

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 4-21-21 Case No.: P-21-5
 Date Rec'd 7-7-21 Fee Amount: 1500⁰⁰
 Time Rec'd _____ Receipt No: 33259
 Pre-Application Conference Date: _____
 This application has been amended: YES NO
 Reviewed by: _____

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

1) LAND USE INFORMATION

(Check One): BOS PC BZA New Renewal
 Amend Previous Case: Y N
 Previous/Renewed Case#: _____ Land Use Taxation: Y N

Application Type: (Check One): Variance Administrative Variance Conditional Use Permit
 Rezoning Street Vacation Special Exception
 Amendment

Description of Request: Rezoning the parcel from A-2 to SED in order to allow the development of a solar and storage facility.

Existing Zoning: A-2 Existing Acreage: 149.41
 Proposed Zoning: SED Proposed Acreage: 149.41
 Total Acreage: 149.41

Water (Check One): Public Well
 Sewer (Check One): Public On-site Well and Septic

Attached: (Check): Miscellaneous Information Master Plan Text Statement Proffered Conditions

2) APPLICANT/AGENT INFORMATION

Applicant(s): Sam Clay Home/Cell# 804-898-2058
 Address: 25110 Courthouse Rd, Stony Creek, VA 23882 Work# 804-518-6899
 Agent(s): Mike Wallgren Home/Cell# 651-261-7617
 Address: 132 N. York Street, Suite 3L, Elmhurst, IL 60126 Work# N/A

Property Owner Contract Purchaser Other: Lesee

3) PROPERTY OWNER INFORMATION

Property Owner's Name and address (see note on last page):
Ann B Clay, Life Estate
12516 Hills Drive, Dewitt, VA 23840
 Contact# 804-898-2058

Property Owner's Mailing Address (If this address is different from that listed in the Assessor's Office.):

Property Tax Parcel Number: 43-9 Phone# _____

4.)

SUBJECT PARCEL INFORMATION

General Location of Project: Approximately 5 miles northwest of the City of Dinwiddie.

Tax Map # 43-9
Subdivision Name: _____
Section: _____ **Block** _____
Address: 12027 Wheelers Point Road
Zoning: A-2 Acreage 149.41
Existing Use: Agricultural
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.:

Construct 10MW of solar panels along with 4MW of battery storage to provide power and flexibility to the Southside/PJM electrical grid by creating energy via solar and storing energy produced during periods of oversupply and discharging to the electrical grid during periods of high demand.

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.:

This proposed project will not be materially detrimental to the adjacent properties or county in general. The project requires no public utilities, has no odor, has very minimal noise and once completed has no impact on traffic.

The project site has existing vegetation on 85% of its property lines and with additional screening will be screened from roadways and neighboring homes.

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

NA

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

NA

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.

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: June 11, 2021,

Digitally signed by Mike Wallgren
Date: 2021.04.22 10:11:07 -05'00'

SIGNATURE OF AGENT* Mike Wallgren
(Name of person other than, but acting for, the property owner and responsible for this application.)

AGENT'S NAME Mike Wallgren
(Typed or printed)

SIGNATURE OF APPLICANT** 
(Same name as used in Item 2, Page 1)

APPLICANT'S NAME SAM CLAY
(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 Mike Wallgren
Digitally signed by Mike Wallgren
Date: 2021.04.22 10:11:42 -05'00'

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.