

VIRGINIA: MINUTES FOR THE ORGANIZATIONAL AND REGULAR MEETING OF THE DINWIDDIE COUNTY PLANNING COMMISSION HELD IN THE SCHOOL BOARD MEETING ROOM OF THE PAMPLIN ADMINISTRATION BUILDING ON THE 8<sup>th</sup> DAY OF JANUARY 2020 AT 7:00 P.M.

PRESENT:	SAMUEL W. HAYES	VICE CHAIRMAN	AT-LARGE
	BUTCH CUNNINGHAM		DIST #4
	EVERETTE PROSISE		DIST #1
	EDWARD TITMUS		DIST #2
	JOHN HARVELL		DIST #3
	THOMAS TUCKER		AT-LARGE
	ANTHONY SIMMONS	CHAIRMAN	DIST #5
OTHER:	MARK BASSETT	PLANNING DIRECTOR	
	TYLER SOUTHALL	COUNTY ATTORNEY	

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**IN RE: CALL TO ORDER**

The Chairman called the meeting to order at 7:02 p.m.

**IN RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

The Chairman asked everyone to stand for the pledge of allegiance and a moment of silence.

**IN RE: ROLL CALL**

The Chairman asked for the roll to be called and all members were present.

**IN RE: APPROVAL OF AGENDA**

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

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

**IN RE: MINUTES**

The Chairman said the members have before them the minutes for the November 13, 2019 Regular meeting and he asked if there were any corrections. He said since there are none he would entertain a motion to accept the minutes as presented.

Mr. Tucker made a motion that the minutes be accepted as presented. It was seconded by Mr. Titmus and with Mr. Tucker, Mr. Cunningham, Mr. Titmus, Mr. Harvell, Mr. Prosise, Mr. Hayes and Mr. Simmons voting "AYE" the minutes were accepted as presented.

The Chairman said the members have before them the minutes for the December 11, 2019 Joint Workshop meeting and he asked if there were any corrections. He said since there are none he would entertain a motion to accept the minutes as presented.

Mr. Titmus made a motion that the minutes be accepted as presented. It was seconded by Mr. Harvell and with Mr. Tucker, Mr. Cunningham, Mr. Hayes, Mr. Prosise, Mr. Titmus, Mr. Simmons and Mr. Harvell voting "AYE" the minutes were accepted as presented.

**IN RE: ELECTION OF CHAIRMAN FOR 2020**

The Chairman turned the meeting over to Mr. Bassett.

Mr. Bassett asked if there were any nominations for 2020 Planning Commission Chairman.

Mr. Cunningham nominated Mr. Hayes to be the Planning Commission Chairman for the year 2020. It was seconded by Mr. Tucker. Mr. Titmus voted to close nominations. It was seconded by Mr. Tucker. With Mr. Cunningham, Mr. Harvell, Mr. Tucker, Mr. Prosise, Mr. Titmus, Mr. Hayes and Mr. Simmons voting "AYE," Mr. Hayes became Chairman of the Planning Commission for the year 2020.

Mr. Bassett turned the meeting over to Mr. Hayes.

**IN RE: ELECTION OF VICE CHAIRMAN FOR 2020**

The Chairman opened nominations for Vice Chairman of the Planning Commission.

Mr. Titmus nominated Mr. Tucker to be the Planning Commission Vice Chairman for the year 2020. It was seconded by Mr. Simmons. Mr. Cunningham voted to close nominations. It was seconded by Mr. Titmus. With Mr. Titmus, Mr. Prosise, Mr. Harvell, Mr. Tucker, Mr. Cunningham, Mr. Hayes and Mr. Simmons voting "AYE" Mr. Tucker became the Vice Chairman of the Planning Commission for the year 2020.

**IN RE: DETERMINATION OF MEETING SCHEDULE FOR 2020**

The Chairman said the November 11<sup>th</sup> meeting date is on Veteran's Day. He suggested the meeting get moved to November 12<sup>th</sup>.

Mr. Tucker made a motion to accept the meeting schedule as present with November 11<sup>th</sup> meeting date being moved to November 12<sup>th</sup>. He then read the following: **WHEREAS**, the Planning Commission of Dinwiddie County, Virginia is required by the Virginia Code to adopt a regular meeting schedule,

**NOW THEREFORE BE IT RESOLVED** by the Planning Commission of Dinwiddie County, Virginia, that the following rules shall apply for the year 2020:

1. Regular Meetings of the Planning Commission shall be held every month, on the second Wednesday of the month, as shown on the attached 2020 calendar, in the Board Meeting Room in the Government Center Building, 14010 Boydton Plank Road, Dinwiddie, Virginia. The Regular Meeting time shall be 7:00 PM unless otherwise noted.
2. Should it be necessary to cancel a regular and/or an advertised Planning Commission meeting due to weather or other conditions, the meeting shall be continued for 7 days to the same time and place. The regular meetings dates are as follows:



## **CASE OVERVIEW**

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 a public utility generating facility with a conditional use permit. The proposed proffered use of the subject property limits the use and structures to a solar energy generating facility, comprised of solar modules, racking, inverters, transformers, and cabling. The proposed solar generating facility, Reams Solar I, is a 5 MW AC, 6.5 MW DC photovoltaic solar facility. Since the proposed solar energy facility has a rated capacity no greater than 5 megawatts, the Department of Environmental Quality (DEQ) Permit by Rule (PBR) is not required for the proposed project. The applicant does have to notify DEQ of the solar project and submit a certification by the County's Board of Supervisors that the project complies with all applicable land use ordinances.

The subject property is located at 24413 Old Vaughan Rd. (Route 605) Dinwiddie, VA and is further defined as Tax Map Parcel No. 47-74. The applicant is proposing a long-term lease for the aforementioned property where the single-axis tracking system of dual portrait solar panels are to be constructed. The proposed point of interconnection with Southside Electric Cooperative's existing three-phase power line is located on the front of the property near the existing entrance to the property from Old Vaughan Road. The existing power lines connect the proposed solar energy facility to the Reams power substation that is located approximately 2,000 feet from the subject property.

## **ATTACHMENTS**

Rezoning Application, Statement of Proffers, Location Map, Reams Solar I Conceptual Site Plan, VDOT Land Use Amendment Comment Letter for P-19-4, Reams Comprehensive Plan Accordance Narrative, Reams Limited NEPA Review, Reams Fiscal Impact Report V4, Reams Decommissioning Plan V3, Reams Solar Impact Study, Reams Solar I REV5 V3 Conceptual Site Plan (Dec. 5, 2019)

## **LAND USE AND ZONING ANALYSIS**

The properties in the immediate area surrounding the subject land parcel include agricultural and forestal land, low-density single-family residential, and institutional (a Church located northwest across Old Vaughan Road) land uses. The property to the north, east, south and west is zoned A-2, Agricultural General. The subject property drains to Gravelly Run and Rowanty Creek to the northeast and flows to Jones Hole Swamp. The soils in the general area are Emporia-Mattaponi-Slagle and specifically Mattaponi sandy loam for the subject property. This soil type is considered prime farmland. According to the USDA Soil Survey of Dinwiddie Area, VA about 208,000 acres, or nearly percent of the total acreage, meets the soil requirements for prime farmland. According to the FEMA Floodplain maps there are no Zone A 100-year floodplain areas designated on the subject property. The applicant has indicated that there is no mass grading planned for the subject property.

A primary purpose of the Industrial, General, M-2, zoning district is to establish an area where the principal use of the land is for heavy commercial and industrial operations, which may create some nuisance and which are not properly associated with, nor particularly compatible with, residential, institutional and neighborhood commercial service establishments. In the Industrial, General, M-2 zoning district a utility generating facility is permitted with a conditional use permit. The proposed

proffered use of the subject property limits the use and structures to a solar energy generating facility, comprised of solar modules, racking, inverters, transformers, and cabling.

