natural beauty and rich history are some of its greatest assets. Residents deeply value the pastoral qualities of the County and its benefit from additional opportunities for outdoor recreation and environmental preservation. Balanced growth is also vital for preserving the natural environment.

**LIVABILITY**

The people of Dinwiddie County value a high quality of life, with young and old alike valuing the expansion of opportunities for recreation and socialization. Residents also envision Dinwiddie County as a more defined destination in its own right, with expanded shopping, dining, and hospitality.

**ECONOMIC GROWTH**

Dinwiddie County's top three industries by employment are retail trade, manufacturing, and education/healthcare/community services. Its strong road network consisting of Interstate 85, U.S. Route 1, and U.S. Route 460 provides excellent opportunities for access and visibility.

**CONNECTIVITY**

Residents benefit from a regional job market, as well as easy access to Richmond and the many cultural, recreational, and entertainment opportunities available there. But connectivity isn't just limited to physical movement. Investments in broadband and cellular service will further expand citizen connections to jobs, education, and public safety.

**SENSE OF COMMUNITY**

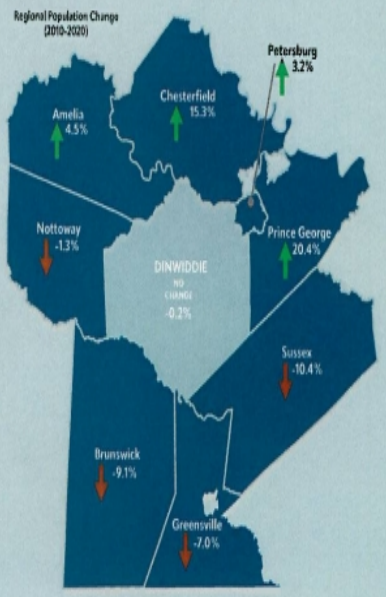
Residents appreciate that neighborliness and community are defining characteristics of Dinwiddie County's identity. The sense of community is influenced by the perceived friendliness of citizens, equity and fairness, shared community activities, faith-based organizations, and a focus on youth and families.



# FORCES AND TRENDS SHAPING OUR COMMUNITY

## 1 REGIONAL SNAPSHOT

Dinwiddie County serves as a geographic transition area between the Richmond metropolitan region and the more rural Southside Virginia region. This is evident when evaluating regional population change over the past decade: Dinwiddie County's neighbors in the Richmond Metropolitan Statistical Area all experienced population growth – with the exception of Sussex County – while the Southside counties all experienced population decline. Meanwhile, Dinwiddie County's population has remained stagnant, declining by only 54 people between 2010 and 2020. This is reflective of a statewide of slowed growth as well, although the County is poised for a steady increase in population in future years.




**DINWIDDIE COUNTY POPULATION PROJECTIONS**

| | |
|---|---|
| 2020 | 27,947 |
| 2025 | 29,537 |
| 2035 | 31,163 |
| 2045 | 32,549 |
| % Change (2020-2045) | +16.47% |

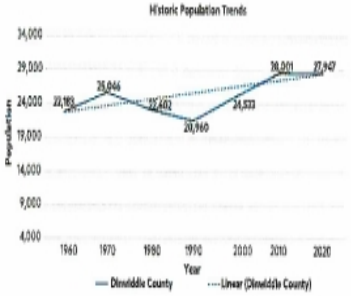
SOURCE: U.S. Census Bureau

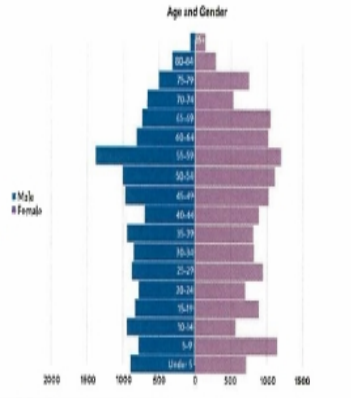


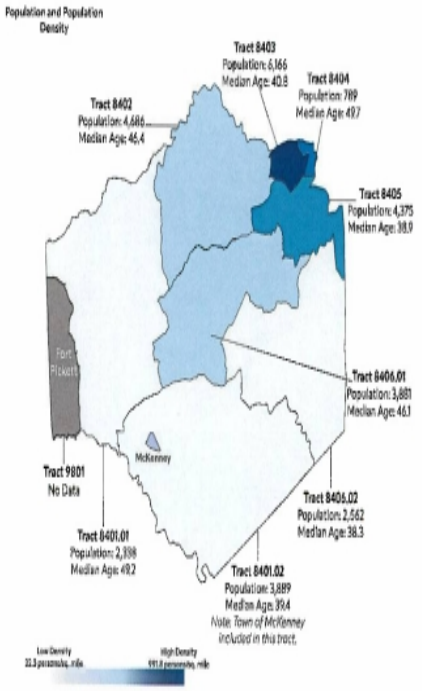
## 2 PEOPLE AND POPULATION

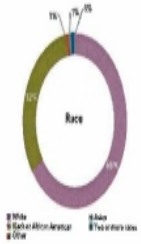
While a quarter of Dinwiddie County's residents are children and teenagers, Dinwiddie County's residents are also growing older, evidenced by a third of the population being 55 or older and nearly 40 percent of the population over 16 being inactive in the labor force. The County must be able to support the ability of its residents to age in place and should explore a variety of opportunities to enable aging in place, including expanding access to healthcare, providing more options for high quality and affordable housing, streamlining on-demand transit services, and expanding opportunities for exercise and recreation. These opportunities also would have intergenerational benefits for Dinwiddie's children and teenagers below the age of 20.

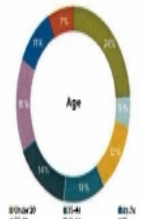
The Town of McKenney, the only incorporated town in the County, is located in the southwest area of Dinwiddie County and has a population of 457 persons according to the 2020 U.S. Census.






## 3 HOUSING AND NEIGHBORHOODS

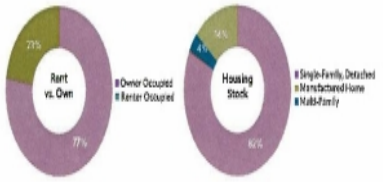
Dinwiddie County's housing stock is not only aging but has also experienced slowed growth and investment over the past decade, with only 205 homes – less than 2 percent of all residential structures – built in 2014 or later.

Rental units also play less of a role in Dinwiddie County's housing stock than do rental units in the statewide housing stock. While rental units comprise nearly a third of the total housing stock statewide, in Dinwiddie County, renter-occupied housing units comprise 23 percent of the housing stock. Community feedback emphasized the need for expanded rental housing, especially when considering how to attract the high-quality educators necessary for a strong public school system. Dinwiddie County must plan to balance a concentrated and targeted land use plan with equitable access to a variety of housing types and prices.

Median Home Value
**$185,200**
Dinwiddie County
**$282,800**
Virginia

Median Gross Rent
**$1,042**
Dinwiddie County
**$1,257**
Virginia

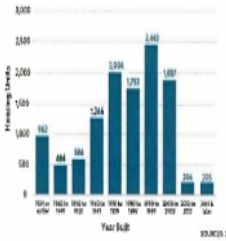
**29%** of households are cost burdened







Age of Housing Stock




**11,800** *housing units*

**74.8%** *of households have broadband access*

**2.68** *people per household*

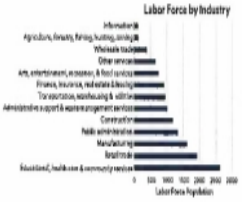


## 4 ECONOMIC DEVELOPMENT

Retail trade, manufacturing, and educational services/health care/social assistance are the three largest industries in the County. While Dinwiddie County has many economic achievements, there are still a substantial number of residents who face financial struggles. Dinwiddie County's median household income is about 15 percent lower than the statewide median, and the percentage of families receiving food stamps or SNAP benefits is nearly twice that of the statewide percentage. Income and poverty vary significantly by Census tract: Around a quarter of residents in Census Tract 8404 area live in poverty and receive food stamps or SNAP, while the central area of the County has a median household income just shy of $100,000.

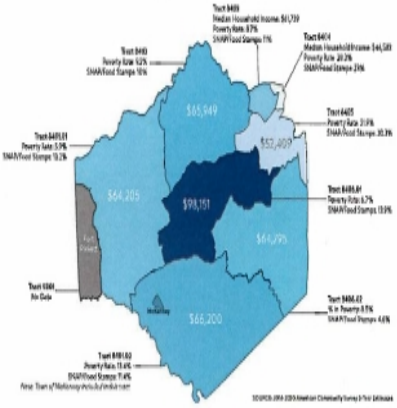
In improving economic opportunities and expanding access to jobs, Dinwiddie County must ensure that access is equitably distributed, and that implementation strategically targets communities that may be underserved or have the greatest need.

Labor Force by Industry




Median Household Income
**$65,485**
Dinwiddie County
**$76,398**
Virginia

Median Household Income






## 5 COMMUNITY FACILITIES AND INFRASTRUCTURE

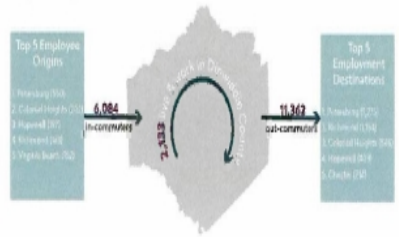
The ability of Dinwiddie County to not only grow, but to holistically respond to the forces and trends shaping the community, is in part dependent on appropriate investment in infrastructure. Dinwiddie County is currently nearing maximum capacity in its sewer system. Water system capacity is also decreasing, but more capacity remains than in the sewer system. The County will therefore need to determine what level of upgrades is necessary to support and sustain future investment. Dinwiddie County currently operates two community centers, a sports complex, and a gymnasium, but residents have been vocal in expressing the need for a greater access to green space, trails, and recreational facilities, especially as sports such as soccer grow in popularity among the community's children and teenagers.

Parks and green space will not only provide more recreational opportunities, but will promote a healthier county, expand available space for cultural programming, and preserve valuable natural resources. The infrastructure of public schools should also be monitored to ensure the physical space is able to positively facilitate the educational, social, and emotional growth of the County's children.

## 6 TRANSPORTATION AND MOBILITY

Dinwiddie County's residents are extremely car dependent, explained in part by over 11,000 workers residing in Dinwiddie County commuting outside of the County for work. Less than 1 percent of the population relies on public transportation for commuting. Dinwiddie County should consider solutions to expand mobility and reduce reliance on single occupancy vehicles, including upgrading unpaved road infrastructure, constructing park-and-ride lots to encourage carpooling, and expanding on-demand transit services. Future planned growth should also emphasize walkable, mixed-use development, and occur around U.S. Routes 1 and 460, Carson Road, and Interstate 85 interchanges.

County Commuting Patterns




| HOW DO RESIDENTS TRAVEL TO WORK? | | | | | | |
|---|---|---|---|---|---|---|
| | 85% | 7% | 0.7% | 1.4% | 5.4% | OTHER 0.6% |



## VISION

Understanding who we are today leads to our vision for tomorrow. Dinwiddie County's collective vision – and the means required to achieve this vision – are intended for the long term. It will require active participation and engagement from a variety of people and organizations. This vision can be achieved by setting goals with specific objectives and strategies, continuously working toward implementation, and monitoring progress after the Plan is adopted.

*"We cherish our heritage, embrace opportunity, and offer an extraordinary community in which to spend a lifetime."*

The distinct benefit of a Comprehensive Plan is that it provides the direction to make a clear vision into a recognizable reality. The Comprehensive Plan considers how the entire community's values, people, places, and prosperity are interrelated and interdependent. In creating this plan, we identified the defining issues that are central to the future success of Dinwiddie County. The challenge before us now in shaping the Dinwiddie of the future is to leverage our strengths while mitigating our negatives. *Dinwiddie Forward* lays the fundamental groundwork to do just that.



# Chapter 3:
## NATURAL ENVIRONMENT









## NATURAL ENVIRONMENT

**Dinwiddie County maintains harmony with nature by protecting and preserving the health and viability of natural resources and promoting enhanced connection to the natural environment.**

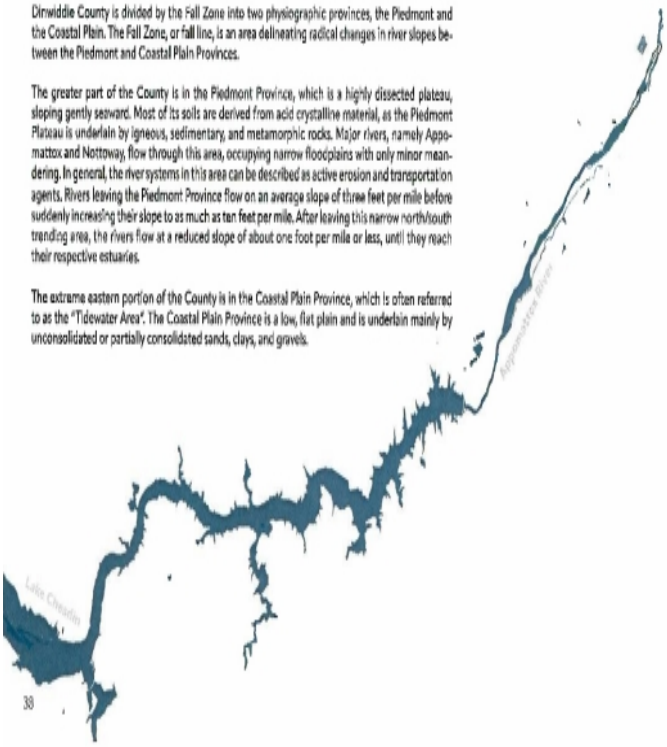
Dinwiddie County is rich in natural features that have shaped the development and character of the County. With low rolling hills, abundant lush forests, and scenic rivers and lakes, natural landscapes contribute to the County's rural and agricultural character. These features also provide valuable ecosystem and recreation benefits and influence the suitability and capacity for development. The importance of natural resources is discussed throughout this chapter along with strategies to promote sustainable growth and protect and expand access to these invaluable resources.

## PHYSIOLOGY

Dinwiddie County is divided by the Fall Zone into two physiographic provinces, the Piedmont and the Coastal Plain. The Fall Zone, or fall line, is an area delineating radical changes in river slopes between the Piedmont and Coastal Plain Provinces.

