

# **Dinwiddie County Planning Commission**



## **Regular Meeting Agenda August 10, 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:

[July 13, 2016 Workshop Minutes.pdf](#)  
[July 13, 2016 Reg Meeting Minutes.pdf](#)

- 6. CITIZEN COMMENTS**
- 7. PUBLIC HEARING**
  - A. CASE P-16-6**

The rezoning of property containing approximately 1.25 +/- acres from R-1, Residential Limited, to B-1, Business Limited. The B-1, Business Limited, zoning classification allows for certain commercial uses pursuant to the Zoning Ordinance allowed density. The property is located on the north side of Carson Road (Route 703) approximately 300 feet east of the Route 1 and Carson Road intersection, and is further defined as Tax Map Parcels 45D-1-6A and 45D-2-6B, 8 & 9. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Dinwiddie Courthouse portion of the Planned Growth Area, which allows limited commercial uses for this general area.

Documents:

[P-16-6 Courthouse School Prop Aug 10 PC Report.pdf](#)  
[P-16-6 Rezoning Application.pdf](#)  
[P-16-6 Loc Map.pdf](#)

[Property Pictures.pdf](#)

**8. NEW BUSINESS**

**A. Comprehensive Plan Update**

Documents:

[Chapter VII Community Facilities.pdf](#)

[Chapter VIII Recreation.pdf](#)

**9. COMMISSIONERS' COMMENTS**

**10. PLANNING DIRECTOR'S COMMENTS**

**11. ADJOURNMENT**

VIRGINIA: MINUTES OF THE WORKSHOP MEETING FOR THE DINWIDDIE COUNTY PLANNING COMMISSION AND BOARD OF SUPERVISORS HELD IN THE MULTI-PURPOSE ROOM AT THE PAMPLIN ADMINISTRATION BUILDING ON THE 13<sup>th</sup> DAY OF JULY 2016 AT 6:00 P.M.

PRESENT:	DR. EVERETTE PROSISE	CHAIRMAN	DIST #1
	EDWARD TITMUS III		DIST #2
	JOHN L. HARVELL		DIST #3
	BUTCH CUNNINGHAM		DIST #4
	ANTHONY SIMMONS	VICE CHAIRMAN	DIST #5
	SAMUEL W. HAYES	AT-LARGE	DIST #1
	THOMAS TUCKER	AT-LARGE	DIST #2
OTHER:	BRENDA K. EBRON-BONNER	CHAIRMAN BOARD OF SUPERVIORS	
	DANIEL D. LEE	BOARD OF SUPERVIOR MEMBER	
	MARK BASSETT	PLANNING DIRECTOR	
	JAMIE SHERRY	ZONING ADMINISTRATOR	
	TYLER SOUTHALL	COUNTY ATTORNEY	
	KEVIN W. MASSENGILL	COUNTY ADMINISTRATOR	
	TAMMIE COLLINS	DEPUTY COUNTY ADMINISTRATOR	
	MORGAN INGRAM	ECONOMIC DEVELOPMENT DIRECTOR	

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**IN RE: CALL TO ORDER**

The Chairman called the workshop meeting to order at 6:03 p.m. He said before we do the roll call he wanted to welcome the newest Planning Commissioner member Mr. John L. Harvell.

**IN RE: ROLL CALL**

The roll was taken and Mr. Simmons was not present.

**IN RE: APPROVAL OF AGENDA**

The Chairman asked if there were any corrections or amendments to the agenda.

Mr. Bassett said he did have one change he wanted to add to the agenda. We need to go into closed session for an economic development project.

The Chairman said he would entertain a motion to amend the agenda so the Planning Commission could go into closed session for an economic development project. Mr. Tucker made the motion and Mr. Cunningham seconded it and with Mr. Titmus, Mr. Harvell, Mr. Tucker, Mr. Cunningham, Mr. Hayes and Mr. Prosise voting the "AYE" the agenda was amended.

**CLOSED SESSION**

Mr. Gurley said there is a need to go into closed session under:

2.2-3711 (A) (5) Discussion concerning a prospective business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community:

- Regarding a prospective business or industry where no previous announcement has been made Mr. Tucker made a motion to go into closed session. It was seconded by Mr. Titmus and with Mr. Harvell, Mr. Titmus, Mr. Tucker, Mr. Cunningham, Mr. Hayes and Mr. Prosisie voting the “AYE” we went into close session.

### **COMING OUT OF CLOSED SESSION**

Mr. Gurley said he needs a motion to come out of closed session and reconvene into Open Session:

Mr. Cunningham made a motion to come out of closed session and reconvene into open session. It was seconded by Mr. Titmus and with Mr. Hayes, Mr. Tucker, Mr. Cunningham, Mr. Harvell, Mr. Simmons and Mr. Prosisie voting “AYE” we came out of closed session and reconvened.

### **CERTIFICATION AND MOTION TO ADOPT CERTIFICATION RESOLUTION**

Mr. Gurley said whereas, the Planning Commission convened in a closed meeting under section

2.2-3711 (A) (5) Discussion concerning a prospective business or industry where no previous announcement has been made of the business’ or industry’s interest in locating or expanding its facilities in the community:

- Regarding a prospective business or industry where no previous announcement has been made

And whereas, no member has made a statement that there was a departure from the lawful purpose of such closed meeting or of the matters identified in the motion discussed.

Now be it certified, that only those matters as were identified in the motion were heard, discussed or considered in the meeting.

Mr. Gurley said he needs a motion to adopt.

Mr. Cunningham made a motion to adopt. It was seconded by Mr. Titmus and with Mr. Harvell, Mr. Cunningham, Mr. Tucker, Mr. Hayes, Mr. Titmus, Mr. Simmons and Mr. Prosisie voting “AYE” the certification was adopted.

### **IN RE: PLANNING PROJECTS DISCUSSION**

Mr. Bassett said each Commissioner should have two handouts related to design guidelines discussion. He said the first is the Route 460 and Route 1 corridor study roadway sections for Route 1 and Route 460. These segments were identified in the corridor study when we first started looking at adopting a design overlay in 2007 & 2008. The second is the draft Pamplin Village Design Guidelines from 2008. He said the Planning Commission created a committee to study the Pamplin area and came up with some preliminary guidelines. He said the committee was able to develop the draft guidelines that are before you. He said with many people coming and going both from staff and the Planning Commission moving forward with the guidelines came to a standstill and with the Urban Development Area (UDA) study taking priority. Now, that those concerns have been addressed and since there has been a push from a former Planning Commission, staff can now look forward to finishing the guidelines. There are some new people staff would like to be a part of this committee. There is Mr. Gayle Kirkland, Mr. Dean McCray, Mr. Ryan Porter, Mr. Greg Schultz, Mr. Nick Walker, Mr. Hampton Gordon, Ms. Vickie Heller, and Dr. Mark Moore. A group discussion of the design guidelines and how to proceed with a committee

followed, and it was decided that staff would contact the aforementioned committee members and an initial meeting would be scheduled with the committee reporting back to the Planning Commission and Board of Supervisors as to a schedule for completing the design guidelines.

**IN RE: ADDITIONAL/NEW BUSINESS**

Mr. Bassett said because we only have about ten minutes remaining I could finish what I was going to discuss under New Business and/or under Planning Director's comments as part of the Planning Commission Regular meeting.

**IN RE: ADJOURNMENT**

The Chairman said with their being no further business he would entertain a motion to adjourn. Mr. Cunningham made a motion and Mr. Titmus seconded it and with all members in agreement the meeting adjourned at 7:01p.m.

Respectfully submitted

Mark Bassett  
Planning Director

Signed: \_\_\_\_\_  
Planning Commission Chairman

Dated: \_\_\_\_\_

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VIRGINIA: MINUTES OF THE REGULAR MEETING OF THE DINWIDDIE COUNTY PLANNING COMMISSION HELD IN THE BOARD MEETING ROOM OF THE PAMPLIN ADMINISTRATION BUILDING ON THE 13<sup>th</sup> DAY OF JULY 2016 AT 7:00 P.M.

PRESENT:	DR. EVERETTE M. PROSISE	CHAIRMAN	DIST #1
	EDWARD TITMUS III		DIST #2
	JOHN L. HARVELL		DIST #3
	BUTCH W. CUNNINGHAM		DIST #4
	ANTHONY SIMMONS	VICE CHAIRMAN	DIST #5
	SAMUEL W. HAYES	AT-LARGE	DIST #1
	THOMAS E. TUCKER JR.	AT-LARGE	DIST #2
OTHER:	MARK BASSETT	PLANNING DIRECTOR	
	JAMIE SHERRY	ZONING ADMINISTRATOR/SR. PLANNER	
	TYLER SOUTHALL	COUNTY ATTORNEY	

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**IN RE: CALL TO ORDER**

The Chairman called the meeting to order at 7:06 p.m.

**IN RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

The Chairman asked everyone to stand for the pledge of allegiance and a moment of silence.

**IN RE: ROLL CALL**

The Chairman asked for the roll to be called and all members were present.

**IN RE: APPROVAL OF AGENDA**

The Chairman asked if there were any corrections or amendments to the agenda. He said if there are none he would entertain a motion to accept the agenda as presented.

Mr. Tucker made a motion that the agenda be accepted as presented. It was seconded by Mr. Titmus and with Mr. Hayes, Mr. Harvell, Mr. Cunningham, Mr. Titmus, Mr. Tucker, Mr. Simmons and Mr. Prosis voting "AYE" the agenda was accepted.

**IN RE: MINUTES**

The Chairman said we have the minutes from the June 8, 2016 regular meeting before us. He said if there are no corrections he would entertain a motion to accept the minutes as presented.

Mr. Cunningham made a motion that the minutes be accepted as presented. It was seconded by Mr. Tucker and with Mr. Titmus, Mr. Hayes, Mr. Tucker, Mr. Cunningham, Mr. Harvell, Mr. Simmons and Mr. Prosis voting "AYE" the minutes were accepted as presented.

**IN RE: CITIZEN COMMENTS**

The Chairman opened the citizen comment portion of the meeting and asked if anyone had signed up to speak. He said since there is no one he was closing the citizen comments portion of the meeting.

**IN RE: PUBLIC HEARING**

Case File #: P-16-6  
Applicant: Dinwiddie County  
Rezoning Request: Residential, Limited, R-1 to Business, Limited, B-1  
Property Location: 18710 & 18716 Carson Road  
Tax Map Parcel #'s: 45D-1-6A and 45D-2-8 & 9  
Property Size: 1.14 +/- acres  
Magisterial District: Rowanty District  
Planning Commission Mtg.: July 13, 2016

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**CASE OVERVIEW**

The applicant, Dinwiddie County, is requesting to rezone property containing approximately 1.14 acres from Residential, Limited, R-1 to Business, Limited, B-1. The Business, Limited, B-1 zoning classification allows for certain commercial uses pursuant to the Zoning Ordinance allowed density. The property is located on the north side of Carson Road (Route 703) approximately 300 feet east of the Route 1 and Carson Road intersection at 18710 and 18716 Carson Road, and is further defined as Tax Map Parcels 45D-1-6A and 45D-2-8 & 9. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Dinwiddie Courthouse portion of the Planned Growth Area, which allows limited commercial and office uses for this general area.

**ATTACHMENTS**

Rezoning Application, Location Map and Property Pictures

**LAND USE/ZONING ANALYSIS**

The properties in the immediate area surrounding the property include a mix of land uses that include institutional, which include the existing school office buildings on the subject property and the Dinwiddie Elementary School and Smyrna Baptist Church property to the south across Carson Road; single-family residential to the northeast and east; and commercial land uses north and west of the subject property. The commercial property to the north and west is zoned B-1, Business Limited and the residential property to the northeast and east of the subject property is zoned Residential, Limited, R-1. On the south across Carson Road the property is zoned the elementary school and Church property is zoned Residential, Limited, R-1.

The purpose of the Business, Limited, B-1, zoning district is for limited business/commercial development that is compatible with surrounding residential development. The B-1 zoning classification allows for the existing limited governmental office uses on the subject property as well for future limited commercial and office uses to transition into the existing residential development.

The subject property is located within the Dinwiddie Courthouse Planning Area as defined by the Comprehensive Land Use Plan. This Courthouse Planning Area is expected to accommodate public facilities within the general area of the existing County Complex which will allow for expansion of limited compatible commercial and office uses.

**OVERVIEW OF IMPACTS**

*Public Utilities, School System, Public Safety, & Land Use Impacts*

The impacts on the subject property are minimal. The proposed rezoning to B-1, Business, Limited, allows for governmental office uses as well as future commercial and office uses and water is provided using on-site wells and sewer is provided utilizing the public sewer system in the courthouse area. There is no impact on the public school system as the B-1 District allows for limited commercial and office uses which should be compatible with the school property. The potential impact on public safety will also be minimal and the Public Safety Department's main offices and Station One are located in the courthouse area.

### Transportation Impacts

The impacts on the existing transportation network are minimal. The subject property has adequate access to and frontage on Carson Road (Route 703) and Boydton Plank Road (Route 1). The road system in this particular area is adequate to handle the traffic generated by the current uses and any future commercial and/or office uses. Any future commercial and/or office development will require a review and plan to address the impacts on the existing transportation network.

### Staff Recommendation:

The planning staff has reviewed the rezoning request and is satisfied that the rezoning of the subject property is appropriate.