Included is a development concept plan for the solar energy facility that is enclosed with a security fence. The point of interconnection with Southside Electric Cooperative's existing three-phase power line is located on the front of the property near the existing entrance to the property from Old Vaughan Road.

As shown on the concept site plan, the proposed dual portrait solar panels mounted to the single-axis tracking system are to be located on 26.0 +/- acres on the middle and rear portion of the subject property approximately 756.0 +/- feet inward from Old Vaughan Road. The single-axis tracking system entails the dual portrait solar panels mounted on a framework that tracks the movement of the sun during the day. Visually, the facility is arranged with long rows of solar panels mounted on the racks which are mounted on posts pile driven into the ground. The front portion of the property is to remain zoned A-2 for continued agricultural uses.

Per the concept site plan, the proposed solar panels are located 250 +/- feet from the existing residence on an adjoining parcel to the west, and on the east 285 +/- feet from one existing residence and 670 +/- feet from a second residence. There are existing trees on the west side of the site to screen the solar panels from the residence, but the applicant is proposing to remove the trees which will no longer provide a vegetative buffer on the subject property between the residence and the proposed solar panels. On the east side of the subject property, there are no existing trees to provide a vegetative buffer on the subject property between the solar panels and the existing residences. To help screen the visual impact of the solar facility from Old Vaughan Road there is a vegetative buffer proposed on the northern portion of the facility between the proposed solar panels and Old Vaughan Road.

## **COMPREHENSIVE PLAN CITATIONS**

The subject property is located within the Rural Conservation Area as defined by the Comprehensive Land Use Plan.

Chapter X Future Land Use includes the following relevant special planning considerations, battlefield preservation, and planning guidelines:

B. Special Planning Considerations: includes the following relevant sections:

11. Prime Agricultural Land: (1) Identify the large parcel land areas containing the best agricultural soils, high historic yields, and high probability of continuing in agricultural use. (3) Encourage the location and continuation of agriculture related industrial and commercial uses which support the agricultural community (4) Make regulations sufficiently flexible to permit site locations, where development occurs in identified prime agricultural land areas, that minimize interference with agricultural operations, that use marginally productive land and that cause a minimal loss of productive agricultural acreage.

14. Battlefield Preservation: The nationally significant Civil War battlefields in the County should be recognized as a major cultural resource. When these predetermined sites are threatened by non-compatible development, policy should be prepared as a guide to any proposed action that may impact any cultural or natural resources in these areas.

C. Planning Guidelines:

2. Rural Conservation Land: The Rural Conservation Area includes existing large-lot, low density, single-family subdivisions with lot sizes averaging five (5) acres or greater with limited commercial and industrial development. The above existing areas uses are compatible with the uses permitted in the A-1 and A-2 zoning classifications.

Chapter XI Policies, Goals and Objectives includes the following relevant Policy statements:

- (1) Preserve the rural character of Dinwiddie County which includes agriculture, open space, clean environment, low taxes, quality education, safe environs, and a strong sense of community.
- (2) Conserve and protect the County's natural and historic resources and environmentally sensitive areas.
- (3) Maintain and enhance the County's ability to coordinate a balanced land use program among various types of residential, commercial, and industrial interest by encouraging development within areas defined as growth centers and/or growth corridors.
- (4) Preserve productive agricultural and timber lands from premature conversion to urban uses by discouraging urban development patterns throughout the County.
- (5) Provide and maintain needed community facilities and services in a cost-efficient manner. An impact analysis will be required for all major development so that public, health, safety, and welfare are protected.

In addition to the relevant Policy statements, there are additional relevant goals and objectives for each element of the Comprehensive Plan as set forth below:

Agricultural and Timber Lands: Goal: Preserve a significant portion of the County's productive agricultural and timber lands. Objectives: (b) Protect existing agricultural operations from conflicts with other land uses. (c) Establish a pattern of residential and commercial development that causes minimal conversion of agricultural land or disruption to agricultural areas. (f) Identify and designate prime agricultural land.

Public Facilities and Services: Goal: Provide County facilities and services necessary to promote a safe, healthful, and desirable community in which to live. Objectives: (a) ensure that the intensity, timing, and implementation of future development is subject to the provision of adequate and coordinated public facilities and services. (d) Recognize the need for continued planning in order to maintain adequate and efficient public facilities and services for existing and future residents.

Open Space, Recreation, and Historic Preservation: Goal 3: Preserve "open space" areas throughout the County such that these areas will become an integral part of the community as the growth corridors and centers expand. Objectives: (a) Protect and conserve natural features of the environment, i.e., wetlands, floodplains, etc., from improper development. Goal 4: Preserve and protect historic sites and buildings in Dinwiddie County. (h) Preserve and protect the County's historic sites and cultural heritage.

Environment: Goal: Protect the county's high level of environmental quality. Objectives: (a) Protect the environment and conserve resources for future uses. (b) Assure that new development minimizes adverse impacts on the natural land and/or built environment. (c) Preserve the County's scenic, cultural, and historic resources as being essential to both the County's rural and historic character and the overall quality of life. (d) Protect and preserve the County's agricultural and timber lands and activities. (f) Maintain and enhance the agricultural and farming resources as an integral sector in the County. (g) Protect and preserve the natural and physical environment.

Land Use and Development: Goal: Ensure that sound practices are employed and guide future development in an efficient and serviceable manner, which is protective of the County's predominately-rural character and concentrates development in designated areas. Objectives: (f) Encourage development which is compatible with anticipated rates of growth, available resources, and available or planned utilities, schools, and other community facilities and services. (g) Emphasive community planning and industrial development that is designed to economize the costs of

roads, utilities, and land use. (h) Make planning and industrial development that is designed to economize the costs of roads, utilities, and land use.

The subject property is located within the Rural Conservation Area as defined by the Comprehensive Land Use Plan.

While the Comprehensive Plan does not specifically address renewable energy ie. Solar energy generation, it does account for future utility growth and expansion in accordance with the Comprehensive Plan.

## **OVERVIEW OF IMPACTS**

In the application request for rezoning and a conditional use permit, in addition to the Statement of Proffers, the applicant submitted a Comprehensive Plan Accordance Narrative, a Fiscal Impact Report, a Decommissioning Plan and the Limited National Environmental Policy Act (NEPA) Review for the Rams Solar I facility/site. In the rezoning application the applicant states that “the operation of the facility will be nearly silent and will only require infrequent visits to ensure vegetation is maintained”. Further, the applicant states that “the project will not have a detrimental effect on adjacent property”. The construction will take place in accordance with the Virginia Department of Environmental Quality (DEQ) and the Virginia Department of Transportation (VDOT) 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.

The rezoning Proffers include a proffered condition limiting the use of the subject property to a solar generating facility and ancillary uses.

The applicant’s Fiscal Impact Report identifies a fiscal contribution to the County of \$5,372.85 in rollback property taxes if the project is removed from the County’s land use program and additional local real estate property tax revenue estimated at \$4,740.00 annually totaling \$142,200.00 over the 30-year projected lifetime of the project. The project is exempt from all personal property tax and machinery and tools tax under Va. Code Sec. 58.1-3660 and HB 1297. The economic contribution during the project construction phase is \$58,080.00.

### **Cultural and Environmental:**

The applicant commissioned the Limited National Environmental Policy Act (NEPA) Review for the Rams Solar I facility/site looked at threatened and endangered species and the potential presence of cultural and historical resources. If any site work is proposed in wetlands or waters of the U.S., then Section 401 and Section 404 Clean Water Act permits are required. If a Section 404 Clean water Act Permit is required then a review of threatened and endangered species and cultural resources is required. According to the Limited NEPA Review five architectural resources and two archaeological resources are identified within the general area of the proposed solar facility. Two of the cultural resources are located on the site and are both classified as eligible for listing on the National Register of Historic Places (NRHP). The remaining resources have not yet been evaluated. The cross-hatched area along Old Vaughan Road (Route 606) on the concept plan indicates the potential for historic resources which include troop movements associated with the Reams Station Battlefields (I&II) to the east of the subject property. In addition, there is a nearby property located at 24205 Old Vaughan Road that does have a historic home that is of architectural significance.

