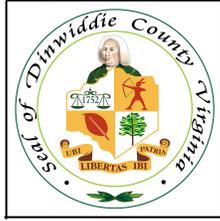


Dinwiddie County Planning Commission



Regular Meeting Agenda April 20, 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: [March 9 10, 2016 Reg Meeting Minutes.pdf](#)
- 6. CITIZEN COMMENTS**
- 7. PUBLIC HEARING**
- 8. CASE P-15-3**

The applicant, Buffa Enterprises, LLC, together with its agent, Michael P. Lafayette, Esq., is requesting to rezone with proffers property containing approximately 3.51 acres from R-1, Residential Limited to B-2, Business General. The B-2, Business General, zoning classification allows for certain commercial uses pursuant to the Zoning Ordinance allowed density. The property is located on the south side of Cox Rd. (Rt. 226) approximately 600 feet west of Westgate Drive at 25715 and 25717 Cox Road, and is further defined as Tax Map Parcel Nos. 9-37 and 9-38. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Area, which allows commercial uses for this general area.

Documents: [P-15-3 Amended April 20 2016 PC Staff Report.pdf](#), [P-15-3 Amended Rezoning Application.pdf](#), [Location Map.pdf](#), [Statement of Proffers.pdf](#), [Temporary Power of Attorney Doc.pdf](#)

9. CASE AP-16-1

Patrick Casale is requesting to amend the original zoning proffers approved on March 21, 2006 by the Board of Supervisors as part of rezoning case P-05-11 by removing proffer conditions eleven (11) and twelve (12), which require a per lot contribution of

\$5,629.00 adjusted annually on each January 1 to reflect any increase or decrease for the preceding year in the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI-U) All Items (1982-84="100)" prepared by the U.S. Bureau of Labor Statistics of the U.S. Department of Labor; by amending condition two (2) to reduce the pavement radius in the cul-de-sac of the main road from 45 feet to 35 feet; and by amending condition four (4) reducing the minimum number of square feet for a residence from 2,000 square feet to 1,600 square feet for a two-story residence and to 1,200 square feet for a one-story residence. Case P-05-11 rezoned with proffers approximately 54.5 acres located on the north side of Scotts Road at the terminus of Archangel Place. The original proffers allowed for 15 lots as part on said land. The property is zoned RR-1, and is further defined as Tax Map parcel 54-30. The County Comprehensive Land Use Plan places the property with the Rural Conservation Area which allows for limited residential development for this general area of the County.

Documents: [AP-16-1 PC Staff Report April 2016.pdf](#), [Proffer Amendment Application.pdf](#), [Location Map Queen of Angels Estates Sec. 2.pdf](#), [Sec. 2 Tentative Plan.pdf](#), [Original Proffers Adopted March 21 2006.pdf](#), [AP-16-1 Proffers Queen of Angels April PC Mtg.pdf](#)

10. CLOSED SESSION

2.2-3711 (A) (5) Business and Industry Development

Prospective business and industry

11. NEW BUSINESS

12. COMMISSIONERS' COMMENTS

13. PLANNING DIRECTOR'S COMMENTS

14. ADJOURNMENT