

Dinwiddie County Planning Commission



Organizational/Regular Meeting Agenda January 13, 2016 7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

3. ROLL CALL

4. APPROVAL OF AGENDA

5. MINUTES

Documents: [December 9, Meeting Minutes.pdf](#)

6. ELECTION OF OFFICERS FOR 2016

- Chairman
- Vice Chairman

7. DETERMINATION OF MEETING SCHEDULE FOR 2016

Documents: [2016 PC calendar public \(1\).pdf](#)

8. CITIZEN COMMENTS

9. SITE PLAN REVIEW AND APPROVAL

Dominion Locks Yard III

Documents: [PC Memo Dominion Locks Yard Site Plan Jan 13 2016.pdf](#), [C2.1 Overall Layout.pdf](#)

10. PUBLIC HEARING

A. CASE AC-16-1

The applicant, Iluka Resources Inc., acting on behalf of the property owners Harry J. Edwards Jr. or Frances Rose Edwards and Robert C. Perkins Farms, LLC, is seeking an amendment to remove the following parcels from Conditional Use Permit (CUP), C-13-2, which was approved on July 16, 2013 to utilize the following described properties as a mineral sands mine with a new wet concentrator plant and initial tailings area. The two properties being removed

total approximately 341.0 acres and are located to the south of McKenney Hwy. (Hwy. 40) at the intersection of Jones Road (Route 659) and Walker's Mill Road (Route 665) one having frontage on the northwest side of Jones Road and north side of Walker's Mill Road and the other having frontage on the north and south sides of Walker's Mill Road. The properties are designated as Tax Map Parcels 94-14 and 94-26, and the properties are zoned A-2, Agricultural General, which allows such use upon receiving a Conditional Use Permit. Tax Map Parcels 94-14 and 94-26, totaling approximately 371 acres, were to house the wet concentrator plant and tailings area. The County's Comprehensive Land Use Plan places this property within the Rural Conservation Area which allows limited commercial, industrial development at the Ordinance defined density.

Documents: [Application AC-16-1.pdf](#), [AC-16-1 Iluka Hickory Mine PC Meeting Report Jan 2016.pdf](#), [Location Map.pdf](#)

B. CASE P-16-1

The applicant, First Management Company, LLC, is requesting to rezone with proffers property containing approximately 95.0 +/- acres from A-2, Agricultural General to M-1, Industrial Limited. The M-1, Industrial Limited, zoning classification allows for certain industrial uses pursuant to the Zoning Ordinance allowed density. The property is located on the south side of Boydton Plank Rd. (Route 1) across from the Hwy. 460 and Route 1 intersection, and is further defined as a portion of Tax Map Parcel Nos. 21-100 and 21-102. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Area, which allows limited industrial uses for this general area.

Documents: [P-16-1 PC Staff Report.pdf](#), [P-16-1 Application and Proffers.pdf](#)

C. PROPOSED AMENDMENT OF CHAPTER 22 OF THE DINWIDDIE COUNTY CODE CONCERNING OFF-STREET PARKING REQUIREMENTS

The proposed amendment adds changes to Article VII, Supplementary District Regulations, Chapter 22, Zoning, Section 22-237 of the Dinwiddie County Code. The proposed amendment includes new minimum number of parking spaces per number of square feet for any commercial building or public facility not otherwise listed in this Section; new minimum number of parking spaces per number of square feet for warehousing/distributing uses; new minimum parking space requirements for mini-storage warehouse or commercial storage locker establishments; and new minimum number of parking spaces per number of employees for other permitted industrial and manufacturing uses. An additional proposed amendment includes changing the minimum width of fire lanes to 20 feet. Following the public hearing, changes may be made to the ordinance, as appropriate.

Documents: [Memo Zoning Ord Text Amends PC Jan 13 2016.pdf](#),

11. NEW BUSINESS

- Review By Laws
- Review Code of Ethics and Standards of Conduct

Documents: [By Laws.pdf](#), [Code of Ethics and Standards of Conduct.pdf](#)

12. COMMISSIONERS' COMMENTS

13. PLANNING DIRECTOR'S COMMENTS

14. ADJOURNMENT