The greater part of the County is in the Piedmont Province, which is a highly dissected plateau, sloping gently seaward. Most of its soils are derived from acid crystalline material, as the Piedmont Plateau is underlain by igneous, sedimentary, and metamorphic rocks. Major rivers, namely Appomattox and Nottoway, flow through this area, occupying narrow floodplains with only minor meandering. In general, the river systems in this area can be described as active erosion and transportation agents. Rivers leaving the Piedmont Province flow on an average slope of three feet per mile before suddenly increasing their slope to as much as ten feet per mile. After leaving this narrow north/south trending area, the rivers flow at a reduced slope of about one foot per mile or less, until they reach their respective estuaries.

The extreme eastern portion of the County is in the Coastal Plain Province, which is often referred to as the "Tidewater Area". The Coastal Plain Province is a low, flat plain and is underlain mainly by unconsolidated or partially consolidated sands, clays, and gravels.






## TOPOGRAPHY

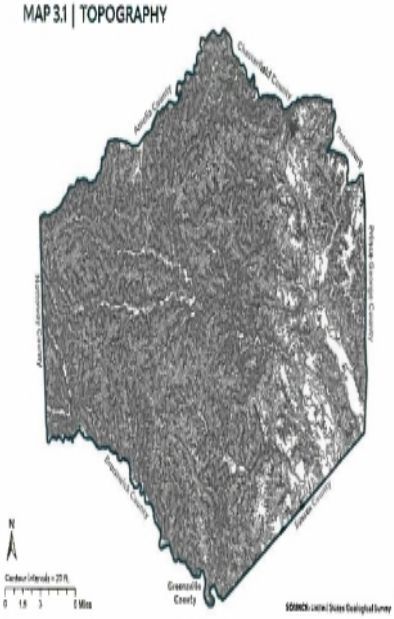
Dinwiddie's topography is generally level or slightly rolling with very small variations in elevation in the eastern section. In the western three quarters of the County, the surface of the Piedmont Plateau is decidedly more rolling. Elevations vary from about 50 feet above sea level in the eastern portion of the County to 400 feet in the west. About 90% of the County drains into the Nottoway River and the remainder into the Appomattox River. Swampy areas are found in the Southeastern portion of the County; otherwise, the surface is well drained.

### STEEP SLOPES

Slope refers to the angle between the earth's surface and a horizontal plane. It is expressed in percentage as measured by the number of feet change in elevation per 100 horizontal feet. Slopes in excess of 15% often contribute substantial expense to development costs either through elaborately designed structures or massive cut and fill activities. In Dinwiddie County, steep slopes are generally found along stream channels. Their location, coupled with land-disturbing activity, creates a significant erosion potential resulting in sedimentation within stream channels. This process adversely affects water quality.

The potential for erosion is moderately severe in areas where the slopes are from 12 to 20%. Slopes in excess of 15% are probably best left in a natural state, while areas with 6 to 15% slope, if a proper site plan is followed, can be developed with minimal land disturbance. Erosion and sedimentation control techniques are required of most land-disturbing activities. If properly enforced, the practices can do much to retard land erosion and reduce sedimentation of County surface waters.

MAP 3.1 | TOPOGRAPHY




SOURCE: United States Geological Survey



## CLIMATE

The entire area of the County is in the Southeast US Climate Region. In general, the summers are long and hot and the winters are short and relatively cool. Brief periods of extreme temperatures are experienced, but these seldom extend over more than a few days duration. Most precipitation occurs in the form of rain, evenly distributed throughout the year. Snow in normal winters seldom remains on the ground for any great length of time. The growing season averages approximately 190-200 days.

JULY AVERAGE: **78.6°F**

JANUARY AVERAGE: **39.1°F**

ANNUAL AVERAGE: **59.2°F**

ANNUAL PRECIPITATION: **46.56"**

SOURCE: National Oceanic and Atmospheric Administration, 2018



## LAND COVER

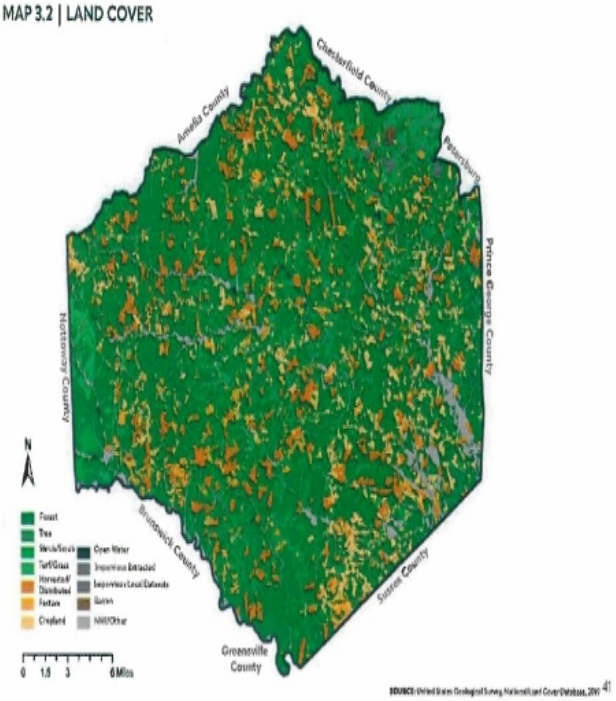
Dinwiddie County has many rural and agricultural characteristics, and the land cover of the County reflects this. The County has vast amounts of natural resources and undeveloped landscape supporting native habitats, agriculture, and silviculture. According to the 2016 Virginia Land Cover Dataset, more than half (54.42%) of the County is considered forested. Land being used for agricultural activities – cropland and pasture – constitute an additional 10.94% of land cover, making agricultural lands the second highest in terms of land cover for the County. With impervious surfaces accounting only for 2.55% of land cover, future development in the County should take into account the balance of these different types of land covers and continue to maintain the rural character of the County.

TABLE 3.1 | LAND COVER TYPE

| Land Cover Type | Area (Acres) | Portion of Dinwiddie County |
|---|---|---|
| Forest | 176,660 | 54.42% |
| Tree | 28,525 | 8.79% |
| Turf/Grass | 27,861 | 8.58% |
| Harvested Forest/Disturbed | 23,472 | 7.23% |
| Cropland | 22,637 | 6.97% |
| NWI/Other | 19,011 | 5.86% |
| Pasture | 12,884 | 3.97% |
| Impervious Extracted | 4,182 | 1.29% |
| Impervious Local Datasets | 4,074 | 1.26% |
| Open Water | 2,883 | 0.89% |
| Shrub/Scrub | 2,000 | 0.62% |
| Barren | 413 | 0.13% |

SOURCE: Virginia Geographic Information Network

MAP 3.2 | LAND COVER




SOURCE: United States Geological Survey, National Land Cover Database, 2016

## FOREST RESOURCES

Of Dinwiddie County's total land area of 320,640 acres, approximately 244,049 acres, or 73%, is forested. Private individuals and businesses own 69% of this forestland, the forest industry owns 27%, and the remained 4% is owned by the State, Federal and County government.

The County's forestland is diverse, being composed mostly of planted pine (36%), mixed pine-hardwood (28%), and hardwood stands (36%). Economically valuable species found within the County include Loblolly Pine, Shortleaf Pine, Virginia Pine, White Oak, Northern Red Oak, Southern Red Oak, and Yellow Poplar.

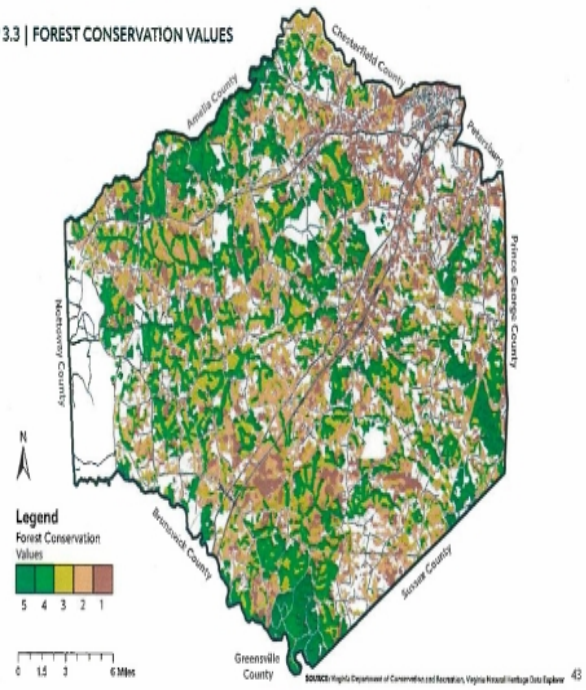
Based on the soil types found throughout the County, the potential for timber production is high. Good forest management will help maintain and improve the quality of the forestland in the County. Fragmentation (breaking woodlands up into smaller and smaller blocks) will continue to be a major concern of forestland owners and managers. As stands become smaller, management options may become more limited. Similarly, with the close proximity of homes to most of these tracts, it becomes more difficult to use management tools that employ fire and/or herbicides. Forest fire prevention is also essential, not only for public safety, but also to protect the investment many landowners have in their forestland.

The Virginia Department of Forestry's Forest Conservation Model helps to identify some of the highest quality, most productive, and most vulnerable forestland in the county. The model ranks forest conservation values from 1, being average, to 5, being outstanding, by considering a variety of factors that include the size of forested blocks, connectivity, watershed integrity, the threat of conversion, and unique tree species. Much of the County's most valuable forested areas are located near the Appomattox and Nottoway Rivers. The extent of the Forest Conservation Model within the County can be found in Map 3.3.

NOTE: This section pending review from DOF.



MAP 3.3 | FOREST CONSERVATION VALUES






## PRIME AGRICULTURAL LANDS

Agriculture is the largest land use activity in Dinwiddie County and the County's single largest industry. This means that agricultural activities support the County's economic base. Just as agricultural land in Dinwiddie is respected for its role in the local economy, it is also valued for its contributions to the open space, scenic beauty, and rural atmosphere of the County.

Map 3.4 outlines the areas of the County where the soil is most suitable for intensive use in the production of locally adapted crops.[1] Prime agricultural soil makes possible yearly increase of production of food, fiber, and timber with a minimal increase in acreage. It reduces the cost of production, the amount of water needed, and the amount of fertilizer required for high yields, which results in high profits for the farmer and lower prices for the consumer.

Over 200,000 acres of land within Dinwiddie County are considered prime farmland, with much of this land being located in the urbanized area of the County, to the south of U.S. Route 1. With its closeness to urban centers and immediate availability of water and sewer utilities, this area will face great pressure to convert prime farmland to more intensive development.

Citizens have expressed concern over the conversion of farmland and loss of rural character. There is a strong desire in the community to maintain a strong agricultural base of sufficient size to support a viable supply, transportation, and marketing system.

1 Based on the information from the Virginia Department of Conservation and Recreation's Agricultural Model, which ranks land based on a composite score determined by soil suitability.

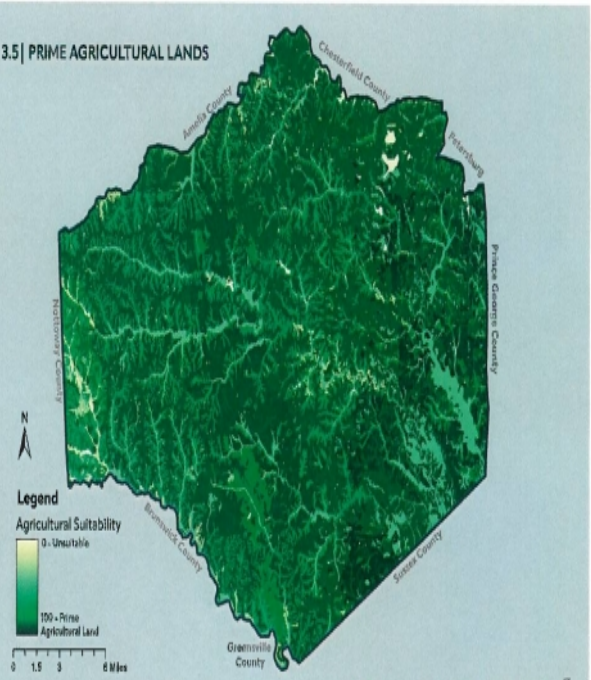


Effective conservation of agricultural land over the long-term is dependent on a combination of improved economic climate for farming and protection of agricultural areas from development pressures. In order to preserve these farmlands, as well as other prime agricultural lands in the County, the following strategies are recommended:

1. Identify the large parcel land areas containing the best agricultural soils, high historic yields, and high probability of continuing in agricultural use.
2. Restrict the encroachment of development of such agricultural areas by using low density standards and minimizing public capital improvements in adjoining areas.
3. Encourage the location and continuation of agriculture related industrial and commercial uses which will support the agricultural economy.
4. Make regulations sufficiently flexible to permit site locations, where development occurs in identified prime agricultural land areas, that minimize interference with agricultural operations, that use marginally productive land and that cause a minimal loss of productive agricultural acreage.



MAP 3.5| PRIME AGRICULTURAL LANDS



# WATER RESOURCES

## RIVER BASINS

Dinwiddie County is located between two major river basins, the James and Chowan Basins. In the northern part of the County (about 16% of the total County land area), water drains into the Appomattox River, flows through the James River, and then eventually reaches the Chesapeake Bay. The southern portion (approximately 83%) of the County, is within the Nottoway River Basin, while the extreme eastern portion, approximately 1%, of the County lies in the Blackwater River Basin. Their tributaries include Stony Creek, Sapony Creek, Butterwood Creek, and White Oak Creek. The Nottoway and Blackwater flow into the Chowan, and its final receiving estuary is the Albemarle-Pamlico Sound.

## SURFACE WATER

Surface water refers to water on the surface of the earth. It primarily consists of streams, rain, run-off, impounded lakes, and reservoirs. Dinwiddie County's northern and southern boundaries are formed by the Appomattox and the Nottoway Rivers, respectively. A portion of the Appomattox River, east of Lake Chesdin, is formally designated by the General Assembly as a Virginia Scenic River. A portion of the Nottoway River is considered qualified for State Scenic River designation, meaning it has not been formally designated. Good water supplies can be obtained from the Appomattox and fairly large supplies from the Nottoway. There are several other smaller streams in or bordering the County, such as Namozine Creek, which is a tributary of the Appomattox River, and Rowanty, Stony, and Sapony Creeks, which are tributaries of the Nottoway River. These creeks have good supplies of soft water, but during droughts, the flow is inadequate for any large development and storage reservoirs would be needed. The Appomattox River Water Authority (compromised of the Counties of Dinwiddie, Chesterfield, and Prince George, and the Cities of Colonial Heights and Petersburg) operates a filtration plant and raw-water reservoir on the Appomattox River. Limiting erosion, runoff, and non-point source pollution is vital to protecting Dinwiddie County's surface waters.