### **School System, Public Safety, & Public Utilities Impacts**

There are no impacts to the school system with the proposed rezoning allowing for construction of the solar energy facility. The potential impact on public safety with the rezoning of the subject property include the proposed solar arrays, battery storage areas, inverter and transformers having to address fire protections as required by the applicable National and local Fire Code and Building Code.

The impact on public utilities involves the point of interconnection with Southside Electric Cooperative's existing three-phase power line which is to be located at the front of the subject property. The existing power lines connect the proposed solar energy facility to the Reams power substation that is located approximately 2,000 feet from the subject property.

### Transportation Impacts

With utility scale solar energy facilities generating very few vehicle trips, the impacts on the existing transportation network are minimal. The proposed solar energy facility will, however, generate substantial traffic during construction and have an impact on the secondary roads in the area. A majority of the traffic generated is truck traffic delivering materials to the site and also traffic generated from construction vehicles and construction workers travelling to the site. The secondary roads in the general area of the site are not designed for large volumes of heavy traffic and as a result, increased road maintenance costs arise. To ameliorate the impacts of the increased traffic on area roads VDOT is recommending that a Construction Traffic Management Plan (CTMP) is included in the rezoning Proffers to account for the transportation impacts related to the development of the property. The CTMP includes (1) a plan to show proposed construction access routes to the development site from the State primary routes; (2) a pre-construction assessment of the condition of the secondary roadways to be used as a haul route to the facility with a commitment from the applicant to repair any damage caused during construction and to restore the roadways to pre-construction conditions; and (3) a plan to identify on-site areas suitable for parking for the construction workers and areas exist on-site to allow trucks to be unloaded and to turn around without having to back onto State maintained roadways.

Additionally, VDOT anticipates that a low-volume commercial entrance is required to serve the proposed solar energy facility. The low volume commercial entrance has to demonstrate that stopping sight distance for a 55 MPH speed limit is available at the proposed entrance location. Old Vaughan Road (Route 605) is a secondary local roadway and VDOT Access management spacing standards are not applicable on local roads or for low volume commercial entrances. All future transportation related improvements for the commercial entrance will have to meet VDOT design and construction requirements and standards. (Please see attached VDOT Land Use Amendment Comment Letter for P-19-4).

### Location, Appearance and Operation Impacts

Setbacks and Buffers: The concept plan for development of the site indicates that the proposed dual portrait solar panels mounted to the single-axis tracking system are to be located on 26.0 +/- acres on the middle and rear portion of the subject property approximately 756.0 +/- feet inward from Old Vaughan Road. Additionally, per the concept site plan, the proposed solar panels are located 250 +/- feet from the existing residence on an adjoining parcel to the west, and on the east 285 +/- feet from one existing residence and 670 +/- from a second residence. There are existing trees on the west side of the site to screen the solar panels from the residence, but the applicant is proposing to remove the trees, which will no longer provide a vegetative buffer on the subject property between the residence and the proposed solar panels. On the east side of the subject property, there are no existing trees to provide a vegetative buffer on the subject property between the solar panels and the existing residences. To help screen the visual impact of the solar facility from Old Vaughan Road there is a



vegetative buffer proposed on the northern portion of the facility between the proposed solar panels and Old Vaughan Road.

To mitigate the visual impacts of the solar panels on the adjoining properties and residences, Staff recommends that if the existing trees are removed from the west side of the site that opaque fencing or a low profile vegetative barrier is installed to screen the solar panels from the residence on Tax Map Parcel 47-85.

In addition, on the east side of the property that opaque fencing or a low profile vegetative barrier is installed to screen the solar panels from the residences on Tax Map Parcels 47-72D, 47-72E, and 47-72C.

Additionally, concerning buffers and landscaping/tree planting the Dinwiddie County Zoning Ordinance requires 10% tree cover at ten year's maturity for the site.

With the proposed M-2 zoning adjacent to the existing A-2 zoned property The Zoning Ordinance requires a 75-foot wide landscaped buffer for the perimeter of the site between the solar panels and the property lines of the adjoining A-2 zoned property. If the rezoning is approved and a conditional use permit is granted the site developer may request a variance from the aforementioned buffer requirements. Where landscape buffers are planned and/or required the use of native plants is encouraged, and where feasible the buffer areas and panel zones should utilize season grasses and pollinator plants.

*Wildlife Corridors:* There are no wildlife corridors shown on the concept plan. It does appear that there is adequate room around the perimeter of the site to permit movement for wildlife. Planting warm season grasses and pollinator plants will also enhance the wildlife habitats in the general area of the facility.

*Height of the Solar Panels:* There is no indication on the concept plan or in the application for the height of the dual portrait solar panels. It is recommended that a 20-foot maximum height for solar panels at full tilt as needed for topographical adjustment so long as the lowest edge of the panels is no more than 10 feet above grade.

*Stormwater Management and Erosion and Sediment Controls:* If the rezoning is approved at the time of site plan review a separate surety (cash, letter of credit, or bond), should be posted at the County for grading, erosion and sediment controls, and stormwater controls prior to issuance of a land disturbance permit.

*Decommissioning Plan:* The applicant did submit the aforementioned Decommissioning Plan with a proposed plan for a surety to cover the cost of decommissioning in accordance with Virginia Code Sec. 15.2-2241.2. The Plan needs to protect the interests of the property owner(s), adjacent property owners, and the County ensuring the removal of the solar facilities after the use is terminated with restoration of the land to its former condition, and there needs to be the fiscal assurances approved by the County to cover the implementation of the Decommissioning Plan.

## **PLANNING COMMISSION ACTION**

The Planning staff has reviewed the request to rezone the property from A-2, Agricultural General to M-2, Industrial General with proffers to allow for a solar energy generating facility and with the subject request, there are impacts and the Planning Commission ultimately must weigh those impacts against the benefits of the rezoning request. The Planning Commission should consider if the rezoning request is compatible and not a substantial detriment with the surrounding zoning pattern and

surrounding property, conforms to the underlying uses outlined in the rural conservation Area in the Comprehensive Land Use Plan for this general area of the County

### **PLANNING COMMISSION RECOMMENDATION**

Since this is a zoning matter, the standard statement regarding the Planning Commission's recommendation on this zoning matter must be read. In order to assist, staff prepared the following statement:

**BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that rezoning request, P-19-4, as presented be recommended for (approval, approval with proffers, or disapproval) to the Board of Supervisors.**

Mr. Bassett asked if there were any questions from the members.

Mr. Cunningham asked if the proffers we have before us today are the current proffers.

Mr. Bassett said they are the current proffers.

Mr. Prosize asked what kind of lighting requirement will be at the site during construction.

Mr. Bassett said he would let the applicant answer that question.

Mr. Cunningham asked about clearly defining a security fence.

Mr. Bassett said he would let the applicant answer that question.

Mr. Harvell asked what the arrangement is if battery assistance is needed.

Mr. Bassett said from his recent contact and the proffers you have, the applicant is indicating that there will not be any battery storage related to this project.

The Chairman asked if there were any more questions for Mr. Bassett. He said if not would the applicant like to come forward and add anything.

Mr. Davis Plunkett said he will answer the question about lighting. There is no lighting planned for this facility once it is operational. Lighting may be used if there is work being done after the sun goes down. As for security fencing it will be a six foot chain link fence with two feet of barbwire on top.

The Chairman asked if there are any further comments for the applicant. He said since there are none he was opening the public hearing portion of the case. He asked if anyone had signed up to speak.

Mr. Grady Palmer, 999 Waterside Drive, Norfolk with the Law Firm of Williams and Mullins in Richmond said he was asked by Holocene to come and participate in this process. He said they wanted him to explain or give some context to what Holocene is trying to do.