Staff recommends APPROVAL of the request to rezone the subject property based on the following reasons:

1. The zoning classification requested, B-1, Business, Limited, is consistent with the surrounding zoning pattern, and is the appropriate business/commercial zoning classification given the current institutional office uses located on the subject property;
2. The rezoning of the subject property to the B-1 zoning classification will not have an adverse impact on the surrounding properties.
3. The requested zoning classification and uses permitted by right under this classification conform to the underlying uses outlined in the Dinwiddie Courthouse Planning Area in the Comprehensive Land Use Plan for this general area.

### PLANNING COMMISSION RECOMMENDATION

Since this is a zoning matter, the standard statement regarding the Planning Commission's recommendation on this zoning matter must be read. In order to assist in this matter, staff prepared the following statement:

**BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that rezoning P-16-6 be recommended for (approval OR disapproval) to the Board of Supervisors.**

The Chairman asked the members if they had any questions for Mr. Bassett.

Mr. Tucker said he has a concern about the language used in recommendation three (3) which, says, "Uses permitted by right". Does that mean I can do whatever I want with the property as long as it's within a broad set of guidelines?

Mr. Bassett said what that means is, if someone purchased the property and it carried the B-1 zoning classification, all the uses that are allowed under the B-1 zoning classification would be acceptable.

Mr. Tucker asked if a commercial building was erected, under this B-1 classification, is a site plan required, who reviews the site plan and does anyone suggest alterations to the site plan.

Mr. Bassett said all commercial developments are required to submit a site plan and then it is reviewed by the LDC (Land Development Committee), which consists of the Dinwiddie County Water Authority (DCWA), VDOT, Public Safety including the Fire Marshall, the Building Official, the Environmental Administrator, the Economic Development Manager, the Principal Planner/Zoning Administrator and the Director of Planning. Planning staff reviews the site plan for zoning issues and planning studies related to the project while all the other members address those concerns specific to their Code requirements.

The Chairman said if there are no more questions for Mr. Bassett he was opening the public hearing portion of the case.

Mr. Charles Rainey, P.O. Box 206, Dinwiddie VA said he is in support of the property being rezoned.

Ms. Jeanette Bishop, P. O. Box 52, Dinwiddie VA said she is in support of the property being rezoned

Mr. Samuel Bishop, P. O. Box 52, Dinwiddie VA said he is in support of the property being rezoned

The Chairman said if there is no one else signed up to speak he was closing the public hearing portion of the case. He asked the Commissioners if they had any more questions.

Mr. Bassett informed the Chairman that Mr. Southall had some additional language that he believes should be added to the standard motion statement that is read by the Commissioners upon approval or disapproval.

The Chairman said if there are no more questions from the Commissioners and before he entertains a motion, he was prepared to hear the additional language that Mr. Southall believes should be added to the motion.

Mr. Southall said there are three ways to initiate a change to the zoning map under Code of Virginia Section 15.2-2286(A) (7). The first is upon request of a property owner or contract purchaser, the second is upon motion of the governing body, which would be the Board of Supervisors, and the third is upon motion of the Planning Commission. Most of the cases that come before you are initiated upon request of the property owner so I have added a clause at the end of your motion to make it clear that this request or amendment was upon motion of the Planning Commission. The added clause says, "be it further resolved that this amendment is hereby initiated by motion of the Planning Commission pursuant of Virginia Code 15.2-2286(A) (7) and Code of Dinwiddie Section 22-5.

Mr. Tucker made a motion and read the following: BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that rezoning P-16-6 be recommended for approval to the Board of Supervisors. BE IT FURTHER RESOLVED that this amendment is hereby initiated by motion of the Planning Commission pursuant of Virginia Code 15.2-2286(A) (7) and Code of Dinwiddie Section 22-5. It was seconded by Mr. Cunningham and with Mr. Cunningham, Mr. Tucker, Mr. Hayes, Mr. Titmus, Mr. Harvell, Mr. Simmons and Mr. Prosise voting "AYE" the rezoning was approved.

**IN RE: NEW BUSINESS**

Mr. Prorise said during the workshop we heard that a committee should be appointed to look at overlay districts. I would like to get a recommendation to the County Administrator that the Planning Commission supports the idea of having such a committee. Also, I would like to know if any Commissioner would like to volunteer.

Mr. Titmus said he would volunteer to be on the committee.

Mr. Titmus made a motion recommending the Planning Commission support the plan of staff moving forward in putting together an overlay committee. The committee will look at overlay districts, buildings that fall within overlay districts, landscaping and other various matters pertaining to future businesses and the sites for those businesses. This committee will also make regular updates to the Planning Commission. Finally this committee will put together a list of the committee personal be presented to the Board of Supervisors for approval. It was seconded by Mr. Tucker and with Cunningham, Mr. Tucker, Mr. Hayes, Mr. Titmus, Mr. Harvell, Mr. Simmons and Mr. Prorise voting "AYE" the recommendation to the overlay committee together was approved.

**IN RE: PLANNING DIRECTOR'S COMMENTS**

Mr. Bassett said he was continuing with his comments from the workshop. He appreciated everyone's feedback concerning design guidelines.

He said concerning the Comprehensive Plan we are currently working through the mapping and would like to, in the near future, start talking about future land use. We then can begin looking at scheduling public input meeting on future land use for the Comprehensive Plan. He said we have two chapters that are drafted and complete. Those chapters need to be presented to you for final recommendation so they can go to the Board of Supervisors to be adopted. The two chapters are the Community Facilities chapter and the Recreation chapter.

He said concerning our large area County rezonings we have been kind of hit and miss. There are two main ones, the first being North East from Namozine Road to Sutherland Road, which is currently zoned R-R. Mr. Moody, the Board of Supervisor member for that area, would like to see the Planning Commission look at rezoning that area to A-2, Agricultural General. That would be in compliance with our current Comprehensive Plan. The West Petersburg area would be our second large area rezoning. There has been discussion about utilizing our new R-U, Residential Urban district zoning for that area. It allows for 5,000 square foot lot sizes. We've always felt like this RU zoning would be appropriate for that area and after having some initial informal discussions with Ms. Ebron-Bonner and some West Petersburg residents they seem to be in favor of the R-U rezoning.

He said the next item is the Fort Pickett Land Use Study. Staff has spoken to you and the Board of Supervisors a couple of years ago about it and now Fort Pickett would like to move forward with the study. The Department of Defense has asked that Dinwiddie County be the sponsoring agency for the study. That means all the funding for and all the meeting surrounding the study would have to come through Dinwiddie County. The Board of Supervisors have agreed that Dinwiddie would be the sponsoring agency.

He said the last item involves something we have discussed before. We will be making application for the HB2 (Smart Scale Transportation Project) funding for studies surrounding some type of widening of Route 1 from Exit 63B to the West Petersburg City limits. We are also requesting RSTP funds, as a part of the Tri Cities study area for that area as well.

He said lastly you also have before you a violations handout from our Code Compliance Department. Ms. Sherry and Mr. Harris have been working very hard at trying to bring some citizens in compliance with tall grass and inoperable vehicles. It is a very busy time of year for them involving those matters. Also for your information, Mr. Harris has indicated to staff that he leaving the County on August 31<sup>st</sup>. The Code Compliance Officer position will be advertised in the near future.

**IN RE: COMMISSIONERS' COMMENTS**

Mr. Cunningham asked Mr. Bassett if we had any cases coming to the Planning Commission is August.

Mr. Bassett said we have a rezoning case for the Courthouse area and possibly a rezoning case for Hofheimer Way.

Mr. Titmus said we don't need to reinvent the wheel as it relates to design guidelines. We should look at other overlay district plans and then take from them what we want.

Mr. Prorise said he has been on the Planning Commission for several years now and he has never felt ignored or unappreciated by the County or by staff and that is much appreciated. It is nice to have a workshop meeting like we had. It is nice to be in the loop to the extent that we can be and I thank Tammie and Morgan for that. I think the citizens of the County ought to be extremely pleased with the team we have to help run this County.

Mr. Harvell thanked the Planning Commission for their reception. He said is very excited about being a Planning Commissioner and sharing in the development initiatives in Dinwiddie County. He said he knows the Bishop's very well and respects their integrity. He thanked the Commissioners for accepting him as the newest Planning Commission member.

**IN RE: ADJOURMENT**

The Chairman said since there are no additional comments and no further business he would entertain a motion to adjourn the meeting. Mr. Cunningham made a motion and Mr. Titmus seconded it and with all other members voting "Aye" the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Mark Bassett  
Planning Director

Signed: \_\_\_\_\_  
Planning Commission Chairman

Dated: \_\_\_\_\_

# **Planning Commission Staff Report**

Case File #: P-16-6  
Applicant: Dinwiddie County  
Rezoning Request: Residential, Limited, R-1 to Business, Limited, B-1  
Property Location: 18710 & 18716 Carson Road  
Tax Map Parcel #'s: 45D-1-6A and 45D-2-6B, 8 & 9  
Property Size: 1.25 +/- acres  
Magisterial District: Rowanty District  
Planning Commission Mtg.: July 13, 2016 and Aug. 10, 2016 (to include Tax Map Parcel 45D-2-6B)

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## **CASE OVERVIEW**

Rezoning case P-16-6 is being reheard to include Tax Map Parcel 45D-2-6B to the overall rezoning of property. The rezoning of property containing approximately 1.25 +/- acres from R-1, Residential Limited, to B-1, Business Limited. The B-1, Business Limited, zoning classification allows for certain commercial uses pursuant to the Zoning Ordinance allowed density. The property is located on the north side of Carson Road (Route 703) approximately 300 feet east of the Route 1 and Carson Road intersection, and is further defined as Tax Map Parcels 45D-1-6A and 45D-2-6B, 8 & 9. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Dinwiddie Courthouse portion of the Planned Growth Area, which allows limited commercial uses for this general area.

## **ATTACHMENTS**

Rezoning Application as amended to include Tax Map Parcel 45D-2-6B, Location Map and Property Pictures

## **LAND USE/ZONING ANALYSIS**

The properties in the immediate area surrounding the subject property include a mix of land uses that include institutional uses, which include the existing school office buildings on the subject property and the Dinwiddie Elementary School and Smyrna Baptist Church property to the south across Carson Road; single-family residential uses to the northeast and east; and commercial land uses north and west of the subject property. The commercial property to the north and west is zoned B-1, Business Limited and the residential property to the northeast and east of the subject property is zoned Residential, Limited, R-1. To the south across Carson Road the elementary school property is zoned R-1, Residential Limited, and the Church property is also zoned Residential, Limited, R-1.

The purpose of the Business, Limited, B-1, zoning district is to allow for limited business/commercial development that is compatible with surrounding residential development. The B-1 zoning classification allows for the existing limited governmental office uses on the subject property as well for future limited commercial and office uses to transition into the existing residential development.

The subject property is located within the Dinwiddie Courthouse Planning Area as defined by the Comprehensive Land Use Plan. This Courthouse Planning Area is expected to accommodate public facilities and personal service uses within the general area of the existing County Complex which will allow for expansion of limited, compatible commercial and office uses.

## **OVERVIEW OF IMPACTS**

### *Public Utilities, School System, Public Safety, & Land Use Impacts*

The impacts on the subject property are minimal. The proposed rezoning to B-1, Business, Limited, allows for governmental office uses as well as future commercial and office uses. Water is provided using on-site wells and sewer is provided utilizing the public sewer system in the courthouse area. There is no impact on the public school system as the B-1 District allows for limited commercial and office uses which should be compatible with the school property. The potential impact on public safety will also be minimal and the Public Safety Department's main offices and Station One are located in the courthouse area.

### *Transportation Impacts*

The impacts on the existing transportation network are minimal. The subject property has adequate access to and frontage on Carson Road (Route 703) and Boydton Plank Road (Route 1). The road system in this particular area is adequate to handle the traffic generated by the current uses and any future commercial and/or office uses. Any future commercial and/or office development will require a review and plan to address the impacts on the existing transportation network.

### **Staff Recommendation:**

The planning staff has reviewed the rezoning request and is satisfied that the rezoning of the subject property is appropriate.

Staff recommends APPROVAL of the request to rezone the subject property based on the following reasons:

1. The zoning classification requested, B-1, Business, Limited, is consistent with the surrounding zoning pattern, and is the appropriate business/commercial zoning classification given the current institutional office uses located on the subject property;
2. The rezoning of the subject property to the B-1 zoning classification will not have an adverse impact on the surrounding properties.
3. The requested zoning classification and uses permitted by right under this classification conform to the underlying uses outlined in the Dinwiddie Courthouse Planning Area in the Comprehensive Land Use Plan for this general area.

