Dinwiddie County Planning Commission

Regular Meeting Agenda
July 8, 2026
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:

June 10, 2026 -Regular Meeting Minutes.pdf

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

A. CASE P-26-4

The applicant, Dorsey Thomas, Jr., is requesting to rezone property containing approximately 0.23 +/- acre 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 requested for rezoning consist of four lots, located at 25704 Dinwiddie Ave. (Route 1302) North Dinwiddie, VA and are further identified as Tax Map Parcel Nos. 21A-1-812, 813, 814, 815. 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 and attached residential development for this general area.

Documents:

P-26-4 PC Staff Report - July 8, 2026 Mtg.pdf
P-26-4 Rezoning Application.pdf
P_26_4_RezoningMap_May2026.pdf

B. CASE P-26-3

The applicant, James B. Merrick, III, is requesting to rezone property containing approximately 0.71 +/- acre from Agricultural, General, A-2 to Business, General, B-2. The B-2 zoning district allows commercial uses at the Zoning Ordinance defined density. The property requested for rezoning is located on the east side Boydton Plank Road (Route 1) North Dinwiddie, VA

approximately 200 feet north of the intersection of Pine Grove Place (Route 634) and Boydton Plank Road (Route 1) and is further identified as Tax Map Parcel No. 20-103F. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject properties are located within the Suburban Area of the Northern Dinwiddie Development Area, which proposes single-family detached and attached residential development for this general area.

Documents:

P-26-3 PC Staff Report - July 8, 2026 Mtg.pdf
P-26-3 Rezoning Applicantion.pdf
P_26_3_RezoningMap_May2026.pdf

C. CASE A-26-2

The proposed amendment would (1) amend Chapter 22, Zoning, Article IV – District Regulations, to include Manufactured Homes if: a. Converted to real property in accordance with Virginia Code Section 46.2-653.1; b. Constructed so that that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate; and c. Placed on an individual lot. The manufactured homes shall be subject to the provision of section 22-245.4 – Single-Family Dwelling Orientation herein, as a use permitted in the following zoning districts: R-R, Residential Conservative District; RR-1, Residential Rural District; R-1, Residential Limited District; R-1A, Residential Limited District; R-2, Residential General District; R-U, Residential, Urban District; PRD, Residential Planned Development District.

Documents:

Zoning Ord. Text Amends. A-26-2 PC Memo.pdf
Manufactured Home Draft Ordinance for PC.pdf

D. CASE A-26-3

The proposed amendment would amend Chapter 22, Zoning, Article III – Board of Zoning Appeals, Section 22-42, Certiorari to Review Decision of Board to rename it Section 22-42, Appealing Board Decisions. The renamed Section 22-42 will state: An appeal of a decision of the board of zoning appeals may be taken to the Dinwiddie County Circuit Court within the time period required by and pursuant to the provisions of Virginia Code Section 15.2-2314.

Documents:

Zoning Ord. Text Amends. A-26-3 PC Memo.pdf
BZA Ordinance for PC.pdf

E. CASE A-26-4

The proposed amendment would (1) amend Chapter 22, Zoning, Article I – In General, Section 22-1. Definitions, to add a definition for a high energy use facility and (2) add Section 22-245.5. Siting of High Energy Use Facilities to include application requirements for a rezoning or conditional use permit.

Documents:

Zoning Ord. Text Amends. A-26-4 PC Memo.pdf
HEUF Ordinance for PC.pdf

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

After the public hearings, changes may be made to the Ordinances as appropriate. 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.