## What are common best management practices for water quality?

- Minimize the introduction of toxics and pathogens from stormwater discharges, wastewater treatment plants, and other targeted sources
- Protect natural riparian buffers to prevent sediments, nutrients, and other substances from entering waterways
- Use low impact development techniques, such as permeable pavers, rain barrels, and rain gardens, to reduce runoff
- Facilitate the use of agricultural and silvicultural best management practices to reduce pollutant runoff
- Ensure regular maintenance of stormwater infrastructure to ensure proper function

## FLOODPLAINS AND WETLANDS

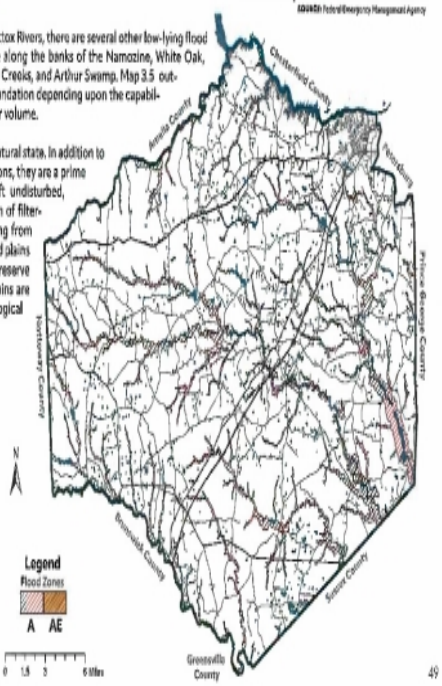
In addition to the Nottoway and Appomattox Rivers, there are several other low-lying flood plain and wetland areas. These areas are along the banks of the Namozine, White Oak, Butterwood, Sapony, Rowanty, and Stony Creeks, and Arthur Swamp. Map 3.5 outlines flood plains, which are subject to inundation depending upon the capability of river channels for carrying the water volume.

In general, flood plains are best left in a natural state. In addition to serving surface water hydrological functions, they are a prime habitat for animal and plant life. If left undisturbed, flood plains can provide a useful function of filtering eroded soils and other debris resulting from land-disturbing activities. Preserving flood plains in a natural state can also serve as a quiet reserve for passive recreational activity. Flood plains are critical to our environmental and ecological balance and must be protected.

More detailed information about flood plains can be found in the Corps of Engineers' flood plain study and FEMA flood-hazard maps.

MAP 3.6| FLOODPLAIN AREAS

SOURCE: Federal Emergency Management Agency






## LAKE CHESDIN

Lake Chesdin is a very valuable asset to the County. It is a man-made lake that serves the following water use objectives: water storage for public water supplies, flood control, recreation, and fish and wildlife management. It was created by damming the Appomattox River and backing up water in the river valley. The shorelines are very long and irregular.

There is one public boat landing area and three private marinas on Dinwiddie's lakeshore. They are among the most popular water recreation sites in the region. Most visitors using Lake Chesdin come from the Tri-City metropolitan area. At present, there are two major residential developments, Chesdin Manor and Waterford, situated along the lakeshore. The desirability of such a lakefront home is based largely on its natural setting. These homes are desirable as both second homes and permanent residences.

Virtually everything that occurs in a lake community development, from motorboating to dishwashing to lawn and garden care, affects both the lake and the land surrounding it. The preservation and protection of a natural resource like Lake Chesdin must be considered in the County land use plan.

For future development, it is important to enforce development guidelines for the Lake Chesdin area. Any new development in this area should preserve the natural setting and the protection of water quality. Some considerations include public water and sewer facilities, cluster development, and commonly owned shorelines or buffer zones screening the homes from the lake.[1]

[1] Editor's Note: Guidelines will be explored further during the development of the land use chapter.





## What are the problems typically associated with lakefront property development?

- Faulty septic tank / drain field operation is common because drain fields may be too close to the water table or to surface drains. The effluent or outflow is not filtered through soil to remove nutrients, which stimulate algae production, or to remove organic material, which uses up oxygen dissolved in the water.
- Erosion at the construction sites of new homes and from roads and the shore are major sources of sediment introduced into the lake.
- Urban runoff is a particularly serious problem because the surface runoff that enters lakes through natural flow and drains contains virtually every substance which can be "washed" from the land, such as lawn and garden fertilizers, pesticides, sediment from soil erosion, animal waste from pets, and oil and rubber fragments from streets and parking lots.

## CHESAPEAKE BAY PRESERVATION ACT AND REGULATIONS

Protection of the water quality of the Chesapeake Bay, the James River, and its tributaries is essential to the welfare of the Commonwealth and the County of Dinwiddie. As a natural resource, the Chesapeake Bay has always been essential to the growth and vitality of Virginia. It is invaluable for recreation and transportation, and it has always been a critical component of the state's ecosystem.

Tidewater localities within the Commonwealth are subject to the Chesapeake Bay Preservation Act, which became effective on October 1, 1991. Though not directly affecting Dinwiddie County, regulations affect the areas surrounding the County, such as the Counties of Chesterfield and Prince George, and the Cities of Colonial Heights, Hopewell, and Petersburg.

Although localities outside the Tidewater area have the option to adopt a program pursuant to the Bay Act and Regulations, Dinwiddie County has not done so. As the regulations stand now, the chances of expanding the Bay program to include additional localities in the Chesapeake Watershed in the near future is unlikely. However, many features and requirements of the Bay regulations are useful techniques for water quality protection. Dinwiddie should consider employing water protection techniques, such as best management practices, to protect the County's valuable water source and water quality.

## ALBEMARLE-PAMLICO NATIONAL ESTUARY

More information can be found at: www.apnep.nc.gov

Dinwiddie County is a part of the Albemarle-Pamlico ecosystem, which spans 28,000 square miles across Virginia and North Carolina, includes 2 million acres of estuarine waters, and 10,000 miles of streams and rivers. In recognition of the numerous benefits provided by the Albemarle and Pamlico Sounds, the United States Congress designated the Albemarle-Pamlico Estuarine System an "estuary of national significance." The Comprehensive Conservation and Management Plan assesses critical issues within the estuary and identifies specific actions to understand, protect, and restore ecosystem health and function. The recommended best practices are similar to those recommended in the Chesapeake Bay area.

## GROUND WATER

Much of Dinwiddie County relies on ground water. Water found at shallow depths is usually of good chemical quality. It is reported that in the Piedmont, some of the water from wells that penetrate bedrock is hard, irony, and corrosive, and in the Coastal Plain, water from some of the deeper wells is hard.

A majority of the wells in the Piedmont are 24 inches in diameter and are bored 10 to 20 feet below the water table to a total depth of 20 to 50 feet. The relatively large storage of water within this type of well, combined with a rate of recharge to the well of one to ten gallons per minute, is sufficient to supply domestic needs. Drilled wells are required where the saturated zone is thin or where the near-surface water is subject to bacterial contamination. The drilled wells are usually 100 to 300 feet deep, yield less than 30 gallons per minute, and have static water levels 20 to 50 feet below the surface. These wells are cased to bedrock and obtain water from fracture zones or isolated fissures within the bedrock. In the Coastal Plain, domestic supplies of water are usually available from two sand and gravel aquifers. The first is less than 50 feet below the surface, and the other is approximately 120 to 150 feet below the surface. The minimal possible yield of the water-bearing formations in most sections of the County is not known because few attempts have been made to develop large supplies.

**Springs and excavated ponds are used to a small extent as a source of ground water. The large springs yield 10 to 12 gallons per minute.**

# AIR, LIGHT, AND NOISE

## AIR QUALITY

The U.S. Environmental Protection Agency (EPA) identifies and designates those areas which do not meet National Ambient Air Quality Standards (NAAQS) as nonattainment areas. For ozone, there are five categories of nonattainment areas ranging from "marginal" (the least polluted) through "moderate," "serious," and "severe," to "extreme" (the most polluted). The severity of pollution determines the actions a State must undertake to meet the Act's requirements.

As of 2015, there is only one nonattainment area in the Commonwealth of Virginia, the Washington, DC and Northern Virginia area. In the past, however, the greater Richmond-Petersburg area has been listed as a nonattainment area.

Air quality is an important component to environmental and public health. Although Dinwiddie County is an attainment jurisdiction, there is a need to remain vigilant of the Commonwealth of Virginia's directions concerning air quality. Maintaining vegetation along highway corridors is a good way to mitigate the effects of automobile emissions in addition to providing other environmental benefits. Measures to reduce fossil fuel consumption and emissions, such as promoting public transportation, supporting e-vehicle charging station placement, enacting a government vehicle idling policy, planting trees, and promoting recycling and composting, will also help to maintain air quality.

## LIGHT POLLUTION

Light pollution is an overabundance of inefficient and improperly directed electrical lighting at night. This light seeps into the night sky and drowns out the natural view of stars and moonlight and may have a detrimental effect on local wildlife. While most light pollution is found in densely populated urban areas, it is important to recognize the causes of light pollution and create development standards to minimize the effects of it.

Dinwiddie County is committed to the preservation of nature and the night sky and will work towards reducing light pollution in its developed areas. The County will consider updating the Zoning Ordinance to address light pollution by requiring light sources to be directed downward, preventing a direct view of light sources from neighboring properties, limiting light intensity, and incorporating other standards recommended by the International Dark Sky Association. Through the zoning process, further conditions may be considered to address the potential light impact of specific development proposals.



## COMPOSITE NOISE RATING

Composite Noise Rating (CNR) is one of several means used to determine noise levels created by different modes of transportation. CNR Zones have been adopted by the Federal Aviation Administration to determine the noise levels around the vicinity of airports. These zones are fixed by reviewing the noise from a single plane flying over and combining it with the number of times it occurs, the time of day, how much of the runway the plane uses, the type of engine, and other relevant factors.

According to the CNR method, there are two major impact areas associated with the Dinwiddie Airport. The CNR Zone 2 exceeds 65dB(A) 8 hours per 24 hours. This zone is the closest to the runway and has the harshest impact. There may be some potential risk of hearing loss in this zone. The second major impact area extends outward from the CNR Zone 2. While the noise level in this CNR Zone 1 (does not exceed 45dB(A) more than 30 minutes per 24 hours) is not as high, it is still objectionable to residents.

*NOTE: This section pending review from Airport staff.*



**For the purpose of protecting the health, safety, and welfare of residents in the area surrounding the Dinwiddie County Airport, the following land use guidelines which are compatible to airport noise zones should be engaged:**

1. CNR Zones should be used as the planning tool to designate certain land uses for the airport area.
2. CNR Zones should be updated on a continuing basis as noise abatement measures go into effect, airport expansion takes place, or any other factors occur which would change the zones to prevent inharmonious land use.
3. In CNR Zone 1, residential development should not be considered a suitable land use unless sound control features are incorporated in building design. Auditoriums, churches, schools, hospitals, theaters, and similar activities should be discouraged in this area.
4. In CNR Zone 2 or greater, only agricultural, industrial, and commercial uses should be allowed, as these activities can tolerate a high level of sound exposure. Residential development of any type should be prohibited.
5. Building heights and restrictions with regard to approach zones and clear zones should be strictly regulated according to federal standards.
6. Land uses such as hospitals, shopping centers, schools, or uses that concentrate many people in one area should be discouraged in approach and clear zones.



# SOILS AND MINERALS

## SOIL CHARACTERISTICS

Dinwiddie County has a wide variety of soils due to the diversity of parent materials. Because most of the County is situated in the Piedmont Province, most of the soils are derived from acid crystalline rocks. These materials develop into loam and clay soils from the underlying rocks of the gneiss, granite, and schist groups. The Coastal Plain Province is underlain by thick beds of sedimentary rocks, over which there is a veneer of unconsolidated materials. In the Piedmont province, the soils are generally sandy loams and mixtures of the two provinces along the fall line.

The soils in the Coastal Plain Province are predominantly the Norfolk-Ruston and Lenior-Coxville-Subuta associations. The Norfolk-Ruston soils are well drained because of their position on the Coastal Plain. The latter group of soils is moderately well to somewhat poorly drained. East of the fall line, where Piedmont materials have an overlay of sandy Coastal Plain material, Chesterfield and Bradley series are the dominant soils. In the Piedmont section, the Cecil-Appling association is the most common soil group. The Cecil series is found on the higher parts of the upland, which has good to excessive drainage. The Appling series is somewhat less mature because of its relatively lower position from the well-drained upland. Both soils have yellowish-red to reddish clay subsoils.

The bottomlands of the several small streams are composed of fairly deep alluvial soils. Some terrace soils occur along the Nottaway River. The sandy loams are found in all positions from the tops of divides to the bottom of the valleys.

Erosion has taken place much more readily in the Piedmont than in the Coastal Plain. In a few areas where erosion has been excessive, red clay constitutes the primary surface layer.

## MINERAL RESOURCES

Dinwiddie County is largely in the Piedmont Province and is underlain primarily by igneous and metamorphic rocks. A small area of sedimentary rock of Triassic age occurs in the northern part of the County. The easternmost portion of the County is in the Coastal Plain and underlain predominately by sand, gravel, and clay strata that rest upon rocks similar to those in the Piedmont portion.

In the past, granite quarried at a number of sites in the Northern Dinwiddie area was widely used as dimension stone for building, monumental, and paving purposes, and granite from quarries near DeWitt was used for crushed stone. Sand and gravel have been produced in the past for construction and molding-sand purposes. Clay materials have been produced in the Northern Dinwiddie area for use in the manufacture of brick in local plants. Schist near DeWitt has been used as raw material in brick making and schist near Ford has been used in the manufacture of sewer pipe and flue linings. Samples of clay and schist from selected areas near DeWitt have been tested and found potentially suitable for use in manufacture of face brick, garden pottery, and possibly sewer pipe. Calcareous marl occurs in the vicinity of Petersburg and some has been dug for agricultural use. Monazite, a phosphate of the rare earths, occurs in saprolite derived from granite gneiss southwest of Wilson. Titanium is located in the Southern end of the County at Bolster's Store area and extends into Sussex County. An Australian GRC Company, Iluka, holds mining leases for this area, but suspended operations in 2012.

