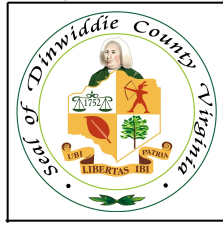


Dinwiddie County Planning Commission



Regular Meeting Agenda October 9, 2019 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:

[September 11, 2019 Workshop Meeting Minutes.pdf](#)
[September 11, 2019 Regular Meeting Minutes.pdf](#)

6. CITIZEN COMMENTS
7. PUBLIC HEARING

A. Case SA-19-1

The applicants, 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 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:

[Memo for PC Reams Solar I Sub In Accord Oct 9 2019.pdf](#)
[Rezoning and CUP Application1.pdf](#)
[Reams Solar Proffer Statement2 Oct 1 2019.pdf](#)

[Reams Solar I Facility Location Map3.pdf](#)
[Reams Solar I Concept Site Plan4.pdf](#)
[Reams Solar - P-19-5 VDOT Zoning Letter5.pdf](#)
[Reams I Comprehensive Plan Compliance6.pdf](#)
[Reams Limited NEPA Review7.pdf](#)
[Reams I Fiscal Impact Report V4 8.pdf](#)
[Reams Decommissioning Plan V3 9.pdf](#)

B. Case P-19-4

The applicants, HCE Reams Solar I, LLC, and their Agent, Stanford H. Allison are requesting to rezone with proffers property containing approximately 38.00 +/- 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-19-4 PC Staff Report.pdf](#)
[Rezoning and CUP Application.pdf](#)
[Reams Solar Proffer Statement Oct 1 2019.pdf](#)
[Reams Solar I Facility Location Map.pdf](#)
[Reams Solar - P-19-5 VDOT Zoning Letter5.pdf](#)
[Reams Solar I Concept Site Plan.pdf](#)
[Reams I Comprehensive Plan Compliance6.pdf](#)
[Reams Limited NEPA Review7.pdf](#)
[Reams I Fiscal Impact Report V4 8.pdf](#)
[Reams Decommissioning Plan V3 9.pdf](#)

C. Case C-19-5

The applicant, HCE Reams Solar I, LLC, and their Agent, Stanford H. Allison, are seeking a conditional use permit to operate a solar energy generation facility on the following described property containing approximately 38.00 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-19-5 Solar Energy Generating Facility PC Staff Report Oct 9 2019.pdf](#)

[Rezoning and CUP Application1.pdf](#)

[Reams Solar Proffer Statement2 Oct 1 2019.pdf](#)

[Reams Solar I Facility Location Map3.pdf](#)

[Reams Solar I Concept Site Plan4.pdf](#)

[Reams Solar - P-19-5 VDOT Zoning Letter5.pdf](#)

[Reams I Comprehensive Plan Compliance6.pdf](#)

[Reams Limited NEPA Review7.pdf](#)

[Reams I Fiscal Impact Report V4 8.pdf](#)

[Reams Decommissioning Plan V3 9.pdf](#)

8. OLD BUSINESS

9. NEW BUSINESS

10. COMMISSIONERS' COMMENTS

11. PLANNING DIRECTOR'S COMMENTS

12. ADJOURNMENT