BOARD OF SUPERVISORS

BRENDA EBRON-BONNER
CASEY M. DOOLEY
DR. MARK E. MOORE
WILLIAM D. CHAVIS
DANIEL D. LEE



COUNTY ADMINISTRATOR

W. KEVIN MASSENGILL

October, 20, 2026
Regular Meeting - 3:00 PM
Public Hearings – 7:00 PM

1. **ROLL CALL**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **AMENDMENTS TO AGENDA**
5. **CONSENT AGENDA:**
   - **A. Summary & Claims**

     Documents:

     September 2026 Claims Chart.pdf
     September 2026 Claims.pdf

   - **B. VRA 2019C Taxable Bond Requisition #14**

     Documents:

     VRA 2019C TBR 14.pdf

   - **C. Minutes**

     Documents:

     09-15-26 Regular Meeting Minutes.pdf
     10-6-2026 Workshop Minutes.pdf

6. **REPORTS:**
   - **A. Virginia Department Of Transportation**

     Scott Thornton, Residency Administrator

     Documents:

     Dinwiddie BOS Report Sept 2026.pdf

   - **B. Department Of Social Services Update**

     Donna Harrison, Director, Dinwiddie County Department Of Social Services

7. **ACTION ITEMS:**

   A. **Cemetery Road Abandonment**

      Tyler Southall, County Attorney

      Documents:

      33.2-909 Final Abandonment Resolution Cemetery Road.pdf
      AM-4.3 Form for Cemetary Road Abandonment.pdf
      Cemetery Road Affidavit.pdf
      Rte. 710 Cemetary Rd-Abandonment Sketch.pdf
      Letter to Commissioner of Highways.pdf

   B. **Exemption From High Performance Standards, Courthouse Renovation Project**

      Frank Haltom, County Engineer

      Documents:

      261020 BOS Memo - Waiver of Energy Statue.pdf
      261015 HBA Energy Compliance Letter.pdf

   C. **Contract Award, Courthouse Renovation Construction Management At Risk**

      Frank Haltom, County Engineer

      Documents:

      261020 BOS Memo - CM.pdf
      261020 Contract with SB Ballard Draft - Board Version 10.16.26.pdf

8. **CITIZEN COMMENTS (3 MINUTES)**

9. **COUNTY ADMINISTRATOR COMMENTS**

10. **BOARD MEMBER COMMENTS**

11. **CLOSED SESSION:**

§2.2-3711 (A) (1) Personnel:
Appointments:

- *Appomattox Regional Library Board*
- *Board Of Zoning Appeals*
- *Crater District Area Agency On Aging*
- *Design Review Board*
- *Dinwiddie County Industrial Development Authority*
- *Dinwiddie County Planning Commission*
- *Dinwiddie County Social Services Advisory Board*
- *Dinwiddie County Water Authority*

§2.2-3711 (A) (5) Business And Industry Development: Discussion Concerning Prospective Business Or Industry Or The Expansion Of Existing Business Or Industry Where No Previous Announcements Have Been Made:

- *Economic Development Prospects Update*

§2.2-3711(A)(3). Discussion Or Consideration Of The Acquisition Of Real Property For A Public Purpose, Or Of The Disposition Of Publicly Held Real Property, Where Discussion In An Open Meeting Would Adversely Affect The Bargaining Position Or Negotiating Strategy Of The Public Body.

- *Acquisition Of Property For Economic Development*
- *Disposition Of Public Property For Economic Development*
- *Acquisition Of Property For Government Complex And Historic Courthouse Complex*

§2.2-3711 (A) (8) Consultation With Legal Counsel Employed Or Retained By A Public Body Regarding Specific Legal Matters Requiring The Provision Of Legal Advice By Such Counsel:

- *Real Estate Purchase Agreement*

12. SPECIAL RECOGNITION:

A. Citizen Spotlight: DeAndre Weaver- Haus Of Sauce

13. PUBLIC HEARINGS:

A. Conditional Use Permit Request, C-26-5

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 Four 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 32.90 +/- Acres. The Property Is Zoned A-2, Agricultural General, And Is Located In McKenney, VA At The Southwestern Quadrant Of The Intersection Of Old White Oak Road (Route 610), Manson Church Road (Route 651) And Whitmore Road (Route 651) And Is Further Designated As Tax Map Parcel No. 66-1-3. The County's Comprehensive Land Use Plan Places This Property Within The Rural Conservation Area Which Allows Service Uses And Agriculture At The Ordinance Defined Density.

