# Dinwiddie County Planning Commission

## Regular Meeting Agenda
## March 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:

February 12, 2025 Reg Meeting.pdf

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

### A. CASE P-25-1

The applicants, R.L. Heller, Jr., V.V. Heller, B.H. Olgers, and J.R. Olgers, are requesting to rezone property containing approximately 1.50 +/- 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 20117 Cox Rd. (Rt. 460) North Dinwiddie, Virginia, and is further defined as a part of Tax Map Parcel No. 19-103. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Sutherland Rural Village Area of the Northern Dinwiddie Development Area, which allows for low density residential uses for this general area.

Documents:

P-25-1 PC Staff Report - March 12 2025 Mtg.pdf
P-25-1 - Location Map with Adjacent Properties.pdf
Plat for P-25-1.pdf
3-4-25 Heller Family Rezoning (P-25-01), Rt. 460 Cox Road, VDOT comments (1).pdf
P-25-1 Heller Rezoning Application.pdf

### B. CASE P-25-2

The applicant and agent, Nikhil Sai Reddy Kasana, is requesting to rezone property containing approximately 0.24 +/- 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 lots located as follows: Tax Map Parcel Nos. 21A-1-151, 21A-1-

152, 21A-1-155, and 21A-1-156 on the north side of Surry Ave. (Route 1305) beginning approximately 60 feet east of the intersection of Pagan St. (Route 1350) and Surry Ave. (Route 1305). As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject properties are located within the Town Center Area of the Northern Dinwiddie Development Area, which allows for single-family detached and attached residential development for this general area.

Documents:

P-25-2 PC Staff Report - March 12 2025 Mtg.pdf
P-25-2 Rezoning Application.pdf
P-25-2 - Location Map with Adjacent Properties - Detail 1 - Surry and Greensville Ave.pdf
P-25-2 - Location Map with Adjacent Properties - Entire Sub-Div.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 cases 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 is 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.