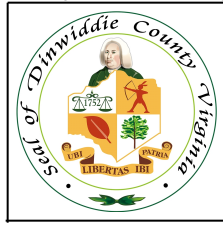


Dinwiddie County Planning Commission



Regular Meeting Agenda - November 12, 2020 7PM

November 12, 2020

This meeting is being held in conformity with and in compliance with the Pandemic Disaster Continuity of Operations Ordinance approved by the Dinwiddie County Board of Supervisors on April 14, 2020.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **MINUTES**

Documents:

[October 14, 2020 Workshop Meeting.pdf](#)
[Ocotober 14, 2020 Regular Meeting.pdf](#)

6. **CITIZEN COMMENTS**
7. **PUBLIC HEARING**

A. A-20-4

Proposed amendment to the Dinwiddie County Zoning Ordinance, amending Article IV - District Regulations, by adding Division 18 - Utility Scale Solar Energy District (SE) to create a zoning district for construction, installation, and operation of solar energy systems. The proposed ordinance does not rezone any individual parcels. After the public hearing, changes may be made to the ordinance, as appropriate.

Documents:

[Memo for PC Zoning Ord. Amendment Utility Scale Solar Energy District.pdf](#)

[Dinwiddie New Solar Ordinance 11-5-2020.pdf](#)
[PowerStations 2Mile Buffer Dinwiddie11052020.pdf](#)
[PowerStations 2Mile Buffer NorthEast Dinwiddie11052020.pdf](#)
[PowerStations 2Mile Buffer Southern Dinwiddie11052020.pdf](#)

B. CASE P-20-4

The applicant, Lily Pond Solar, LLC, and their Agent, Stephen R. Romine, Esq. are requesting to rezone with proffers and a siting agreement property containing approximately 1,083 +/- acres out of a total of 2117 +/- acres from A-2, Agricultural General, to M-2, **Industrial General**. The M-2, Industrial General, zoning classification allows for certain industrial uses pursuant to the Zoning Ordinance allowed density. The property is generally located in the area east of the intersection of Old Stage Road (Route 669) and Reams Drive (Route 606) encompassing the property on the south side of Reams Drive (Route 606) and heading east including property east of Perkins Road (Route 605) and on the west side of Halifax Road (Route 604) bordered on the south by Brick Road (Route 668), and also including property on the east and west sides of Brick Road (668) bordered on the east by Halifax Road (Route 604) extending down to Carson Road (Route 703). The property is further defined as Tax Map Parcel Nos. 48-44, 48-52, 48-59, 61-5, 61-6, 62-24, 62-33, 48-56, 61-3, 61-24A, 62-21, 62-22, 62-4, 61-7, 62-3, 62-8-1, 62-8-2, 62-8-3, 62-8-4, 62-20, 62-33A, 62-5, 62-6, 48-14-3, 62-18, 62-4A. 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. ***The applicant has requested to defer this case until the Solar Ordinance is adopted.**

Documents:

[P-20-4 Lily Pond PC Staff Report Nov 12 2020.pdf](#)
[Lily Pond Rezoning and CUP Application.pdf](#)
[Attachment, TABLE 1 Rezoning Request Parcels.pdf](#)
[Attachment, TABLE 2 ROW Easement Parcels.pdf](#)
[Proffer Statement - First Solar Lily Pond.pdf](#)
[ATTACHMENT 2 LILY POND SOLAR CONCEPT SITE PLAN FS 07312020.png](#)
[Preliminary Site Plan - Fenced Areas.pdf](#)
[VA Lily Pond - Siting Agreement - v.3 Aug 10 2020 WM and GL jkm 8-11-20 \(WM 8.12.20\) \(003\).pdf](#)
[LILY POND SOLAR LLC REZONE CUP APP NARR 073120 FINAL.pdf](#)
[Attachment 3 Lily Pond Solar Comp Natural Resources Studies Report Final July 2020.pdf](#)
[Attachment 4 Lily Pond Solar CR Survey Final Draft Report July 2020.pdf](#)
[ABT and NPCA Comments Re Proposed Lily Pond Solar](#)

[Project.pdf](#)
[Write in letters in favor.pdf](#)
[Write in letters not in favor.pdf](#)

