Dinwiddie County Planning Commission

Regular Meeting Agenda
July 13, 2022
7:00 PM

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

   Documents:

   June 8,, 2022 Workshop Meeting.pdf
   June 8, 2022 Regular Meeting.pdf

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

   A. **CASE-A-22-5**

   Proposed Amendment to the Dinwiddie County Zoning Ordinance, Article IV, Division 8 – Residential, General, District R-2, Section 22- 142 - Maximum Density. The applicant, David B. Gammon, is requesting to amend the Dinwiddie County Zoning Ordinance Section 22-142 by deleting the 12 units per gross acre maximum allowable density in the R-2 zoning district to allow a density of over six units per gross acre with a conditional use permit. After the public hearing, changes may be made to the ordinance, as appropriate.

   Documents:

   A-22-5 Memo Maximum Density R-2 amendment 7 5 2022.pdf
   A-22-5 Application.pdf
   Zoning Ordinance Amendment R-2 Max Density PC July 2022.pdf

   B. **CASE P-22-6**

   The applicant, David B. Gammon, is requesting to rezone with proffers property containing approximately 24.73 +/- acres from R-1, Residential Limited, to R-2,

Residential General, to allow for 348 multifamily residential dwelling units at a density of 14.25 units per acre. The R-2 zoning district currently allows for multifamily residential dwellings at a maximum density of 12 units per gross acre with a conditional use permit. The property is located at 24224 Cox Rd. (Va. Route 226), North Dinwiddie, Virginia and is further defined as Tax Map Parcel No. 21-3. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Area, which allows for residential uses for this general area.

Documents:

P-22-6 July 13th Planning Commission Mtg Report.pdf
P-22-6 Rezoning Applicatioon.pdf
P-22-6 Location Map.pdf
Updated Proffers 07-07-22.pdf
cox road proffer pictures.pdf
348 Units Apt. Conceptual Site Plan.pdf
Cox Road Apartments TIA.pdf
6-15-22 Cox Road Apartments - Traffic Impact Study, SR 226 Cox Road, VDOT comments (3).pdf
DCWA Cox Road sewer capacity analysis memo.pdf

C. CASE C-22-3

The applicant, David B. Gammon, is seeking a conditional use permit to allow for 348 multifamily residential dwelling units at a density of 14.25 units per acre on property containing approximately 24.73 +/- acres. The R-2 zoning district currently allows for multifamily residential dwelling units at a maximum density of 12 units per gross acre with a conditional use permit. The property is located at 24224 Cox Rd. (Va. Route 226), North Dinwiddie, Virginia and is further defined as Tax Map Parcel No. 21-3. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Area, which allows for residential uses for this general area.

Documents:

C-22-3 Planning Commission Mtg Report July 13 2022.pdf
C-22-3 Application.pdf
Location Map.pdf
348 Units Apt. Conceptual Site Plan.pdf
Cox Road Apartments TIA.pdf
6-15-22 Cox Road Apartments - Traffic Impact Study, SR 226 Cox Road, VDOT comments (3).pdf
DCWA Cox Road sewer capacity analysis memo.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 matters 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