The Chairman said since there is no one else signed up to speak he is closing the public hearing portion of the case. He opened the discussion among the Commissioners.

There was some general discussion from the commissioners.

The Chairman said if there is no more discussion, he would entertain a motion.

Mr. Titmus made a motion and read the following: BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that rezoning request, P-19-4, as presented be recommended for approval with proffer to the Board of Supervisors.

It was seconded by Mr. Simmons. Mr. Titmus, Mr. Harvell, Mr. Simmons, and Mr. Cunningham voted "AYE." Mr. Prorise, Mr. Tucker and Mr. Hayes voted "NO." With a 4-3 vote in favor Rezoning Case, P-19-4, was recommended for approval with proffers to the Board of Supervisors.

**IN RE: OLD BUSINESS**

## **Planning Commission Staff Report**

File #: C-19-5  
Applicant: HCE Reams Solar I, LLC, and their Agent, Stanford H. Allison  
CUP Request: To operate a solar energy generating facility  
Property Location: 24413 Old Vaughan Road (Route 605), Dinwiddie  
Tax Map Parcel #: 47-74  
Property Size: Approximately 64.10 +/- acres and request is to utilize approximately 38.0 +/- acres for the solar energy generating facility  
Zoning: Approximately 26.10 +/- acres Agricultural, General, A-2 and 38.0 +/- acres & Industrial, General, M-2 with Proffers  
Magisterial District: Rowanty  
Applicant's Community Meeting: May 22, 2019 at Eastside Enhancement Center  
Planning Commission Mtgs.: October 9, 2019 & January 8, 2020

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### **CUP REQUEST**

The applicants, HCE Reams Solar I, LLC, and their agent, Stanford H. Allison are seeking a conditional use permit to utilize the following described property containing approximately 38.0 +/- acres to operate a solar energy generating facility. The property is located 24413 Old Vaughan Road, Dinwiddie, VA, and is further designated as Tax Map No. 47-74 and approximately 26.10 +/- acres is to remain zoned Agricultural, General, A-2 and approximately 38.0 +/- acres is requested to be zoned Industrial, General, M-2 with Proffers which allows for public utility generating facilities 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, and utility development at the Ordinance defined density.

### **RELATED ATTACHMENTS**

CUP Application, Location Map, Reams Solar I Conceptual Site Plan, VDOT Land Use Amendment Comment Letter for P-19-4, Reams Comprehensive Plan Accordance Narrative, Reams Limited NEPA Review, Reams Fiscal Impact Report V4, Reams Decommissioning Plan Final w/exhibits, Reams Solar Impact Study, Reams Solar I REV5 V3 Conceptual Site Plan (Dec. 5, 2019)

## **OVERVIEW OF PROPOSED SOLAR ENERGY GENERATING FACILITY**

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 a public utility generating facility with a conditional use permit. The proposed proffered use of the subject property limits the use and structures to a solar energy generating facility, comprised of solar modules, racking, inverters, transformers, and cabling. The proposed solar generating facility, Reams Solar I, is a 5 MW AC, 6.5 MW DC photovoltaic solar facility.

Since the proposed solar energy facility has a rated capacity no greater than 5 megawatts, the Department of Environmental Quality (DEQ) Permit by Rule (PBR) is not required for the proposed project. The applicant does have to notify DEQ of the solar project and submit a certification by the County's Board of Supervisors that the project complies with all applicable land use ordinances.

The subject property is located at 24413 Old Vaughan Rd. (Route 605) Dinwiddie, VA and is further defined as Tax Map Parcel No. 47-74. The applicant is proposing a long-term lease for the aforementioned property where the single-axis tracking system of dual portrait solar panels are to be constructed. The proposed point of interconnection with Southside Electric Cooperative's existing three-phase power line is located on the front of the property near the existing entrance to the property from Old Vaughan Road. The existing power lines connect the proposed solar energy facility to the Reams power substation that is located approximately 2,000 feet from the subject property.

## **LAND USE AND ZONING ANALYSIS**

The properties in the immediate area surrounding the subject land parcel include agricultural and forestal land, low-density single-family residential, and institutional (a Church located northwest across Old Vaughan Road) land uses. The property to the north, east, south and west is zoned A-2, Agricultural General. The subject property drains to Gravelly Run and Rowanty Creek to the northeast and flows to Jones Hole Swamp. The soils in the general area are Emporia-Mattaponi-Slagle and specifically Mattaponi sandy loam for the subject property. This soil type is considered prime farmland.

A primary purpose of the Industrial, General, M-2, zoning district is to establish an area where the principal use of the land is for heavy commercial and industrial operations, which may create some nuisance and which are not properly associated with, nor particularly compatible with, residential, institutional and neighborhood commercial service establishments. In the Industrial, General, M-2 zoning district a utility generating facility is permitted with a conditional use permit. The proposed proffered use of the subject property limits the use and structures to a solar energy generating facility, comprised of solar modules, racking, inverters, transformers, and cabling. In addition, the proffer conditions include a development concept plan for the solar energy facility that is enclosed with a security fence. The point of interconnection with Southside Electric Cooperative's existing three-

phase power line is located on the front of the property near the existing entrance to the property from Old Vaughan Road. As shown on the concept site plan, the proposed dual portrait solar panels mounted to the single-axis tracking system are to be located on 26.0 +/- acres on the middle and rear portion of the subject property approximately 756.0 +/- feet inward from Old Vaughan Road. The single-axis tracking system entails the dual portrait solar panels mounted on a framework that tracks the movement of the sun during the day. Visually, the facility is arranged with long rows of solar panels mounted on the racks which are mounted on posts piled into the ground. The front portion of the property is to remain zoned A-2 for continued agricultural uses.

Per the concept site plan, the proposed solar panels are located 250 +/- feet from the existing residence on an adjoining parcel to the west, and on the east 285 +/- feet from one existing residence and 670 +/- from a second residence. There are existing trees on the west side of the site to screen the solar panels from the residence, but the applicant is proposing to remove the trees which will no longer provide a vegetative buffer on the subject property between the residence and the proposed solar panels. On the east side of the subject property, there are no existing trees to provide a vegetative buffer on the subject property between the solar panels and the existing residences. To help screen the visual impact of the solar facility from Old Vaughan Road there is a vegetative buffer proposed on the northern portion of the facility between the proposed solar panels and Old Vaughan Road.

## **OVERVIEW OF IMPACTS**

In the application request for rezoning and a conditional use permit, in addition to the Statement of Proffers, the applicant submitted a Comprehensive Plan Accordance Narrative, a Fiscal Impact Report, a Decommissioning Plan and the Limited National Environmental Policy Act (NEPA) Review for the Rams Solar I facility/site. In the rezoning application the applicant states that “the operation of the facility will be nearly silent and will only require infrequent visits to ensure vegetation is maintained”. Further, the applicant states that “the project will not have a detrimental effect on adjacent property. The construction will take place in accordance with the Virginia Department of Environmental Quality (DEQ) and the Virginia Department of Transportation (VDOT) 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.”

The rezoning Proffers include the proffer condition: limiting the use of the subject property to a solar generating facility, comprised of solar modules, racking, inverters, transformers and cabling; the entire facility will be enclosed in a security fence; the area outside the fence may be used for agriculture, silviculture or animal grazing.

The applicant’s Fiscal Impact Report identifies a fiscal contribution to the County of \$5,372.85 in rollback property taxes if the project is removed from the County’s land use program and additional local real estate property tax revenue estimated at \$4,740.00 annually totaling \$142,200.00 over the 30-year projected lifetime of the project.

The project is exempt from all personal property tax and machinery and tools tax under Va. Code Sec. 58.1-3660 and HB 1297. The economic contribution during the project construction phase is estimated to be \$58,080.00.

