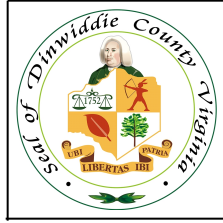


Dinwiddie County Planning Commission



Regular Meeting Agenda - September 9, 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. MINUTES**

Documents:

[August 12, 2020 Workshop Meeting.pdf](#)

[August 12, 2020 Regular Meeting.pdf](#)

- 6. CITIZEN COMMENTS**
- 7. PLAT REVIEW**

Plat showing a division of property surveyed for Lee's Branch Associates, LLC being 8 parcels totaling 118.5 AC. +/- located on the south side of Route 642 in Darvills District, Dinwiddie County, Virginia.

Documents:

[20-toomey, ralph \(Grubby Road\) \(11x17\).pdf](#)

- 8. OLD BUSINESS**
 - A. CASE C-20-5**

The applicant, Ogburn & Ogburn Trucking, LLC, and their agent, Hampton Gordon, are seeking a conditional use permit to operate a laydown yard on the following described property containing approximately 21.21 acres. The property is located between Rt. 460 west bound lanes, Zion Rd., and

Baltimore Rd. Ford, VA, and is further designated as Tax Map No. 28-35. 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-20-5 Ogburn and Ogburn Laydown Yard PC Staff Report.pdf](#)

[C-20-5 Application.pdf](#)

[C-20-5 Location Map.pdf](#)

9. PUBLIC HEARING

A. CASE SA-19-1

The applicant, HCE Reams Solar I, LLC, and their Agent, Stanford H. Allison are seeking a determination as set forth in Virginia Code Section 15.2-2232(A) that the general location, character, and extent of the proposed solar energy facility is substantially in accord with the County's Comprehensive Plan. The property containing approximately 63.0 acres with approximately 35.70 +/- acres dedicated for the solar facility is located at 24413 Old Vaughan Rd. (Route 605) Dinwiddie, VA and is further defined as Tax Map Parcel No. 47-74. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows limited industrial, service, and utility uses for this general area.

Documents:

[Reams I Comprehensive Plan Compliance rev1.pdf](#)

B. CASE P-20-3

The applicant, HCE Reams Solar I, LLC, and their Agent, Stanford H. Allison are requesting to rezone with proffers property containing approximately 35.70 +/- acres from A-2, Agricultural General, to M-2, Industrial General. The M-2, Industrial General, zoning classification allows for certain industrial uses pursuant to the Zoning Ordinance allowed density. The property is located at 24413 Old Vaughan Rd. (Route 605) Dinwiddie, VA and is further defined as Tax Map Parcel No. 47-74. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows limited industrial, service, and utility uses for this general area.

Documents:

[P-20-3 PC Staff Report Sept 9 2020.pdf](#)
[Reams Solar I Rezoning Application.pdf](#)
[Din. County Voluntary Proffer Reams Solar 8.28.2020 resubmission.pdf](#)
[Reams Solar I Facility Location Map3.pdf](#)
[5-20-20 Reams Solar Farm Site Plan, SR 605 Old Vaughan Road, VDOT plan acceptance.pdf](#)
[Reams I Comprehensive Plan Compliance rev1.pdf](#)
[Reams Limited NEPA Review7.pdf](#)
[Reams I Fiscal Impact Report V5 8.20.20.pdf](#)
[Reams Decommissioning Plan V5 w exhibits.pdf](#)
[Reams Voluntary Payment letter.pdf](#)
[Reams Solar Impact Study10.pdf](#)

C. CASE C-20-8

The applicant, HCE Reams Solar I, LLC, and their Agent, Stanford H. Allison, are seeking a conditional use permit to operate a 5.0-megawatt alternating current solar energy generation facility on the following described property containing approximately 35.70 +/- acres. The property is located at 24413 Old Vaughan Rd. (Route 605) Dinwiddie, VA and is further defined as Tax Map Parcel No. 47-74. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows limited industrial, service, and utility uses for this general area.

