

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 10th DAY OF AUGUST 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	
	TYLER SOUTHALL	COUNTY ATTORNEY	

IN RE: CALL TO ORDER

The Chairman called the meeting to order at 7:00 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. Prosisie voting "AYE" the agenda was accepted.

IN RE: MINUTES

The Chairman said we have the minutes from the July 13, 2016 workshop meeting before us. He said if there are no corrections he would entertain a motion to accept the minutes as presented.

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

The Chairman said we have the minutes from the July 13, 2016 regular meeting before us. He said if there are no corrections he would entertain a motion to accept the minutes as presented.

Mr. Titmus 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. Prosisie 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

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)

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
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.

The Chairman asked the members if they had any questions for Mr. Bassett. He said since there are no questions he was opening the public hearing portion of the case. He asked if there was anyone signed up to speak. He said since there is no one he was closing the public hearing portion of the case. He asked the Commissioners if they had any additional comments.

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. Simmons and with Mr. Harvell, Mr. Titmus, Mr. Tucker, Mr. Cunningham, Mr. Hayes, Mr. Simmons and Mr. Prosisie voting "AYE" the rezoning was approved.

IN RE: NEW BUSINESS – (Comprehensive Plan Update)

Chapter VII – Community Facilities

Mr. Bassett informed the Commissioners before he started his discussion that the Comprehensive Plan documents in front of them are draft documents. He also told them that staff, relevant to each chapter, is still reviewing and updating the chapters with any current information they have related to each of their sections in the subsequent chapters. He then proceeded to briefly talk about the highlighted points in each chapter. He told the Commissioners that staff is open to any comments or additions that they would like to see included. Those comments and additions would have to be in before our next meeting. He said the reason is because we are trying to get a final draft at the staff level together so we can go to public hearing with these chapters.

Chapter VIII – Recreation

Mr. Bassett said Chapter VIII mainly involves recreation and tourism as described by the County's Recreation and Tourism Department. He said working with the Recreation and Tourism Department staff has tried to broaden the chapter to include new initiatives. The chapter is to include not only active recreation, but passive recreation and tourism activities within the County. The Recreation and Tourism Department has added staff, and they have provided more resources to promote this tourism aspect.

Mr. Cunningham asked Mr. Bassett to include a map insert showing the Broad Band fiber that was installed along Route 1 and Route 460.

Mr. Prosisie asked Mr. Bassett to be sure to include all the private schools located in the various areas within Dinwiddie County.

Mr. Titmus asked Mr. Bassett to do the same for preschools and daycares in the various areas of Dinwiddie County.

Mr. Harvell noted that he is happy to see the Bethel Red Sox Baseball field included in the listing of recreation facilities and noted that it is eight acres in size. He also noted that the ballfield is available for use by the County's Recreation Department and other organizations.

Mr. Bassett reminded the Commissioners that he needed their comments and additions before our next Planning Commission meeting. The reason, again, is staff is trying to get a final draft so we can go to public hearing with these updates to these two Chapters.

IN RE: COMMISSIONERS' COMMENTS

Mr. Cunningham informed the Commissioners that he would not be at the September Planning Commission meeting. He will be out of town.

Mr. Hayes said he too will not be at the September Planning Commission meeting. He will be out of town.

Mr. Prorise asked Mr. Bassett if he knew when the Ford manned trash site would be opened.

Mr. Bassett said he is not aware of an exact date. They are still dealing with a few construction/site development matters that need to be addressed.

Mr. Tucker asked Mr. Bassett where in the process are we with the repaving of the Airpark Drive manned trash site.

Mr. Bassett said everything has been approved. VDOT has assigned a UPC number for the project. VDOT's accounting department is set to receive the funding and once VDOT's residency administrator receives final approval to move forward on the project the County ready to transfer said monies.

IN RE: PLANNING DIRECTOR'S COMMENTS

Mr. Bassett said he has a couple of updates related to the design guidelines committee. I have contacted all of the potential members and all have indicated to him that they would be interested in being a part of the committee. I sent out an email asking each member to give me some days and times when they would be able to meet. The consensus was for early evening meetings. I mentioned to them to pick August 22 or August 29 for our first scheduled meeting.

IN RE: ADJOURNMENT

The Chairman said since there are no additional comments or business he would entertain a motion to adjourn. 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: _____