**Interested in learning more about the soils and minerals in Dinwiddie County?**

Follow this link: https://websoilsurvey.sc.egov.usda.gov



# CONSERVATION LANDS

There are many acres of protected land located throughout Dinwiddie County, held by private landowners, non-profit organizations, or government entities:

- Federal Holdings: 43,878 acres
- Private Easements: 7,506 acres
- Non-Profit Holdings: 2,038 acres
- County Holdings: 24 acres

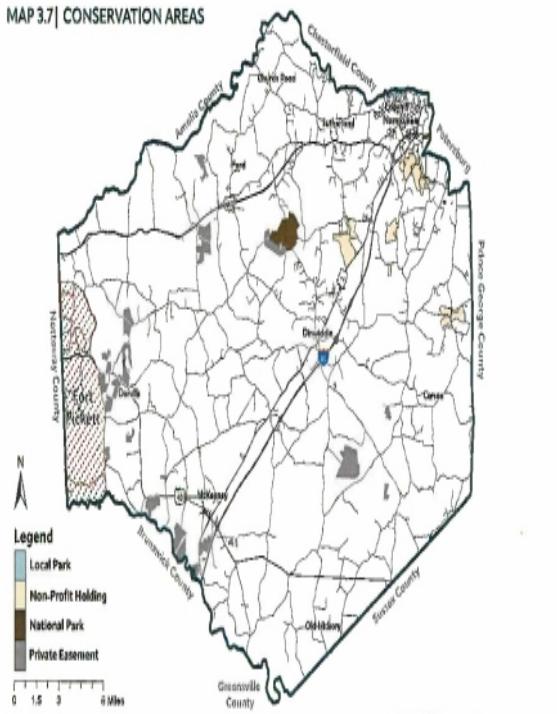
The location of these protected lands can be found in Map 3.7 Connecting these already protected lands should be a high priority for the County, as well as facilitating and encouraging the further protection of natural landscapes by private landowners.

In 2021, the legislature of the Commonwealth signed into law section 103-104.6:1 which established the ConserveVirginia program. The program's purpose is to identify and prioritize the state's highest value conservation lands to help guide land conservation throughout Virginia. Dinwiddie County has many important conservation lands identified through this program and should work to preserve and maintain these ecologically valuable areas.

**More information on ConserveVirginia can be found at:**



## MAP 3.7| CONSERVATION AREAS




SOURCE: Virginia Department of Conservation and Recreation



# ENVIRONMENTAL SUSTAINABILITY AND RESILIENCE

### SUSTAINABLE DEVELOPMENT

According to the US EPA, "to pursue sustainability is to create and maintain the conditions under which humans and nature can exist in productive harmony to support present and future generations." Dinwiddie County seeks to avoid the potential negative impacts of development by encouraging sustainable best practices and taking steps to conserve natural resources. Sustainable land use and development practices help mitigate unintended environmental impacts and protect against habitat disruption, resource strain, energy consumption, and greenhouse gas emissions. Also, of critical importance is the need to concentrate development and community facilities and resources away from sensitive ecological areas, such as those discussed previously in this chapter. Leadership in Energy and Environmental Design (LEED) and Envision are two building and site rating systems that can help communities and sites measure progress toward sustainable development.

*What are best practices for sustainable development?*

1. Respect natural topography and sensitive environmental features.
2. Provide an interconnected green space network to support recreation and wildlife habitat.
3. Incorporate green infrastructure features such as bioswales, rain gardens, and green roofs to capture, store, and infiltrate stormwater.
4. Take measures to reduce carbon footprints by reducing carbon dioxide and greenhouse gas emissions, such as providing vehicle idling policies and utilizing energy-efficient building systems.
5. Preserve existing tree canopy and utilize native vegetation.
6. Incorporate renewable energy use into building and site design.
7. Provide for solid waste reduction opportunities, such as recycling and composting.



### ENVIRONMENTAL RESILIENCY

As all communities face growing threats of climate change, it is now more critical than ever to be responsible stewards of the environment and take action to enhance community resiliency. Building community resiliency will require adapting to climate change and mitigating the risks associated with flooding, dangerous storms, and other risks.

To help ensure community resiliency, Dinwiddie County takes part in the Richmond-Crater Multi-Regional Hazard Mitigation Plan. This plan, most recently updated in 2017, identifies vulnerabilities associated with natural disasters and provides long-term strategies to reduce or eliminate long-term risks. The Hazard Identification and Risk Assessment (HIRA) serves as the fact base for the regional hazard mitigation plan and evaluates the region's vulnerability to natural hazards so that mitigation strategies, activities, and projects can be developed to minimize hazard risks. It includes the identification of natural hazards and risks that are likely to impact the region based on historical experience, an estimate of the frequency and magnitude of potential disasters, and an assessment of potential loss to life and property.

The plan ranks identified hazards based on a threat level established by their severity of impact towards Dinwiddie County and the Town of McKenney. The hazards ranked as a significant hazard or higher were tornadoes (significant threat), flooding (moderate threat), thunderstorms, including hail and lightning (moderate threat), and winter weather (moderate threat).

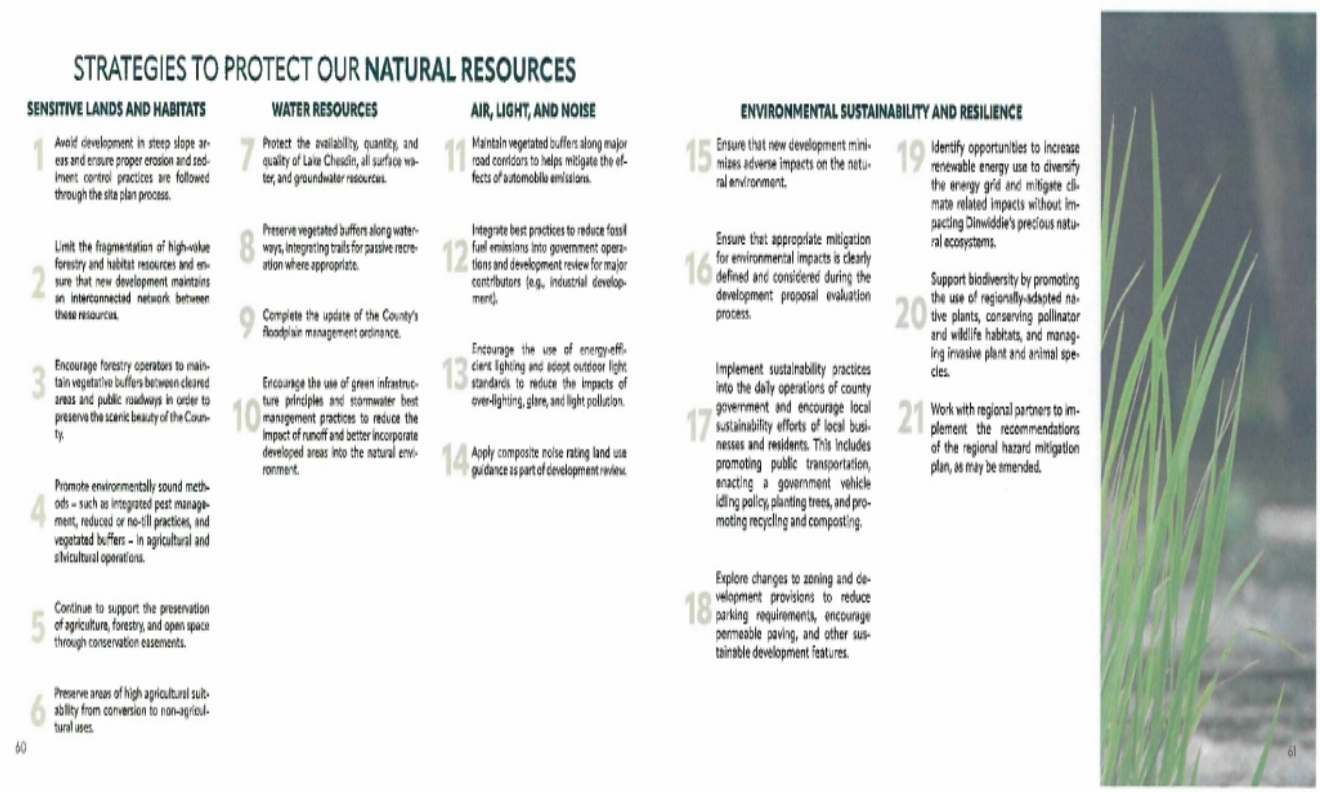
Strategies to help mitigate the threats posed by identified hazards are also included in the plan. Some examples of these strategies with high priorities are increasing water and wastewater treatment systems resiliency within the County, incorporating Master State Assistance Guide information into 911 dispatcher resources, and integrating mitigation plan requirements and actions into other appropriate planning mechanisms.

**NOTE:** The Hazard Mitigation Plan is currently being updated and this section may be updated accordingly prior to its adoption.



*Dinwiddie County maintains harmony with nature by protecting and preserving the health and viability of natural resources and promoting enhanced connection to the natural environment.*

**GOAL STATEMENT**



## STRATEGIES TO PROTECT OUR NATURAL RESOURCES

### SENSITIVE LANDS AND HABITATS

1. Avoid development in steep slope areas and ensure proper erosion and sediment control practices are followed through the site plan process.
2. Limit the fragmentation of high-value forestry and habitat resources and ensure that new development maintains an interconnected network between these resources.
3. Encourage forestry operators to maintain vegetative buffers between cleared areas and public roadways in order to preserve the scenic beauty of the County.
4. Promote environmentally sound methods – such as integrated pest management, reduced or no-till practices, and vegetated buffers – in agricultural and silvicultural operations.
5. Continue to support the preservation of agriculture, forestry, and open space through conservation easements.
6. Preserve areas of high agricultural suitability from conversion to non-agricultural uses.

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### WATER RESOURCES

7. Protect the availability, quantity, and quality of Lake Chesdin, all surface water, and groundwater resources.
8. Preserve vegetated buffers along waterways, integrating trails for passive recreation where appropriate.
9. Complete the update of the County's floodplain management ordinance.
10. Encourage the use of green infrastructure principles and stormwater best management practices to reduce the impact of runoff and better incorporate developed areas into the natural environment.

### AIR, LIGHT, AND NOISE

11. Maintain vegetated buffers along major road corridors to helps mitigate the effects of automobile emissions.
12. Integrate best practices to reduce fossil fuel emissions into government operations and development review for major contributors (e.g., industrial development).
13. Encourage the use of energy-efficient lighting and adopt outdoor light standards to reduce the impacts of over-lighting, glare, and light pollution.
14. Apply composite noise rating land use guidance as part of development review.

### ENVIRONMENTAL SUSTAINABILITY AND RESILIENCE

15. Ensure that new development minimizes adverse impacts on the natural environment.
16. Ensure that appropriate mitigation for environmental impacts is clearly defined and considered during the development proposal evaluation process.
17. Implement sustainability practices into the daily operations of county government and encourage local sustainability efforts of local businesses and residents. This includes promoting public transportation, enacting a government vehicle idling policy, planting trees, and promoting recycling and composting.
18. Explore changes to zoning and development provisions to reduce parking requirements, encourage permeable paving, and other sustainable development features.
19. Identify opportunities to increase renewable energy use to diversify the energy grid and mitigate climate related impacts without impacting Dinwiddie's precious natural ecosystems.
20. Support biodiversity by promoting the use of regionally-adapted native plants, conserving pollinator and wildlife habitats, and managing invasive plant and animal species.
21. Work with regional partners to implement the recommendations of the regional hazard mitigation plan, as may be amended.

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There was some general discussion about apartment complexes and where they should be built in the County. In addition, there was general discussion surrounding the infrastructure to support the future complexes.

**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 Commissioners in agreement the meeting adjourned at 6:27 p.m.

Respectfully submitted,

Mark Bassett
Planning Director

Signed: _____
Planning Commission Chairman

Dated: _____

VIRGINIA: MINUTES FOR THE REGULAR MEETING OF THE DINWIDDIE COUNTY PLANNING COMMISSION HELD IN THE BOARD MEETING ROOM LOCATED IN THE DINWIDDIE COUNTY GOVERNMENT CENTER BUILDING ON THE 13th DAY OF APRIL 2022 AT 7:00 P.M.

| | | | |
|---|---|---|---|
| PRESENT: | SAMUEL W. HAYES | | AT-LARGE |
| | EDWARD TITMUS | | DIST #2 |
| | JOHN HARVELL | | DIST #3 |
| | ANTHONY SIMMONS | | DIST #5 |
| | BUTCH CUNNINGHAM | | DIST #4 |
| | DR. EVERETTE PROSISE | VICE CHAIRMAN | DIST #1 |
| | THOMAS TUCKER | CHAIRMAN | AT-LARGE |
| OTHER: | MARK BASSETT | PLANNING DIRECTOR | |
| | BRAD ROBINSON | SENIOR 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. He said since there are none he would entertain a motion to accept the agenda as presented. Mr. Titmus made a motion to approve the agenda. It was seconded by Mr. Simmons and with Mr. Harvell, Mr. Simmons, Mr. Hayes, Mr. Titmus, Mr. Cunningham, Dr. Prosise and Mr. Tucker voting "AYE" the agenda was approved.

**IN RE: APPROVAL OF MINUTES**

The Chairman asked if there were any additions or corrections to the March 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 to accept the minutes as presented. It was seconded by Mr. Simmons and with Mr. Hayes, Mr. Simmons, Mr. Cunningham, Mr. Harvell, Mr. Titmus, Dr. Prosise and Mr. Tucker voting "AYE" the minutes were approved.

**IN RE: CITIZEN COMMENTS**

The Chairman opened the citizen comments period and asked if there was anyone signed up to speak. He said since there is no one, he was closing the citizen comment period.

**IN RE: PUBLIC HEARING**

# Planning Commission Staff Report

| | |
|---|---|
| File #: | P-22-4 |
| Applicant: | Marvin Copeland |
| Rezoning Request: | Residential, Limited, R-1 to Residential, Urban, R-U |
| Property Location: | Greensville Avenue, West Petersburg |
| Tax Map Parcel #: | 21A-1-260 & 21A-1-261 |
| Property Size: | 0.11 +/- acres |
| Magisterial District: | Rohoic District |
| Planning Commission Mtg.: | April 13, 2022 |

## CASE OVERVIEW

The applicant, Marvin Copeland, is requesting to rezone property containing approximately 0.11 +/- acres from Residential, Limited, R-1 to Residential, Urban, R-U. The R-U zoning district allows for single-family residential uses pursuant to the Zoning Ordinance allowed density. The property is located on the south side of Greensville Avenue in West Petersburg between the intersections with Roanoke Street and Potomac Street, and is further identified as Tax Map Parcel Nos. 21A-1-260 and 21A-1-261. 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.

