Dinwiddie County Planning Commission

Regular Meeting Agenda
August 13, 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:

July 9, 2025 Reg Meeting.pdf

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

A. CASE P-25-10

The applicants, Anne P. Witt & Walter D. Witt, Jr., are requesting to rezone property containing approximately 0.38 +/- acres from Business, General, B-2 to Residential, Limited, R-1. The R-1 zoning district allows single-family residential at a residential density of 20,000 square feet per lot. The property requested for rezoning consists of one lot further identified as Tax Map Parcel No. 21A-2-B-5, and is located at 25719 Simmons Ave. North Dinwiddie. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Suburban Residential portion of the Northern Dinwiddie Development Area, which allows for limited single-family detached residential development for this general area.

Documents:

P-25-10 PC Staff Report - August 13, 2025 Mtg.pdf
Rez App P-25-10 Witt.pdf
P-25-10 Location Map.pdf

B. CASE P-25-11

The applicant, Bostic Real Estate Properties, LLC and their agent, Ronald H.

Gordon, Jr., CLS, are requesting to rezone property containing approximately 0.11 +/- acres from Business, General, B-2 to Residential, Urban, R-U. The R-U zoning district allows single-family residential at a residential density of 5,000 square feet per lot. The property requested for rezoning consists of two lots further identified as Tax Map Parcel Nos. 21A-1-576 & 577, and is located on the south side of Nottoway Ave. (Route 1304) approximately 225 feet west of the intersection of Route 1 and Nottoway Ave. (Route 1304). As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Town Center Area of the Northern Dinwiddie Development Area, which allows for single-family detached residential development for this general area.

Documents:

P-25-11 PC Staff Report - August 13 2025.pdf
Land Use Application.pdf
P-25-11 Location Map.pdf
7-30-25 Bostic Rezoning (P-25-11), Rt. 1304 Nottoway Ave.,VDOT comments.pdf

C. CASE SE-25-1

The applicants, Slade and Sons Construction LLC and Bostic Real Estate Properties LLC, are requesting as part of the site plan review process an exception in accordance with Dinwiddie Code Section 22-421 (9) to waive the landscape plantings as part of the 25 foot landscape buffer requirement in Secs. 22-422 and 22-423 along a 300-foot portion of the property's western property line. The proposed development is a 67,000 square-foot self-service storage facility with a 2,000 square-foot office on the following described properties containing approximately 7.594 +/- acres. The properties are generally located on the north side of Ferndale Rd. (Route 600) 0.230 mile northwest of the intersection of Ferndale Rd. and Cox Rd. (Route 226). The properties are further defined as Tax Map Parcel Nos. 9-33, 9-33A, 9-32A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Mixed Residential Area of the Northern Dinwiddie Development Area, which allows for a variety of residential and mixed-use development for this general area.

Documents:

SE-25-1 PC Staff Report - August 13 2025.pdf
Land Use Application.pdf
SE-25-1 Western Buffer Area.pdf
Western Buffer Landscape Plan.pdf
SE-25-1 Brick Facade.pdf

8. OLD BUSINESS

9. NEW BUSINESS

10. COMMISSIONERS' COMMENTS

11. PLANNING DIRECTOR'S COMMENTS

12. ADJOURNMENT