

DINWIDDIE COUNTY PLANNING & ZONING DEPARTMENT

LAND USE AMENDMENT APPLICATION



Dinwiddie County
 Planning Department
 P. O. Drawer 70
 Dinwiddie, Virginia 23841
 (804) 469-4500 ext. 2117
 (804) 469-5322 /fax

Rec'd MB Case No.: P-19-4-C-19-5
 Date Rec'd 8/21/19 Fee Amount: \$1,500.00 & \$1,500.00
 Time Rec'd AM Receipt No: _____
 Pre-Application Conference Date: Apr-19-2019
 This application has been amended: YES NO
 Reviewed by: Mark Brown

*Information must be typed or printed and completed in full.
 Attach additional pages where necessary.*

1) LAND USE INFORMATION	
(Check One): <input type="checkbox"/> BOS <input type="checkbox"/> PC <input type="checkbox"/> BZA <input type="checkbox"/> New <input type="checkbox"/> Renewal Amend Previous Case: <input type="checkbox"/> Y <input type="checkbox"/> N Previous/Renewed Case#: _____ Land Use Taxation: <input type="checkbox"/> Y <input type="checkbox"/> N	
Application Type: (Check One): <input type="checkbox"/> Variance <input type="checkbox"/> Administrative Variance <input checked="" type="checkbox"/> Conditional Use Permit <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Street Vacation <input type="checkbox"/> Special Exception <input type="checkbox"/> Amendment	
Description of Request: <u>Rezoning of a A2 parcel to M2 and a Condition Use Permit to build a 35 acre solar facility on that parcel</u>	
Existing Zoning: <u>A2</u> Proposed Zoning: <u>M2</u>	Existing Acreage: <u>62.6</u> Proposed Acreage: <u>35</u> Total Acreage: _____
Water (Check One): <input type="checkbox"/> Public <input type="checkbox"/> Well Sewer (Check One): <input type="checkbox"/> Public <input type="checkbox"/> On-site Well and Septic	
Attached: (Check): <input type="checkbox"/> Miscellaneous Information <input type="checkbox"/> Master Plan <input type="checkbox"/> Text Statement <input checked="" type="checkbox"/> Proffered Conditions	
2) APPLICANT/AGENT INFORMATION	
Applicant(s): <u>HCE Reams Solar I, LLC</u> Home/Cell# <u>704 898 4304</u> Address: <u>4325 Lake Boone Trail, #220, Raleigh, NC 27607</u> Work# <u>919 963 8096</u> Agent(s): <u>Stanford H. Allison</u> Home/Cell# <u>704 898 4304</u> Address: <u>4325 Lake Boone Trail, #220, Raleigh, NC 27607</u> Work# <u>919 963 8096</u>	
<input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Other: _____	
3) PROPERTY OWNER INFORMATION	
Property Owner's Name and address (see note on last page): <u>Rose Smith</u> <u>13612 Old Stage Coach Rd, Dinwiddie VA 32841</u> Contact# <u>W.G. Smith (son) 804-874-9292</u>	Property Owner's Mailing Address (If this address is different from that listed in the Assessor's Office.): _____ Phone# _____
Property Tax Parcel Number: 47-74	

4.)

SUBJECT PARCEL INFORMATION

General Location of Project: 1,300 feet west of the intersection of Old Stage Road and Old Vaughn Road. The facility will be setback from the road 500 feet

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage** _____
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage:** _____
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage** _____
Existing Use: _____
Conditions: _____

Tax Map # _____
Subdivision Name: _____
Section: _____ **Block** _____
Address: _____
Zoning: _____ **Acreage:** _____
Existing Use: _____
Conditions: _____

Explain fully the proposed use, type of development, operation program, reason for this request, etc.:

The applicant desires to build a solar generation facility on the designated property. The facility will consist of photovoltaic solar panels, racking, inverters, and transformers, and connect to the local utility grid. The facility will be enclosed with security fence and gate for maintenance.

The project may include an enclosure for an energy storage system and monitoring equipment.

The operation of the facility will be nearly silent and will only require infrequent visits to ensure vegetation is maintained.