## **PLANNING COMMISSION RECOMMENDATION**

Since this is a zoning matter, the standard statement regarding the Planning Commission's recommendation on this zoning matter must be read. In order to assist in this matter, staff prepared the following statement:

**BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that rezoning P-16-6 be recommended for (approval OR disapproval) to the Board of Supervisors.**

# DINWIDDIE COUNTY PLANNING & ZONING DEPARTMENT LAND USE AMENDMENT APPLICATION



Dinwiddie County  
 Planning Department  
 P. O. Drawer 70  
 Dinwiddie, Virginia 23841  
 (804) 469-4500 ext. 2117  
 (804) 469-5322 /fax

Rec'd 6/2/16 Case No.: P-16-6  
 Date Rec'd 6/2/16 Fee Amount: \_\_\_\_\_  
 Time Rec'd \_\_\_\_\_ Receipt No: \_\_\_\_\_  
 Pre-Application Conference Date: MA  
 This application has been amended: YES  NO   
 Reviewed by: [Signature]

*Information must be typed or printed and completed in full.  
 Attach additional pages where necessary.*

## LAND USE INFORMATION

(Circle): **BOS** / PC / BZA      **New/Renewal**      Amend Previous Case: Y / **N**  
 Previous/Renewed Case#: \_\_\_\_\_      Land Use Taxation: Y / **N**

Application Type: (Circle One):  Variance     Administrative Variance     Conditional Use Permit  
 Rezoning     Street Vacation     Special Exception  
 Amendment

Description of Request: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ R-1 \_\_\_\_\_      Existing Acreage: \_\_\_\_\_ 1.25 +/- \_\_\_\_\_  
 Proposed Zoning: \_\_\_\_\_ B-1 \_\_\_\_\_      Proposed Acreage: \_\_\_\_\_ 1.25 +/- \_\_\_\_\_  
 Total Acreage: \_\_\_\_\_ 1.25 +/- \_\_\_\_\_

Water (Circle One): Public      **Well**  
 Sewer (Circle One): **Public**      On-site Well and Septic

Attached: (circle):    Miscellaneous Information/Master Plan/Textual Statement/Proffered Conditions

## APPLICANT/AGENT INFORMATION

Applicant(s): Dinwiddie County Board of Supervisors      Home/Cell# \_\_\_\_\_  
 Address: 14016 Boydton Plank Road Dinwiddie, Va. 23841      Work #: 804-469-4500 ext. 2103  
 Agent(s): W. Kevin Massengill, County Administrator      Home/Cell# \_\_\_\_\_  
 Address: Same as above      Work# \_\_\_\_\_

Property Owner       Contract Purchaser       Other: \_\_\_\_\_

## PROPERTY OWNER INFORMATION

Property Owner(s') Name and address (see note on last page):      Property Owner(s') Mailing Address (If this  
 \*See Attached Listing for Property Owners      address is different from that listed in  
 Commissioner of the Revenue's Office.):

Contact Person: \*See Attached Listing for Contact Person and Phone Info.  
 Phone #:

Tax Map Parcel Number(s): 45D-1-6A & 45D-2-<sup>6B, 8</sup> & 9      *MB to correct 45D-2-6B*

**SUBJECT PARCEL INFORMATION**

**General Location of Project:** The Property is located on the northside of Carson Rd. (Rt. 703) approximately 300 feet east of the intersection of Route 1 and Carson Rd. The two addresses assigned to the Property are 18710 and 18716 Carson Road Dinwiddie, Va.

**Tax Map #'s:** 45D-2-<sup>6B, 8</sup> & 9  
Subdivision Name: \_\_\_\_\_  
Section: \_\_\_\_\_ Block \_\_\_\_\_  
Addresses: 18710 & 18716 Carson Rd.  
Dinwiddie, Va.  
Zoning: R-1 Acreage: Approx. 1.20 acs.  
Existing Use: Office  
Conditions: N/A

**Tax Map #** 45D-1-6A  
Subdivision Name: \_\_\_\_\_  
Section: \_\_\_\_\_ Block \_\_\_\_\_  
Address: N/A  
Zoning: R-1 Acreage: 0.05 acs.  
Existing Use: Vacant  
Conditions: N/A

**Tax Map #** \_\_\_\_\_  
Subdivision Name: \_\_\_\_\_  
Section: \_\_\_\_\_ Block \_\_\_\_\_  
Address: \_\_\_\_\_  
Zoning: \_\_\_\_\_ Acreage \_\_\_\_\_  
Existing Use: \_\_\_\_\_  
Conditions: \_\_\_\_\_

**Tax Map #** \_\_\_\_\_  
Subdivision Name: \_\_\_\_\_  
Section: \_\_\_\_\_ Block \_\_\_\_\_  
Address: \_\_\_\_\_  
Zoning: \_\_\_\_\_ Acreage: \_\_\_\_\_  
Existing Use: \_\_\_\_\_  
Conditions: \_\_\_\_\_

**1. Explain fully the proposed use, type of development, operation program, reason for this request, etc.:**

The subject property is being rezoned to accommodate a portion of a proposed neighborhood commercial development and also to accommodate future neighborhood commercial development of the property.

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**2. State how this request will not be materially detrimental to adjacent property, the surrounding neighborhood or county in general. Include, where applicable, information concerning: Use of public utilities; effect of request on public schools; effect on traffic, to include means of access to nearest public road; effect on existing and future area development; etc.:**

The rezoning allows for limited commercial development in the core of the courthouse district with dual access to Route 1 and Carson Rd.

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**3. List case numbers and explain any existing use permit, special exception, conditional use or variance previously granted on the parcels in question:**

N/A

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**4. If requesting a variance or special exception, explain the unique physical hardship or extraordinary situation that is justification for the request:**

N/A

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**5. Complete names and address (including Zip codes) of all owners adjacent, across the road or highway from the property and across any railroad right-of-way, creek, river, from such property must be obtained by the applicant from the Commissioner of the Revenue, Pamplin Administration Building. If such property lies in another county or city, the respective jurisdiction will provide this information to the applicant. Applications with incomplete parcel information will not be accepted.**

Property Owner Name	Property Owner <u>Mailing Address</u>	Tax Parcel #
Charles A. & Judy T. Rainey	P.O. Box 206 Dinwiddie, Va. 23841	45D-1-5A
Sadie H B. (Life) ET VIR Marsh	P.O. Box 457 Dinwiddie, Va. 23841	45D-3-6B+7
		45D-1-5
		45D-1-6
		45D-1-7A
Samuel E III or Jeanette C. Bishop	P.O. Box 52 Dinwiddie, Va. 23841	45D-1-6A
		45D-1-7
Dinwiddie County School Board	P.O. Box 7 Dinwiddie, Va. 23841	45D-1-11
Smyrna Baptist Church	18971 Carson Rd. Dinwiddie, Va. 23841	45D-1-9

6. The required fee must accompany this application. A fee schedule is available from the Planning Department, 14016 Boydton Plank Road, Pamplin Administration Building, Dinwiddie Virginia. Checks must be made payable to: "Treasurer, County of Dinwiddie".
7. Enclosed with the application, a copy of the appropriate county tax map with the property marked (provided at pre-application conference) and, if available, a surveyed plat of the entire parcel.
8. Enclose with this application any required plans or plats (plans must be folded).
9. I/We hereby certify that to the best of my/our knowledge all the above statements and the statements contained in any exhibits transmitted are true and that the adjacent property owners listed herewith are the owners of record as of the date of the application:

Date: JUNE 22, 2016

SIGNATURE OF AGENT\* *W. Kevin Massengill*  
 (Name of person other than, but acting for, the property owner and responsible for this application.)

AGENT'S NAME W. KEVIN MASSENGILL  
 (Typed or printed)

SIGNATURE OF APPLICANT\*\* \_\_\_\_\_  
 (Same name as used in Item 2, Page 1)

APPLICANT'S NAME \_\_\_\_\_  
 (Typed or printed)

**I authorize you, the merchant, to initiate an electronic debit to my account for the amount rendered on this check plus the legal limit returned check fee if the item is dishonored. The use of a check for payment is my acceptance of this policy. Signature** \_\_\_\_\_

**Notes:** Incomplete application will not be accepted. Any request that requires plans must be accompanied by those plans at the time submission of the application.

\*Agent must file power of attorney from the property owner(s) giving the agent authority to submit this application.

\*\* If the applicant is not the owner of the property, the applicant must file power of attorney from the property owner(s) giving the applicant authority to submit this application.

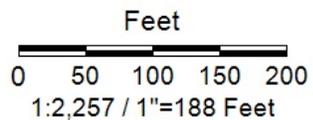
# County of Dinwiddie, Virginia

## Legend

-  County Boundaries
-  Parcel Labels
-  Parcels



Map Printed from AccoMap  
<http://accomack.mapsdirect.net/>



**Title: Case P-16-6**

**Date: 8/3/2016**

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and County of Dinwiddie is not responsible for its accuracy or how current it may be.*



## **Chapter VII Community Facilities**

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Community facilities and services include those government and quasi-public improvements that serve the general public. Community facilities include buildings, land and improvements that provide utilities, solid waste disposal, recreation, and library services. Community facilities are among the basic necessities needed for the growth and development of Dinwiddie County.

### **A. Education**

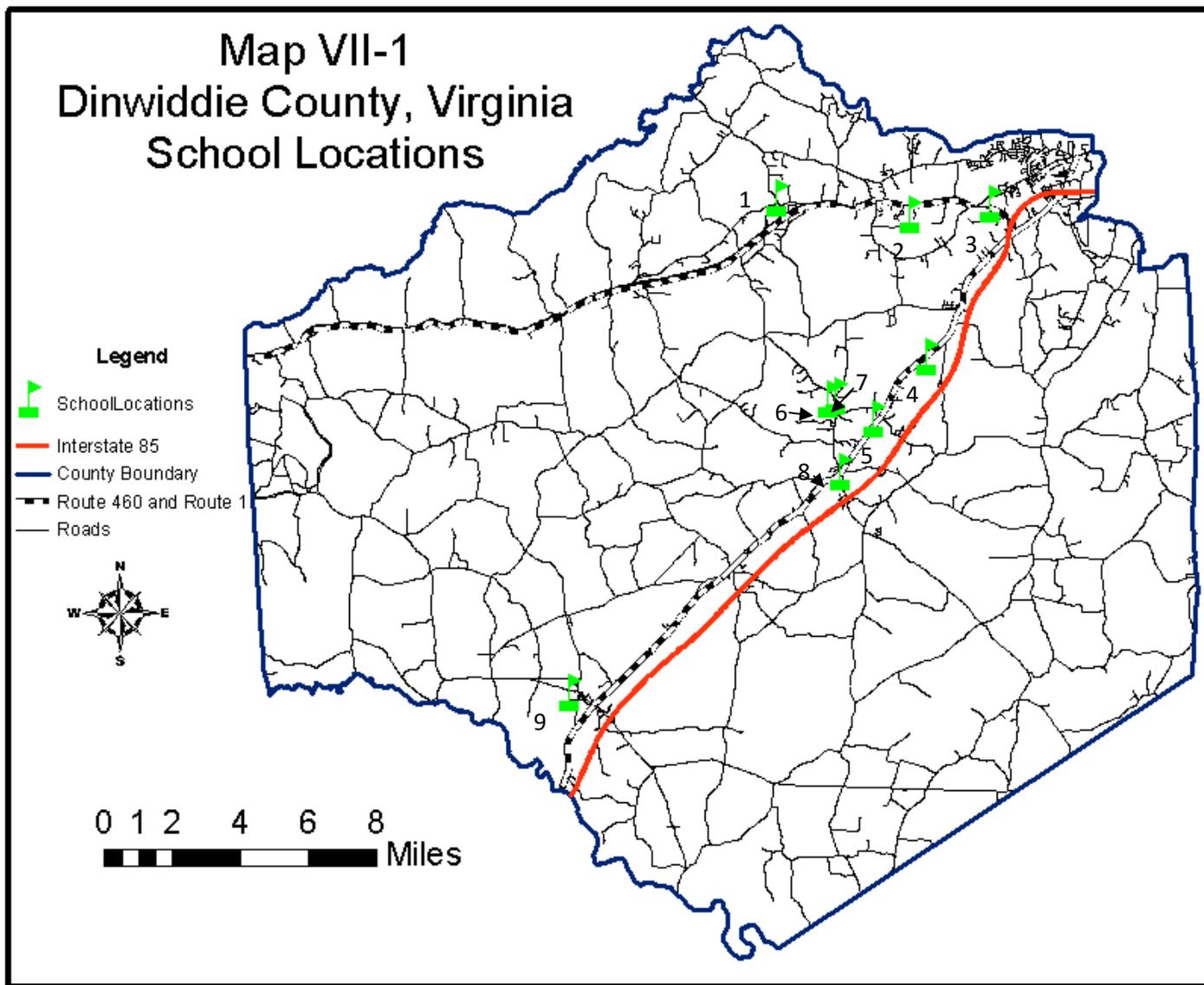
The public school system in Dinwiddie County has been and will continue to be one of the most important factors in providing services to the County residents. The schools and school sites provide multiple services in that they fulfill State mandated educational requirements, offer community education programs, encourage civic groups to use the facilities, and allow and assist public recreational programs.

There are a few schools in Dinwiddie County which are not governed by the public school system. Richard Bland College is located on the Dinwiddie-Prince George border. The college is a two-year branch of the College of William and Mary. Day and evening classes are offered in fields leading to an associate degree, continuing

education and special hobbies/ arts and crafts.

The Graceland Baptist School is located in the northeastern portion of the County along River Road (Route 601). The facility contains grades 1-12 on a site of approximately 31.6 acres.

Dinwiddie County currently maintains seven public school facilities; a high school, a middle school and five elementary schools. These schools are identified on Map VII-1 and a description of each school's general needs and 2010 student enrollment are provided in Exhibit VII-1.



