



Dinwiddie County Planning Office

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MEMORANDUM

TO: Board of Supervisors
W. Kevin Massengill, County Administrator

FROM: Mark Bassett, Planning Director

DATE: February 18, 2020

SUBJECT: Reams Solar I Rezoning Request, P-19-4, and Conditional Use Permit Request, C-19-5, for a Solar Generating Facility

Please find the attached Planning Commission meeting summary reports for rezoning request, P-19-4 and conditional use permit request, C-19-5. The proposed Reams Solar I solar generating facility is to be constructed on property located at 24413 Old Vaughan Rd. (Route 605) Dinwiddie, VA and is further defined as Tax Map Parcel No. 47-74. The project applicants are requesting to rezone with proffers property containing approximately 38.00 +/- acres from A-2, Agricultural General, to M-2, Industrial General and are requesting a conditional use permit to allow for a solar generating facility to be located on the subject property. 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. 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 project is to be interconnected to Southside Electric Cooperative's distribution grid and will deliver renewable energy to the neighboring community.

As provided for in Va. Code Sec. 15.2-2232, as amended, the Planning Commission is to determine whether the general location, character, and extent of the proposed solar generating facility, Reams Solar I, a 5 MW AC, 6.5 MW DC photovoltaic solar facility, is substantially in accord with the adopted Comprehensive Plan (the "Plan"). At their October 9th meeting, the Planning Commission did find that the general location, character, and extent

of the proposed solar generating facility is in substantial accord with the Plan. If the Board of Supervisors does not agree that the proposed solar generating facility is substantially in accord with the Plan, then as pursuant to Va. Code Sec. 15.2-2232, as amended, the Board of Supervisors may overrule the Planning Commission's determination that the general location, character, and extent of the proposed solar generating facility is substantially in accord with the Plan.

After hearing request for the substantial accord determination, the Planning Commission deferred hearing the rezoning and conditional use permit requests to their January 8, 2020 meeting. Upon hearing rezoning request, P-19-4, the Planning Commission voted 4-3 to recommend approval of the rezoning with proffers to the Board of Supervisors, and after hearing conditional use permit request, C-19-5, the Planning Commission voted 5-2 to recommend approval of the conditional use permit with conditions.