Dinwiddie County Planning Commission
Regular Meeting Agenda
September 10, 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:

August 13, 2025 Reg Meeting.pdf

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

A. CASE A-25-3

Proposed Amendment to the Dinwiddie County Subdivision Ordinance, Amending and Reenacting Chapter 18. Subdivisions. Article II – Plats and Sketches. Division 4 – Final Plat., to amend Section 18-59 reducing the subdivision agent's review time for a final plat from 60 days to 40 days and to amend Section 18-60 (1) reducing the time that the subdivision agent has to approve or disapprove a proposed final plat from 60 days to 40 days and to include that the subdivider may petition the circuit court of the county to decide whether the plat should or should not be approved; and (2) adding if the subdivision agent disapproves a final plat the subdivider may appeal to the circuit court within 60 days of the disapproval. After the public hearing, changes may be made to the ordinance, as appropriate.

Documents:

A-25-3 Sub. Ord. Amendments PC Memo Sept 10 2025 Mtg.pdf
Subdivision Ord. Amend. PC 18_59 and 18-60.pdf

8. **OLD BUSINESS**

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:

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

B. 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 Location Map.pdf
Ferndale Road Mini-Storage Layout Plan.pdf
SE-25-1 Western Buffer Area.pdf
Western Buffer Landscape Plan.pdf
SE-25-1 Brick Facade.pdf

9. NEW BUSINESS

A. Development Projects Update – Morgan Ingram, Executive Director Of Community Development

10. COMMISSIONERS' COMMENTS

11. PLANNING DIRECTOR'S COMMENTS

12. ADJOURNMENT

Any persons having an interest in the above matter 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 matter 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 hearing.