Dinwiddie County Planning Commission

Regular Meeting Agenda
May 14, 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:

April 9, 2025 Workshop Meeting.pdf
April 9, 2025 Reg Meeting.pdf

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

A. CASE C-25-3

*At the applicant's request, the case has been deferred to a future Planning Commission meeting.

The applicant, Arcola Towers, through its agent, Jonathan L. Yates, is seeking a conditional use permit to allow for the construction and operation of a 197-foot steel monopole wireless telecommunications tower for Verizon Wireless and three additional broadband carriers with the top of all appurtenances extending to 199 feet (due to the two-foot lightening rod) and related equipment on the following described property containing approximately 78.11 +/- acres. The property is located in McKenney, VA at the southeastern quadrant of the intersection of Manson Church Road (Route 651) and Old White Oak Road (Route 610) and is further designated as Tax Map Parcel No. 66-33. The property is zoned A-2, Agricultural General, which may be changed to allow such use upon receiving a conditional use permit. The County's Comprehensive Land Use Plan places this property within the Rural Conservation Area which allows limited commercial, service development at the Ordinance defined density.

B. CASE P-25-6

*At the applicant's request, the case has been deferred to the June 11th Planning Commission meeting.

The applicant, C and N Investments, and owner, Justin Noblin, are requesting to rezone property containing approximately 85.0 +/- acres from Agricultural, General, A-2 to Residential, Rural, RR-1 with proffers. The A-2 zoning district allows a maximum residential density of four lots on 85.0 acres with a minimum lot size of 3.0 acres per lot, and the RR-1 zoning district allows single-family residential at a maximum residential density of 2.0 acres per lot. The property requested for rezoning consists of one lot further identified as Tax Map Parcel No. 80-1, and is located at the northwest quadrant at the intersection of McKenney Highway (Route 40) and Manson Church Road (Route 651) a small portion of the property is located at the southwest quadrant at the intersection of McKenney Highway (Route 40) and Manson Church Road (Route 651). As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject properties are located within the Rural Conservation Area, which allows for single-family detached residential development for this general area.

8. CASE P-25-7

The applicant, Clayton Homes of Chester, and authorized representative, Tonia Stevens, are requesting to rezone property containing approximately 3.0 +/- acres from Residential, Limited, R-1 to Agricultural, General, A-2. The R-1 zoning district allows single-family residential at a maximum residential density of 1.50 acres per lot, and the A-2 zoning district allows a maximum residential density of 3.0 acres per lot. The property requested for rezoning consists of one lot further identified as Tax Map Parcel No. 35-87A, and is located at the west side of Vaughan Road (Route 675) 1,700 feet south of the intersection of Vaughan Road (Route 675) and Flank Road (Route 676). As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject properties are located within the Phased Growth Area, which allows for single-family detached residential development for this general area.

Documents:

P-25-7 PC Staff Report - May 14 2025 Mtg.pdf
P-25-7 Application.pdf
Property Location Map.pdf
Plat.pdf
Plat with Bldg. Setbacks.pdf
House Elevations.pdf
5-2-25 Moretz Rezoning (P-25-7), Rt. 675 Vaughan Road,VDOT comments (1).pdf

9. OLD BUSINESS

10. NEW BUSINESS

11. COMMISSIONERS' COMMENTS

12. PLANNING DIRECTOR'S COMMENTS

13. 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.