- 1. Midway Elementary
- 2. Sutherland Elementary
- 3. Rohoic Elementary (Not Used)
- 4. Southside Elementary
- 5. Historical Southside High Educational Center (Not Used)
- 6. Dinwiddie Middle School
- 7. Dinwiddie High School
- 8. Dinwiddie Elementary
- 9. Sunnyside Elementary

## **B. Safety Facilities**

### **1. Fire Protection**

Six volunteer fire companies provide fire protection to Dinwiddie County. Each fire company has a primary response area within a 5-mile radius as indicated on Map VII-2; however, the companies routinely respond to other areas to assist as necessary. The facilities and equipment for the companies are provided by the County.

Wildland fire protection and response are provided by the local office of the Virginia Department of Forestry in cooperation with the County's fire departments. A bulldozer is located at the area office on Courthouse Road just west of the Dinwiddie Courthouse area.

The leader of the various fire and emergency service agencies have joined together to form the Dinwiddie County Fire and Rescue Association. The association strives to enhance the working relationship of the organizations to better serve the citizens and businesses of the County.

New fire stations may be needed to accommodate current and future growth. The following areas should be further studied for potential fire station sites: Sutherland, Airport, Vaughan Road, and potentially Darvills.

### **2. Law Enforcement**

Law enforcement is provided by the Dinwiddie County Sheriff's Office. The Sheriff's Office and jail is located on Sycamore Drive in the Dinwiddie Courthouse area. Basic law enforcement, administrative services, routine patrol, centralized enhanced 911 dispatching, investigations, maintenance of the jail, and security to the court system are provided by this office and civil process.

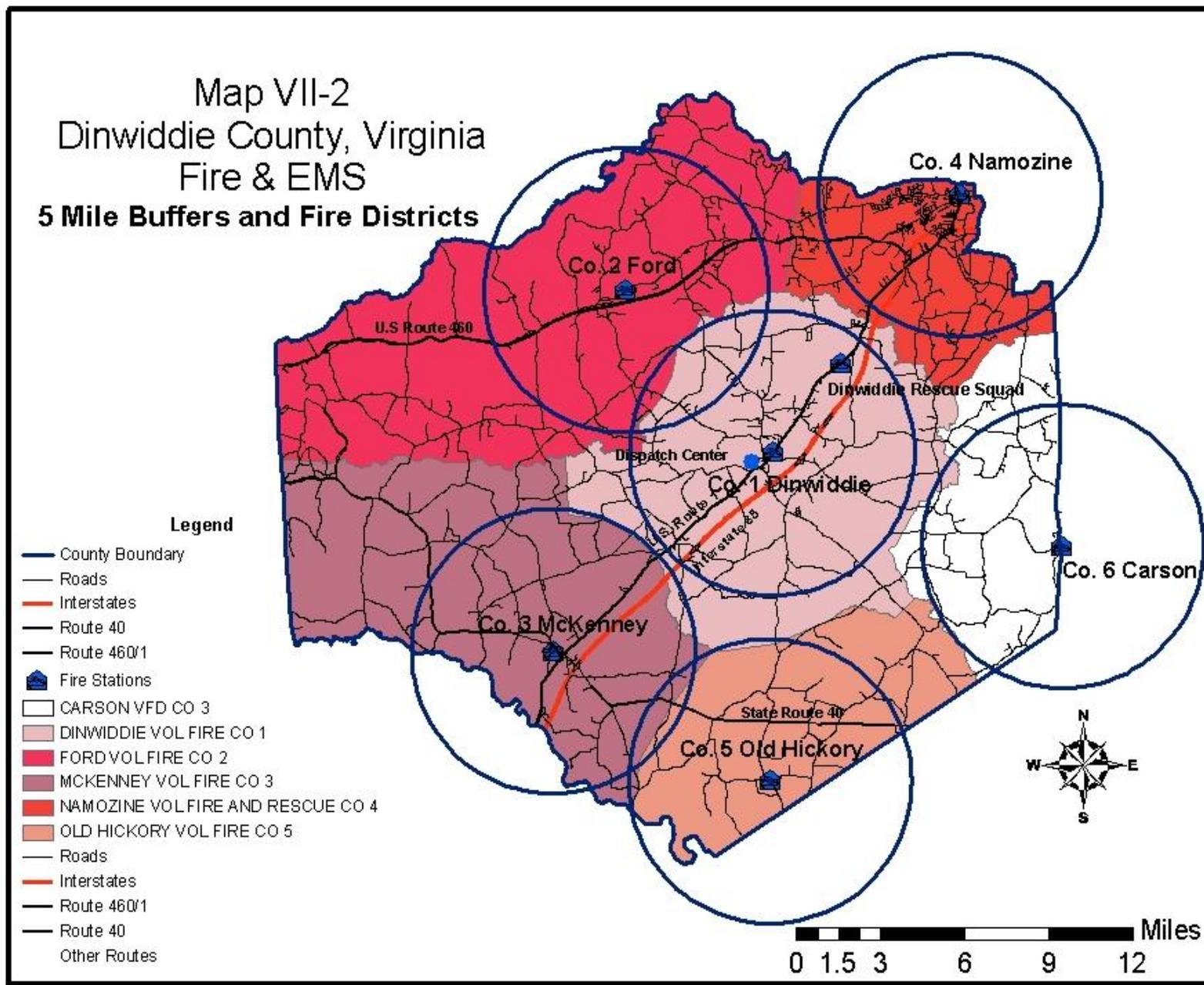
Currently, the Sheriff's Office has...

### **3. Emergency Medical Services**

Emergency Medical Services (EMS) is provided by Dinwiddie Fire & EMS. Dinwiddie Fire and EMS maintain 6 ambulances using a combination of career and volunteer staff. Ambulances are stationed in 4 of the 6 fire stations.

The fire companies of the County also provide first responder EMS service. As shown on Map VII-2, they are located throughout the County and can often provide quicker response to emergency scenes.

Training for the EMS agencies is conducted in accordance with standards established by the Virginia Department of Health and the Office of Emergency Medical Services.



#### **4. Public Safety/Emergency Services**

The Dinwiddie County Fire and EMS, located in the Public Safety Building, houses the Office of Emergency Management and Fire Marshal.

The Office of Emergency Management provides emergency planning and preparedness and coordination of all agencies in the event of a local declared emergency. This office maintains the Emergency Operations Plan and the Hazardous Materials Response Plan as required by State Federal law. Primary responsibility for coordination with the Virginia Department of Emergency Services rests with this department.

Assisting the Office of Emergency is the Dinwiddie Local Emergency Planning Committee (LEPC). The LEPC is a committee consisting of the response agencies, businesses and community leaders.

#### **C. Water and Sanitary Sewer Systems**

The Dinwiddie County Water Authority (the Authority) was created by the Board of Supervisors of Dinwiddie County for the purpose of acquiring, financing, constructing, operating, and maintaining water and sewer systems, pipe lines and other facilities incidental there to furnish water service and sanitary sewer service for residential, commercial, and industrial uses in the County.

The Authority is specifically authorized to furnish water and sewer facilities in

the northern part of the County. It may also furnish water and sewer facilities to supplement and complement these facilities where deemed appropriate.

The Authority is composed of a five member Board of Directors appointed by the County Board of Supervisors. In order to implement programs and carry out policies of the Board of Directors, the Authority employs a staff of fourteen employees, headed by an executive director.

Initial construction of water and sewer lines began in 1997 and in 2013 the system has grown to include:

- 65 miles of water distribution lines
- 65 miles of sewer collection lines
- 24 sewer pump stations
- 278 fire hydrants
- 2 water pump station
- 5 water storage tanks totaling 3.4 million gallons storage capacity
- 4 wastewater flow metering stations
- Office, maintenance shop, storage yard
- .05 gallon per day Wastewater Treatment Plant located in the Courthouse area.

The Authority expanded the Dinwiddie Courthouse Wastewater treatment plant from .05 million gallons per day (mgd) to .10 mgd in late 2007 providing additional wastewater capacity to the Dinwiddie Courthouse area.

The Source of water for the Authority's principle service area, northern Dinwiddie County, is the Appomattox River Water Authority (ARWA) at Lake Chesdin. The County is a member of

ARWA, but the Authority, being a creation of the County, cannot be a member. Therefore, the Authority must purchase all water from Dinwiddie County which purchases water from ARWA. Since Dinwiddie County is a member of ARWA, water is purchased at a favorable rate which is passed on to the Authority. It is understood that obtaining adequate supplies of water will not pose a problem in the foreseeable future.

Currently, sewage treatment and disposal for the Authority's principal service area is provided by County membership in the South Central Wastewater Authority located in Petersburg, Virginia. Flow originating in northern Dinwiddie County is collected, metered and discharged through the Petersburg system at three points adjacent to Central State Hospital on Rohoic Creek where it then flows to the regional plant for treatment and disposal. Contract capacity through the Petersburg system and at the regional plant is 2.3 million gallons per day. Currently, about 1.14 mgd of the allotted capacity is used. Future residential growth and economic development efforts in the County will quickly consume the remaining capacity. Planning for the expansion of the wastewater capacity will be the main issue facing the County in the near future.

The Authority also provides sewage treatment and disposal service in the Courthouse area of the County with a 100,000 gallon per day sewage

treatment plan constructed in 1993 and upgraded in 2007.

Since the primary responsibility of the Authority is in the northern portion of the County, an office with adequate outside storage space is located in this area at 23008 Airpark Drive, North Dinwiddie, Virginia 23803.

Maps VII-3 and VII-4 present current water and sewer service areas of the Authority located on pages VII-12 and VII-13.

The Town of McKenney operates a public water and sewer system within the Town limits. The system is completely controlled by the Town, not the Dinwiddie County Water Authority.

Future growth in the County around the Town will be dictated by the ability of the Town system to absorb the new growth.

The Authority's water and sewer system is extended by developers at developer's cost. The developers make business decisions to determine if and where they want to extend the water and sewer system.

#### **D. Electric Power Services**

Three electric companies operate in Dinwiddie County; Dominion Virginia Power, Southside Electric Cooperative, and Prince George Electric Cooperative.

Dominion Virginia Power's main office is located in Petersburg. Dominion current serves 6,702 customers in Dinwiddie County. It has stations serving

Dinwiddie County residents in the following areas:

- North Dinwiddie – northern Dinwiddie County and west to Poole Siding.
- Poole Siding (step down station) – Poole Siding area and west to Wilson.
- Edge Hill Park – Central State Hospital only
- Dinwiddie – Dinwiddie Courthouse Area
- McKenney – Town of McKenney
- Sapony Line – Area between Town of McKenney and Dinwiddie Courthouse
- Carson – Serves as a switching station only.

The Southside Electric Cooperative, located in Crewe, serves those rural areas not served by Virginia Power. The cooperative purchases electricity from Virginia Power and sells it to cooperative members at cost. Southside is responsible for new construction and the maintenance / repair of its equipment and lines.

The Prince George Electric Cooperative located in Prince George County, serves those rural areas in the eastern part of the county that are not served by Dominion Virginia Power nor Southside Electric Cooperative.

## **E. Telephone Service**

Verizon provides telephone services to Dinwiddie County.

## **F. Public Facilities and Services**

### **1. County Administration Building**

The County Administration Building was completed in the Fall of 1977. The building contains approximately 25,888 square feet. The building was designed to meet the County's needs until the year 2000. There is a multipurpose meeting room for 99 people and also serves as a staff lounge.

### **2. Social Services Building**

The Social services building was renovated in 1977 and houses approximately 30 full time staff. The gross floor area is 8,005 square feet and is currently at capacity with offices, a file room and a waiting room. There is no conference room or break room facilities for staff and storage needs must be met offsite.

### **3. Courthouse Complex**

A new courthouse building was constructed in 1997. The courthouse complex is adjacent to the Administration Building. All court-related functions operate within the Courthouse including probation and clerk, magistrates, Commonwealth Attorney and secretary, District Court Clerk and assistants, law library, defense attorney/client rooms, judges' chambers, and rest rooms.

### **4. Farm Credit Mall**

The Natural Resource Service, The Appomattox River Soil and Water

Conservation District Commission (ARSWCD), and the Dinwiddie County Extension Office in conjunction with the Virginia Cooperative Extension occupy the Farme Credit Mall building. It is situated across the street from the County Administration Building, is centrally located, and is sufficient for the present operation. The extension services provide programs and services in Agriculture, 4-H Youth Development, and Family oriented management.

##### **5. *Appomattox Regional Library System***

The Dinwiddie, McKenney, Carson, and Rohoic Libraries are all members of the Appomattox Regional Library System (ARLS), a regional system serving the citizens of Hopewell, Prince George, and Dinwiddie. Regional cooperation among the libraries ensures easy access of a variety of information to the citizens of the County. In addition to the libraries serving the citizens of Dinwiddie County, Book Mobile services are also available. Expansion plans are underway for the McKenney branch in the future McKenney Recreation Center.

##### **6. *Solid Waste Transfer Station***

The County terminated its landfill operation in 1994, changing to a collection system consisting of a transfer station and numerous dumpster sites for residential refuse and recyclables

strategically located throughout the County. At that time, the County collected approximately 40 tons of solid waste per day with its own employees and equipment. An outside vendor transported the solid waste from the transfer station to a landfill outside of the County. A manned convenience site was added to the collection system in 2001.