### **Cultural and Environmental:**

The applicant commissioned the Limited National Environmental Policy Act (NEPA) Review for the Rams Solar I facility/site looked at threatened and endangered species and the potential presence of cultural and historical resources. If any site work is proposed in wetlands or waters of the U.S., then

Section 401 and Section 404 Clean Water Act permits are required. If a Section 404 Clean water Act Permit is required then a review of threatened and endangered species and cultural resources is required. According to the Limited NEPA Review five architectural resources and two archaeological resources are identified within the general area of the proposed solar facility. Two of the cultural resources are located on the site and are both classified as eligible for listing on the National Register of Historic Places (NRHP). The remaining resources have not yet been evaluated.

The cross-hatched area along Old Vaughan Road (Route 606) on the concept plan indicates the potential for historic resources which include troop movements associated with the Reams Station Battlefields (I&II) to the east of the subject property. In addition, there is a nearby property located at 24205 Old Vaughan Road that does have a historic home that is of architectural significance.

#### School System, Public Safety, & Public Utilities Impacts

There are no impacts to the school system with the proposed rezoning allowing for construction of the solar energy facility. The potential impact on public safety with the rezoning of the subject property include the proposed solar arrays, inverter and transformers having to address fire protections as required by the applicable National and local Fire Code and Building Code. The impact on public utilities involves the point of interconnection with Southside Electric Cooperative's existing three-phase power line which is to be located at the front of the subject property.

The existing power lines connect the proposed solar energy facility to the Reams power substation that is located approximately 2,000 feet from the subject property.

#### Transportation Impacts

With utility scale solar energy facilities generating very few vehicle trips, the impacts on the existing transportation network are minimal. The proposed solar energy facility will, however, generate substantial traffic during construction and have an impact on the secondary roads in the area. A majority of the traffic generated is truck traffic delivering materials to the site and also traffic generated from construction vehicles and construction workers travelling to the site. The secondary roads in the general area of the site are not designed for large volumes of heavy traffic and as a result, increased road maintenance costs arise. To ameliorate the impacts of the increased traffic on area roads VDOT is recommending that a Construction Traffic Management Plan (CTMP) is included in the rezoning Proffers to account for the transportation impacts related to the development of the property. The CTMP includes (1) a plan to show proposed construction access routes to the development site from the State primary routes; (2) a pre-construction assessment of the condition of the secondary roadways to be used as a haul route to the facility with a commitment from the applicant to repair any damage caused during construction and to restore the roadways to pre-construction conditions; and (3) a plan to identify on-site areas suitable for parking for the construction workers and areas exist on-site to allow trucks to be unloaded and to turn around without having to back onto State maintained roadways.

Additionally, VDOT anticipates that a low-volume commercial entrance is required to serve the proposed solar energy facility. The low volume commercial entrance has to demonstrate that stopping sight distance for a 55 MPH speed limit is available at the proposed entrance location.

Old Vaughan Road (Route 605) is a secondary local roadway and VDOT Access management spacing standards are not applicable on local roads or for low volume commercial entrances. All future transportation related improvements for the commercial entrance will have to meet VDOT design and construction requirements and standards. (Please see attached VDOT Land Use Amendment Comment Letter for P-19-4).

Location, Appearance and Operation Impacts

Setbacks and Buffers: The concept plan for development of the site indicates that the proposed dual portrait solar panels mounted to the single-axis tracking system are to be located on 26.0 +/- acres on the middle and rear portion of the subject property approximately 756.0 +/- feet inward from Old Vaughan Road. Additionally, per the concept site plan, the proposed solar panels are located 250 +/- feet from the existing residence on an adjoining parcel to the west, and on the east 285 +/- feet from one existing residence and 670 +/- from a second residence.

There are existing trees on the west side of the site to screen the solar panels from the residence, but the applicant is proposing to remove the trees, which will no longer provide a vegetative buffer on the subject property between the residence and the proposed solar panels. On the east side of the subject property, there are no existing trees to provide a vegetative buffer on the subject property between the solar panels and the existing residences. To help screen the visual impact of the solar facility from Old Vaughan Road there is a vegetative buffer proposed on the northern portion of the facility between the proposed solar panels and Old Vaughan Road.

To mitigate the visual impacts of the solar panels on the adjoining properties and residences, Staff recommends that if the existing trees are removed from the west side of the site that opaque fencing or a low profile vegetative barrier is installed to screen the solar panels from the residence on Tax Map Parcel 47-85. In addition, on the east side of the property that opaque fencing or a low profile vegetative barrier is installed to screen the solar panels from the residences on Tax Map Parcels 47-72D, 47-72E, and 47-72C.

Additionally, concerning buffers and landscaping/tree planting the Dinwiddie County Zoning Ordinance requires 10% tree cover at ten year's maturity for the site. With the proposed M-2 zoning adjacent to the existing A-2 zoned property The Zoning Ordinance requires a 75-foot wide landscaped buffer for the perimeter of the site between the solar panels and the property lines of the adjoining A-2 zoned property. If the rezoning is approved and a conditional use permit is granted the site developer may request a variance from the aforementioned buffer requirements. Where landscape buffers are planned and/or required the use of native plants is encouraged, and where feasible the buffer areas and panel zones should utilize season grasses and pollinator plants.

Wildlife Corridors: There are no wildlife corridors shown on the concept plan. It does appear that there is adequate room around the perimeter of the site to permit movement for wildlife. Planting warm season grasses and pollinator plants will also enhance the wildlife habitats in the general area of the facility.

Height of the Solar Panels: There is no indication on the concept plan or in the application for the height of the dual portrait solar panels. It is recommended that a 20-foot maximum height for solar panels at full tilt as needed for topographical adjustment so long as the lowest edge of the panels is no more than 10 feet above grade.

Stormwater Management and Erosion and Sediment Controls: If the rezoning is approved at the time of site plan review a separate surety (cash, letter of credit, or bond), should be posted at the County for grading, erosion and sediment controls, and stormwater controls prior to issuance of a land disturbance permit.

Decommissioning Plan: The applicant did submit the aforementioned Decommissioning Plan with a proposed plan for a surety to cover the cost of decommissioning in accordance with Virginia Code Sec. 15.2-2241.2. The Plan needs to protect the interests of the property owner(s), adjacent property

owners, and the County ensuring the removal of the solar facilities after the use is terminated with restoration of the land to its former condition, and there needs to be the fiscal assurances approved by the County to cover the implementation of the Decommissioning Plan.

**Planning Staff Recommendation:**

If the Planning Commission determines that the application furthers the Comprehensive Plan's policies, goals, and objectives, and that it meets the criteria set forth in the Zoning Ordinance, then staff recommends the following conditions to mitigate the adverse effects of this solar energy generating facility with the recommendation for approval to the Board of Supervisors.

**C-19-5 Conditions:**

1. The use of the property shall be limited to a 5 MW AC, 6.5 MW DC photovoltaic solar energy generating facility, comprised of solar modules, racking, inverters, transformers, cabling and shall be subject to this conditional use permit. Onsite battery energy storage devices shall not be allowed. Solar energy generating may occur only on Tax Map Parcel 47-74 (the approximately 38.0 +/- acre portion zoned M-2 with Proffers). The only access to and from the project site on Tax Map Parcel 47-74 shall be across Tax Map Parcel 47-74.
2. The Applicant will develop the Project Site in substantial accord with the Conceptual Site Plan dated December 5, 2019 included with the application as determined by the Zoning Administrator. Significant deviations or additions, including any enclosed building structures to the Preliminary Site Plan will require review and approval by the Planning Commission.
  - a. As used in these conditions, the "Project Site" shall include the "Solar Facilities", and the "Transmission Line", as hereinafter defined. The "Solar Facilities" shall mean the area(s) shown on the Conceptual Site Plan containing racking, panels, inverters, transformers, and cabling and located within the perimeter fencing, and including all fencing. The "Transmission Line" shall mean the existing transmission line owned by Southside Electric Cooperative.
3. Site Plan Requirements. In addition to all related State site plan requirements and site plan requirements of the Zoning Administrator, the Applicant shall provide the following plans for review and approval for the Solar Facility prior to the issuance of a building permit:
  - a. Construction Management Plan. The Applicant shall prepare a "Construction Management Plan" for each applicable site plan for the Solar Facility, and each plan shall address the following:
    - i. Traffic control methods (in coordination with the Virginia Department of Transportation (VDOT) prior to initiation of construction): 1) Lane closures, 2) Signage, and 3) Flagging procedures.
    - ii. Site access planning. Directing employee and delivery traffic to minimize conflicts with local traffic.
    - iii. Site security. The Applicant shall implement security measures prior to the commencement of construction of Solar Facilities on the Project Site.
    - iv. Lighting. During construction of the Solar Facility, any temporary construction lighting shall be positioned downward, inward, and shielded to eliminate glare from all adjacent properties. Emergency and/or safety lighting shall be exempt from this construction lighting condition.
  - b. Construction Mitigation Plan. The Applicant shall prepare a "Construction Mitigation Plan" for each applicable site plan for the Solar Facility, and each plan shall address the