State how this request will not be materially detrimental to adjacent property, the surrounding neighborhood or county in general. Include, where applicable, information concerning: Use of public utilities; effect of request on public schools; effect on traffic, to include means of access to nearest public road; effect on existing and future area development; etc.:

The project will not have a detrimental affect on adjacent property. The construction will take place in accordance with VA DEQ and DOT guidelines and will not create a burden on public utilities, schools or impede future development of the neighboring area. Traffic will increase during construction, but will be reduced to quarterly maintenance once operational

List case numbers and explain any existing use permit, special exception, conditional use or variance previously granted on the parcels in question:

No such cases exist

If requesting a variance or special exception, explain the unique physical hardship or extraordinary situation that is justification for the request:

Complete names and address (including Zip codes) of all owners adjacent, across the road or highway from the property and across any railroad right-of-way, creek, river, from such property must be obtained by the applicant from the Commissioner of the Revenue, Pamplin Administration Building. If such property lies in another county or city, the respective jurisdiction will provide this information to the applicant. Applications with incomplete parcel information will not be accepted.

Property Owner Name	Property Owner <u>Mailing Address</u>	Tax Parcel #
SMITH ROSE K LIFE EST	13612 OLD STAGE RD, DINWIDDIE, VA	47-71
SMITH ROSE K LIFE EST	13612 OLD STAGE RD, DINWIDDIE, VA	47-71A
WARREN AUDRA N & MAITL	13334 OLD STAGE ROAD, DINWIDDIE, VA	47-72C
RICHARDSON JANIE C	24775 OLD VAUGHAN RD, DINWIDDIE, VA	47-72D
AMPY HERMAN	23318 WILLIAMSON RD, DINWIDDIE, VA	47-72E
DINWIDDIE CHURCH OF	24604 OLD VAUGHAN ROAD, DINWIDDIE, VA	47-73
BARRICKS CARLTON E JR	24578 OLD VAUGHAN ROAD, DINWIDDIE, VA	47-74F
BAIN PROPERTIES LLC	14608 SLEEPY HOLLOW ROAD, DINWIDDIE, VA	47-75
PARHAM STANLEY T & EVA	24508 PARHAM LANE, PETERSUBURG, VA	47-8-6


1. The required fee must accompany this application. A fee schedule is available from the Planning Department, 14016 Boydton Plank Road, Pamplin Administration Building, Dinwiddie Virginia. Checks must be made payable to: "Treasurer, County of Dinwiddie".

2. Enclosed with the application, a copy of the appropriate county tax map with the property marked (provided at pre-application conference) and, if available, a surveyed plat of the entire parcel.


3. Enclose with this application any required plans or plats (plans must be folded).

4. I/We hereby certify that to the best of my/our knowledge all the above statements and the statements contained in any exhibits transmitted are true and that the adjacent property owners listed herewith are the owners of record as of the date of the application:


Date: August 20, 2019

SIGNATURE OF AGENT*  Digitally signed by Stanford H. Allison
Date: 2019.08.20 10:39:07 -04'00'
(Name of person other than, but acting for, the property owner and responsible for this application.)

AGENT'S NAME Stanford H. Allison
(Typed or printed)

SIGNATURE OF APPLICANT**  Digitally signed by Stanford H. Allison
Date: 2019.08.20 10:41:25 -04'00'
(Same name as used in Item 2, Page 1)

APPLICANT'S NAME Stanford H. Allison, Manager of Reams Solar I, LLC
(Typed or printed)

I authorize you, the merchant, to initiate an electronic debit to my account for the amount rendered on this check plus the legal limit returned check fee if the item is dishonored. The use of a check for payment is my acceptance of this policy. Signature  Digitally signed by Stanford H. Allison
Date: 2019.08.20 10:42:16 -04'00'

Notes: Incomplete application will not be accepted. Any request that requires plans must be accompanied by those plans at the time submission of the application.

*Agent must file power of attorney from the property owner(s) giving the agent authority to submit this application.

** If the applicant is not the owner of the property, the applicant must file power of attorney from the property owner(s) giving the applicant authority to submit this application.

