

# 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.: C-21-4  
 Date Rec'd 7-7-21 Fee Amount: 1500<sup>00</sup>  
 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.*

<b>1) LAND USE INFORMATION</b>	
(Check One): <input type="checkbox"/> BOS <input type="checkbox"/> PC <input type="checkbox"/> BZA <input checked="" type="checkbox"/> New <input type="checkbox"/> Renewal Amend Previous Case: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Previous/Renewed Case#: _____ Land Use Taxation: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Application Type: (Check One): <input type="checkbox"/> Variance <input type="checkbox"/> Administrative Variance <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Rezoning <input type="checkbox"/> Street Vacation <input type="checkbox"/> Special Exception <input type="checkbox"/> Amendment	
Description of Request: <u>Receive a Conditional Use Permit to allow the development of a solar and storage facility.</u>	
Existing Zoning: <u>A-2</u> Proposed Zoning: <u>SED</u>	Existing Acreage: <u>149.41</u> Proposed Acreage: <u>149.41</u> Total Acreage: <u>149.41</u>
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 checked="" type="checkbox"/> Miscellaneous Information <input checked="" type="checkbox"/> Master Plan <input type="checkbox"/> Text Statement <input type="checkbox"/> Proffered Conditions	
<b>2) APPLICANT/AGENT INFORMATION</b>	
Applicant(s): <u>Sam Clay</u> Home/Cell# <u>804-898-2058</u> Address: <u>25110 Courthouse Rd, Stony Creek, VA 23882</u> Work# <u>804-518-6899</u> Agent(s): <u>Mike Wallgren</u> Home/Cell# <u>651-261-7617</u> Address: <u>132 N. York Street, Suite 3L, Elmhurst, IL 60126</u> Work# <u>N/A</u>	
<input type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser <input checked="" type="checkbox"/> Other: <u>Lessee</u>	
<b>3) PROPERTY OWNER INFORMATION</b>	
Property Owner's Name and address (see note on last page): <u>Ann B Clay, Life Estate</u> <u>12516 Hills Drive, Dewitt, VA 23840</u> Contact# <u>804-898-2058</u>	Property Owner's Mailing Address (If this address is different from that listed in the Assessor's Office.): _____ _____
Property Tax Parcel Number: <span style="border: 1px solid black; padding: 2px 10px;"><b>43-9</b></span>	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.

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**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.

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

NA

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

NA

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**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


SIGNATURE OF AGENT\* Mike Wallgren

Digitally signed by Mike Wallgren  
Date: 2021.04.22 10:14:25 -05'00'

(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 10:14:40 -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.