## ATTACHMENTS

- Rezoning Application
- Property Location Map

## LAND USE/ZONING ANALYSIS

The subject property is located on the south side of Greensville Avenue in West Petersburg and is further identified as Tax Map Parcel Nos. 21A-1-260 and 21A-1-261. The applicant is seeking a rezoning of the 0.11 acre property from Residential, Limited, R-1 to Residential, Urban, R-U in order to combine the two aforementioned parcels and construct a new single-family residential dwelling. The R-U zoning classification allows for minimum lot sizes of 5,000 square feet with a minimum lot width of 50 feet. The proposed dwelling will be served by public water and sewer by the Dinwiddie County Water Authority (DCWA) water and sewer system.

There have been two previous and similar rezoning cases, P-16-2 and P-19-1, within the general area of the subject property. Both cases involved the rezoning of 0.12 acre properties on Surry Avenue from R-1, Residential, Limited, to R-U, Residential, Urban to allow for the construction of single-family residential dwellings. The Board of Supervisors granted approval of these rezoning cases in 2016 and 2019 respectively.

The surrounding land use around the property is predominately low-density established and stable single-family residential development. A civic use (church) is also located in close proximity to the property across Greensville Avenue. The surrounding area is zoned Residential, Limited, R-1. West Petersburg consists of lots that are 25 feet wide and 100 feet deep which are nonconforming with regard to the R-1 District requirements.

The majority of existing homes in this neighborhood are situated across property lines and the remaining vacant lots do not accommodate further development on their own individually. The R-U zoning classification was adopted with an intent of addressing these type nonconformities and issues in this general area. The subject rezoning request will permit for a new dwelling that is compatible with the size and character of the surrounding development.

The property under review is designated by the Comprehensive Land Use Plan (the "Plan") as being within the Urban Area. As such, the general area is expected to accommodate future medium density residential development.

The composition and purpose statement within the R-U Zoning District states that *"In general, the "Residential, Urban" zoning district allows smaller lot sizes and setbacks than the county's other residential zoning districts, giving areas zoned R-U a more urban feel. The district regulations are designed to reflect the urban nature of such neighborhoods as characterized by detached single-family dwellings situated on small lots with narrow yards and modest setbacks. The district regulations are intended to encourage continued improvement and efficient use of existing residential buildings and their accessory structures, while ensuring that infill development will be compatible with the established character of the district"*. The proposed development is in accordance with the purpose of the R-U District.

Chapter XI of the Plan outlines the policies, goals, and objectives of the County. Policy statement (3) identifies the County's desire to *"maintain and enhance the County's ability to coordinate a balanced land-use program among various types of residential, commercial, and industrial interests by encouraging development within areas defined as growth centers and/or growth corridors."* As previously mentioned, this general area is designated as Urban Area; thus, with the property being located in the existing West Petersburg neighborhood and having access to the DCWA water and sewer system, this general area may be considered a residential growth center.

**OVERVIEW OF IMPACTS**

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

As public water and sewer is available in the area, the use of public water and sewer utilities is being utilized by the applicant. It is the intention of the applicant to combine the subject lots/properties so that a dwelling may be located on its own individual lot.

With the proposed lot consolidation allowing for the construction of a single-family residence, the impacts on public safety services should be minimal.

The impact on the public school system should be minimal based on the school system's census information, which estimates 0.56 students per household, and at current build out (three to five years in normal economic housing market conditions) this proposed development would add one student to the school system with one-third attending elementary, one-third attending middle, and one-third attending high school.

*Transportation Impacts*

The impact on the existing transportation network from the proposed development would not warrant the construction of any turn lanes or tapers. The proposed development will only require a residential driveway entrance.

***Staff Recommendation:***

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

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

1. The requested zoning classification, Residential, Urban, R-U, is compatible with the surrounding zoning pattern and surrounding land uses. Additionally, the R-U Zoning District was created to accommodate further development of the existing lots within the Urban Area including the West Petersburg neighborhood.
2. The requested zoning classification, Residential, Urban, R-U, conforms to the underlying uses recommended for this general area as set forth in the Urban Area of the Comprehensive Land Use Plan.

**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 has 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-22-4 be recommended for (approval, OR disapproval) to the Board of Supervisors.**

Mr. Robinson asked if there were any questions from the Planning Commission.

The Chairman said since there are no questions for Mr. Robinson, would the applicant like to come forward and add anything.

Ms. Nakisha Adacoryah, 132 N. Sycamore Street Apt 301, Petersburg VA a representative for the applicant said she didn't have anything to add, but would answer any questions the members may have.

Mr. Simmons asked if she knew where they were going to place the drive-way.

The applicant explained that the driveway will be at the center of the subject property.

The Chairman asked if there were any more questions for the applicant's representative. He said since there are none he was opening the public hearing portion of the case. He asked if anyone had signed up to speak. He said since there is no one he was closing the public hearing portion of the case. He asked the Commissioners if they had anything else they wanted to add and if not he would entertain a motion.

Mr. Titmus made a motion and read the following 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-22-4 be recommended for approval to the Board of Supervisors. It was seconded by Mr. Simmons and with Mr. Titmus, Mr. Simmons, Mr. Cunningham, Mr. Harvell, Mr. Hayes, Dr. Prosise and Mr. Tucker voting "AYE" P-22-4 was recommend for approval to the Board of Supervisors.

**IN RE: PUBLIC HEARING**

# Planning Commission Staff Report

| | |
|---|---|
| File #: | C-22-2 |
| Applicant: | Sara Kello |
| CUP Request: | To operate a Commercial Kennel in the A-2 Zoning District |
| Property Location: | 11630 Wheelers Pond Road Dinwiddie, Va. 23841 |
| Tax Map Parcel #: | 43-6-5 |
| Property Size: | 7.04 acres |
| Magisterial District: | Rowanty District |
| Planning Commission Mtg.: | April 13, 2022 |

## CASE OVERVIEW

The property owner, Sara Kello, is requesting a conditional use permit to utilize the following described property for a commercial kennel. The property is located at 11630 Wheelers Pond Road, further identified as Tax Map Parcel # 43-6-5 is zoned A-2. The Agricultural, General, A-2, zoning classification allows for a commercial kennel with a conditional use permit pursuant to the Zoning Ordinance allowed density. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which recommends agricultural residential and limited commercial and service development for this general area.

The applicant intends to have the commercial kennel in order to develop a dog-training kennel and to breed Motley retrievers.

## ATTACHMENTS

- Rezoning Application
- Property Location Map

## LAND USE/ZONING ANALYSIS

The subject property, which is a platted property originally created in 1984 as part of the Wilkinson Land subdivision, is mainly surrounded by large acreage single-family residential lots, open space, and forestal/timberland land uses. The surrounding zoning pattern consists of properties zoned A-2, Agricultural, General.

In the Comprehensive Land Use Plan the subject property is located within the Rural Conservation Area, which recommends agricultural residential and limited commercial and service development for this general area. The commercial kennel would allow for a limited service use to be added as an accessory use to the primary residential use of the property.

There is adequate area on the property to locate the proposed commercial kennel buildings on the subject property. There is one existing accessory building on the property that may be utilized as part of the

kennel. The subject property is partially wooded and the residence is located toward the rear of the property where an additional accessory building could be constructed as part of the kennel operation.

**OVERVIEW OF IMPACTS**

*Public Utilities & Public Safety Impacts*
Currently, there is no impact to the public utility system. Any future expansion beyond what is allowed under the conditional use permit will be subject to governmental agency reviews and permitting. The potential impact on public safety is limited.

*Transportation Impacts*

With the proposed use of the property generating very few vehicle trips, the impacts on the existing transportation network are negligible. The subject property has direct access to Wheelers Pond Road.

***Planning Staff Recommendation:***

The planning staff has reviewed the impacts of the request for a conditional use permit to utilize the subject property for an accessory commercial kennel, and staff recommends APPROVAL WITH CONDITIONS of the request subject to the following conditions:

CUP, C-22-2, Conditions:

1. With the exception of dogs kept temporarily (i.e. kept for no more than 30 days) as part of the rescuing of dogs and locating foster families for these rescued dogs, there shall be no more than fifteen (15) dogs (i.e. any dog over six months of age) on the subject property at one time.
2. With the exception of dogs that are being actively trained by the owner or by an individual employed by the owner, the dogs that are part of the kennel operation shall be kept in a fenced area, in dog runs, or inside a structure for boarding dogs.
3. All defectory matter shall be placed in a controlled location, covered and disposed of per County and State Codes.
4. Operation of the kennel shall comply with all applicable County, State, and Federal Codes.
5. The conditional use permit shall be reviewed for compliance with stated conditions a minimum of one time per calendar year.

**PLANNING COMMISSION RECOMMENDATION**

**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-22-2, as presented be recommended for approval with conditions to the Board of Supervisors.**

Mr. Bassett asked if there were any questions from the Planning Commission.

Mr. Titmus asked if the fifteen (15) dogs included personal dogs.

Mr. Bassett said the way we have it written, it would include personal dogs if they are over six months of age.

Mr. Titmus said with that being the case, I would like for the owner of the property to ensure that the conditions we agree to tonight will be conveyed in a deed to the new owner of the property if it is sold.

Mr. Bassett said we could add that as a condition for this CUP request.

Mr. Hayes asked if what we are doing tonight has been consistent with what we have done in the past.

Mr. Bassett said that it is.

The Chairman said since there are no more questions for Mr. Bassett, would the applicant like to come forward and add anything.

Ms. Sarah Kello, 11630 Wheelers Pond Road Dinwiddie VA said she didn't have anything to add, but would answer any questions the members may have.

Mr. Tucker asked if she had any problems with what Planning Commissioner Titmus wanted to be added into the conditions.

Ms. Kello said she did not have a problem with that.

Mr. Titmus said the reason he asked for this addition is because, we have had some problems recently about people doing things outside of the conditions we have set. The reasons they have done things outside the conditions is because the conditions never conveyed with the deed. It then becomes difficult for Zoning to go back and enforce the conditions. I just believe it would be good practice for us, as we move forward, to put that condition in all the CUP's we do.

The Chairman asked if there were anymore questions for the applicant's representative. He said since there are none he was opening the public hearing portion of the case. He asked if anyone had signed up to speak. He said since there is no one he was closing the public hearing portion of the case. He asked the Commissioners if they had anything else they wanted to add and if not he would entertain a motion.

Mr. Titmus made a motion and read the following 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-22-2, as presented be recommended for approval with conditions to the Board of Supervisors. It was seconded by Mr. Simmons and with Mr. Titmus, Mr. Simmons, Mr. Cunningham, Mr. Harvell, Mr. Hayes, Dr. Prosise and Mr. Tucker voting "AYE" C-22-2 was recommend for approval to the Board of Supervisors.

**IN RE: OLD BUSINESS**

Mr. Bassett briefly talked about the change DEQ has made concerning treating solar panels as impervious area and the impact of this on the impervious area calculation that must be added to site plans as part of the stormwater management plan.

Mr. Bassett gave the members an update surrounding the Flowers rezoning located on Route 460. He said the company will be resubmitting a rezoning application because they have changed the location for the building site. The applicant is amending the original zoning request to address the Board of Supervisors concerns about accessing the site, the elevation of the building and the interconnectivity with future development on the site. He said the Board of Supervisors entertained the idea of double advertising the rezoning for your May 11, 2022 regular meeting and their May 17, 2022 regular meeting.

Mr. Bassett said the company that presented the Twin Pines apartment complex off Blue Tartan Road and Aldi Way at your workshop meeting, informed me that they will be having community meeting on April 26, 2022 from 6:30 PM to 8:00 PM at the Eastside Enhancement Center. He said he was not sure of the format, but would pass it on as soon as he received it.

**IN RE: NEW BUSINESS**

There was no new business.

**IN RE: COMMISSIONER COMMENTS**

There were no comments from the Commissioners.

**IN RE: PLANNING DIRECTOR COMMENTS**

Mr. Bassett did not have any additional comments.

**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 Commissioners in agreement the meeting adjourned at 7:42 p.m.

Respectfully submitted,

Mark Bassett
Planning Director

Signed: _____
Planning Commission Chairman

Dated: _____

# Planning Commission Meeting Report

| | |
|---|---|
| File #: | P-22-2 |
| Applicant: | James G. Flowers, and his agent, Jamie S. Encinosa, with Rhetson Companies, Inc. |
| Rezoning Request: | Agricultural, General, A-2 to Business, General, B-2 with Proffers |
| Property Location: | Near the water tower across from the Wal-Mart Distribution Center on the northern side of Cox Rd., North Dinwiddie, Virginia |
| Tax Map Parcel #'s: | Part of Tax Map Parcel No. 20-3 |
| Property Size: | 2.51 +/- acres |
| Magisterial District: | Rohoic District |
| Planning Commission Mtg.: | January 12, 2022 |
| Board of Supervisors Mtg.: | February 15, 2022 |
| Planning Commission Mtg. Amended Application: | May 11, 2022 |

## CASE OVERVIEW

The original rezoning request has been amended to change the portion of the subject property to be rezoned. 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.

## ATTACHMENTS

Rezoning Application, Location Map, Proffer Statement, Sutherland Rezoning Exhibit (Preliminary Site Plan), Exhibit A (Building Elevations/Renderings)

## LAND USE/ZONING ANALYSIS

The properties surrounding the subject property include a mix of vacant agricultural, industrial and residential land uses. The surrounding property is zoned A-2, Agricultural General, and the Wal-Mart Distribution Center property across Route 460 is zoned M-1, Industrial Limited. The adjoining undeveloped property to the north, east, and west is zoned A-2, Agricultural General. The Tindall concrete manufacturing property to the east is zoned M-2, Industrial General.

As set forth in the Zoning Ordinance, the Business, General, B-2 zoning classification 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 that the subject property fronts on Route 460 the subject property is well suited for general business uses requiring frequent vehicle access. The request to rezone the property to B-2, Business General, is appropriate given the property's location and it is a good transitional zoning between the industrial uses and zoning in the immediate area.

The subject and surrounding property is identified in the Route 1 and Route 460 Corridor Enhancement Study, and when the study was adopted in 2004 it became a part of the Comprehensive Plan. In the Corridor Enhancement Study, the subject property is considered a part of the Route 460 Business Focus

Area and commercial/service development is identified for development in this general area. Additionally, in the Comprehensive Land Use Plan the subject property is located within the Urban Growth Area, which recommends industrial and commercial and service development for this general area. The B-2 Zoning District does allow for commercial uses that are compatible with mixed use development as well as the existing light industrial use, such as the Wal-Mart Distribution Center.
In addition to the Route 1 and Route 460 Corridor Enhancement Study, the development of the property will have to comply with the Route 1 and Route 460 Entrance Corridor Overlay design standards.