**DINWIDDIE COUNTY PLANNING
&
ZONING DEPARTMENT
SPECIAL LIMITED POWER OF
ATTORNEY APPLICATION**



Planning Department – Post Office Drawer 70 – Dinwiddie, Virginia 23841

Phone (804) 469-4500 ext. 2117 Fax (804) 469-5322

Know all men by these presents: That I (We)

(Name): Rose K. Smith (Telephone): 804-469-7558
(Address): 13612 Old Stage Rd., Dinwiddie, VA 23841

The owner(s) of all those tracts or parcels of land ("Property") conveyed to me (us), by deed recorded in the Clerk's Office of the Circuit Court of the County of Dinwiddie, Virginia, by

Instrument No. 47-74, on Page _____, and is described as Tax Map Parcel #(s).
do hereby make, constitute and appoint
(Name): Reams Solar I, LLC, c/o Holocene Finance, LLC (Telephone): 919-829-0037
(Address): 727 W. Hargett St, Ste 201, Raleigh, NC 27603

To act as my true and lawful attorney-in-fact and in my (our) name, place and stead with full power and authority I (we) would have if acting personally to file planning applications for my (our) above described Property, to include (put a checkmark next to the appropriate action that applies(y):

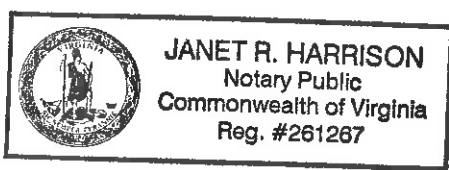
- | | | |
|--|--|---|
| <input type="checkbox"/> Rezoning Request (including proffers) | <input checked="" type="checkbox"/> Building Permit(s) | |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision Exception | |
| <input type="checkbox"/> Preliminary Subdivision Plat | <input type="checkbox"/> Site Plan of Development | <input type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Site Plan Modification | <input type="checkbox"/> Lighting Plan |
| <input type="checkbox"/> Subdivision Construction Plans Approval | <input type="checkbox"/> Variance Request | <input type="checkbox"/> Transfer of |

My attorney-in-fact shall have the authority to offer proffered conditions and to make amendments to previously approved proffered conditions except as follows:

This authorization shall expire one year from the day it is signed, or unto it is otherwise rescinded or modified in witness thereof, I (we) have hereto set my (our) hand and seal this 2 day of August, 2019

Signature(s) Rose K. Smith
State of Virginia, City/County of Dinwiddie, To-wit:
Janet R. Harrison, a Notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed to the foregoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 2 day of August, 2019.

My commission expires: 3-31-22
Janet R. Harrison
Notary Public



**DINWIDDIE COUNTY PLANNING
&
ZONING DEPARTMENT
SPECIAL LIMITED POWER OF
ATTORNEY APPLICATION**



Planning Department – Post Office Drawer 70 – Dinwiddie, Virginia 23841

Phone (804) 469-4500 ext. 2117

Fax (804) 469-5322

Know all men by these presents: That I (We)

(Name): Benjamin N. Smith, IV

(Telephone): 804-469-7558

(Address): 2012 Old Stage Rd., Dinwiddie, VA 23841

The owner(s) of all those tracts or parcels of land ("Property") conveyed to me (us), by deed recorded in the Clerk's Office of the Circuit Court of the County of Dinwiddie, Virginia, by

Instrument No. 47-74, on Page _____, and is described as Tax Map Parcel #(s).
_____ do hereby make, constitute and appoint

(Name): Reams Solar I, LLC, c/o Holocene Finance, LLC (Telephone): 919-829-0037

(Address): 727 W. Hargett St. Ste 201, Raleigh, NC 27603

To act as my true and lawful attorney-in-fact and in my (our) name, place and stead with full power and authority I (we) would have if acting personally to file planning applications for my (our) above described Property, to include (put a checkmark next to the appropriate action that applies(y):

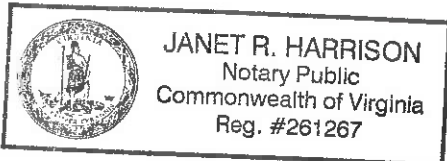
- | | | |
|--|--|---|
| <input type="checkbox"/> Rezoning Request (including proffers) | <input checked="" type="checkbox"/> Building Permit(s) | |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision Exception | |
| <input type="checkbox"/> Preliminary Subdivision Plat | <input type="checkbox"/> Site Plan of Development | <input type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Site Plan Modification | <input type="checkbox"/> Lighting Plan |
| <input type="checkbox"/> Subdivision Construction Plans Approval | <input type="checkbox"/> Variance Request | <input type="checkbox"/> Transfer of |

My attorney-in-fact shall have the authority to offer proffered conditions and to make amendments to previously approved proffered conditions except as follows:

This authorization shall expire one year from the day it is signed, or unto it is otherwise rescinded or modified in witness thereof, I (we) have hereto set my (our) hand and seal this 2 day of August, 2019.