effective mitigation of dust, burning operations, hours of construction activity, access and road improvements, and handling of general construction complaints as set forth and described in the application materials and to the satisfaction of the Zoning Administrator.

- c. Grading plan. The Project shall be constructed in compliance with the County approved grading plan as determined and approved by the Environmental Administrator or his designee prior to the commencement of any construction activities and a bond or other security will be posted for the grading operations. The grading plan shall:
  - i. Clearly show existing and proposed contours;
  - ii. Note the locations and amount of topsoil to be removed (if any) and the percent of the site to be graded;
  - iii. Limit grading to the greatest extent practicable by avoiding steep slopes and laying out arrays parallel to landforms;
  - iv. An earthwork balance will be achieved on-site with no import or export of soil;
  - v. In areas proposed to be permanent access roads which will receive gravel or in any areas where more than a few inches of cut are required, topsoil will first be stripped and stockpiled on-site to be used to increase the fertility of areas intended to be seeded;
  - vi. Take advantage of natural flow patterns in drainage design and keep the amount of impervious surface as low as possible to reduce storm water storage needs.
- d. Erosion and Sediment Control Plan. The County may require a third-party review with corrections completed prior to County review and approval. The owner or operator shall construct, maintain and operate the project in compliance with the approved plan. An E&S bond (or other security) will be posted for the construction portion of the project.
- e. Stormwater Management Plan. The County may require a third-party review with corrections completed prior to County review and approval. The owner or operator shall construct, maintain and operate the project in compliance with the approved plan. A storm water control bond (or other security) will be posted for the project for both construction and post construction as applicable and determined by the Environmental Administrator.
- f. Project Screening and Vegetation Plan. A separate security shall be posted for the ongoing maintenance of the project's vegetative buffers in an amount deemed sufficient by the Zoning Administrator.
- g. The Applicant shall reimburse the County its costs in obtaining an independent third-party review of any site plans or construction plans or part thereof.
- h. The design, installation, maintenance and repair of the Solar Facility in accordance with the most current National Electrical Code (NFPA 70) available (2014 version or later as applicable).

#### 4. Operations.

- a. Permanent Security Fencing. The Applicant shall install permanent security fencing, consisting of chain link, two-inch square mesh, six (6) feet in height, surmounted by three strands of barbed wire, around the Solar Facilities prior to the commencement of operations of the Solar Facilities. Failure to maintain the fence in a good and functional condition will result in revocation of the permit.
- b. Lighting. Any on-site lighting provided for the operational phase of the Solar Facility shall be dark-sky compliant, shielded away from adjacent properties, and positioned downward to minimize light spillage onto adjacent properties.
- c. Noise. Daytime noise will be under 67dBA during the day with no noise emissions at night.

- d. Ingress/Egress. Permanent access roads and parking areas will be stabilized with gravel, asphalt or concrete to minimize dust and impacts to adjacent properties.

5. Buffers.

a. Setbacks.

- i. “Principal Solar Facility Structure” shall include racking, panels, inverters, and security fencing on the Project Site, but shall not include roads, transmission poles, or the Transmission Line.
- ii. A minimum 750-foot setback shall be maintained from a Principal Solar Facility Structure to the street line (edge of right-of-way) where the Property abuts any public rights-of-way.
- iii. A minimum of 75-foot setback shall be maintained from all portions of the Principal Solar Facility Structure unless waived or modified by the Planning Commission during site plan review in accordance with the Zoning Ordinance.
- iv. No setbacks shall apply to the Transmission Line.

b. Screening.

- i. Existing wetland areas will be allowed to regrow naturally.
- ii. The blocks of solar panels shall maintain a minimum seventy-five (75) foot vegetative buffer (consisting of existing trees and re-planted vegetation) on their west, south, and east sides of the subject property unless waived or modified by the Planning Commission during site plan review in accordance with the Zoning Ordinance. If there is no existing vegetation or if the existing vegetation is inadequate to serve as a buffer as determined by the Zoning Administrator, a double row of structural plantings will be planted as described in the project concept plan dated December 5, 2019 provided with this conditional use permit application.

- c. Ancillary project facilities may be included in the buffer as described in the application where such facilities do not interfere with the effectiveness of the buffer as determined by the Zoning Administrator.

6. Height of Structures. Principal Solar Facility Structures shall not exceed 20 feet maximum (with a 10-foot maximum drip edge). Towers constructed for electrical lines and meteorological stations may exceed the maximum permitted height as provided in the M-2 zoning district regulations (Zoning Ordinance Sec. 22-228, provided that no structure shall exceed the height of 35 feet above ground level.

7. Inspections. The Applicant and property owner will allow designated County representatives or employees access to the facility at any time for inspection purposes.

8. Training. The Applicant and property owner shall arrange a training session with the Dinwiddie County Public Safety Departments to familiarize personnel with issues unique to a solar facility before operations begin.

9. Compliance. The Solar Facility shall be designed, constructed, and tested to meet relevant local, state, and federal standards as applicable.

10. Decommissioning.

- a. Decommissioning Plan. The Applicant and the property owner shall submit a decommissioning plan to the County in the form of a written agreement for approval in conjunction with the building permit. Such decommissioning plan shall be in the form of a written agreement and shall comply with Virginia Code Section 15.2-2241.2. The purpose of the decommissioning plan is to specify the procedure by which the Applicant or its successor would remove the Solar Facility after the end of its useful life and to restore the property for agricultural uses.

- b. Decommissioning Cost Estimate. The decommissioning plan shall include a decommissioning cost estimate prepared by a Virginia licensed professional engineer.

- i. The cost estimate shall provide the gross estimated cost to decommission the Solar Facilities in accordance with the decommissioning plan and these conditions. The decommissioning cost estimate shall not include any estimates or offsets for the resale or salvage values of the Solar Facilities equipment and materials.
  - ii. The Applicant, or its successor, shall reimburse the County for an independent review and analysis by a licensed engineer of the initial decommissioning cost estimate.
  - iii. The Applicant, or its successor, will update the decommissioning cost estimate every five (5) years from date of the original Certificate of Occupancy (C.O.) and reimburse the County for an independent review and analysis by a licensed engineer of each decommissioning cost estimate revision.
- c. Security.
- i. Prior to the County's approval of the building permit, the Applicant shall provide decommissioning security in the form of a Letter of Credit for Full Decommissioning Cost.