Documents:

[C-20-8 PC Staff Report Sept 9, 2020.pdf](#)
[Reams Solar I CUP Application.pdf](#)
[Reams Solar I Facility Location Map3.pdf](#)
[5-20-20 Reams Solar Farm Site Plan, SR 605 Old Vaughan Road, VDOT plan acceptance.pdf](#)
[Reams I Comprehensive Plan Compliance rev1.pdf](#)
[Reams Limited NEPA Review7.pdf](#)
[Reams I Fiscal Impact Report V5 8.20.20.pdf](#)
[Reams Decommissioning Plan V5 w exhibits.pdf](#)
[Reams Voluntary Payment letter.pdf](#)
[Reams Solar Impact Study10.pdf](#)

D. CASE P-20-4

The applicant, Lily Pond Solar, LLC, and their Agent, Stephen R. Romine, Esq. are requesting to rezone with proffers and a siting agreement property containing approximately 1,083 +/- acres out of a total of 2117 +/- acres from A-2, Agricultural General, to M-2, **Industrial General**. The M-2, Industrial General, zoning classification allows for certain industrial uses pursuant to the Zoning Ordinance allowed density. The property is generally located in the area east of the intersection of Old Stage Road (Route 669) and Reams Drive (Route 606) encompassing the property on the south

side of Reams Drive (Route 606) and heading east including property east of Perkins Road (Route 605) and on the west side of Halifax Road (Route 604) bordered on the south by Brick Road (Route 668), and also including property on the east and west sides of Brick Road (668) bordered on the east by Halifax Road (Route 604) extending down to Carson Road (Route 703). The property is further defined as Tax Map Parcel Nos. 48-44, 48-52, 48-59, 61-5, 61-6, 62-24, 62-33, 48-56, 61-3, 61-24A, 62-21, 62-22, 62-4, 61-7, 62-3, 62-8-1, 62-8-2, 62-8-3, 62-8-4, 62-20, 62-33A, 62-5, 62-6, 48-14-3, 62-18, 62-4A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows limited industrial, service, and utility uses for this general area. **Note: Applicant has requested a deferral to the Planning Commission's November 12, 2020 meeting.**

Documents:

[Deferral Request - Lily Pond Solar LLC - 9.4.20.pdf](#)

E. CASE C-20-9

The applicant, Lily Pond Solar, LLC, and their Agent, Stephen R. Romine, Esq. are seeking a conditional use permit to operate an 80-megawatt alternating current solar energy generation facility on the following described property containing approximately 1,083 +/- acres out of a total of 2117 +/- acres. The property is generally located in the area east of the intersection of Old Stage Road (Route 669) and Reams Drive (Route 606) encompassing the property on the south side of Reams Drive (Route 606) and heading east including property east of Perkins Road (Route 605) and on the west side of Halifax Road (Route 604) bordered on the south by Brick Road (Route 668), and also including property on the east and west sides of Brick Road (668) bordered on the east by Halifax Road (Route 604) extending down to Carson Road (Route 703). The property is further defined as Tax Map Parcel Nos. 48-44, 48-52, 48-59, 61-5, 61-6, 62-24, 62-33, 48-56, 61-3, 61-24A, 62-21, 62-22, 62-4, 61-7, 62-3, 62-8-1, 62-8-2, 62-8-3, 62-8-4, 62-20, 62-33A, 62-5, 62-6, 48-14-3, 62-18, 62-4A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows limited industrial, service, and utility uses for this general area. **Note: Applicant has requested a deferral to the Planning Commission's November 12, 2020 meeting.**

Documents:

[Deferral Request - Lily Pond Solar LLC - 9.4.20.pdf](#)

10. COMMISSIONERS' COMMENTS

11. PLANNING DIRECTOR'S COMMENTS

12. ADJOURNMENT

The meeting will be held (1) with a quorum physically present in the Board Room of the Dinwiddie County Government Center, 14010 Boydton Plank Road, Dinwiddie, VA or (2) via a telephonic meeting pursuant to the Pandemic Disaster Continuity of Government Ordinance passed by the Board of Supervisors on April 14, 2020. Citizens may listen and participate in the meeting by dialing **1-844-621-3956**, access code **132 980 3325**.

The intention is presently to hold an in-person meeting, but this may be changed to a telephonic meeting with a posting on the public notice section of Dinwiddie County's webpage at www.dinwiddieva.us/984/Public-Notice **as late as 5:00 PM on September 9th** based on then-existing conditions. If the meeting is held in-person, individuals may physically attend and state their views; however, they must follow then-existing guidelines on social distancing and face coverings. Citizens are encouraged to submit their comments prior to the meeting instead of appearing in-person.

Citizens having interest in the above matter, wishing to view the proposed amendment, or wishing to state their views prior to the public hearing should submit them to Alvin Gurley, agurley@dinwiddieva.us, **804-469-4500**, option **1**, extension **2117**, or PO Drawer 70, Dinwiddie, VA 23841, on or prior to 5:00 PM **September 8, 2020**. A copy of the full text of the above matters is on file and may be examined in the Planning Office located at the Dinwiddie County Government Center, 14010 Boydton Plank Road, Dinwiddie, Virginia 23841 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, except legally declared holidays. Citizens with other questions related to this notice or requiring special accommodations may also contact Alvin Gurley via telephone or email.