

VIRGINIA: MINUTES FOR THE WORKSHOP MEETING OF THE DINWIDDIE COUNTY PLANNING COMMISSION HELD IN THE TRAINING ROOM OF THE DINWIDDIE COUNTY GOVERNMENT CENTER BUILDING ON THE 10<sup>th</sup> DAY OF JULY 2019 AT 6:00 P.M.

PRESENT:	ANTHONY SIMMONS	CHAIRMAN	DIST #5
	SAMUEL W. HAYES	VICE CHAIRMAN	AT-LARGE
	EVERETTE PROSISE		DIST #1
	JOHN HARVELL		DIST #3
	BUTCH CUNNINGHAM		DIST #4
	EDWARD TITMUS		DIST #2
ABSENT:	THOMAS TUCKER		AT-LARGE
OTHER:	MARK BASSETT	PLANNING DIRECTOR	
	JAMIE SHERRY	ZONING ADMINISTRATOR/PRINCIPAL PLANNER	

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**IN RE: CALL TO ORDER**

The Chairman called the workshop meeting to order at 6:00 p.m.

**IN RE: ROLL CALL**

The Chairman asked for the roll to be called and Mr. Tucker was not present.

**IN RE: APPROVAL OF AGENDA**

The Chairman asked if there were any additions, deletions, or corrections to the agenda. Hearing none he said he would entertain a motion to accept the agenda as presented.

Mr. Titmus made a motion to accept the agenda as presented. It was seconded by Mr. Harvell and with Mr. Harvell, Mr. Prosise, Mr. Titmus, Mr. Cunningham, Mr. Hayes and Mr. Simmons voting "AYE" the agenda was accepted.

The Chairman turned the meeting over to Ms. Sherry for her presentation of the home occupation ordinance amendments.

**IN RE: HOME OCCUPATION ORDINANCE AMENDMENTS– Jamie Sherry, Principal Planner/Zoning Administrator**

Ms. Sherry said prior to the July 4<sup>th</sup> holiday, Staff sent out a draft version of the home occupation ordinance amendments. The level in which I had hoped to give it to you today is not as far along as I would like. With legal help and Mr. Drewry coming in more days a week, we will get this draft ordinance amendment completed. Tonight, I would like to pinpoint a couple of areas of the ordinance and get some feedback from you. The first thing I would like to pinpoint has to do with the levels of home occupation. There is level I which has less of a potential impact on a neighborhood. With this level, there is not as many customers; there is not a lot of activity at the house; there is no outside work being done at all. Basically, the house looks like and acts like a house and not a commercial property.

The level II home occupation on the other hand is a little more intensive. There will be some opportunity for you to have employees coming to the house. It will, however, require a conditional use permit. With the conditional use permit, the Planning Commission could recommend a restriction on hours of operation. The Planning Commission could inform the business owner that a site plan would be needed to show how they are going to support the employees and other people coming to the house. Also, with the level II home occupation there is a \$1,500.00 fee associated with it. Mr. Drewry and I think it should be reduced from \$1,500.00 to something lower, but that can be discussed further to come up with an agreed upon fee.

Mr. Prorise said on page two and item four at the very top of the page, we should not limit it to one-cylinder piston engines. We should add two-cylinder piston engines as well.

Mr. Sherry thought that was acceptable and she continued with her presentation. She briefly highlighted a few more items before she opened the floor for any additional questions from the Commissioners.

The Chairman said if there are no more questions or comments for Ms. Sherry, he is turning it over to Mr. Bassett for his presentation.

**IN RE: KEEPING OF CHICKENS IN THE R-R, RESIDENTIAL, CONSERVATIVE, ZONING DISTRICT– Mark Bassett, Planning Director**

Mr. Bassett said I mentioned at our last meeting that Board of Supervisor member, Mr. Harrison Moody, made a request that the Planning Commission start looking at something related to the keeping of chickens only in R-R zoning district. The R-R zoning district does have a minimum lot size of five (5) acres. It should be noted that in the A-2 zoning district the minimum lot size is three (3) acres and the district allows for chickens with no limitations. I have come up with a definition for “chicken”. If you look in any dictionary or any other Zoning Ordinance that carries the scientific name it generally says that a chicken is commonly referred to as a hen (female chicken) or rooster (male chicken). I will likely stay with this proposed definition.

After some discussion about the definition of “chicken” in other localities, Mr. Bassett began covering each related ordinance requirement for keeping of chickens. There was a general consensus that the ordinance requirements were acceptable. Item “C” the requirement that the chickens be banded for identification purposes was the only requirement the members decided should be removed from the list.

The Chairman asked if there were any questions from the members. He said since there are none he told Mr. Bassett he could continue with the next item on the Agenda.

**IN RE: UTILITY SCALE SOLAR FACILITIES DISCUSSION– Mark Bassett, Planning Director**

Mr. Bassett said he just had a couple of items he wanted to mention to the members related to solar facilities. He said the first item is the County has been contacted by another solar company and the company is interested in a larger scale solar facility to being developed in the County. The attorney representing the company wanted to meet with staff about how the Zoning Ordinance treats utility scale solar facilities in general. I wanted to remind you that solar generating facilities is allowed in the M-2 zoning district with a conditional use permit as a power generating facility.

The second item is the Holocene Clean Energy solar company who came and meet with us in a workshop meeting, noticed and conducted a meeting for the community. It was held at the Eastside Enhancement Center and only two County residents attended the meeting.

The last item is as announced at the June Planning commission meeting VACO conducted a seminar at the Eastside Enhancement Center concerning solar farms. The morning session was more about the financial implications related to how solar farms impact County's as far as taxation and other financial issues. The afternoon session was more about the land use impacts. The consensus I got from the VACO meeting was that the financial benefit for the County would be minimal. Currently, Counties cannot get machinery and tool tax from the solar facilities. However, there is a small group of Counties working through VACO that will be working with the General Assembly to get machinery and tool tax from the solar facilities to help the rural counties.

**IN RE: ADJOURNMENT**

The Chairman said he would entertain a motion to adjourn the workshop meeting. Mr. Titmus made a motion to adjourn the workshop meeting and Mr. Cunningham seconded the motion and with all members present voting "AYE" the workshop meeting adjourned at 7:50 p.m.

Respectfully submitted

Mark Bassett  
Planning Director

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

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