A letter of credit issued by a financial institution that has (i) a credit Rating from one or both of S&P and Moody's, of at least "A" from S&P or "A2" from Moody's and (ii) a capital surplus of at least \$10,000,000,000; or (iii) other credit rating and capitalization reasonably acceptable to the County, in the full amount of the decommissioning estimate; or

- ii. Upon the receipt of the first revised decommissioning cost estimate (following the 5th anniversary from date of the original Certificate of Occupancy (C.O.)), any increase or decrease in the decommissioning security shall be funded by the Applicant, or refunded to Applicant (if permissible by the form of security), within ninety (90) days and will be similarly trued up for every subsequent five year updated decommissioning cost estimate.
  - iii. The security must be received prior to the approval of the building permit and must stay in force for the duration of the life span of the Solar Facilities and until all decommissioning is completed. If the County receives notice or reasonably believes that any form of security has been revoked or the County receives notice that any security may be revoked, the County may revoke the conditional use permit and shall be entitled to take all action to obtain the rights to the form of security.
  - iv. Notwithstanding the foregoing requirements in subsections (i)-(iii) above, an alternative security arrangement may be accepted by the County so long as it is a form acceptable to the County Attorney.
- d. Applicant/Property Owner Obligation. Within six (6) months after the cessation of use of the Solar Facilities for electrical power generation or transmission, the Applicant or its successor, at its sole cost and expense, shall commence decommissioning of the Solar Facilities in accordance with the decommissioning plan approved by the County. If the Applicant or its successor fails to timely decommission the Solar Facilities, the property owners shall commence decommissioning activities in accordance with the decommissioning plan. Following the completion of decommissioning of the entire Solar Facilities arising out of a default by the Applicant or its successor, the applicant agrees that any remaining security funds held by the County shall be retained by the County and used for any lawful purpose.
- e. Applicant/Property Owner Default; Decommissioning by the County.
- i. If the Applicant, its successor, or the property owners fail to timely decommission the Solar Facilities, the County shall have the right, but not the obligation, to commence decommissioning activities and shall have access to the property, access to the full amount of the decommissioning security.
  - ii. If applicable, any excess decommissioning security funds shall be returned to the current owner of the property after the County has completed the decommissioning activities.
  - iii. Prior to the issuance of any permits, the Applicant and the property owners shall deliver a legal instrument to the County granting the County the right to access the property to complete the decommissioning upon the Applicant's and property owner's default. Such instrument(s) shall bind

the Applicant and property owners and their successors, heirs, and assigns. Nothing herein shall limit other rights or remedies that may be available to the County to enforce the obligations of the Applicant, including under the County's zoning powers.

Equipment/building removal. All physical improvements, materials, and equipment related to Solar Facilities, both surface and subsurface components, shall be removed in their entirety. The soil grade will also be restored following disturbance caused in the removal process. Perimeter fencing will be removed and recycled or re-used. The County in its sole discretion may grant an exception to removal of the materials and equipment upon written request from the current or future landowner indicating areas where removal is not desired.

f. Infrastructure removal. All access roads will be removed, including any geotextile material beneath the roads and granular material. The County in its sole discretion may grant an exception to removal of the access roads and associated culverts or their related material would be upon written request from the current or future landowner to leave all or a portion of these facilities in place for use by that landowner. Access roads will be removed within areas that were previously used for agricultural purposes and topsoil will be redistributed to provide substantially similar growing media as was present within the areas prior to site disturbance.

g. Partial Decommissioning. If decommissioning is triggered for a portion of the Solar Facilities, then the Applicant or its successor will commence and complete decommissioning, in accordance with the decommissioning plan, for the applicable portion of the Solar Facilities; the remaining portion of the Solar Facilities would continue to be subject to the decommissioning plan. Any reference to decommissioning the Solar Facilities shall include the obligation to decommission all or a portion of the Solar Facilities whichever is applicable with respect to a particular situation.

11. Permits, reports, etc.

a. All applicable federal, state, and local permits shall be obtained and filed with the Dinwiddie County Planning Department prior to commencing operations. This conditional use permit is effective only upon receipt by the Dinwiddie County Planning and Zoning Department of all such permits.

b. All applicable federal, state, and local permits shall be maintained in good standing by owner/operator. Owner/operator shall provide copies of such permits to Dinwiddie County Planning and Zoning Department during operations. Failure to maintain all applicable permits shall be grounds for revocation of this conditional use permit.

c. Copies of violations and/or reports to or from applicable federal and state agencies shall be made available to Dinwiddie County upon request of the County.

12. Compliance with laws. All operations pursuant to this conditional use permit shall be conducted in compliance with all applicable federal, state and local laws and regulations.

13. Annual review. This conditional use permit shall be reviewed a minimum of once per calendar year to evaluate compliance with conditions contained herein.

**PLANNING COMMISSION RECOMMENDATION**

The Planning Commission has two options:

1. Recommend approval of the conditional use permit application, C-19-5, as presented with the recommended conditions to the Board of Supervisors.
2. Recommend denial of the conditional use permit, C-19-5, as presented to the Board of Supervisors.

**Option 1 – Motion to recommend approval of the CUP application with the (stated or amended) conditions:**

**BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that the HCE Reams Solar I, LLC proposed Reams Solar I, 5 MW AC, 6.5 MW DC photovoltaic solar energy facility, as described in conditional use permit request, C-19-5, sufficiently mitigates the impacts associated with the project with the conditions as outlined herein and recommend approval with conditions to the Board of Supervisors.**

**Option 2 – Motion to deny the CUP application:**

**BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that the HCE Reams Solar I, LLC proposed Reams Solar I, 5 MW AC, 6.5 MW DC photovoltaic solar energy facility as described in conditional use permit request, C-19-5, be recommended for disapproval to the Board of Supervisors.**

The Chairman asked if there were any more questions for Mr. Bassett.

Mr. Titmus mentioned to Mr. Bassett that he would like to see, as a part of the conditions, the statement that says the applicant and VDOT would get together checking the condition of the road and after the construction phase, whatever the applicant damages they would pay to have repaired.

Mr. Bassett said that statement is not a part of the conditions, but he would ensure it gets added.

The Chairman asked if there were any more questions for Mr. Bassett. He said if not would the applicant like to come forward and add anything.

Mr. Davis Plunkett said they have reviewed the conditions and agree with them all. We also are in agreement with adding the road condition information that Mr. Titmus mentioned earlier.

The Chairman asked if there are any further comments for the applicant. He said since there are none he was opening the public hearing portion of the case. He asked if anyone had signed up to speak.

Mr. Steve Gardner, 24450 Old White Oak Road, Dinwiddie VA, said his only concern is the interconnection point. He said he is not against the solar farm. The line that they are talking about interconnecting with is a single-phase line going through my property. That line has not been in use for the last nineteen (19) years that I have lived on the property. However, just west of my property there is a three-phase active line going directly to the substation. Using that three-phase line will not affect anyone in the neighborhood. I would like for them to consider using that line instead of the one they are proposing to use.

The Chairman said since there is no one else signed up to speak he is closing the public hearing portion of the case. He opened the discussion among the Commissioners.

Mr. Plunkett said that is not something he could address tonight. The reason is because the point of interconnection is specific to the advanced utility study that was done and that study is complete. I would hesitate to say we could make that change. I am not confident tonight that I could accommodate his request.

Mr. Prorise asked if he could look into that and get back with the County or property owner in writing on whether it can or cannot be accommodated.

Mr. Plunkett said that is he can address at the next Board meeting provided I've had time to talk with Southside Electric.

There was some general discussion from the Commissioners.

The Chairman said if there is no more discussion, he would entertain a motion.

Mr. Titmus made a motion and read the following: BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that the HCE Reams Solar I, LLC proposed Reams Solar I, 5 MW AC, 6.5 MW DC photovoltaic solar energy facility, as described in conditional use permit request, C-19-5,

sufficiently mitigates the impacts associated with the project with the conditions as outlined herein and recommend approval with conditions and with the amendment we discussed involving the applicant and VDOT getting together to check the condition of the road before and after the construction phase and agreeing to repair whatever needs to be repaired to the Board of Supervisors. Mr. Cunningham seconded the motion and with Mr. Simmons, Mr. Cunningham, Mr. Tucker, Mr. Titmus, Mr. Harvell voting "AYE" and Mr. Prorise and Mr. Hayes voting "NO" C-19-5 was approved to the Board of Supervisors with a 5-2 vote.

