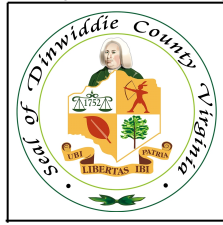


# Dinwiddie County Planning Commission



## Regular Meeting Agenda January 8, 2020 7:00 PM

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

Documents:

[November 13, 2019 Reg Meeting Minutes.pdf](#)  
[December 11, 2019 Joint BOS and PC Workshop Meeting Minutes.pdf](#)

## 6. ELECTION OF OFFICERS FOR 2020

Documents:

[Chair and Vice Chair Resolutions.pdf](#)

## 7. DETERMINATION OF MEETING SCHEDULE FOR 2020

Documents:

[Meeting Schedule with Resolution.pdf](#)

## 8. CITIZEN COMMENTS

## 9. PUBLIC HEARING

### A. CASE C-20-1

The applicant, 21723 Boydton Plank Rd., LLC, is seeking a conditional use permit to operate an assisted living facility, on the following described property containing approximately 6.71 acres. The property is located at 21723 Boydton Plank Rd. McKenney, VA, and is further designated as Tax Map Parcel No. 80-55. The property is

zoned B-2, Business General, which may be changed to allow such use upon receiving a conditional use permit. The County's Comprehensive Land Use Plan places this property within the Rural Conservation Area, which allows limited commercial, service development at the Ordinance defined density.

Documents:

[C-20-1 Application.pdf](#)  
[Deferral Request Memo for PC Case C-20-1.pdf](#)

## 10. OLD BUSINESS

**CASE P-19-4.** The applicants, HCE Reams Solar I, LLC, and their Agent, Stanford H. Allison are requesting to rezone with proffers property containing approximately 38.00 +/- 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 located at 24413 Old Vaughan Rd. (Route 605) Dinwiddie, VA and is further defined as Tax Map Parcel No. 47-74. 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.

Documents:

[P-19-4 PC Staff Report Jan 2020.pdf](#)  
[Rezoning and CUP Application1.pdf](#)  
[Reams Solar I Facility Location Map3.pdf](#)  
[Reams Solar I Concept Site Plan4.pdf](#)  
[Reams Solar - P-19-4 VDOT Zoning Letter5.pdf](#)  
[Reams I Comprehensive Plan Compliance6.pdf](#)  
[Reams Limited NEPA Review7.pdf](#)  
[Reams I Fiscal Impact Report V4 8.pdf](#)  
[Reams Decommissioning Plan V3 9.pdf](#)  
[Reams Solar Impact Study.pdf](#)  
[Reams Solar I REV5 V3.pdf](#)  
[Reams Solar Proffer Statement2 Oct 1 2019.pdf](#)  
[Proposed M-2 ZONING MAP 10-1-19.pdf](#)

## 11. OLD BUSINESS

**CASE C-19-5.** The applicant, HCE Reams Solar I, LLC, and their Agent, Stanford H. Allison, are seeking a conditional use permit to operate a solar energy generation facility on the following described property containing approximately 38.00 acres. The property is located at 24413 Old Vaughan Rd. (Route 605) Dinwiddie, VA and is further defined as Tax Map Parcel No. 47-74. 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.

Documents:

[C-19-5 Solar Energy Generating Facility PC Staff Report Jan 2020.pdf](#)

[Rezoning and CUP Application1.pdf](#)

[Proposed M-2 ZONING MAP 10-1-19 2.pdf](#)

[Reams Solar I Facility Location Map3.pdf](#)

[Reams Solar I Concept Site Plan4.pdf](#)

[Reams Solar - P-19-4 VDOT Zoning Letter5.pdf](#)

[Reams I Comprehensive Plan Compliance6.pdf](#)

[Reams Limited NEPA Review7.pdf](#)

[Reams I Fiscal Impact Report V4 8.pdf](#)

[Reams Decommissioning Plan V3 9.pdf](#)

[Reams Solar Impact Study10.pdf](#)

[Reams Solar I REV5 V3 11.pdf](#)

[Reams Solar Proffer Statement Oct 1 2019 12.pdf](#)

## **12. NEW BUSINESS**

Documents:

[PC Bylaws.pdf](#)

[PC Code of Ethics and Standards of Conduct.pdf](#)

[Amusement Centers.pdf](#)

## **13. COMMISSIONERS' COMMENTS**

## **14. PLANNING DIRECTOR'S COMMENTS**

## **15. ADJOURNMENT**