In 2006, the County changed its DEQ status from a transfer station system to a manned convenience center system and outsourced its waste disposal services. In 2008, the original Rohoic manned convenience center was relocated from its US Route 460 location to a site in the rear of the Dinwiddie Airport property. A manned site in McKenney was also added to the system. Two more manned sites were built in 2009 – one in the southeastern part of the County on Route 40 and one at the corner of River Road and Hart Road in the northwestern part of the County.

In 2010, a manned site was built adjacent to the Dinwiddie Volunteer Fire Department property on US Route 1. Property was then purchased at the corner of Williamson and Old Stage Roads in February, 2013 to serve the northeastern section of the County. In 2015, property was purchased on Claystreet Road for a manned site to help serve the northwestern portion of the County. A future manned site is planned for the

western/southwestern part of the County. With the completion of each manned site, the unmanned dumpster sites in those areas have been eliminated, thus reducing clean up costs and illegal dumping by non-County residents. The manned convenience centers also provide greater recycling opportunities for citizens. The County's outside vendor disposed of an average of 55.5 tons of solid waste and recyclables per day in 2013.

## **7. Health Department**

The Health Department building is currently located inside the Historic Southside High School Education Center located along Route 1. The old Health Department building was shut down in 2013 due to health concerns over the aging building. A new facility is in the process of being designed.

## **8. Southside Training Center**

The Southside Training Center cared for patients with intellectual disabilities. After 75 years of being operational, it is beginning its closing process beginning May 21st, 2014. The Dinwiddie County facility is the first state-run training center scheduled to close as part of a \$2.4 billion settlement between Virginia and the U.S. Department of Justice that will shift the care of patients to community-based services. Uses for this facility by recreation and other

parts of the County are in discussion.

## **9. Dinwiddie County Airport**

The facility enhances business and industry opportunities in Dinwiddie County and Petersburg, thereby helping to broaden the County's tax base and creating employment opportunities for County residents. The Airport Authority updated the Airport Master Plan in 1994. The airport is discussed in more detail in Chapter VI, Transportation.

## **10. Fort Pickett**

This 42,000-acre military facility is located, in part, in the southwestern corner of Dinwiddie County. The Dinwiddie portion contains approximately 15,166 acres.

Cited from the Fort Pickett Webpage is the following:

"Fort Pickett Maneuver Training Center is located in Blackstone, VA approximately 40 miles southwest of Richmond. Fort Pickett is an Army National Guard training facility serving soldiers from regional National Guard, active military units from other installations, and soldiers from all branches of military. Fort Pickett is committed to providing premier training and quality support to our customers all year round.

Fort Pickett's mission is providing realistic and challenging training to our customers, maintains physical security and force protection of our facility in support of soldier readiness and deployment missions. Fort Pickett strives to support our customers through innovation and partnership, while fostering balance.

Fort Pickett has 42,000 acres of Maneuver areas and provides many state of the art facilities such as Live Fire Range, a Forward Operation Base, Urban Assault, Training Villages, EST 2000 and several other training facilities to support our customers.

Our vision is providing a trained, proud, customer oriented, and highly motivated team of discipline Soldiers and Civilians committed to supporting our military services of Commonwealth and country.

Our goal is to make Fort Pickett the "Training Center of Excellence" for the East Coast. To do this, we must provide the best Ranges, Facilities and training lands for all units training here at Fort Pickett.

Our capabilities is to develop a Regional Collective Training Center for the East Coast, Intermediate Staging for up to 5,000 soldiers, expanded Counter IET/CBRN training

and exportable Combat Training Center."

## **11. Information Technology**

### Executive Summary

Technology has become an increasingly critical factor in providing excellent municipal services. In Fiscal Years 2011-2015, each County department plans to enhance efficiency through process improvement, software implementation, expanded online services, and more sophisticated data analysis. In order to answer this growing demand for automation within our constrained budgetary environment, it is more important than ever that we approach technology projects with an emphasis on standardization, integration, and consolidation.

Successful technology initiatives in Fiscal Years 2013-2016 (such as computer replacement, server consolidation, enterprise licensing, and web content management) and start-up investments in powerful, state-of-the-art enterprise systems (such as Computer Aided Dispatching, Records Management Systems, and Enterprise Content Management solutions helped strengthen the County's technical infrastructure with shared assets that each department will leverage to further streamline business processes.

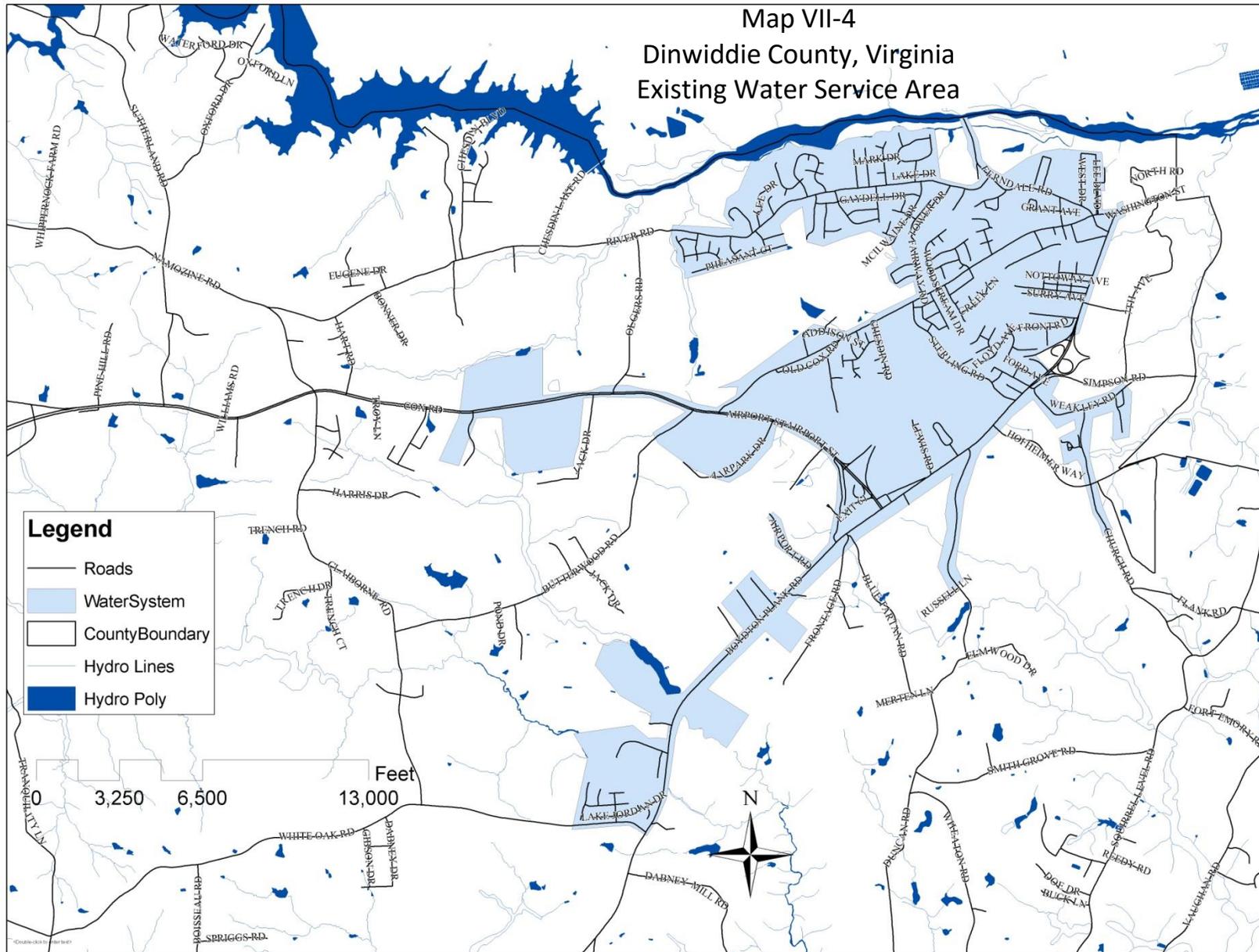
## Our vision

The County of Dinwiddie will equip employees with innovative, secure, environmentally sound, and cost-effective technologies to provide excellent municipal services, facilitate civic participation, and help improve the day-to-day lives of community members.

## Core Beliefs

1. Broaden community access with the last mile initiative.
2. Restructure business applications by implementing a service-oriented architecture (SOA) for software integration and scalability that maximizes return on investment.
3. Improve data management and decision-making by creating a data-warehouse that enables optimized collection, storage, and analysis of information.
4. Encourage organizational development by promoting technology training and purchasing as strategic investments, rather than ad-hoc activities.
5. Streamline network operations by updating security tools, consolidating voice and data networks, and launching a Green IT program.





## Chapter VIII

### Recreation

Dinwiddie County's predominantly rural landmass lends itself naturally to provide the passive outdoor recreation enthusiast an abundance of opportunities. Its scores of timberland, agricultural open-land, and numerous ponds, lakes, streams, and rivers provide ample habitat to facilitate hunting and fishing. The Appomattox River's Class I – Class IV rapids to the Nattoway River's calm flow offers the canoeist and kayaker a choice in adrenaline flowing adventure or a day in serenity. On the open land, horses are found dotted all along the scenic back roads of the County. The back roads themselves provide wonderment from the cyclist getting a scenic, high mileage route to the Sunday driver sightseeing the hallowed civil war battlefields or exploring the many historic homes dotting the County.

#### A. Public Recreation Facilities

While there is an abundance of acreage dedicated as public recreation and open space, a significant amount has limited accessibility. Recreation facilities, indoors and outdoors, that are available are primarily found at, or adjacent to, public schools. The various facilities and locations are shown on [Map VIII-I and listed on Exhibit VIII-I](#). The growing interest, participation, and demands by citizens continue to show that expanding / diversified recreation programs and

facilities to carry out these programs are needed.

1. County-owned facilities that are used for recreation include all schools, especially the gyms and auditoriums. Outdoors, significantly more use is put on the Historic Southside High School and Dinwiddie High School. Indoors, the Parks, Recreation & Tourism Department utilizes the school gymnasiums for youth basketball and various camps/clinics throughout the year. At the high school and junior high school, 32 acres were designated as a countywide recreation facility. Tennis courts, a track, practice field(s), and a lighted slow-pitch softball field, and lighted baseball field are utilized. The site has potential for additional recreation amenities.

Additional County facilities include the (17,000 sq. ft.) Eastside Community Enhancement Center located on Route 1 and the Dinwiddie County Sports Complex located on Route 460. Renovations to the Eastside Community Enhancement Center were complete in 2008 after sitting idle for 15+ years. This old school has been rejuvenated to provide an enhanced, more diversified recreation program. Specifically designed to be multi-functional, the center has a 2,400 sq. ft. ballroom with kitchenette and fully equipped kitchen, 1,400 sq. ft. conference room, aerobics studio, fitness room, tumbling room, community lounge, and four classrooms. The center is also the location of the main office for the

Parks, Recreation & Tourism Department and the Rohoic Branch of the Appomattox Regional Library System. The grounds around the center feature youth soccer and multi-purpose athletic fields, a playground, two patios, and pavilion. The center is used for programs, special events, private rentals, youth athletics, and general use.

The Dinwiddie County Sports Complex was completed in June of 2011. The facility features a football stadium, full-sized baseball field, soccer stadium which opened in the Spring of 2012, and three NCAA and High School level championship sized softball fields. All the athletic fields are planted with Bermuda grass, are fully irrigated, and are equipped with a state-of-the-art Musco lighting system. Additional features include Dinwiddie County Parks, Recreation, and Tourism Department offices, full concrete concourse, full-service concession building, and seating for thousands of spectators.

The Dinwiddie County Sports Complex has received honors including the 2012 VaCO Award and 2013 NaCO Award for "*Best Facility*." Currently, the facility is utilized for youth softball and baseball practices and games, NCAA softball and baseball tournaments, youth football, youth soccer, special events, passive recreation, and numerous programs and clinics.

The County recognizes that additional facilities and amenities are needed to continue the expansion of quality programs and services to residents of the community. The McKenney Recreation Center located at 20916 Old School Rd. McKenney, VA 23872 is expected to begin construction in FY 14/15. At the present time there are limited recreational activities and programs taking place in the McKenney area. This area of Dinwiddie is located on the far southwest end of the County which is about 30 miles away from our current recreation office where we offer the majority of our services. This center will be designed to host a variety of diverse classes, programs, and events. Along with these activities and other amenities, the Center will also house the McKenney branch of the Appomattox Regional Library system, thus allowing us to provide a myriad of new recreational services for this area of the County.

Additional County facilities and sites beyond the McKenney Recreation Center that must be taken into consideration for future development and/or renovation include the A.P. Hill Park on Route 1, Linear Park on Route 1, Appomattox Riverside Park, McKenney Ruritan Building, an additional Sports Complex/Park, drive in movie theater, amphitheater, and the Historic Dinwiddie Courthouse.

1. The National Park Service and several non-profit organizations own properties associated with the Civil War. While these organizations do

not allow metal detection enthusiasts to dig, they do provide historical interpretation and educational opportunities. Not associated with the war, these areas are home to an abundance of wildlife, both flora and fauna.

2. Off of Ferndale Road (Rt. 600) and just prior to crossing into Matoaca is the Appomattox Riverside Park. The park is owned by the City of Petersburg, operated by the Department of Leisure Services and maintained by the Department of Public Works. It consists of picnic, hiking, and other passive recreation within its approximate 137-acres.