## OVERVIEW OF IMPACTS

*Public Utility and Public Safety Impacts*

The impacts of the proposed commercial rezoning of the subject property are minimal. There are no negative impacts to the public utility system and future impacts will not require any major utility upgrades. Any future development will be subject to Dinwiddie County Water Authority (DCWA) reviews and utility connection agreements. The potential impact on public safety will be subject to the changes in the future use of the property, and there are no concerns with developing the property commercially. The location of the property is well suited for responding to public safety related calls.

*Transportation Impacts*

The applicant has consulted with VDOT on preliminary design and layout of the commercial driveway entrance and additionally, at site plan review for the proposed development on the subject property, the commercial driveway access points and commercial entrance designs will be evaluated by VDOT. Under current VDOT standards when there is a proposed change in use, the road network in this area will have to be evaluated to see if road improvements such as a taper or a turn lane is warranted to handle the additional traffic generated by the proposed use. The transportation related improvements will have to be designed and approved during the site plan review and approval process.

***Staff Recommendation:***

Applicant's Proffer Conditions:

1. Limiting uses allowed on the subject property.
2. Building materials used on the southern, western, and eastern elevations of any building constructed on the Property shall be a combination of brick and combination of brick and cementitious siding (Hardie Plank) or equivalent material, as determined by the Planning Department. The exterior of any accessory building or structure shall be compatible in architectural style, material, and color with the principal building. The building will comply with the Route 1 and Route 460 Corridor Overlay District design standards.
3. Except for lighting inside the building(s), and lighting installed on the Property shall be directed downward and inward to the Property to avoid casting light on adjacent properties or into the night sky.
4. Prior to site plan approval a survey of the Property shall be completed and approved by the Planning Department.

The planning staff has reviewed the rezoning request and staff recommends APPROVAL of the request to rezone the subject property to B-2, Business General, with the proffer conditions 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 Route 1 and Route 460 Corridor Enhancement Study and those 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-22-2 as presented be recommended for (approval, approval with proffers OR disapproval) to the Board of Supervisors.**

# 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** _____ **Case No.:** P-22-2
**Date Rec'd** 4-25-2022 **Fee Amount:** _____
**Time Rec'd** 8:46 AM **Receipt No:** _____
**Pre-Application Conference Date:** _____
**This application has been amended:** YES ✓ NO ___
**Reviewed by:** _____

**Information must be typed or printed and completed in full.**
**Attach additional page(s) where necessary.**

## 1) LAND USE INFORMATION

(Circle): BOS / PC / BZA

New / Renewal
Previous/Renewed Case#: _____

Amend Previous Case: Y / N
Land Use Taxation: Y / N

Application Type: (Circle One): ☐ **Variance** ☐ **Administrative Variance** ☐ **Conditional Use Permit**
☑ **Rezoning** ☐ **Street Vacation** ☐ **Special Exception**
☐ **Amendment**

Description of Request: Rezoning of a 2.51-AC +/- (subject to survey) subdivided piece of Parcel 20-3, fronting on US 460 (Cox Rd) across from the existing industrial zonings, and currently zoned A-2, General Agricultural, to B-2, General Business.

Existing Zoning: A-2
Proposed Zoning: B-2

Existing Acreage: 0 AC
Proposed Acreage: 2.51 AC +/- (subject to survey)
Total Acreage: 2.51 AC +/- (subject to survey)

Water (Circle One): Public ~~Well~~
Sewer (Circle One): Public On-site Well and Septic

Attached: (circle): Miscellaneous Information/Master Plan/Textual Statement/Proffered Conditions

## 2) APPLICANT/AGENT INFORMATION

Applicant(s): Rhetson Companies, Inc. Home/Cell# NA
Address: 2075 Juniper Lake Rd, West End, NC 27376 Work# 910-944-0881
Agent(s): Jamie S. Encinosa Home/Cell# 910-206-2026
Address: 2075 Juniper Lake Rd, West End, NC 27376 Work# 910-944-0881

☐ Property Owner ☑ Contract Purchaser ☐ Other: _____

## 3) PROPERTY OWNER INFORMATION

Property Owner's Name and address (see note on last page):
James G Flowers
P.O. Box 127, Dinwiddie, VA 23841
Contact#_____
Property Tax Parcel Number(s):_____
20-3

Property Owner's Mailing Address (If this address is different from that listed in the Assessor's Office.):
_____
_____
Contact#_____

4.) **SUBJECT PARCEL INFORMATION**

**General Location of Project:** The larger parent tract parcel (Parcel 20-3) is located on US 460 (Cox Rd), across from the Wal-Mart Distribution Center. The 2.51-acre +/- subdivided portion to be rezoned B-2 is located on the eastern frontage of Parcel (20-3) A field survey has not been conducted at the time of this application, so for this purpose the proposed property line along the railroad right-of-way and US 460 right-of-way is shown. The eastern property line will be the existing line for Parcel 20-3.

**Tax Map #** 20-3
Subdivision Name: NA
Section: NA Block NA
Address: Cox Rd
Zoning: A-2 Acreage 68.66
Existing Use: Agricultural Field
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:

1. **Explain fully the proposed use, type of development, operation program, reason for this request, etc.:**

The proposed use for the subdivided parcel is to locate a 10,640 SF retail store, as well as associated drives and parking. The development will be commercial and will be operated as a single tenant retail store. In order to locate a retail store, the proposed area for the store will need to be rezoned to B-2, General Business. See the attached rezoning letter for more information.

2. **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.:**

See attached rezoning letter for project description.

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

NA

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

NA

5. **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.**

| Property Owner Name | Property Owner Mailing Address | Tax Parcel # |
|---|---|---|
| Dinwiddie County Water Authority | PO Box 100, Sutherland, VA 23885 | 20-8-A |
| James G Flowers | PO Box 127, Dinwiddie, VA 23841 | 20-3 |
| Wal-Mart Stores East LP | PO Box 8050 MS 0555, Bentonville, AR 72712 | 20-6-F |
| Dinwiddie County Water Authority | PO Box 100, Sutherland, VA 23885 | 20-8-B |
| Frederick D Bates C/O Irene B Wilson | 21711 Cox Road, Sutherland, VA 23885 | 20-7-F |
| James G Flowers | PO Box 127, Dinwiddie, VA 23841 | 20-44M |
| William A Larnes et als C/O Tilden Manson | 7016 Anderson Mill Rd, Church Road, VA 23833 | 20-44B |
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6. 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".

7. 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.

8. Enclose with this application any required plans or plats (plans must be folded).

9. 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:** 1/25, 2022

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

**AGENT'S NAME** Jamie S. Encinosa
**(Typed or printed)**

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

**APPLICANT'S NAME** Jamie S Encinosa
**(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.

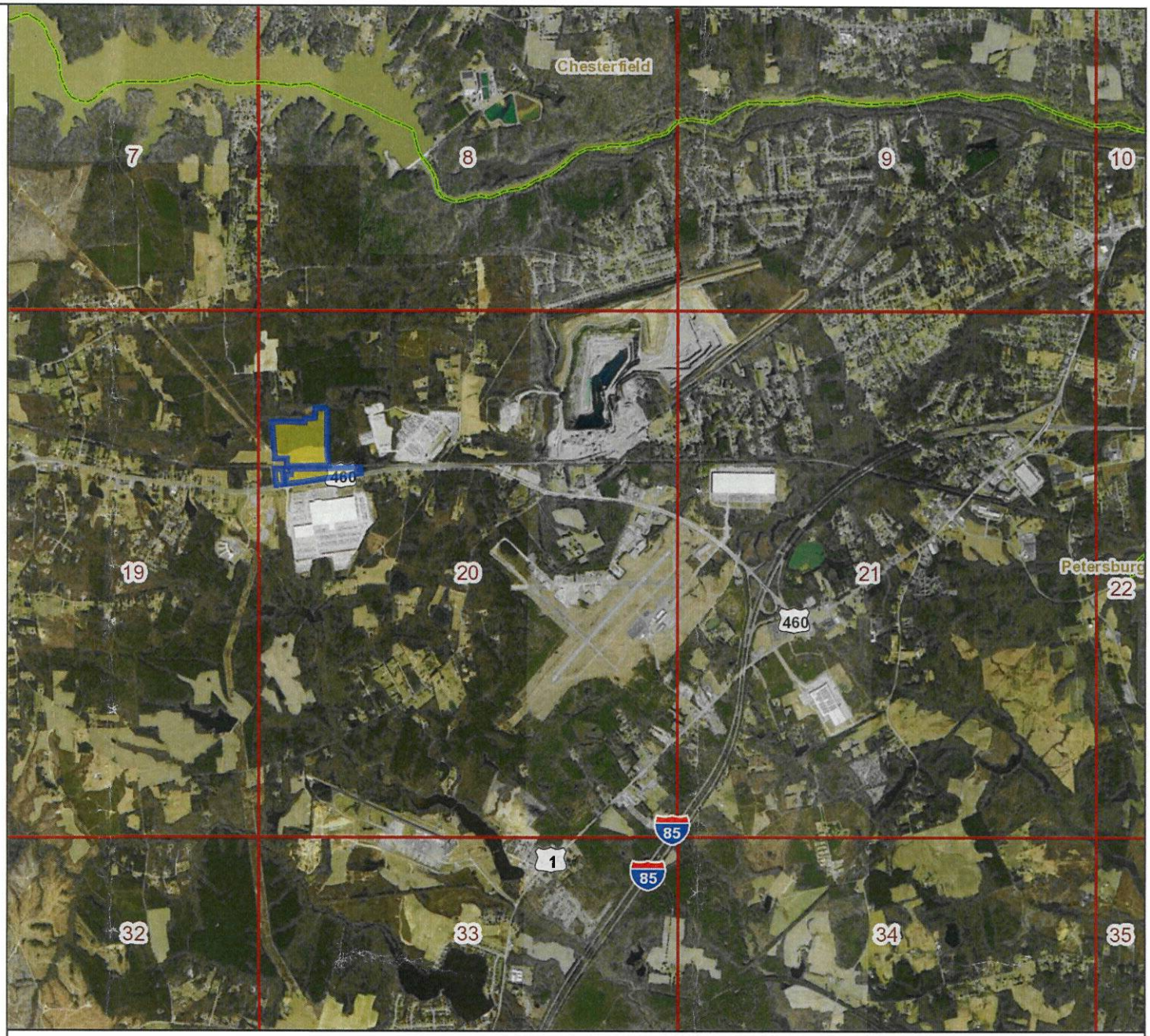
*Agent must file power of attorney from the property owner(s) giving the agent authority to submit this application.

** 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, Virginia

## Legend

- County Boundaries
- Tax Map Index
- Parcels




Map Printed from Dinwiddie
https://parcelviewer.geodecisions.com/Dinwiddie

Feet

0 1100 2200 3300 4400

1:50,000 / 1"=4,167 Feet

**Title:**

**Date: 11/29/2021**

*DISCLAIMER:This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records,information, and data obtained from various sources, and Dinwiddie County is not responsible for its accuracy or how current it may be.*

SUMMIT
DESIGN AND ENGINEERING SERVICES
434.575.0617 SUMMITDE.NET
606 Broad Street, Suite C, South Boston, VA 24592

TO: Dinwiddie County Planning Commission and Board of Supervisors

FROM: Matt Hastings, PE
Department Head – Land Development

RE: Rhetson Companies, Inc. – Sutherland Retail Store Site Rezoning Application

Summit Design and Engineering Services is assisting in filing this Rezoning Application on behalf of Rhetson Companies, Inc. The current zoning of Tax Map Parcel is 20-3 is A-2, General Agricultural. The applicant is requesting to rezone a +/- 2.51-acre subdivided piece (subject to survey) of the subject property to B-2, General Business. This subdivided piece is along the easternmost frontage of the subject parcel on US 460 (Cox Rd).

The property in question is designated on the Future Development Concept of the *Dinwiddie County Comprehensive Plan Update 2006* as a future Urban Area. The urban area is intended to serve medium to high density residential, commercial, and industrial development.

This proposed rezoning to B-2, General Business District would satisfy the following goal of the *Dinwiddie County Comprehensive Plan Update 2006.*

**Economic Development:**
*Goal #1*: Strengthen the economic base of the County through broad-based economic development and tourism.

- *Objectives:*
  - Attract new businesses.
  - Create land use policies that maximize the designation of areas around interstate highway interchanges for business development.

The proposed use in this area is compliance with the Comprehensive Plan and the intent of the B-2 General Business district, which "covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking, other than stocking and delivery of light retail goods, or by any nuisance factors, other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants, taverns and garages and service stations." Additionally, the proposed use would be consistent with the existing pattern of commercial development in the vicinity of the subject property because a large commercial building (i.e., the Wal-Mart distribution center) is located directly across the street from the subject property.

**Project Narrative:**

Rhetson Companies, Inc. is rezoning from A-2 to B-3, to develop a 76' x 140', 10,640 square foot retail store with 6-8 Employees and operating hours between 8 a.m.- 10 p.m. The proposed new building would require a minimum of 30 parking spaces by the Dinwiddie County Zoning Ordinance. There are a total of 34 standard parking spaces and 2 handicapped/van accessible spaces being proposed.

The establishment, maintenance, and operation resulting from the rezoning will not be detrimental to or pose any danger to public health, safety, morals, comfort or general welfare. Furthermore, the rezoning will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the surrounding neighborhood. The rezoning will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed structure will incorporate an appealing architectural exterior that will not be at variance with the immediate neighborhood or character of the applicable district and will not cause a substantial depreciation of the properties in the neighborhood. For this site, the architectural exterior has been upgraded to produce an aesthetically pleasing building. All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines in order to be in harmony with the intended spirit and purpose of the Zoning Ordinance.

This site will be served by on-site well and septic. Adequate facilities will be provided by the engineer for utilities, access roads, drainage & storm water facilities, etc. The entrance will be designed and will meet or exceed Virginia Department of Transportation standards. The Engineer has consulted with VDOT to determine the requirements for the proposed use and verified that a TIA is not required based on the anticipated traffic count. The initial discussion with VDOT has determined that the proposed entrance location will meet the VDOT standards and based on the low anticipated traffic volumes into the store, no turn lanes or road improvements to US 460 are anticipated by VDOT. The site improvements will provide ample space for consumers to park while also providing for safe ingress and egress, thereby providing for the safety of those utilizing the facility and provide for access of fire and safety equipment to the site. The parking areas have been designed to be in harmony with the adjacent properties and promote the health, safety, and general welfare of the community. The parking arrangement as shown on the site concept plan is designed to provide a formal and flowing site with standardized parking and drive aisle, landscaping, and visual appeal. Facilities will be located in order to minimize noise, glare, or odor effects on adjoining properties and properties generally in the district.

