Dinwiddie County Planning Commission

Regular Meeting Agenda
February 12, 2025
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:

January 15, 2025 Organizational-Reg Meeting.pdf

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

A. CASE P-25-3

CASE P-25-3. The applicant Rafael Alberto Nunez and agent, Wesley Bradshaw, are requesting to rezone property containing approximately 0.49 +/- acres from Residential, Limited, R-1 to Residential, Urban, R-U. The R-1 zoning district allows single-family residential at a maximum residential density of 20,000 sq. ft. per lot, and the R-U zoning district allows a maximum density of 5,000 sq. ft. per lot. The properties requesting rezoning consist of six lots further identified as Tax Map Parcel Nos. 21A-1-766 – 771, and are located approximately 100 feet west of the intersection of Nottoway Avenue (Route 1304) and Roanoke Street (Route 1306). As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject properties are located within the Town Center Area, which allows for single-family detached and attached residential development for this general area.

Documents:

P-25-3 PC Staff Report - Feb 12 2025 Mtg.pdf
P-25-3 Application.pdf
P-25-3 Location Map with Adjacent Properties.pdf
P-25-3 West Petersburg RU Rezoning Cases.pdf

B. CASE A-25-1

Proposed Amendment to amend the Dinwiddie County Zoning Ordinance, Article IV, Division 11 – Business, General, District B-2 Section 22-185 Permitted Uses and Division 13 Industrial, Limited, District, M-1 Section 22-210 Permitted Uses, and to amend Article I – In General, Section 22-1 – Definitions. As provided for in Zoning Ordinance Sec. 22-5, Amendments to chapter, and as provided for under Sec. 15.2-2286(A)(7) of the Code of Virginia, 1950, as amended, the applicant, Dinwiddie County, is requesting to amend the Dinwiddie County Zoning Ordinance (1) by adding self-storage facility with a conditional use permit to the permitted uses in the B-2 Zoning District; (2) by adding self-storage facility with a conditional use permit to the permitted uses in the M-1 Zoning District; and (3) by adding a definition for self-storage facility to Section 22-1 – Definitions. After the public hearing, changes may be made to the Ordinance as appropriate.

Documents:

A-25-1 Ord. Amendments PC Memo Feb 12 2025 Mtg.pdf
A-25-1 Definition Section Self-Storage Facility 2 12 2025.pdf
A-25-1 SELF-STORAGE FACILITY Ord. Amd. 2 12 25.pdf

C. CASE A-25-2

Proposed Amendment to amend and reenact the Dinwiddie County Zoning Ordinance, Article II, Administration and Enforcement of Chapter – Section 22-19, Penalty for violations; continuing violations. As provided for in Zoning Ordinance Sec. 22-5, Amendments to chapter, and as provided for under Sec. 15.2-2286(A)(7) of the Code of Virginia, 1950, as amended, the applicant, Dinwiddie County, is requesting to amend the Dinwiddie County Zoning Ordinance Sec. 22-19, Penalty for violations; continuing violations by (1) deleting the following language: "and, upon conviction thereof, shall be punished by a fine of not less than $10.00 and not more than $250.00. Such person shall be deemed to be guilty of a separate offense for each day during which any portion of any violation of this chapter is committed, continued or permitted by such person, and shall be punishable as herein provided" and adding the following language: "punishable by a fine of not more than $1,000. If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with the zoning ordinance, within a time period established by the court. Failure to remove or abate a zoning violation within the specified time period shall constitute a separate misdemeanor offense punishable by a fine of not more than $1,000; any such failure during a succeeding 10-day period shall constitute a separate misdemeanor offense punishable by a fine of not more than $1,500; and any such failure during any succeeding 10-day period shall constitute a separate misdemeanor offense for each 10-day period punishable by a fine of not more than $2,000". After the public hearing, changes may be made to the Ordinance as appropriate.

Documents:

A-25-2 Ord. Amendment Sec. 22-19 PC Memo Feb 12 2025 Mtg.pdf
A-25-2 Sec. 22-19 Amendment 2 12 2025 PC Mtg.pdf

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

Any persons having 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 rezoning case and text amendments is on file and may be examined in the Planning Office. The Planning Office is located at the Dinwiddie County Government Center, 14010 Boydton Plank Road, Dinwiddie, Virginia 23841 and are open 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 Alvin Gurley at agurley@dinwiddieva.us or 804-469-4500, option 1, extension 2117 less than five (5) working days prior to the public hearings.