## **B. Private Recreation and Open Space**

Private recreational facilities and open space are listed in **Exhibit VIII-1 and shown on Map VIII-1**. While these facilities are numerous, they are selective in their activities and clientele. A fee may be attached to activities utilizing these facilities thus precluding certain economic groups from participation in these activities.

Private recreation programs do provide some recreational opportunities not offered by the County. Dixie Youth Baseball, Dixie Youth Softball, Virginia Skydiving Center, Lucky Lake Gem & Mineral Mine, and the Virginia Motorsports Park are all private organizations which provide such opportunities to the County.

1. The Virginia Motorsports Park is located at 8018 Boydton Plank Road North Dinwiddie, VA 23803 and is a state of the art, 500-acre facility that is home to some of the country's hottest racing action including: drag racing, mud bog, motocross, autocross, truck and tractor pulls, and a family ATV park. The venue also features a variety of special events throughout the course of year including the Dinwiddie County Fair, Great Bull Run, Rugged Maniac, Super Chevy Show, etc.

The County recognizes that private facilities and programs are necessary and desirable. It is not the intention of Dinwiddie County to compete with the private sector, but to complement and supplement those activities desired by the community.

Most of the open space land in Dinwiddie County is under the ownership of large corporations. There are several other companies within the County which have smaller land holdings. Additionally, many private landowners have land in timber productions. It is estimated that over 240,000 acres of land are in some sort of timber production. This figure represents approximately 76 percent of the entire land area in Dinwiddie County.

The timberland is not only important to the County's economy, but serves as an open space/recreation area. Hunting and fishing are favorite sports

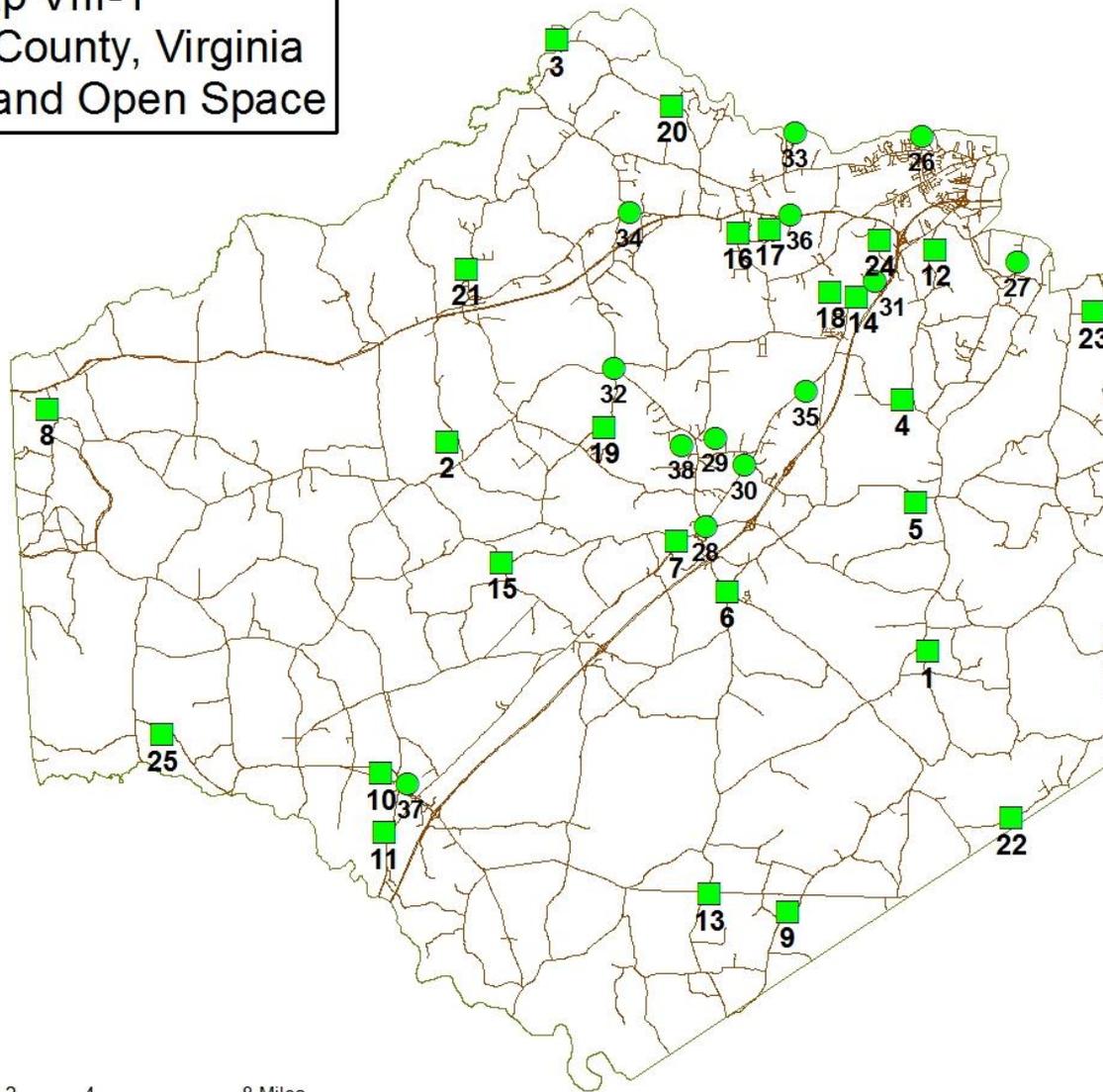
## Exhibit VIII-1

## Dinwiddie County, Virginia

*Private/Semi Private/ Public Recreation and Open Space*

Map ID#	Site or Facility	Acreage	Activities
1	Bethel Red Sox Baseball Field		Ball Field
2	Coleman's Lake	100	Fishing and Boating
3	Cozy Cove Marina and Campground	15.1	Fee Ramp, Swimming, and Camping
4	DC Giants Baseball Field		Ball Field
5	Dinwiddie Orioles Baseball Field		Ball Field
6	Dinwiddie Ruritan Club	9	General Recreation
7	Dinwiddie Swim Club	1	Swimming
8	Ft. Pickett Recreation Areas	50	General Recreation and Fishing
9	Masontown Expos Baseball Field	8	Ball Field
10	McKenney Ruritan Comm. Bldg.	1.2	General Recreation
11	Morris Elder Ball Park	8.2	Lighted Ball Field
12	Pamplin Historical Park		Civil War Site, Park, and Hiking
13	Patterson's Mill		Softball Field
14	Picture Lake Campground	63	Fee Camping and Swimming
15	Rocky Run Ball Park	10	Ball Field
16	Sutherland Ruritan Ball Fields		Lighted Ball Fields
17	Sutherland Swim Club	2	Swimming & Tennis
18	Virginia Motorsports Park		Racetrack
19	Wheeler's Pond	150	Fee Fishing
20	Whippnook Marnia	10	Fee Ramp, Swimming, Camping, Gen. Rec.
21	Wilson-Hebron-Ford Ruritan	10	Lighted Ball Field
22	Appomattox Riverside Park	137	General Recreation, Hiking, and Boating
23	Battlefield National Road		Bikeway and Walking
24	Dinwiddie Elementary School	16	Baseball Field, Gym, and Tot Lot
25	Dinwiddie Junior High School	96.3	Basketball, Tennis, Gym, Football, Lighted Ball Fields, Ropes & Initiatives Course, and Track
26	Dinwiddie High School		Basketball, Tennis, Gym, Football, Lighted Ball Fields, Ropes & Initiatives Course, and Track
27	Eastside Community Enhancement Center	15.1	Soccer, Tot Lot, Picnic/Shelter Area, Recreation Center, and Library
28	Five Forks Park and Visitor Center		Civil War Battlefield and Trails
29	Lake Chesdin Boat Ramp	2	Boat Ramp and Fishing
30	Midway Elementary School	13	Basketball, Tot Lot, Gym, and Outdoor Basketball
31	Southside Elementary School	23.7	Tot-Lot, Gym, and Basketball / Indoor
32	Dinwiddie Sports Complex		Baseball, Softball, Soccer, Football, Recreation offices, and General Recreation
33	Sunnyside Elementary School	17.4	Basketball and Tot Lot
34	Lucky Lake Gem & Mineral Mine		Gem & Mineral Mining
35	Virginia Skydiving Center		Skydiving
36	Richard Bland College		General Recreation
37	Shand's Park		Shelter Area, Fishing, and Boating

**Map VIII-1**  
**Dinwiddie County, Virginia**  
**Recreation and Open Space**



**Legend**

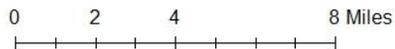
- Public Recreation and Open Space
- Private/Semi-Private Recreation
- Centerlines
- County Boundary

**Private/Semi-Private Recreation and Open Space**

Bethel Red Sox Baseball Field	1
Coleman's Lake	2
Cozy Cove Marina and Campground	3
DC Giants Baseball Field	4
Dinwiddie Oriole's Baseball Field	5
Dinwiddie Ruritan Club	6
Dinwiddie Swim Club	7
Fort Pickett Recreational Areas	8
Masontown Expos Baseball Field	9
McKenney Ruritan Community Building	10
Morris Elder Bal Park	11
Pamplin Park	12
Patterson's Mill	13
Picture Lake Campground	14
Rocy Run Ball Park	15
Sutherland Ruritan Ball Fields	16
Sutherland Swim Club	17
Virginia Motorsports Park	18
Wheeler's Pond	19
Whippemock Marina	20
Wilson-Hebron-Ford Ruritan Rec. Center	21
Shand's Park	22
Richard Bland College of William and Mary	23
Virginia Skydiving Center	24
Lucky Lane Gem and Mineral Mine	25

**Public Recreation and Open Space**

Appomattox Riverside Park	26
Battlefield National Road	27
Dinwiddie Elementary School	28
Dinwiddie High School	29
Historic Southside High School Education Center	30
Eastside Community Enhancement Center	31
Five Forks Park	32
Lake Chesdin Boat Ramp	33
Midway Elementary School	34
Southside Elementary School	35
Sports Complex (Rt. 460)	36
Sunnyside Elementary School	37
Dinwiddie Middle School	38



of local residents as well as hiking, camping, and horseback riding. Timberland also provides a buffer zone between urbanized and rural areas.

### **C. Five Forks Trail System**

Referred to as the “Waterloo of the Confederacy” in later years, the capture of Five Forks by the Union army allowed Gen. Ulysses S. Grant to make a general assault the next morning on Confederate lines defending Petersburg. Lee’s last supply line was cut at Sutherland Station and evacuation of both Richmond and Petersburg began. Seven days later (April 9<sup>th</sup> 1865), Lee surrendered his army. **Map VIII-3** shows the Five Forks Trail system.

Visitors can explore the 8-mile trail system by walking, jogging, or riding horseback.

### **D. Historical Landmarks**

Dinwiddie County contains many historical buildings. These buildings are identified on **Map VIII-2 and Exhibit VIII-2**. The year of construction and architecture were used as the primary considerations to determine the historical significance of the structures. The year of construction is established by the oldest part of the building. In most cases, the date of construction was established through a deed search, however, in some cases, the architectural style was used to establish the approximate construction date. In all cases, the buildings predate the Civil War.

A Civil War Park, Pamplin Historical Park & the National Museum of the Civil War Soldier, has gained national reputation for excellence and has won both national and international awards. The park consist of 422-acres and features world-class museums and exhibits, a historic Civil War battlefield (The Breakthrough), three antebellum plantation homes, a field fortifications exhibit, a slave life interpretive venue, living history demonstrations, and educational programs. Two of the Park’s historic homes were used as military headquarters during the Civil War. Lt. Gen. Ulysses S. Grant used the Banks House as his headquarters on April 2<sup>nd</sup> and 3<sup>rd</sup> 1865. Confederate general Samuel McGowan occupied Tudor Hall from October 1864 to March 1865. The entire park was developed by a private, non-profit foundation and is located on Boydton Plank Road (U.S. Highway 1).

The Five Forks Unit of Petersburg National Battlefield was acquired in 1990 in an effort to protect the land where a critical Civil War battle was fought that effectively ended the nine-month siege of Petersburg. In 2005, efforts began to develop an eight mile trail system at Five Forks to offer cyclists, hikers, and equestrians a secluded opportunity to enjoy Five Fork’s streams, pond, forest, and interpretive exhibits.

