

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 5-10-21 Case No.: P-21-3
 Date Rec'd 5-10-21 Fee Amount: 1500-
 Time Rec'd _____ Receipt No: 33107
 Pre-Application Conference Date: _____
 This application has been amended: YES NO
 Reviewed by: [Signature]

Information must be typed or printed and completed in full.
 Attach additional page(s) where necessary.

1) LAND USE INFORMATION

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

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

Description of Request: 80MWac solar energy generation project requesting rezoning from A-2 to Solar Energy District with a Conditional Use Permit

Existing Zoning:	<u>A2, General Agricultural</u>	Existing Acreage:	<u>approx. 1,133</u>
Proposed Zoning:	<u>SED- Solar Energy District</u>	Proposed Acreage:	<u>1,064</u>
		Total Acreage:	<u>1,064</u>

Water (Circle One): Public N/A Well
 Sewer (Circle One): Public N/A On-site Well and Septic

Attached: (circle): Miscellaneous Information/Master Plan/Textual Statement/Proffered Conditions

2) APPLICANT/AGENT INFORMATION

Applicant(s): Lily Pond Solar, LLC Home/Cell# 984-215-8945
 Address: 2311 Wilson Blvd., Arlington, VA 22201 Work# _____
 Agent(s): _____ Home/Cell# _____
 Address: _____ Work# _____

Property Owner Contract Purchaser Other: Lessee/Purchase Optionee

3) PROPERTY OWNER INFORMATION

Property Owner's Name and address (see note on last page): Multiple landowners- please see Table 1 attached to this request _____ _____	Property Owner's Mailing Address (If this address is different from that listed in the Assessor's Office.): _____ _____
Contact# _____	Contact# _____
Property Tax Parcel Number(s): _____	Contact# _____
_____	_____

4.)

SUBJECT PARCEL INFORMATION

The Site subject to the rezoning and CUP request is generally located west of
General Location of Project: Halifax Road (Rte 604); north of Carson Road (Rt. 703); south and east of
Perkins Road (Rt. 605) and along Brick Road (Rt. 668).

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

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

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

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

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

Please see the attached narrative

2. 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.:

Please see the attached narrative

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

Not applicable

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

Not applicable

5. 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.

Table 1
List of Property Owners:

PID	Zoning	Acreage	Property Owner	Mailing Address	Contact #	Current Use
61-5	A2	65.688	North Country Pines, LLC	12 Whitsett Street Greenville, South Carolina 29601	603.702.3880	Timber
61-6	A2	68.57	North Country Pines, LLC			Timber
62-33	A2	78.433	North Country Pines, LLC			Timber
62-24	A2	145.223	North Country Pines, LLC			Timber
62-4	A2	51.461	Carolyn Chappell	15311 Brick Rd. Carson, VA 23830	804.536.3124	Timber/Agriculture
62-21	A2	111.628	Carolyn Chappell			Timber/Agriculture
62-22	A2	156.053	Carolyn Chappell			Timber/Agriculture
61-24A	A2	103.939	Carolyn Chappell			Timber
62-5	A2	0.843	Hutchins, Scott, Bartley	Otis B. Scott 14319 Halifax Rd. N. Dinwiddie, VA 23805 Willie A. Bartley III 14418 Halifax Rd. N. Dinwiddie, VA 23805 Beverly L. Hutchins 1609 Citation Ct. Parkton, NC 28371 David Bartley 4233 N. Flowing Wells Rd. #57 Tucson, AZ 85705	804.733.0871	Agriculture
62-6	A2	29.073	Hutchins, Scott, Bartley			Agriculture
62-33A	A2	9.28	Hutchins, Scott, Bartley			Agriculture
62-20	A2	171.25	Zackery & James Chafin	14825 Halifax Rd. Carson, VA 23830	804.479.0932	Timber
62-3	A2	66.472	Eugene Thompson	7800 Halifax Rd. Petersburg, VA 23805	804.732.1063	Agriculture
61-7	A2	40.174	Eugene Thompson			Agriculture

Table 2

List of adjoining properties (addresses obtained from the Commissioner of Revenue:

Parcel ID	Owner name	Zoning	Address
48-14-1	MARK W. & NICOLLE J. LANGOWSKI	A2	27619 PERKINS RD, PETERSBURG, VA 23805
48-44	BARBARA M. JONES & JOYCE M. SIMMONS	A2	18804 OLD STAGE RD, DINWIDDIE, VA 23841
49-27	PETE & KAREN WILMOTH	A2	28015 PERKINS RD, NORTH DINWIDDIE, VA 23805
61-03-02	WILLIE B. & DIANA DICKERSON	A2	27315 PERKINS ROAD, PETERSBURG, VA 23805
61-03-03	TIMOTHY & GITTE MURPHY	A2	27511 LILLY POND LN, NORTH DINWIDDIE, VA 23805
61-03-04	DANIEL O. SHEEHAN JR.	A2	27521 LILLY POND LANE, PETERSBURG, VA 23805
61-03-05	GEMINI REAL ESTATE LLC	A2	27318 PERKINS RD, NORTH DINWIDDIE, VA 23805
61-03-06	TRACEY A. MCBEE & CATHERINE B. POOLE	A2	27510 LILLY POND LANE, PETERSBURG, VA 23805
61-04-07	JAMES G. & BARBARA V. MILLER	A2	27530 OTTER RUN ROAD, PETERSBURG, VA 23805
61-04-08	JAMES E. HAMMOND	A2	27521 OTTER RUN DR, PETERSBURG, VA 23805
61-04-09	MANUEL R. MARTINEZ	A2	27317 PERKINS RD, NORTH DINWIDDIE, VA 23805
61-04-11	THOMAS R. HOLLOWELL	A2	27522 OTTER RUN RD, NORTH DINWIDDIE, VA 23805
61-04-17	LESTER D. & REBECCA S. BELL	A2	27611 FROG LICK LANE, PETERSBURG, VA 23805
61-04-18	JEREMY W. PINCHEFSKY	A2	27333 PERKINS RD, NORTH DINWIDDIE, VA 23805
61-8	HOLLY J. NORDHOLM & WALTER F. DANCE, IV	A2	P O BOX 365, CARSON, VA 23830
61-08-02	BELINDA E. DUNSTON	A2	13608 NORTHWICH DR, MIDLOTHIAN, VA 23112
61-08-08	ELSIE E. & EARNEST L. JOHNSON	A2	15610 BRICK ROAD, CARSON, VA 23830
61-23	RICHARD T. EDWARDS (DB. 283/167)	A2	15618 BRICK ROAD, CARSON, VA 23830
61-23D	BOOKER W. EDWARDS, SR. & IDA J. EDWARDS	A2	30 CORLING ST, PETERSBURG, VA 23803
61-23F	RICHARD T. EDWARDS	A2	15618 BRICK ROAD, CARSON, VA 23830
61-24B	SUSTAINABLE GROWTH LLC	A2	PO BOX 1288, MOBILE, AL 36633
62-4A	FLOYD W. BAIRD JR. & THAYER T. BAIRD	A2	14810 BRICK ROAD, CARSON, VA 23830
62-4B	ROSEMARY B. LESTER	A2	14902 BRICK ROAD, CARSON, VA 23830