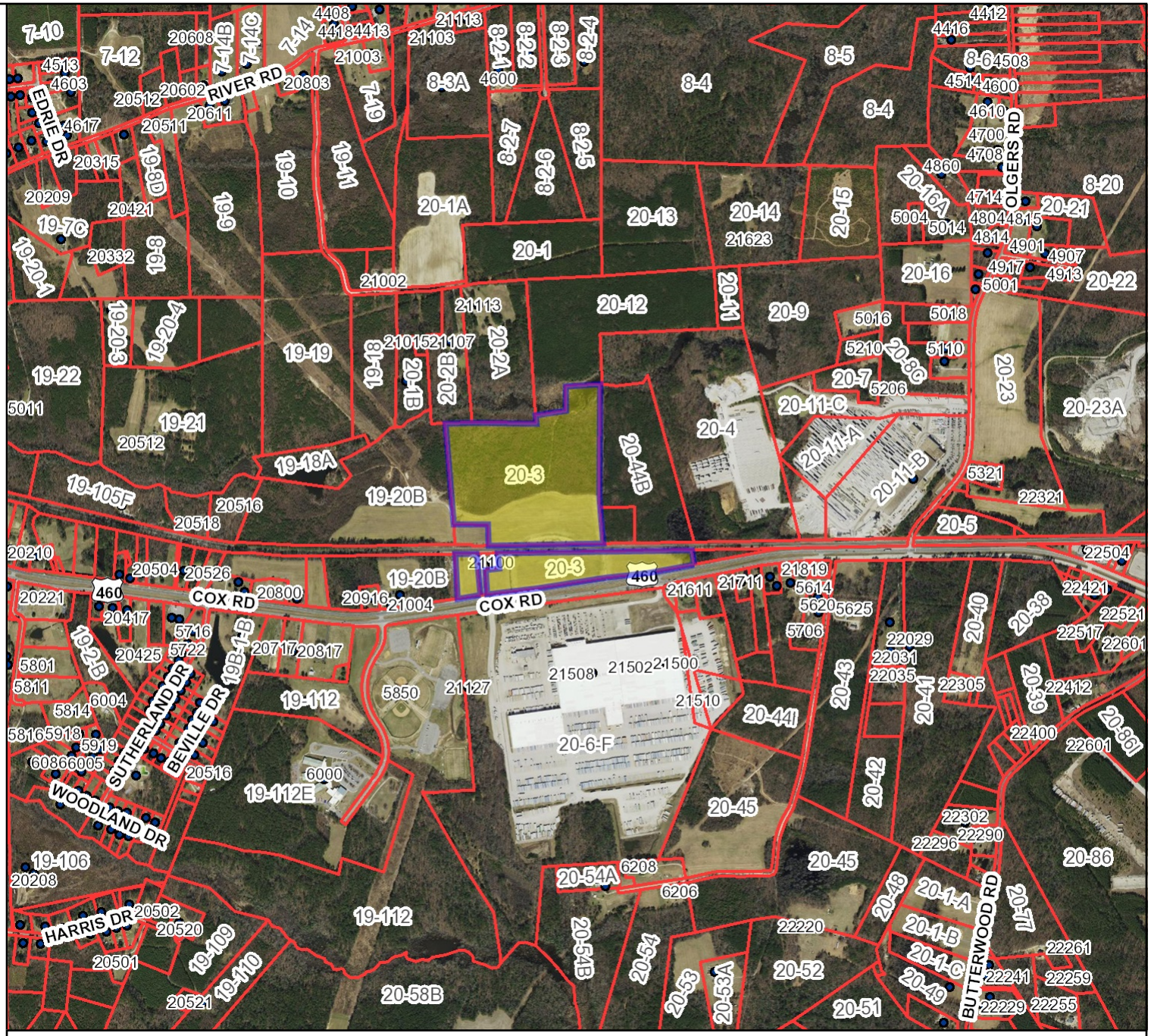
Refuse and service areas will be screened from view from public areas and surrounding properties. Trash will be removed from the business on a regular basis and the site will be kept in a neat and orderly manner. Appropriate screening and buffering will be provided of a similar type, dimension and character of the surrounding neighborhood and meets or exceeds the standards of the Dinwiddie County Zoning Ordinance. The proposed site signage will be designed to not impede sight distance or constitute a nuisance. Lighting will be dark skies friendly and will not produce glare or spillover onto adjacent properties or the adjacent roadway. All landscaping for the site will be designed to meet the Dinwiddie County Zoning Ordinance. All setbacks and other buffers are provided for in the concept design.

The proposed use is compatible with the surrounding neighborhood, which consists of business zoned, industrial zoned, and agricultural zoned parcels, as well as the Future Land Use designation outlined by the *Dinwiddie County Comprehensive Plan Update 2006.* All portions of the building and site design have been proposed in a manner that will meet all applicable codes and guidelines of the Dinwiddie County Zoning Ordinance.

# Dinwiddie County, Virginia

## Legend

- County Boundaries
- Addresses
- Parcel Labels
- Parcels




Map Printed from Dinwiddie
https://parcelviewer.geodecisions.com/Dinwiddie

Feet
0 500 1000 1500 2000
1:18,056 / 1"=1,505 Feet

**Title: P-22-1**

**Date: 1/7/2022**

*DISCLAIMER:This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records,information, and data obtained from various sources, and Dinwiddie County is not responsible for its accuracy or how current it may be.*

Prepared by: Kerry Brian Hutcherson, VSB# 75018
Rudy, Coyner & Associates, PLLC
9910 Wagners Way
Chesterfield, VA 23832

Tax Map Parcel ID: 20-3 (a portion)

**PROFFERED CONDITIONS**

THESE PROFFERED CONDITIONS, made this 5th day of May, 2022, by JAMES G. FLOWERS, together with his heirs, successors, and assigns (the "Owner" and a grantor for indexing purposes),

WITNESSETH:

WHEREAS, the Owner is the owner of that certain portion of the parcel of real property identified as Dinwiddie County Tax Map Parcel ID 20-3, containing approximately 2.51 acres, which 2.51-acre portion is referred to herein as the "Property" and is shown and more particularly described on that certain preliminary site plan prepared by Summit Engineering, dated April 19, 2022, entitled "Preliminary Site Plan," and incorporated herein and attached hereto, and

WHEREAS, the Property is in the Urban Area on the County's Comprehensive Plan, and an application has been made to rezone the Property from Agricultural, General (A-2) to Business, General (B-2), with proffered conditions, and

WHEREAS, the Owner desires to offer to the County certain conditions on the development of the Property not generally applicable to land zoned Business, General (B-2).

CONDITIONS

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2297 of the Code of Virginia, 1950, as amended, and the County

Zoning Ordinance, the Owner agrees that, if the requested rezoning is granted by the County, the Owner shall meet and comply with all of the following conditions in developing the Property:

1. The uses on the Property shall be limited to those uses permitted in the Business, General (B-2) district, except that the following uses shall not be permitted:
   a) Drugstores,
   b) Auto and home appliance services,
   c) Funeral homes,
   d) Dry cleaners,
   e) Machinery sales and service,
   f) Public billiard parlors and poolrooms, bowling alleys, dance halls and similar forms of public amusement,
   g) Amusement centers,
   h) Cabinet, furniture and upholstery shops,
   i) Veterinary hospital,
   j) Classic and collectable car sales and restoration facility,
   k) Nursery and landscaping,
   l) Show horse facility and riding academy,
   m) Kennel, and
   n) Flea market.
2. Building materials used on the southern, western, and eastern elevations of any building constructed on the Property shall be a combination of brick and cementitious siding (such as HardiePlank), or equivalent materials, as determined by the Planning Department. The exterior of any accessory building or structure shall be compatible in architectural style, material, and color with the principal building. The architectural design of the principal building shall generally conform to the conceptual elevations attached hereto and incorporated herein as EXHIBIT A, provided that deviations from the conceptual elevations shall be permitted in order to comply with the requirements of Dinwiddie County Code, Article XI, Division 4 – RT. 1, RT. 460, and Dinwiddie Courthouse Area Entrance Corridor Overlay Districts (including, but not limited to, those development standards specified in Dinwiddie County Code § 22-350).

3. Except for the lighting inside building(s), and lighting installed on the Property shall be directed downward and inward to the Property to avoid casting light on adjacent properties or into the night sky.
4. Prior to site plan approval a survey of the Property shall be completed and approved by the Planning Department.

WITNESS the following signature:

OWNER

James G. Flowers (SEAL)

James G. Flowers

COMMONWEALTH OF VIRGINIA

COUNTY OF Dinwiddie, to-wit:

The foregoing instrument was acknowledged before me this 5th day of May, 2022 by James G. Flowers, who is either personally known to me or who has provided sufficient photoidentification proving that he is one and the same person whose signature appears above.

My commission expires: 6/30/25.

Crystal Harver Collins

Notary Public

Registration No.: 7723917

CRYSTAL HARVER COLLINS NOTARY PUBLIC MY COMMISSION NUMBER 7723917 COMMONWEALTH OF VIRGINIA

**EXHIBIT A**

# PRELIMINARY SITE PLAN

CITY,STATE - STREET: SUTHERLAND, VA - COX ROAD

| PROTOTYPE: DGHP C | | DEVELOPER | | DESIGNER | | DATE: |
|---|---|---|---|---|---|---|
| BLDG/SALES SF: | 10,640 | COMPANY: | RHETSON COMPANIES | COMPANY: | SUMMIT ENGINEERING | 04/19/2022 |
| ACREAGE: | 2.51 AC± | NAME: | ALAN CAGLE | NAME: | MATT HASTINGS | |
| PARKING SPACES: | 36 | PHONE #: | (919) 944-0881 | PHONE #: | (434) 579-4604 | |

NOTES:

1. PROPERTY CONSISTS OF PORTION (APPROXIMATELY+/- 2.51 AC: SUBJECT TO SURVEY) OF ONE (1) PARCEL; 20-3.
2. ZONED: A-2, AGRICULTURAL
3. REZONING TO B-2 REQUIRED.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
5. IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN.
6. ALL EASEMENTS NOT SHOWN.
7. THIS PLAN DOES NOT REPRESENT A CURRENT FIELD SURVEY.
8. STANDARD LIGHTING PACKAGE TO BE DESIGNED AND PROVIDED BY LED, LLC.
9. ZONING REQUIRES 1 PARKING SPACE PER 300 SF OF BUSINESS SPACE (36 SPACES PROVIDED).
10. A 25' LANDSCAPED BUFFER IS REQUIRED ALONGSIDE NON-REZONED PARCEL. ADDITIONALLY 10% TREE COVERAGE ON ENTIRE SITE REQUIRED. EXISTING TREES CAN BE UTILIZED. 5% LANDSCAPING COVERAGE REQUIRED IN PARKING LOT.
11. NOT FOR CONSTRUCTION.

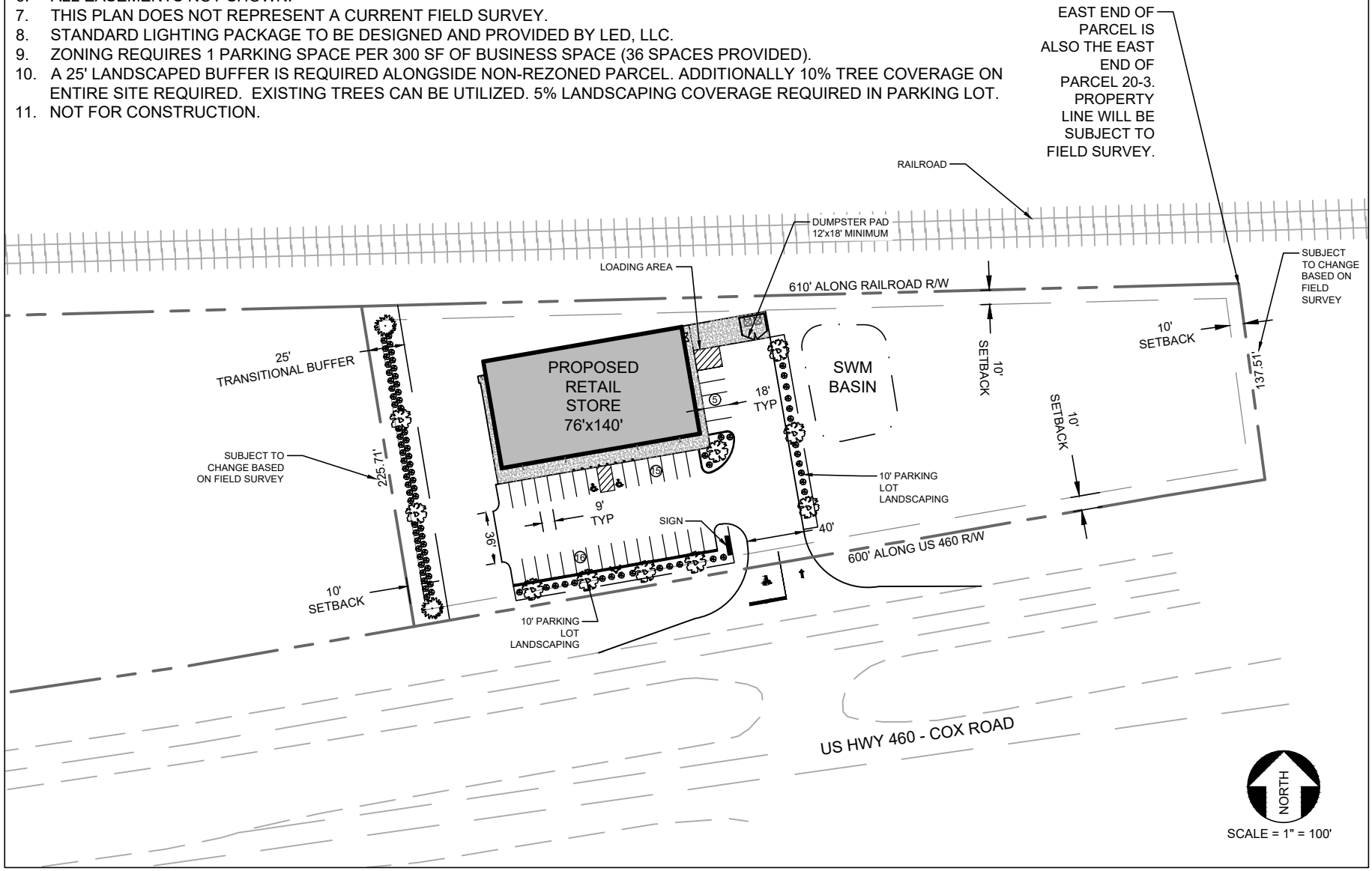
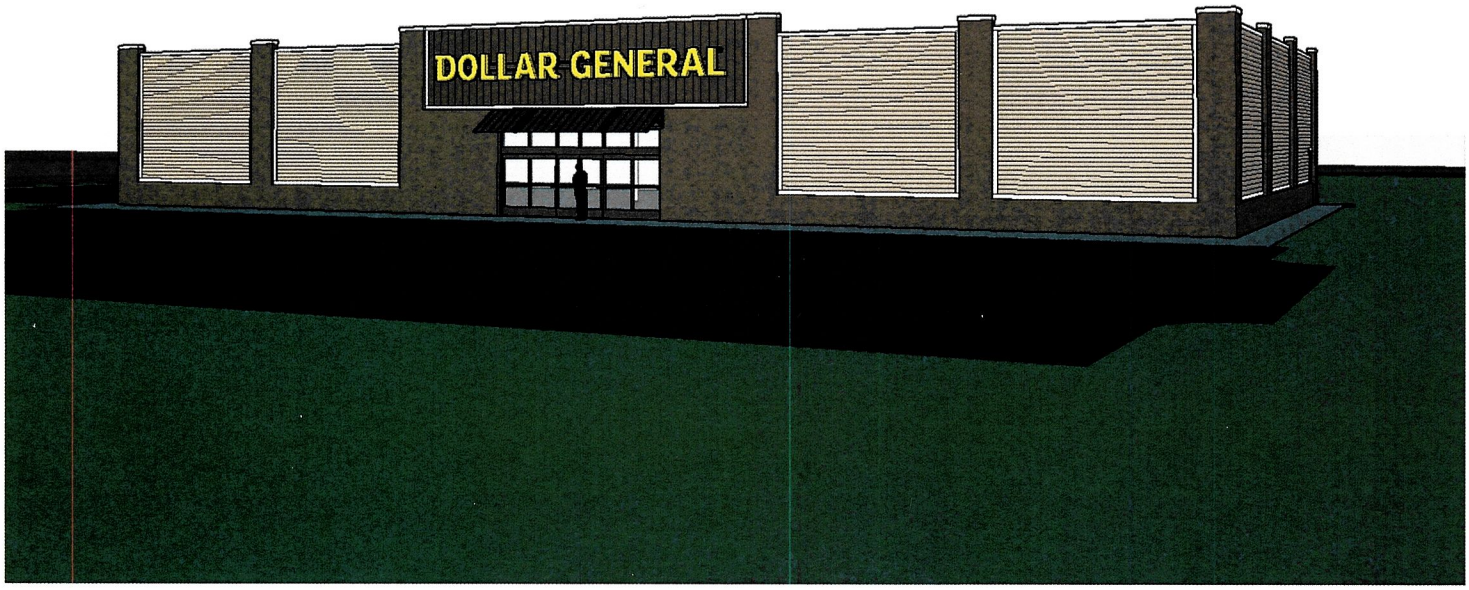