C. CASE C-20-9

The applicant, Lily Pond Solar, LLC, and their Agent, Stephen R. Romine, Esq. are seeking a conditional use permit to operate an 80-megawatt alternating current solar energy generation facility on the following described property containing approximately 1,083 +/- acres out of a total of 2117 +/- acres. The property is generally located in the area east of the intersection of Old Stage Road (Route 669) and Reams Drive (Route 606) encompassing the property on the south side of Reams Drive (Route 606) and heading east including property east of Perkins Road (Route 605) and on the west side of Halifax Road (Route 604) bordered on the south by Brick Road (Route 668), and also including property on the east and west sides of Brick Road (668) bordered on the east by Halifax Road (Route 604) extending down to Carson Road (Route 703). The property is further defined as Tax Map Parcel Nos. 48-44, 48-52, 48-59, 61-5, 61-6, 62-24, 62-33, 48-56, 61-3, 61-24A, 62-21, 62-22, 62-4, 61-7, 62-3, 62-8-1, 62-8-2, 62-8-3, 62-8-4, 62-20, 62-33A, 62-5, 62-6, 48-14-3, 62-18, 62-4A. 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. ***The applicant has requested to defer this case until the Solar Ordinance is adopted.**

Documents:

[C-20-9 Lily Pond PC Staff Report Nov 12 2020.pdf](#)
[Lily Pond Rezoning and CUP Application.pdf](#)
[Attachment, TABLE 1 Rezoning Request Parcels.pdf](#)
[Attachment, TABLE 2 ROW Easement Parcels.pdf](#)
[Proffer Statement - First Solar Lily Pond.pdf](#)
[ATTACHMENT 2 LILY POND SOLAR CONCEPT SITE PLAN FS 07312020.png](#)
[Preliminary Site Plan - Fenced Areas.pdf](#)
[VA Lily Pond - Siting Agreement - v.3 Aug 10 2020 WM and GL jkm 8-11-20 \(WM 8.12.20\) \(003\).pdf](#)
[LILY POND SOLAR LLC REZONE CUP APP NARR 073120 FINAL.pdf](#)
[Attachment 3 Lily Pond Solar Comp Natural Resources Studies Report Final July 2020.pdf](#)
[Attachment 4 Lily Pond Solar CR Survey Final Draft Report July 2020.pdf](#)
[ABT and NPCA Comments Re Proposed Lily Pond Solar Project.pdf](#)
[Write in letters in favor.pdf](#)
[Write in letters not in favor.pdf](#)

8. PLANNING COMMISSIONERS' COMMENTS

9. PLANNING DIRECTOR COMMENTS

10. ADJOURNMENT

The meeting will be held (1) with a quorum physically present in the Board Room of the Dinwiddie County Government Center, 14010 Boydton Plank Road, Dinwiddie, VA or (2) via a telephonic meeting pursuant to the Pandemic Disaster Continuity of Government Ordinance passed by the Board of Supervisors on April 14, 2020. Citizens may listen and participate in the meeting by dialing **1-844-621-3956**, access code **132 844 7759**.

The intention is presently to hold an in-person meeting, but this may be changed to a telephonic meeting with a posting on the public notice section of Dinwiddie County's webpage at www.dinwiddieva.us/984/Public-Notice as late as **5:00 PM on September 9th** based on then-existing conditions. If the meeting is held in-person, individuals may physically attend and state their views; however, they must follow then-existing guidelines on social distancing and face coverings. Citizens are encouraged to submit their comments prior to the meeting instead of appearing in-person.

Citizens having interest in the above matter, wishing to view the proposed amendment, or wishing to state their views prior to the public hearing should submit them to Alvin Gurley, agurley@dinwiddieva.us, **804-469-4500**, option **1**, extension **2117**, or PO Drawer 70, Dinwiddie, VA 23841, on or prior to 5:00 PM September 8, 2020. A copy of the full text of the above matters is on file and may be examined in the Planning Office located at the Dinwiddie County Government Center, 14010 Boydton Plank Road, Dinwiddie, Virginia 23841 between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, except legally declared holidays. Citizens with other questions related to this notice or requiring special accommodations may also contact Alvin Gurley via telephone or email.