62-4C	WILLIAM E. & ROSEMARY B. LESTER	A2	14902 BRICK ROAD, CARSON, VA 23830
62-4E	LORETTA D. ELLIS	A2	14875 BRICK ROAD, CARSON, VA 23830
62-4F	CAROLYN C. CHAPPELL	A2	15311 BRICK ROAD, CARSON, VA 23830
62-5A	HENRY R. & MARION L. NORFORD	A2	14558 BRICK ROAD, CARSON, VA 23830
62-5B	AUDREY K. BRITT	A2	14550 BRICK RD, CARSON, VA 23830
62-7	JAMES S. REITER, NAOMI A. REITER & BRIAN P. REITER	A2	7809 HALIFAX RD, PETERSBURG, VA 23805
62-8	LEE L. & OTIS B. SCOTT	A2	14319 HALIFAX ROAD, PETERSBURG, VA 23805
62-08-01	EUGENE G. THOMPSON	A2	7800 HALIFAX RD, PETERSBURG, VA 23805
62-09-01	FRED H. PULLEY, JR.	A2	15404 BRICK RD, CARSON, VA 23830
62-09-02	FRED H. PULLEY, JR. & IVOR K. PULLEY	N/A	15404 BRICK RD, CARSON, VA 23830
62-18	FLOYD W. BAIRD, JR. & THAYER T. BAIRD	A2	14810 BRICK ROAD, CARSON, VA 23830
61-23B	JOHNSON ELSIE E	A2	15610 BRICK ROAD, CARSON, VA 23830
61-24	CHAPPELL FRANKLIN C	A2	3601 GREENWAY UNIT 508, BALTIMORE, MD 21218
61-24D	MARY S. CHAPPELL	A2	27918 CARSON ROAD, CARSON, VA 23830
61-24B	SUSTAINABLE GROWTH LLC C/O FOREST INVESTMENT ASSOCIATES LP	A2	PO BOX 1288, MOBILE, AL 36633
61-24C	CHAPPELL WILLIAM JARRATT LIFE ESTATE	A2	27919 CARSON RD, CARSON, VA 23830
61-24D1	MARY S. CHAPPELL HARE	A2	27918 CARSON ROAD, CARSON, VA 23830
61-41	NANCY W. WILLIAMS & REBECCA C. SCANLON	A2	10545 KNOLLWOOD DR, MANASSAS, VA 20111
62-4-B	EUGENE G. THOMPSON	A2	7800 HALIFAX RD, PETERSBURG, VA 23805
62-4-B1	MICHAEL J. BABUKOVIC	N/A	14777 HALIFAX RD, CARSON, VA 23830
62-7-5	CHAFIN JAMES E III & LISA K	A2	14825 HALIFAX ROAD, CARSON, VA 23830
62-7-1	KING BONNIE Y	A2	14815 HALIFAX RD, CARSON, VA 23830
62-19	EDNA P. SHELL	A2	14716 HALIFAX ROAD, CARSON, VA 23830
62-19A	SHIRLEY J. BARNES	A2	14750 HALIFAX ROAD, CARSON, VA 23830


62-19B	MARY L. PARHAM, MARY P. MASON, JAMES W. PARHAM,, EDITH P. SIMMONS, FRANK J. PARHAM, SHIRLEY P. BARNES, JOSEPH T. PARHAM, ELLEN P. CROSBY & EDNA P. SHELL	A2 A2	14716 HALIFAX RD, CARSON, VA 23830
62-19C	JAMES E. & EDNA P. SHELL	A2	14716 HALIFAX ROAD, CARSON, VA 23830
62-19D	DAVID A. & MELINDA C. MCCRAY	A2	14734 HALIFAX ROAD, CARSON, VA 23830
62-19E	SHIRLEY P. BARNES	A2	14750 HALIFAX ROAD, CARSON, VA 23830
62-21A	CAROLYN C. CHAPPELL	A2	15311 BRICK RD, CARSON, VA 23830
62-21B	GUY C. WINKS	A2	15011 BRICK RD, CARSON, VA 23830
62-23	MATTIE C. MOORE	A2	15315 BRICK ROAD, CARSON, VA 23830
62-25	CLEMENTS LAND HOLDINGS, LLLP	A2	P O BOX 40, CARSON, VA 23830
62-32	CYNTHIA P. JARRATT & JACKSON L. PAYNE	A2	118 FAWN CT, GRAY, GA 31032
62-33B	ANN P. EVERETT	A2	26819 COURTHOUSE ROAD, STONY CREEK, VA 23882
62-34	BEVERLY L. HUTCHINS, OTIS B. SCOTT, WILLIE A. BARTLEY, III & DAVID E. BARTLEY	A2	14319 HALIFAX ROAD, PETERSBURG, VA 23805
62-36	BEVERLY L. HUTCHINS, OTIS B. SCOTT, WILLIE A. BARTLEY, III & DAVID E. BARTLEY	A2	14319 HALIFAX ROAD, PETERSBURG, VA 23805
62-40	C/O GILDA H. PEGRAM (THOMAS WRIGHT ESTATE), ET	A2	2917 BRIERWOOD RD, PETERSBURG, VA 23805

6. 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".
7. 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.
8. Enclose with this application any required plans or plats (plans must be folded).
9. 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: April 30, 20 21

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

AGENT'S NAME _____
 (Typed or printed)

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

APPLICANT'S NAME Itamar Sarussi, Authorized Representative of Lily Pond Solar, LLC _____
 (Typed or printed)

I authorize you, the merchant, to initiate an electronic debit to my account for the amount rendered on this check plus the legal limit returned check fee if the item is dishonored. The use of a check for payment is my acceptance of this policy. Signature  _____

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. Please see pages following this document