On October 3<sup>rd</sup>, 2009 a new 2,400 sq. ft. visitor center was opened on Courthouse Rd., just south of the Five Forks junction as well as two new trailhead/parking areas on White Oak

Exhibit VIII-2  
Dinwiddie County, Virginia  
*Historical Landmarks*

<u>Site or Structure</u>	<u>Construction Date</u>	<u>Description</u>	<u>Listings*</u>
1. Burlington	1730 / 1740	Pre-Revolutionary House	VLR, NRHP
2. Burnt Quarter	1750	One of the most prominent Colonial plantation dwellings in Southside VA	VLR, NRHP
3. Dinwiddie Courthouse	1851	Greek Revival style Courthouse has housed County's gov't and courts since 1851	VLR, NRHP
4. Petersburg National Battlefield - Five Forks Unit	Civil War	Site of decisive battle leading to the end of the Civil War	VLR, NRHP
5. Mansfield	1757	Temporary home of Roger Atkinson	VLR, NRHP
6. Mayfield Cottage	Mid-18 <sup>th</sup> Century	Oldest brick house in Dinwiddie County	VLR, NRHP
7. Montrose	1828	It was the birthplace of the Confederate General Roger Atkinson Pryor and long the home of the locally prominent Baskerville family	VLR, NRHP
8. Sapony Church	1728	After the division of Bristol Parish in 1746, served as 1 of the parish churches of Bath Parish	VLR, NRHP
9. Wales		Used as Civil War headquarters	VLR, NRHP
10. Williamson Site	Approx. 9,000 B.C.	One of only 4 Paleo Indian quarry workshops in the Eastern U.S.	NRHP
11. Petersburg National Battlefield	Civil War	Site of the longest siege and American city has ever endured	NRHP
12. Pamplin Civil War Site	Civil War	Site of April 2, 1865 battle and Tudor Hall was used as Civil War headquarters	
13. Poplar Grove National Cemetery	Civil War	More than 6,000 Union soldiers are buried here	
14. Fork Inn	1803	The first post office in Southside Virginia was established here in 1831	HMD
15. Hatcher's Run Battlefield	Civil War	Site of February 5-7, 1865 battle	
16. Ream's Station Battlefield	Civil War	Site of August 25, 1864 battle	
17. Weldon Railroad Battlefield	Civil War	Site of August 18-21, 1864 battle	
18. Peebles' Farm Battlefield	Civil War	Site of September 30-October 2, 1864 battle	
19. Fort Gregg Battlefield	Civil War	Site of April 2, 1865 battle	
20. Sutherland Station Battlefield	Civil War	Site of April 2, 1865 battle	
21. Dinwiddie Courthouse Battlefield	Civil War	Site of March 31, 1865 battle	
22. Lewis's Farm Battlefield	Civil War	Site of March 29, 1865 battle	
23. Burgess' Mill Battlefield	Civil War	Site of October 27-28, 1864 battle	
24. White Oak Road Battlefield	Civil War	Site of March 31, 1865 battle	
25. Historic Southside High School	1954	Southside High School originated from The Dinwiddie Normal Industrial School, which for many years served as the only high school in the county for African American students	

\*VLR – Virginia Landmarks Register;

NRHP – National Register of Historic Places;

HMD – Historic Marker Database



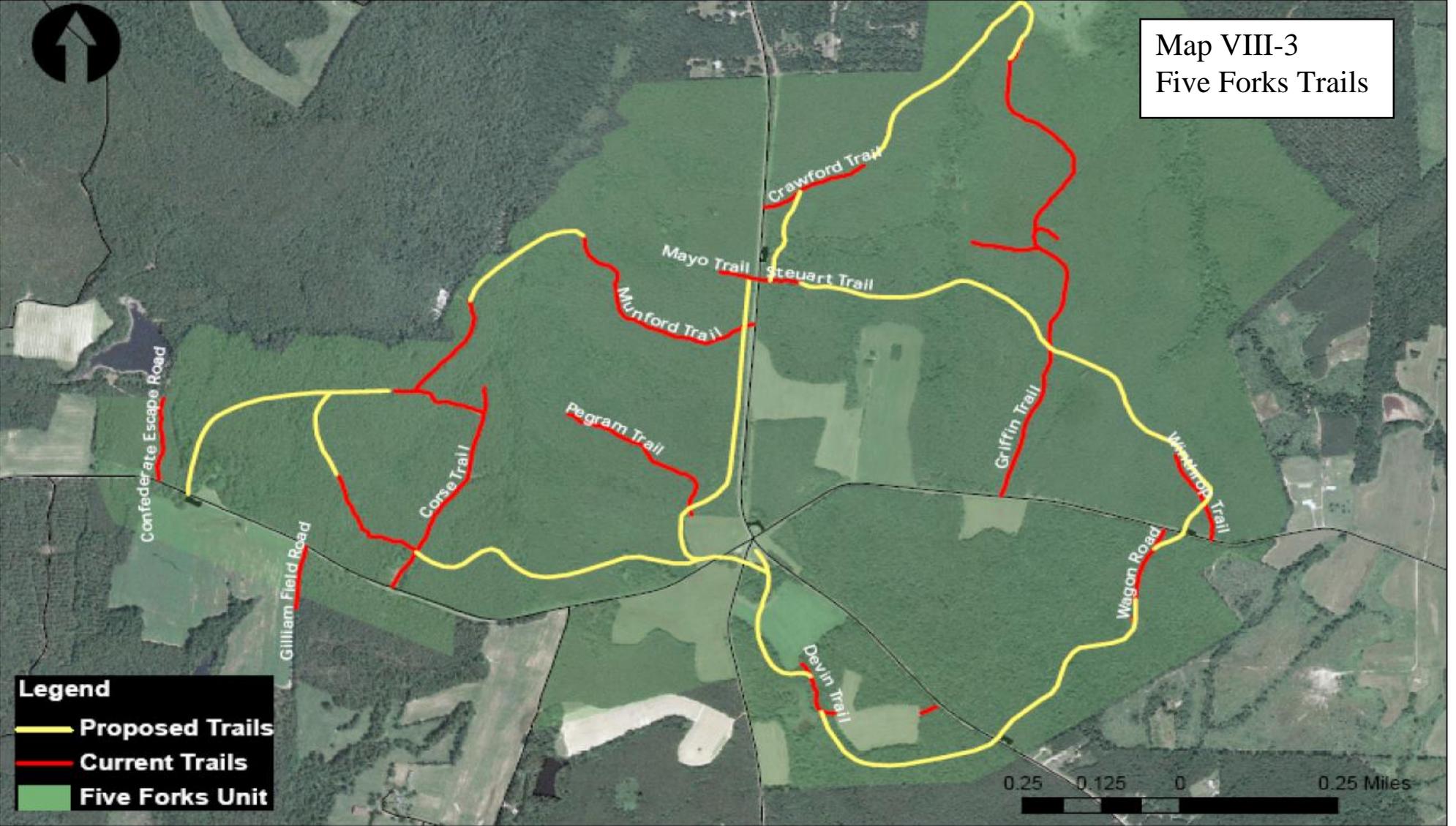


National Park Service  
U.S. Department of the Interior  
Petersburg National Battlefield

Five Forks Unit  
Existing/Proposed Trails

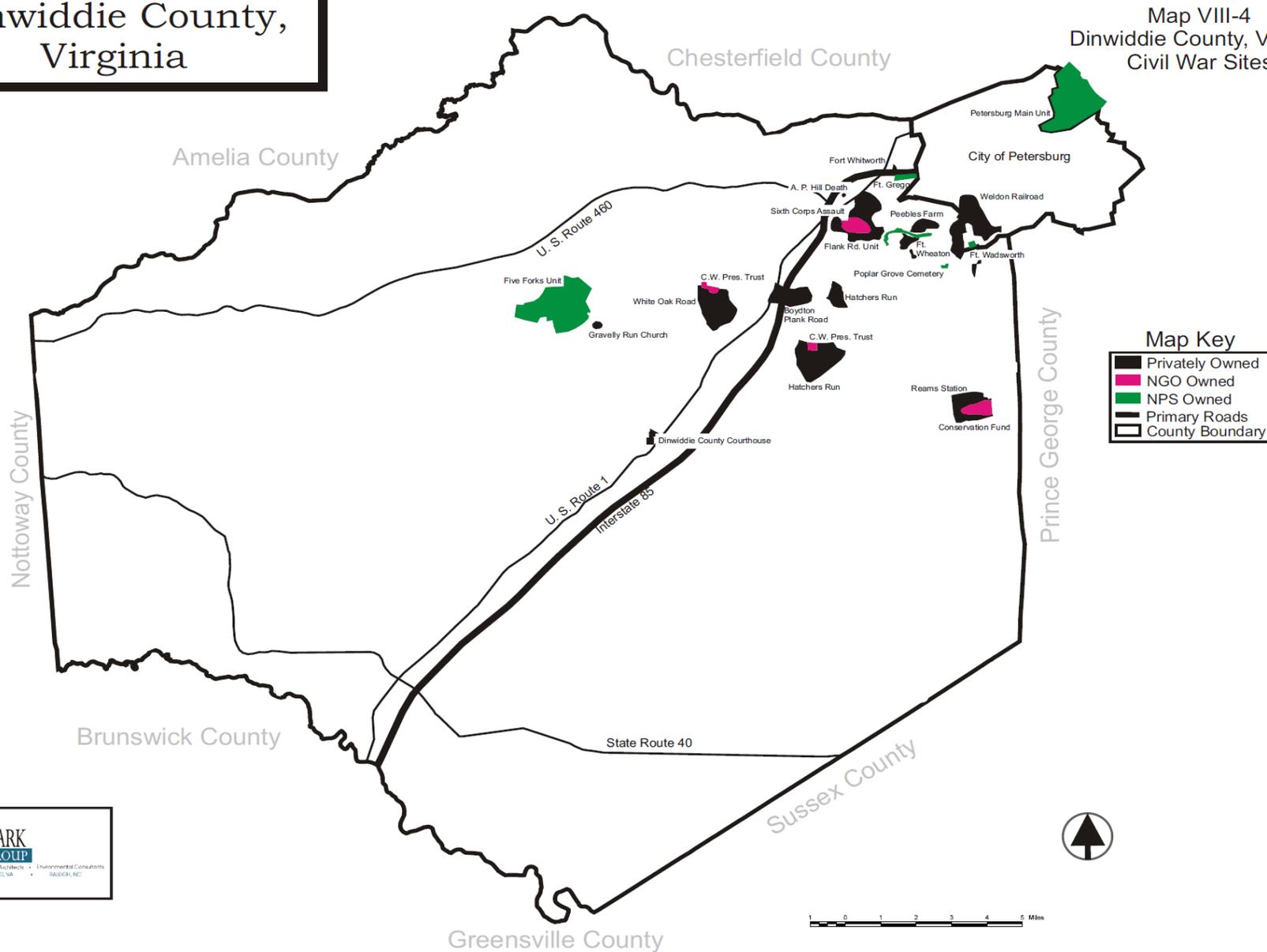


Map VIII-3  
Five Forks Trails

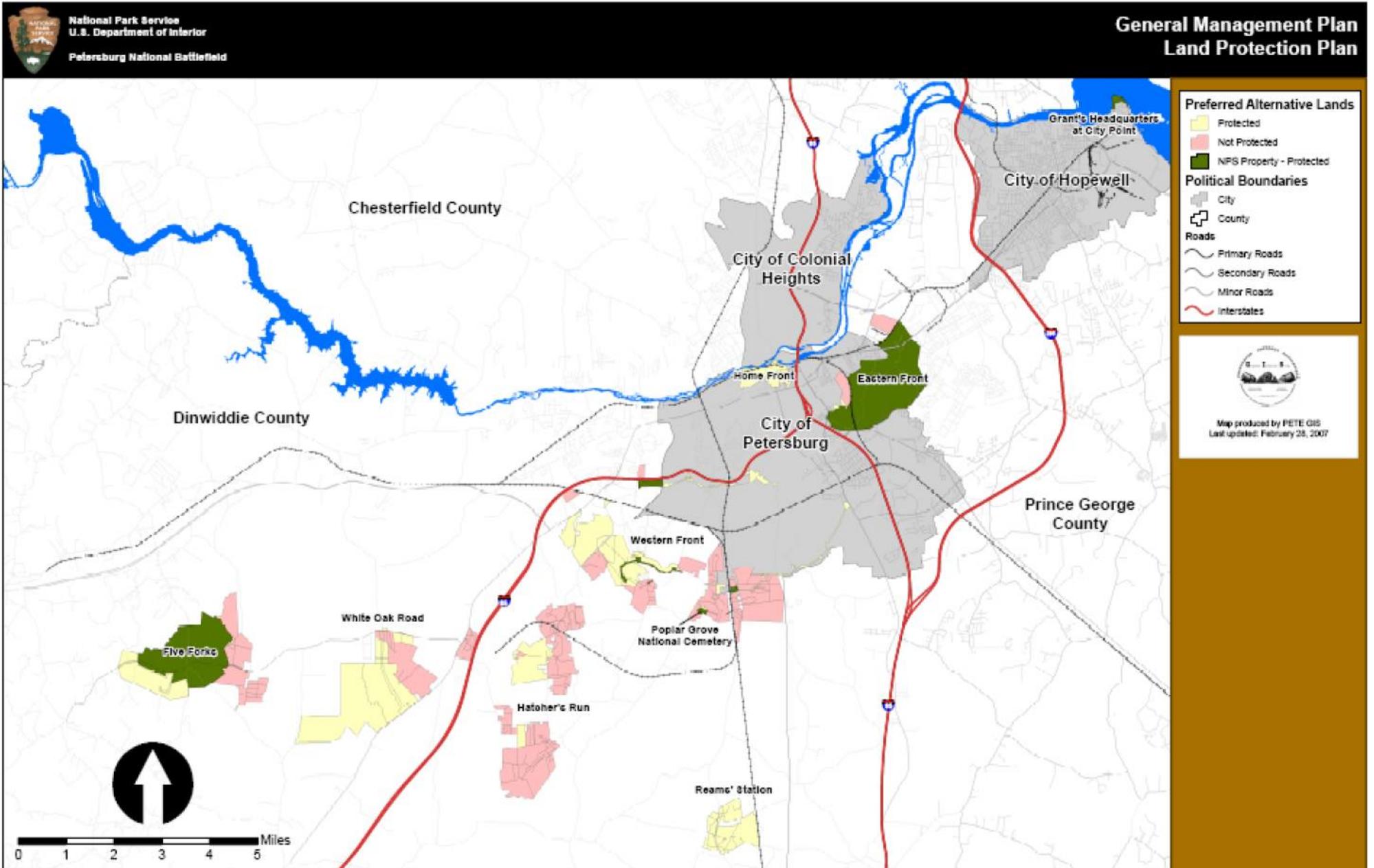


# Dinwiddie County, Virginia

Map VIII-4  
Dinwiddie County, Virginia  
Civil War Sites



Base Map Source: Virginia Department of Transportation and Dinwiddie County Comprehensive Plan 1995



Rd. The main visitor center for the park offers exhibits and programs that tell the story of the Petersburg Campaign. Visitors to this section of the park may walk, hike, or ride a horse through the battlefields where they can still see remnants of trenches and other fortifications, though some have worn away over time or were destroyed during battles. The park and visitor center is operated by the National Park Service and is located at 9840 Courthouse Road Dinwiddie, VA 23841.

