Dinwiddie County Planning Commission

Regular Meeting Agenda
September 11, 2024
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:

August 14, 2024 Regular Meeting.pdf

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

A. CASE P-24-10

The applicants, Theron T. & Theresa J. Terry, are requesting to rezone property containing approximately 0.46 & 0.23 +/- acres from A-2, Agricultural General, to R-1, Residential Limited. The R-1 zoning district allows for 1.50 acre minimum lot sizes for lots on well and septic systems. The property is located at 9906 Duncan Rd. North Dinwiddie, Virginia and is further defined as a part of Tax Map Parcel Nos. 34-18B & 34-18C. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows for limited residential uses for this general area.

Documents:

P-24-10 PC Staff Report - Sept 11 2024 Mtg.pdf
P-24-10 Terry Rezoning Application.pdf
P-24-10 Location Map - Adjacent Properties.pdf

B. CASE P-24-12

The applicant, Rhetson Companies, Inc., and their agent, Kerry Brian Hutcherson, Esquire, are requesting to rezone property containing approximately 2.75 +/- acres from A-2, Agricultural General, to B-2, Business General with proffers. The B-2 zoning district allows for general businesses. The property is located on the northwest quadrant at the intersection of Claystreet Rd. (Route

621) and Cox Rd. (Route 460) Ford, Virginia and is further defined as a part of Tax Map Parcel No. 28-31. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Ford Rural Village Development Area, which allows for commercial uses for this general area.

Documents:

P-24-12 PC Staff Report - Sept 11 2024 Mtg.pdf
P-24-12 Rhetson Companies Inc. Rezoning Application.pdf
P-24-12 Location Map - Adjacent Properties.pdf
9-4-24 Rhetson Companines Rezoning (P-24-12), Rt. 621 Claystreet Road, VDOT comments.pdf
P-24-12 Proffered Conditions.pdf

C. CASE P-24-13

The applicants, Charles E. & Gordon E. Williams, are requesting to rezone property containing approximately 1.875 +/- acres from R-1, Residential Limited to A-2, Agricultural General. The R-1 zoning district allows for 1.50 acre minimum lot sizes for lots on well and septic systems and the A-2 zoning district allows for 3.0 acre minimum lot sizes for lots on well and septic systems. The property is located on Plane Ct. approximately 500 feet from Plane Dr. North Dinwiddie, Virginia and is further defined as Tax Map Parcel No. 21-143A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the General Commercial Area of the Northern Dinwiddie Development Area, which anticipates future commercial uses for this general area.

Documents:

P-24-13 PC Staff Report - Sept 11 2024 Mtg.pdf
P-24-13 Williams Rezoning Application.pdf
P-24-13 Location Map - Adjacent Properties.pdf
8-27-24 Williams Rezoning (P-24-13), Plane Ct. (Not State Maintained), VDOT comments.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 matters 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 hearings.