Mark Bassett, Director, Planning & Zoning

Documents:

CUP Case, C-26-5, BOS Mtg Memo Oct. 14, 2026.pdf
C-26-5 BOS Staff Report - October 14 2026 Mtg.pdf
Signed App and Narrative.pdf
Arcola Tower Site Plan and Location Map.pdf
Site Photos PDF EXHIBIT 6.pdf
2026-07-08 Mansons Church FAA No Hazard.pdf
Site Plan EXHIBIT 1.pdf
Lease EXHIBIT 3.pdf
Plat and Deed EXHIBIT 14.pdf
27-0517 Profile EXHIBIT 11.pdf
Airspace Study EXHIBIT 2.pdf
Alternative Candidate Analysis - Manson Church REV 1 EXHIBIT 10.pdf
Arcola - Manson Church - NEPA Review - EXHIBIT 12 PART I.pdf
Arcola - Manson Church - NEPA Review - EXHIBIT 12 PART II.pdf

Mansons Church - Balloon Test Report - 20260615 EXHIBIT 7.pdf
Mansons Church Colocation Policy Letter EXHIBIT 13.pdf
Mansons Church TRL EXHIBIT 5.pdf
No Existing Inventory Letter EXHIBIT 9.pdf
POA for Mason Church cell tower.pdf
Report_Mansons_Church_378331531638v2_signed EXHIBIT 8.pdf

B. Conditional Use Permit Request, C-26-6

The Applicant, Federal Aviation Administration (FAA) Through Its Agent, PTSI Managed Service, Inc., Jason Rivera, Is Seeking A Conditional Use Permit To Allow For The Construction And Operation Of A Distance Measuring Equipment (DME) Facility With A 60-Foot Lattice Tower And A 10'x12' Fiberglass Shelter On The Following Described Property Containing Approximately 606.71 +/- Acres. The Property Is Zoned M-2, Industrial General, And The Property Is Located At The Dinwiddie County Airport On The Northeast Side Of Airport Road (Route 641) North Dinwiddie, VA Approximately 1,800 Feet West Of The Intersection Of Airport Road (Route 641) And Boydton Plank Road (Route 1) And Is Further Designated As Tax Map Parcel No. 20-86. The County's Comprehensive Land Use Plan Places This Property Within The Employment Center Area Of The Northern Dinwiddie Development Area Which Allows Commercial And Industrial Development At The Ordinance Defined Density.

Mark Bassett, Director, Planning & Zoning

Documents:

CUP Case, C-26-6, BOS Mtg Memo Oct. 14, 2026.pdf
C-26-6 BOS Staff Report - Oct. 20, 2025 Mtg..pdf
P-26-6 CUP Application.pdf
C-26-6 Location Map.pdf
Tower Site Plan.pdf
C-26-6 Property Picture.pdf

C. Rezoning Request, P-26-8

The Applicant, Henry Lennon, Is Requesting To Rezone Property Containing Approximately 5.0 +/- 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 Density Of 3.0 Acres Per Lot. The Property Requested For Rezoning Is Located At 10129 Squirrel Level Rd. North Dinwiddie, VA And Is Further Identified As Tax Map Parcel No. 34-69. As Indicated In The Dinwiddie County Comprehensive Land Use Plan, The Subject Property Is Located Within The Phased Growth Area, Which Allows For Single-Family Detached And Agriculture Development For This General Area.

Mark Bassett, Director, Planning & Zoning

Documents:

Case, P-26-8, BOS Mtg Memo Oct 14, 2026.pdf
P-26-8 BOS Staff Report - October 20, 2026 Mtg.pdf
Land Use Amendment Application.pdf
Property Location Map.pdf
P-26-8 Property Picture.pdf

D. CASE A-26-5. Proposed Amendment To Add To The Dinwiddie County Zoning Ordinance, Article IV, Division 18 – Life Sciences, Biotechnology, And Advanced Manufacturing District, M-3, Sections 22-234.50 – 22-234.57; To Amend Article I – In General, Section 22-1 Definitions, Section 22-6 – Districts Established And Enumerated; To Amend Article V – Supplementary District Regulations Section 22-237, Section 22-245; To Amend Article VII Signs Sections 22-258, 22-258.1; To Amend Article XII Development Standards Sections 22-416, 22-423.

