



Dinwiddie County Planning and Zoning Department

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MEMORANDUM

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

FROM: Mark Bassett, Planning Director

DATE: May 10, 2023

SUBJECT: Rezoning Request, P-23-1 and Conditional Use Permit Request, C-23-1, Lily Pond Solar Utility Scale 80- Megawatt Solar Energy Project

Please find the attached Planning Commission meeting summary report for rezoning request, P-23-1, the summary report for the conditional use permit request, C-23-1, and the siting agreement for the proposed Lily Pond Solar utility scale solar energy project. The applicant, Lily Pond Solar, LLC, and authorized representative of Lily Pond Solar, LLC, Itamar Sarussi, are requesting to rezone with a siting agreement, properties containing approximately 1,891 +/- acres from A-2, Agricultural General, to SED, Utility Scale Solar Energy District. The SED, Utility Scale Solar Energy District, zoning classification allows for solar energy projects pursuant to the Zoning Ordinance allowed density. The properties are further defined as all or a portion of Tax Map Parcel Nos. 61-3, 61-5, 61-6, 61-7, 61-24A, 62-24, 62-21, 62-22, 62-19, 62-20, 62-33A, 62-33, 62-3, 62-5, 62-6, 48-49, 48-52, 48-56, and 48-59. The properties are generally located north of Carson Rd. (Route 703); south of Reams Dr. (Route 606); west of Halifax Rd. (Route 604); and along Perkins Rd. (Route 605). As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows limited industrial, service, and utility uses for this general area.

In addition, the applicant is seeking a conditional use permit to operate an 80-megawatt alternating current solar energy generation facility on properties containing approximately 1,891 +/- acres. As part of the project the applicant has offered a siting agreement to the County in accordance with Va. Code Sec. 15.2-2316.7 which includes terms and conditions to mitigate any impacts of the solar project and offers financial compensation to the county to address capital needs. Per Va. Code, the Board of Supervisors only considers the siting agreement.

After hearing the request for the rezoning, the Planning Commission voted 3-2 to recommend approval of the rezoning request, and upon hearing the request for the conditional use permit the Planning Commission voted 3-2 to recommend approval of the conditional use permit with conditions to the Board of Supervisors.