Poplar Grove National Cemetery located at 8005 Vaughan Road Petersburg, VA 23805 within the County is one of fourteen National Cemeteries administered by the National Park Service. Poplar Grove National Cemetery reflects the tragedy that befell the United States during the Civil War. Each simple headstone is a poignant reminder of the human cost of war. It is closed for burials but visitors are invited to walk the grounds, which are open daily.

The Dinwiddie Historic Courthouse was built in 1851 and was the headquarters of Union General Philip H. Sheridan during the Battle of Dinwiddie Courthouse. The adjacent Calvary Episcopal Church was used as a hospital by the First Maine Cavalry. Markers commemorate battles fought in the County and ten unknown Union soldiers buried in the churchyard.

The Courthouse was active through 1998 and is now home to the Dinwiddie County Historical Society and serves as

a museum. The site has the potential to be a tourism center/hub for the County. Required renovations are necessary to improve the infrastructure and make the facility secure for artifacts and their display to the public.

Some of Dinwiddie County's most important yet passive recreational opportunities are closely tied to its abundant cultural and historical assets. Recent initiatives and proposals are aimed toward enhancing the experience of the visitor to the County as well as reacquainting the citizenry with the treasures of Dinwiddie County and its place in our nation's history.

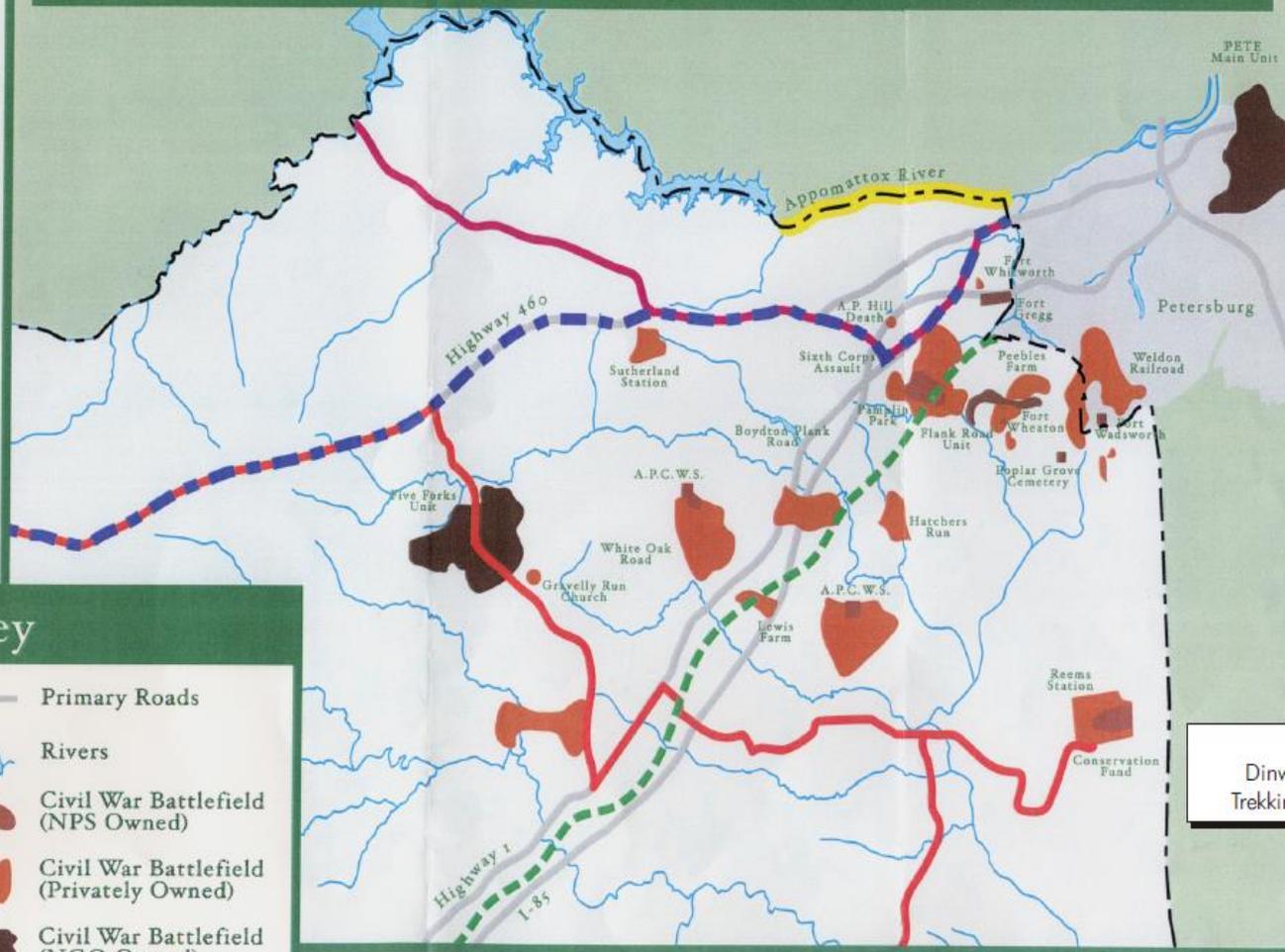
One such initiative is "Trekking Dinwiddie." The purpose of the initiative is to use a greenway trail system to educate visitors and citizens alike, link communities in the County, boost the local economy, provide a source of fitness and recreational activity, and build civic pride. Trail maps are available from the County Parks and Recreation Department. [See Exhibit VIII-5.](#)

Dinwiddie County endorses efforts to explore the concept of developing a Dinwiddie County Battlefield Trails Plan. The concept for a proposed trail system focuses on developing a regional network linking Dinwiddie battlefield sites, schools, and facilities with extensions to the Appomattox River and neighboring localities. The foundation for this system currently exists by utilizing inactive railroad right-of-way, utility corridors, and roads that could total approximately 100 miles.

# Trekking Dinwiddie

## Benefits of a Greenway Trail System...

- Education
- Links Communities
- Health Fitness & Recreation
- Boosts Local Economies
- Builds Civic Pride

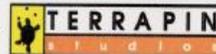


### Map Key

- |  |  |  |   |
|--|--|--|---|
|  | Lee's Retreat Driving Tour             |  | Primary Roads                           |
|  | Civil Rights in Education Driving Tour |  | Rivers                                  |
|  | Wilson-Kautz Driving Tour              |  | Civil War Battlefield (NPS Owned)       |
|  | Appomattox River Corridor (Proposed)   |  | Civil War Battlefield (Privately Owned) |
|  | Inactive Railroad                      |  | Civil War Battlefield (NGO Owned)       |

Exhibit VIII-5  
Dinwiddie County, Virginia  
Trekking Dinwiddie Trails Map

Design provided by Terrapin Studios.  
www.terrapinstudios.com



Multiple trails for walking, biking, and equestrian use could be developed with numerous trailheads. These trails could connect regional destinations such as Appomattox Riverside Park, Lake Chesdin, Petersburg National Battlefield – Five Forks Unit, and Pamplin Historical Park with communities such as DeWitt, Carson, Sutherland, and Dinwiddie.

The proposed battlefield trails network would link sites identified by the Civil War Sites Advisory Commission as significant to the Petersburg Campaign. These battlefield areas include: Boydton Plank Road, Five Forks, Globe Tavern, Hatchers Run, Lewis Farm, Peebles Farm, Petersburg Breakthrough, Reams Station, Sutherland Station, and White Oak Road. Four of these areas currently have some measure of resource protection and public access. As part of the next trail planning phase, more detailed routes would be identified and considered for connections to these sites. Exhibit VIII-6 on page VIII-15 shows the trail system concept.

### **E. Tourism**

Dinwiddie County recognizes the need for conducting local, regional, state, and national marketing efforts in order to increase the County's visibility in the area of tourism. Specific areas of tourism have been defined by the County as outdoor adventure, sports and entertainment, historical, and agricultural. Through the continued efforts of developing and utilizing various tools including: website

([www.DiscoverDinwiddie.com](http://www.DiscoverDinwiddie.com)), social media, and area partnerships (Virginia Retreat and PART) the County looks to increase the revenue and generate awareness of the community and the numerous attractions and amenities. Starting in FY 14-15, the Parks, Recreation and Tourism Department will make a concerted effort to start attracting NCAA level sports tourism to the sports complex during the spring of each calendar year.

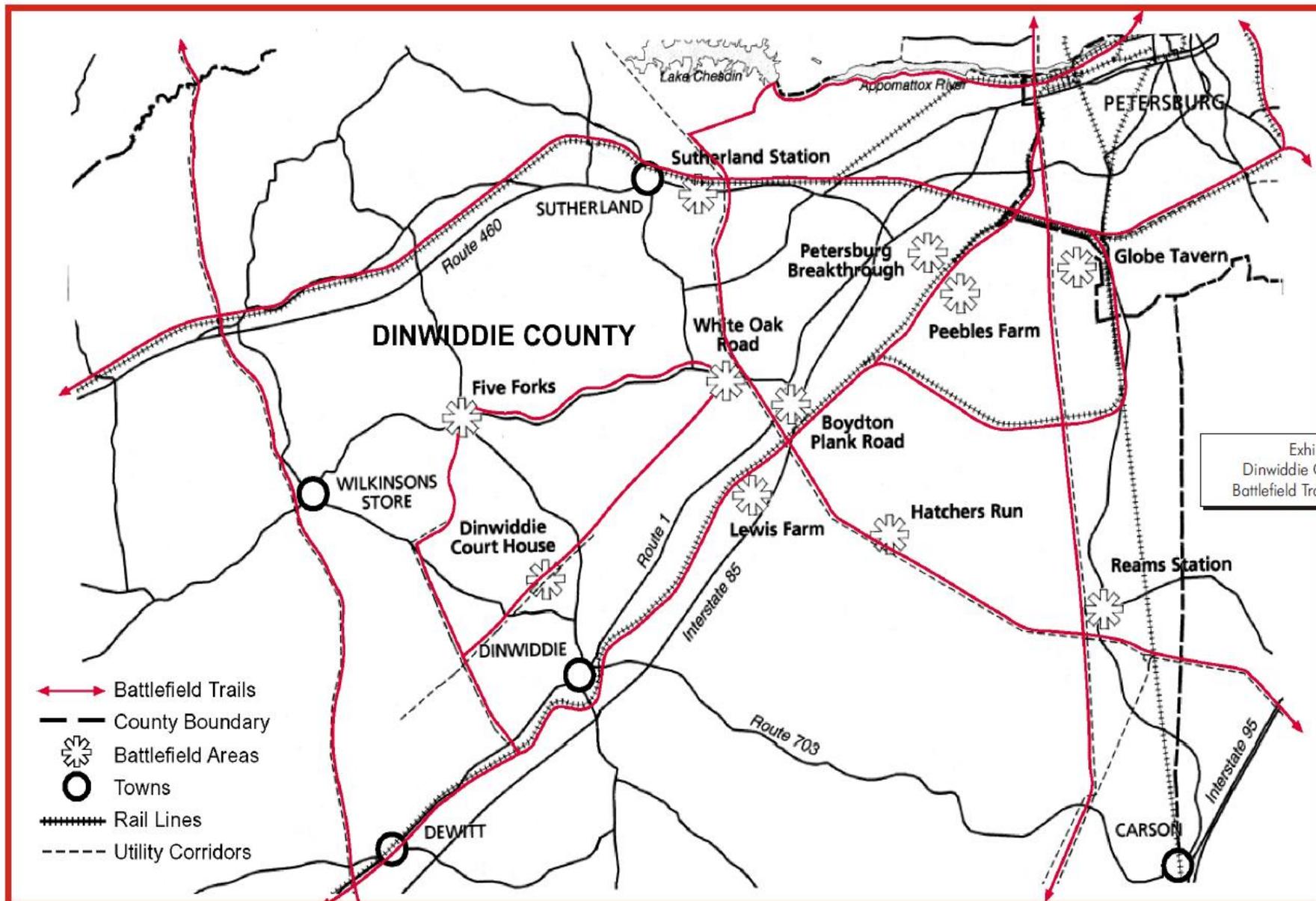


Exhibit VIII-6  
Dinwiddie County, Virginia  
Battlefield Trails Concept Plan