Signature(s) Benjamin N. Smith, IV
State of Virginia, City/County of Dinwiddie To-wit:
Janet R. Harrison, a Notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed to the foregoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 2 day of August, 2019.

My commission expires: 3-31-22
Janet R. Harrison
Notary Public



**DINWIDDIE COUNTY PLANNING
&
ZONING DEPARTMENT
SPECIAL LIMITED POWER OF
ATTORNEY APPLICATION**



Planning Department – Post Office Drawer 70 – Dinwiddie, Virginia 23841

Phone (804) 469-4500 ext. 2117

Fax (804) 469-5322

Know all men by these presents: That I (We)

(Name): William G. Smith, Jr. (Telephone): 804.733.5263

(Address): 12900 Duncan Rd., N. Dinwiddie, VA 23805

The owner(s) of all those tracts or parcels of land ("Property") conveyed to me (us), by deed recorded in the Clerk's Office of the Circuit Court of the County of Dinwiddie, Virginia, by

Instrument No. _____, on Page _____, and is described as Tax Map Parcel #(s).
47-74 do hereby make, constitute and appoint

(Name): Reams Solar I, LLC, c/o Holocene Finance, LLC (Telephone): 919-829-0037

(Address): 727 W. Hargett St, Ste 201, Raleigh, NC 27603

To act as my true and lawful attorney-in-fact and in my (our) name, place and stead with full power and authority I (we) would have if acting personally to file planning applications for my (our) above described Property, to include (put a checkmark next to the appropriate action that applies(y):

- | | | |
|--|--|---|
| <input type="checkbox"/> Rezoning Request (including proffers) | <input checked="" type="checkbox"/> Building Permit(s) | |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision Exception | |
| <input type="checkbox"/> Preliminary Subdivision Plat | <input type="checkbox"/> Site Plan of Development | <input type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Final Subdivision Plat | <input type="checkbox"/> Site Plan Modification | <input type="checkbox"/> Lighting Plan |
| <input type="checkbox"/> Subdivision Construction Plans Approval | <input type="checkbox"/> Variance Request | <input type="checkbox"/> Transfer of |

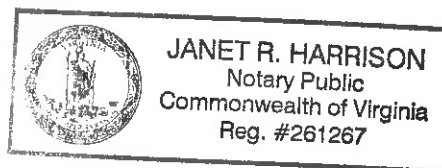
My attorney-in-fact shall have the authority to offer proffered conditions and to make amendments to previously approved proffered conditions except as follows:

This authorization shall expire one year from the day it is signed, or unto it is otherwise rescinded or modified in witness thereof, I (we) have hereto set my (our) hand and seal this 2nd day of August, 2019.