As Provided For In Zoning Ordinance Sec. 22-5, Amendments To Chapter, And As Provided For Under Sec. 15.2-2286(A)(7) Of The Code Of Virginia, 1950, As Amended, The Applicant, Dinwiddie County, Is Requesting To Amend The Dinwiddie County Zoning Ordinance (1) By Adding Division 18 – Life Sciences, Biotechnology, And Advanced Manufacturing District, M-3 And Adding Sec. 22-234.50, Purpose, To Establish An Area Where The Principal Use Of Land Is For Life Sciences, Biotechnology, And Advanced Manufacturing Operations; (2) By Adding Sec. 22-234.51, Permitted Uses - Enumerated, Which Allows For The Following Uses: Life Sciences Facility, Manufacturing Provided That All Manufacturing Activities Are Completed In An Indoor Enclosed Space, Off-Street Parking As Required By This Chapter, Public Utility Booster Or Relay Stations, Transformer Substations, Transmission Lines And Towers, And Other Facilities For The Provision And Maintenance Of Public Utilities, Including Railroads And Facilities, And Water And Sewerage Installations, Conservation Areas, Accessory Uses As Defined, Signs, And Communication Tower With Station With A Conditional Use Permit; (3) By Adding Sec. 22-234.52, Same - Requirements, Which Includes Site Development Standards; (4) By Adding Sec. 22-234.53, Area Regulations, Which Requires Area For Individual Sewage Disposal Systems As Required By The Health Official; (5) By Adding Sec. 22-234.54, Setback, Which Requires Certain Building Setbacks; (5) By Adding Sec. 22-234.55, Side Yards Off-Street Parking And Loading, Which Requires Certain Side Yard Setbacks When Adjoining Residential Districts, Agricultural Districts, Or Corner Lots, And Requiring Off-Street Parking And Loading Spaces As Defined In The Ordinance; (6) By Adding Sec. 22-234.56, Height Of Buildings, Which Limits The Building Heights To 60 Feet And Allows Parapet Walls Up To Four Feet Above The Building Height; (7) By Adding Sec. 22-234.57, Lot Coverage, Which Limits The Area That Buildings May Cover The Lot To No More Than 70%; (8) By Adding A Definition For Life Sciences Facility To Sec. 22-1 − Definitions; (9) By Adding The M-3 District To Sec. 22-6 – Districts Established And Enumerated; (10) By Including The M-3 District In Sec. 22-237, Off-Street Parking And Loading (P), Which Allows Containers, Shipping Containers, Trailers Or Semi-Trailers Designed For Transport By A Tractor Trailer, Or Other Portable Storage Containers Subject To Certain Standards; (11) By Including The M-2 And M-3 Districts In Sec. 22-245 − Requirements For Home Occupations To Not Allow Uses Permitted In These Districts As A Home Occupation; (12) By Including The M-3 District In Sec. 22-258 – Zoning And Dimensional Requirements For Allowed Signs To Allow Signs And Limit Signs To A Certain Sign Area And In Sec. 22-258.1 – Requirements For Electronic Message Center Signs To Allow Message Center Signs In The M-3 District Subject To Certain Provisions/Standards; And (13) By Including The M-3 District In Sec. 22-416 - Tree Cover Requirements, Which Requires 10% Tree Cover And In Sec. 22-423 – Buffer Width Matrix, Which Requires A 75-Foot Landscape Buffer For Development In The M-3 District When It Is Contiguous To A-1, A-2, RR, RR-1, R-1, R-1A, And R-2 Zoned Property.

Matthew Culbreath, Assistant Director, Planning & Zoning

Documents:

Zoning Ord. Text Amends. A-26-5 Board Memo.pdf
M-3 Ordinance (10.15.26).pdf

E. Rezoning Request, P-26-7

The Applicant, Dinwiddie County Board Of Supervisors, Is Requesting To Rezone Property Containing Approximately 374.03 +/- Acres From Residential, Limited, R-1 To Business, General, B-2 And Life Sciences, Biotechnology, And Advanced Manufacturing District, M-3. The B-2 Zoning District Allows Commercial Uses And The M-3 Zoning District Allows Industrial And Manufacturing Uses At The Zoning Ordinance Defined Density. The Property Requested For Rezoning Is Located In North Dinwiddie North Of I-85 And Northeast Of The Exit 63B & I-85 Exit Ramp And On The Eastside Of Boydton Plank Road (Route 1) And On The South Side Of West Washington Street And On The West Side Of The City Of Petersburg City Limits And Is Further Identified As Part Of Tax Map Parcel No. 10-7. As Indicated In The Dinwiddie County Comprehensive Land Use Plan, The Subject Properties Are Located Within The Town Center Area And Employment Center Area Of The Northern Dinwiddie Development Area, Which Proposes A Mix Of Commercial And Industrial Development For This General Area.

Mark Bassett, Director, Planning & Zoning

Documents:

Case, P-26-7, BOS Mtg Memo Oct. 15, 2026.pdf
P-26-7 BOS Staff Report - October 20, 2026 BOS Mtg..pdf
P-26-7 Rezoning Application.pdf
REZONING ACREAGE EXHIBIT- M-3, B-2 - Location Map.pdf
10-9-26 Central State Rezoning to M-3 and B-2 (P-26-7), Rt. 1 Boydton Plank Road, VDOT comments.pdf

14. OLD / NEW BUSINESS:

A. Appointments

15. CITIZEN COMMENTS (3 MINUTES)

16. BOARD MEMBER COMMENTS

17. ADJOURNMENT

Information:

Documents:

Sept 2026 FTE OT Report.pdf
Monthly Stat Report 2027.pdf
Sep 2026 Financial Report.pdf
September 2026.pdf
NewConstruction_Countywide_Sept2026.pdf
NewConsturction_District3_Sept2026.pdf
NewConstruction_District4_Sept2026.pdf