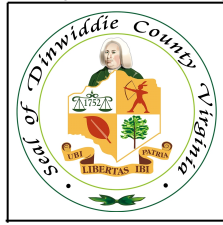


Dinwiddie County Planning Commission



Special Meeting Agenda July 15, 2020 7:00 PM

This meeting is being held in conformity with and in compliance with the Pandemic Disaster Continuity of Operations Ordinance approved by the Dinwiddie County Board of Supervisors on April 14, 2020.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. CITIZEN COMMENTS**
- 6. PUBLIC HEARING**

A. CASE C-20-6

The applicant, Barry Shayne Tucker, is seeking a conditional use permit to operate a business that repairs ATV's & UTV's, screened from view and 200 feet from state road right-of-way with a conditional use permit, on the following described property containing approximately 118.82 acres. The property is located at 13003 Hatcher Drive Church Road, VA, and is further designated as Tax Map No. 29-64. The property is zoned A-2, Agricultural General, which may be changed to allow such use upon receiving a conditional use permit. The County's Comprehensive Land Use Plan places this property within the Rural Conservation Area which allows limited commercial, service development at the Ordinance defined density.

Documents:

- [C-20-6 Application.pdf](#)
- [C-20-6 Location Map.pdf](#)
- [C-20-6 PC Staff Report.pdf](#)

B. CASE P-20-1

The applicant, Provident Care, LLC, and their agent, Joyce Sims, are requesting to rezone property containing approximately 21.76 +/- acres from A-2, Agricultural General, to B-2, Business General with Proffers for an assisted living facility with a conditional use permit. The B-2, Business General, zoning classification allows for an assisted living facility with a conditional use permit pursuant to the Zoning Ordinance allowed density. The property is located at 18600 Lundys Road Dinwiddie, VA, and is further defined as Tax Map Parcel No. 57-80C. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Planned Growth Area, which allows for commercial and service uses for this general area.

Documents:

[P-20-1 Application and Proffers.pdf](#)

[P-20-1 Location Map.pdf](#)

[P-20-1 PC Staff Report.pdf](#)

C. PROPOSED AMENDMENTS TO THE DINWIDDIE COUNTY CODE, CHAPTER 22. ZONING, ARTICLE I. IN GENERAL, SECTION 22-8 ADMINISTRATIVE FEES, ARTICLE IX. WIRELESS TELECOMMUNICATIONS FACILITIES, SECTIONS 22-268. DEFINITIONS, 22-270 CONDITIONAL USE PERMIT REQUIRED, 22-271 ADMINISTRATIVE REVIEW PROCESS, 22-274 GENERAL STANDARDS, AND 22-274.1. REGULATIONS FOR CERTAIN SMALL CELL FACILITIES AND MICRO-WIRELESS FACILITIES.

The proposed amendments to the Dinwiddie County Zoning Ordinance include amending Section 22-8 and Sections 22-268, 22-270, 22-271, 22-274, Section 22-274.1. Section 22-8 – Administrative fees is amended to include a \$100.00 fee for administrative review-eligible projects. Section 22-268 is amended to consolidate the Article's definitions into one Section to define an "Administrative review-eligible project", "Antenna", "Base station", "Co-locate", "Existing structure or facility", "Micro-wireless facility", "Small cell facility", "Standard process project", "Utility pole", "Water tower", "Wireless broadband support structure", "Wireless facility", "Wireless infrastructure provider", "Wireless services", "Wireless service provider," and "Wireless support structure". Section 22-270 is amended providing that all standard process project wireless telecommunication facilities require a conditional use permit, and Sec. 22-270 (e) provides that a wireless broadband support structure 60 feet or less AGL is not subject to the requirements of Article IX. Sec. 22-271 is amended to provide for a review process for a standard process review project and Sec. 22-274 (a) is amended to include general standards for standard review process projects. Section 22-274 (b) is included to provide

for general standards for standard review process projects and administrative review-eligible projects. Section 22-274.1 is amended to remove the definitions from this Section and include them in Sec. 22-268 Definitions, and Section 22-274.1 is further amended to include regulations for reviewing administrative review-eligible projects which regulations are included in Section 22-274.1 (c). Section 22-274.1 (d) includes regulations for reviewing the replacement or modification of an existing antenna support structure under the administrative review process, and Section 22-274.1 (e) includes provisions for a co-location of antenna by a telecommunications service provider on an existing antenna support structure to be considered an administrative review-eligible project.

Documents:

[Amendment Admin. Rev. -Eligible Fee Wireless Telecommunications Facilities.pdf](#)
[PC Memo Wireless Telecommunications Facilities Amendments.pdf](#)
[Zoning Ordinance Amendment Wireless Telecommunications Facilities.pdf](#)

7. NEW BUSINESS

8. COMMISSIONERS' COMMENTS

9. PLANNING DIRECTOR'S COMMENTS

10. ADJOURNMENT

Citizens may access the meeting remotely by calling 1-415-655-0001, access code 132 212 1797. Please, keep your telephones on mute, if you are able, in order to reduce background noise and ensure that everyone can adequately hear the meeting.

Questions or comments regarding this meeting should be directed to Alvin Gurley at 804-469-4500, option 1, extension 2117 or agurley@dinwiddieva.us