**RE: NEW BUSINESS**

### **Review of By-Laws**

Mr. Bassett said all the members have a copy of the By-Laws. If there is anything needing to be discussed or changed in the By-Laws, this is the time to do it.

In general discussion the members determined that nothing needed to be discussed or changed within the By-Laws.

### **Code of Ethics and Standards of Conduct**

Mr. Bassett said all the members have a copy of the Code of Ethics. If there is anything needing to be discussed or changed in them, this is the time to do it.

In general discussion the members determined that nothing needed to be discussed or changed within the Code of Ethics and Standards of Conduct.

### **Amusement Centers**

Mr. Southall said he is presenting this **DRAFT** ordinance that deals with amusement centers. He said within the last year or so the Planning and Zoning office has received applications for a new sort of use. It involves games with a video screen, where individuals have the opportunity to wager various aspects of consumer loyalty points to win items. We currently have three in the County and I felt before more opened in the County, an ordinance is needed. This ordinance is to allow them in B-2

with a Conditional Use Permit so that you could decide whether or not conditions needed to be imposed to make it comport with the surrounding uses and the zoning code.

**AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF DINWIDDIE, 1985, AS AMENDED, BY AMENDING SECTION 22-1, DEFINITIONS CHAPTER 22, ZONING, ARTICLE I, IN GENERAL AND SECTION 22-185, PERMITTED USES, CHAPTER 22, ZONING, ARTICLE IV. DISTRICT REGULATIONS, DIVISION 11, BUSINESS, GENERAL, DISTRICT B-2.**

BE IT RECOMMENDED by the Planning Commission of Dinwiddie County:

(1) That Chapter 22 of the Code of the County of Dinwiddie, 1985, as amended, is amended by inserting the following language shown underlined and deleting the following language marked as strikethrough:

**Section 22-1. Definitions.**

\*\*\*

Amusement center shall mean any establishment or part thereof which is open to the public, whether operated independently or in conjunction with any other licensed business, wherein more than three tables, machines or electronic devices are provided for use by the public, either on a coin-in-the-slot principle or otherwise, to play pool, billiards, foosball, air hockey, pinball, video games, electronic games, games of skill, or other similar types of games using balls, disks, electronic devices, or images projected on screens or other similar devices.

\*\*\*

**Sec. 22-185. - Permitted uses.**

In business district B-2, structures to be erected or land to be used shall for one or more of the following uses:

- (1) Retail stores and shops.
- (2) Bakeries.
- (3) Restaurants.
- (4) Laundries.
- (5) Wearing apparel stores.
- (6) Drugstores.
- (7) Barbershops and beauty shops.
- (8) Auto and home appliance services.
- (9) Theaters and assembly halls.
- (10) Hotels and motels.
- (11) Office buildings.
- (12) Churches.
- (13) Libraries.
- (14) Hospitals, general.
- (15) Funeral homes.
- (16) Reserved.
- (17) Clubs and lodges.
- (18) Auto sales and service, to include the sales and service of boats, boat trailers, and recreational vehicles.

- (19) Lumber and building supply (with storage under cover).
- (20) Plumbing and electrical supply (with storage under cover).
- (21) Wholesale and processing not objectionable because of dust, noise or odors, with a conditional use permit.
- (22) Dry cleaners.
- (23) Machinery sales and service.
- (24) Public utilities.
- (25) Off-street parking as required by this chapter.
- (26) Waterfront business activities; wholesale and retail marine interests, such as boat docks, piers, small boat docks, yacht club and servicing facilities for the same; docks and areas for the receipt, storage and transshipment of waterborne commerce; seafood and shellfish receiving, packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.
- (27) Public billiard parlors and poolrooms, bowling alleys, dance halls and similar forms of public amusement only after a public hearing shall have been held by the board of supervisors on an application submitted to the board for such use. The board may request that the commission submit a recommendation to it concerning such use applications.  
In approving any such application, the board may establish such special requirements and regulations for the protection of adjacent property, set the hours of operations, and make requirements as it may deem necessary in the public interest. Notwithstanding the foregoing, amusement centers shall fall under paragraph 29 and not under this paragraph.
- (28) Signs as permitted by Article VII of [Chapter 22](#) of the Dinwiddie County Code.
- (29) ~~Reserved. Amusement centers, with a conditional use permit.~~
- (30) Reserved.
- (31) Cabinet, furniture and upholstery shops not exceeding a combined area of 5,000 square feet for workshop and storage space, with a conditional use permit.
- (32) Assisted living facility, with a conditional use permit.
- (33) Governmental offices.
- (34) Veterinary hospital, with a conditional use permit.
- (35) Communication tower with station, with a conditional use permit.
- (36) Wholesale business and storage warehouse, with conditional use permit.
- (37) Classic and collectable car sales and restoration facility, with inoperable vehicles screened from view and restoration activities under cover, in accordance with the following definition: "A business actively involved in restoration and sales of classic and collectible specialty vehicles. Facilities must be screened for restoration work and storage of disabled vehicles.  
This business could also be involved in the sale of new/n.o.s., and used parts, but would not allow the general public access to vehicles for the purpose of removing parts."
- (38) Nursery and landscaping.
- (39) Financial institutions.
- (40) Computer software development firms to exclude the manufacturing of such software, screened from view and 200 feet from the state road right-of-way.
- (41) Show horse facility and riding academy, with a conditional use permit.
- (42) Day care center.
- (43) Automobile self-service station.
- (44) Automobile service station.
- (45) Garage, public.
- (46) Tractor-trailer service station, with a conditional use permit.
- (47) Laydown yard, with a conditional use permit.
- (48) Kennel, private with conditional use permit.
- (49) Family day care, large.



- (50) Flea market, a maximum of two days within any two-month period.  
(51) Flea market, more than two days within any two-month period, with a conditional use permit.

(Code 1970, § 17-63; Ord. of 11-19-80; Ord. of 3-16-83; Ord. of 6-15-83; Ord. of 1-18-84; Ord. of 6-17-87; Ord. of 6-15-88; Ord. of 4-17-91; Ord. of 3-18-92; Ord. of 5-5-93; Ord. of 7-7-93; Ord. of 9-1-93; Ord. of 1-5-94; Ord. of 9-4-96; Ord. of 11-6-96; Ord. of 10-6-99; Ord. of 2-7-01; Ord. of 7-3-02; Ord. of 6-1-04; Ord. of 12-21-10, § 1; Ord. of 12-19-17 [A-17-4], § (1))

(2) That this ordinance shall become effective immediately upon adoption.

There was some general discussion about what is or could be gaming among the commissioners and Mr. Southall.

Mr. Prorise asked what does staff and legal want the Planning Commission to do going forward.

Mr. Southall said the thought here is does the Planning Commission want this ordinance amendment advertised for a Public Hearing at your February regular meeting.

Mr. Tucker said he would like the wording in the ordinance to say “if there are three (3) machines or less a conditional use permit is not required, but if there are four (4) machines or more a conditional use permit is required.”

**IN RE: COMMISSIONERS’ COMMENTS**

All of the Commissioners thanked Mr. Simmons for the fine job he did as our past Chairman.

**IN RE: PLANNING DIRECTOR’S COMMENTS**

Mr. Bassett said he too wanted to express his appreciation to Mr. Simmons for a job well done as Chairman. He also thanked the other Commissioners for taking time to be at the meetings. He said he knows it is difficult at times to make meetings and have additional discussions with staff. He reminded the members that the only thing we have for the February meeting is the ordinance presented by Mr. Southall tonight.

**IN RE: ADJOURNMENT**

The Chairman said if there is no further business he would entertain a motion for adjournment. Mr. Cunningham made a motion to adjourn the meeting and Mr. Prorise seconded it and with all members in agreement the meeting adjourned at 9:25 p.m.

Respectfully submitted,

Mark Bassett  
Planning Director

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

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

DRAFT