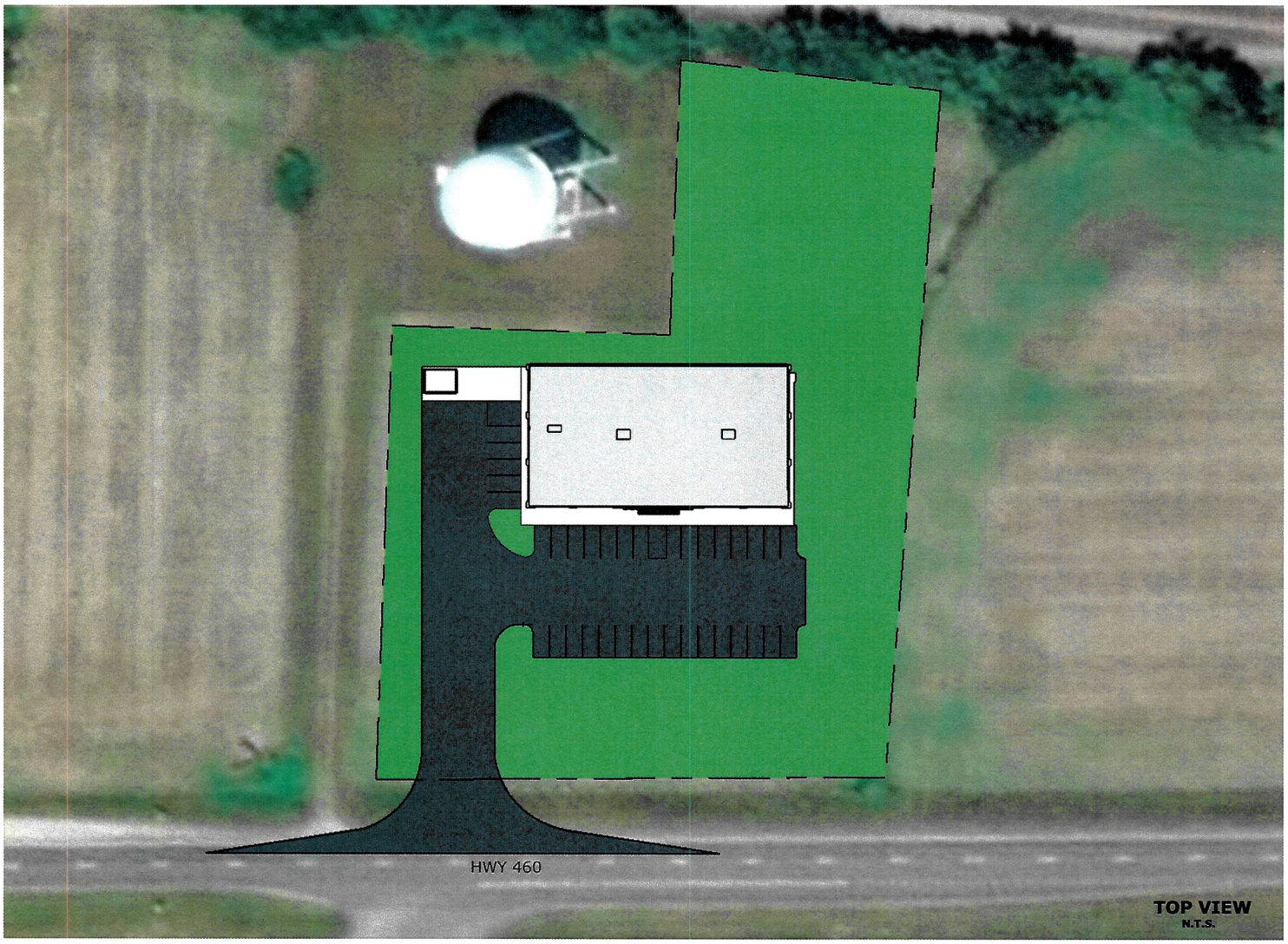
EXHIBIT
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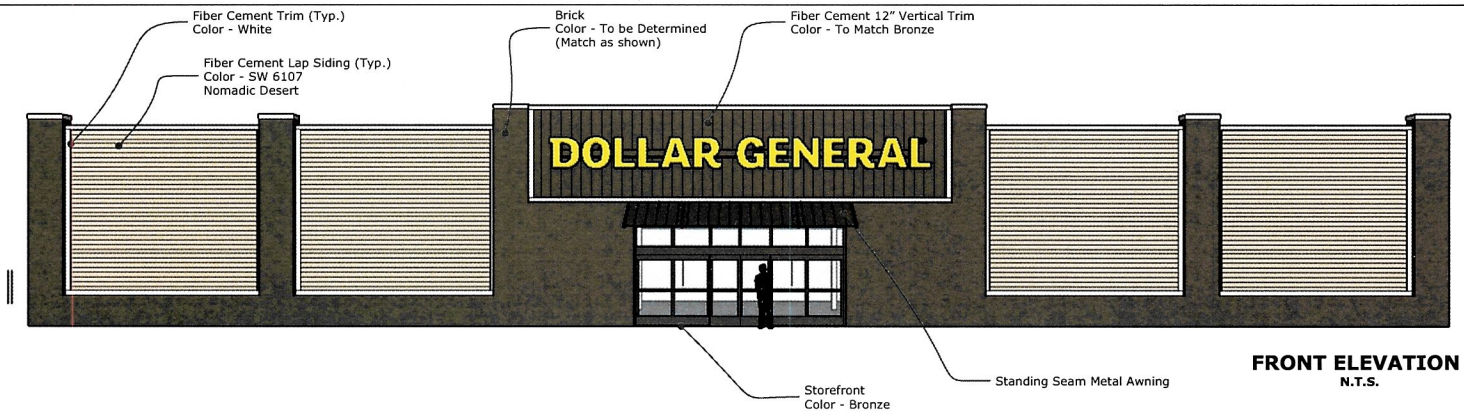



RHETSON COMPANIES, INC

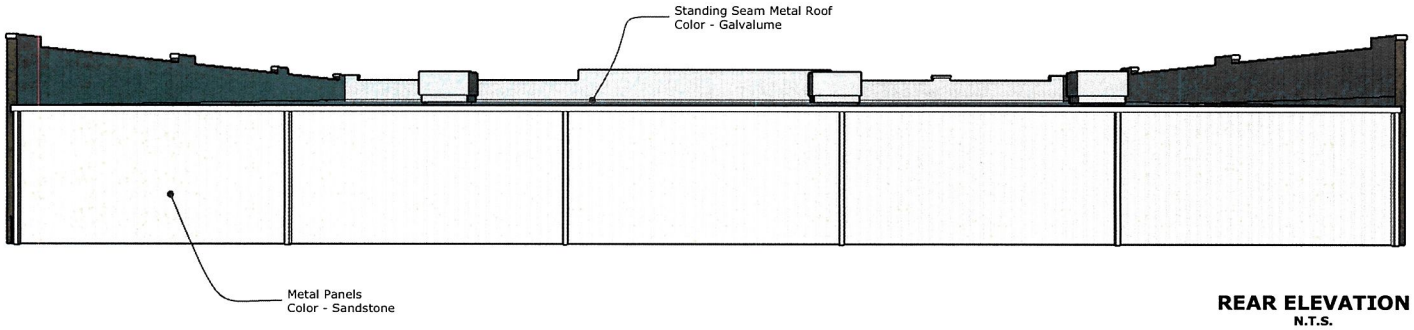
**RHETSON COMPANIES, INC**
2075 Juniper Lake Rd.
West End, NC 27376
910.944.0881

**Dollar General - Sutherland, VA**

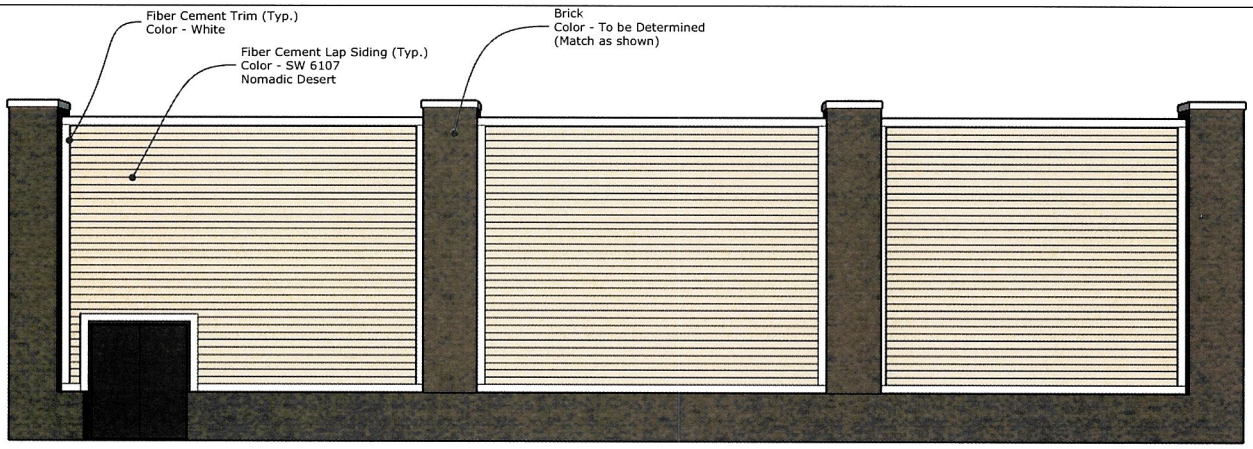

HWY 460
TOP VIEW
N.T.S.



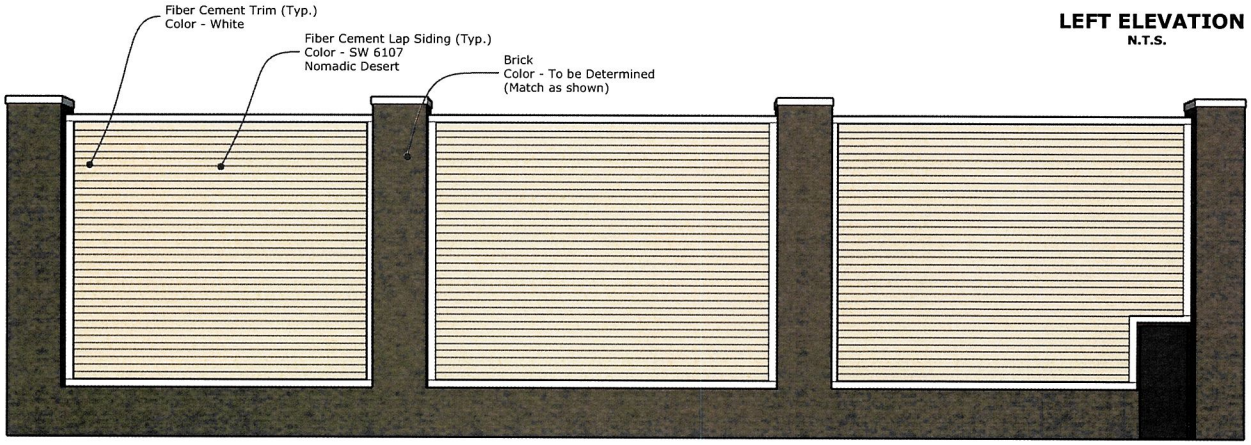

**FRONT ELEVATION**
**N.T.S.**




**REAR ELEVATION**
**N.T.S.**




**LEFT ELEVATION**
**N.T.S.**




**RIGHT ELEVATION**
**N.T.S.**