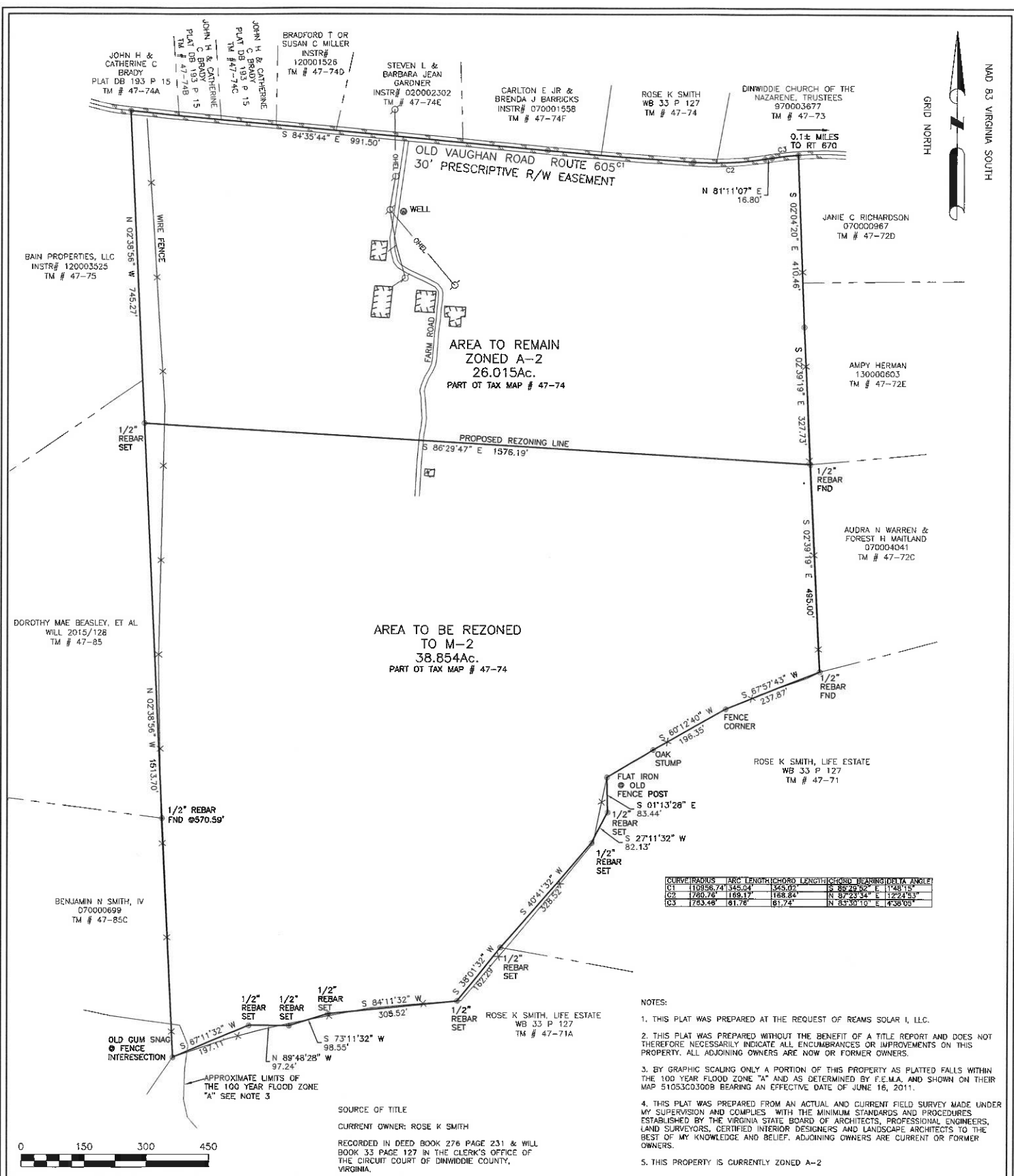
Signature(s) William G. Smith, Jr.
State of Virginia, City/County of Dinwiddie, To-wit:

I, Janet R. Harrison, Notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed to the foregoing instrument and who is (are) known to me, personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 2 day of August, 2019.

Janet R. Harrison My commission expires: 3-31-22
Notary Public



NAD 83 VIRGINIA SOUTH



CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS	DELTA ANGLE
C1	1105.674	345.04	S 82°29'20" E	1°48'15"
C2	780.76	168.17	N 87°25'34" E	12°24'53"
C3	753.48	161.76	N 85°30'10" E	4°38'05"

NOTES:

1. THIS PLAT WAS PREPARED AT THE REQUEST OF REAMS SOLAR I, LLC.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMER OWNERS.
3. BY GRAPHIC SCALING ONLY A PORTION OF THIS PROPERTY AS PLATTED FALLS WITHIN THE 100 YEAR FLOOD ZONE "A" AND AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP 51053C0300B BEARING AN EFFECTIVE DATE OF JUNE 16, 2011.
4. THIS PLAT WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF. ADJOINING OWNERS ARE CURRENT OR FORMER OWNERS.
5. THIS PROPERTY IS CURRENTLY ZONED A-2

SOURCE OF TITLE
 CURRENT OWNER: ROSE K SMITH
 RECORDED IN DEED BOOK 276 PAGE 231 & WILL BOOK 33 PAGE 127 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF DINWIDDIE COUNTY, VIRGINIA.



ACCUPOINT
 SURVEYING & DESIGN
 SURVEYORS ♦ ENGINEERS ♦ SOIL EVALUATORS
 950 AIRPORT ROAD, LYNCHBURG, VA 24502
 PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

SCALE:	1" = 150'
ASD JOB #:	2019-265
FILE #:	2019-265.DWG
PARCEL ID:	TM # 47-74
DATE:	SEPTEMBER 30, 2019
REV:	
SHEET NUMBER: 1 OF 1	

REZONING PLAT SHOWING
 TAX MAP NUMBER 47-74
 PROPERTY OF
 ROSE K SMITH
 ROWANTY MAGISTERIAL DISTRICT
 DINWIDDIE COUNTY, VIRGINIA