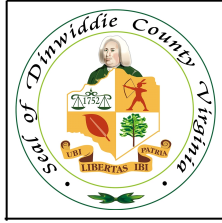


Dinwiddie County Planning Commission



Regular Meeting Agenda March 8, 2023 7:00 PM

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

Documents:

[February 8, 2023 Regular Meeting.pdf](#)

6. PUBLIC HEARING

A. CASE SA-23-1

CASE SA-23-1. The applicant, Lily Pond Solar, LLC, and authorized representative of Lily Pond Solar, LLC, Itamar Sarussi, are seeking a determination as set forth in Virginia Code Section 15.2-2232(A) that the general location, character, and extent of the proposed solar energy facility is substantially in accord with the County's Comprehensive Plan. The properties containing approximately 1,891 +/- acres 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). 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. 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:

[SA-23-1 Lily Pond Solar PC Memo March 8 2023 Mtg.pdf](#)
[Applicant Memo 2232 Analysis Lily Pond Solar Feb 28 23.pdf](#)
[Comprehensive Plan Analysis Exhibit A - Conceptual Site Plan.pdf](#)

B. CASE-P-23-1

CASE P-23-1. The applicant, Lily Pond Solar, LLC, and authorized representative of Lily Pond Solar, LLC, Itamar Sarussi, are requesting to rezone 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. 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). 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. 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-23-1 Lily Pond Solar PC Staff Report.pdf](#)
[Exhibit A - Application Form.pdf](#)
[Exhibit B - Special Power of Attorney.pdf](#)
[Exhibit D - Community Impact Analysis.pdf](#)
[Exhibit E - Conceptual site layout.pdf](#)
[Exhibit F - Natural Resources Survey.pdf](#)
[Exhibit G - Preliminary Jurisdictional Determination.pdf](#)
[Exhibit H - Cultural Resources Survey.pdf](#)
[Exhibit I - Landscaping plan and renderings.pdf](#)
[Exhibit J - CdTe Summary of Facts.pdf](#)
[Exhibit K - Traffic Analysis.pdf](#)
[Exhibit L - FAA Study.pdf](#)
[Exhibit M - Conditions.pdf](#)
[Lily Pond Solar Application Narrative.pdf](#)

C. CASE C-23-1

CASE C-23-1. The applicant, Lily Pond Solar, LLC, and authorized representative of Lily Pond Solar, LLC, Itamar Sarussi, are seeking a conditional use permit to operate an 80-megawatt alternating current solar photovoltaic generation facility on the following described properties containing approximately 1,891 +/- acres. 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). 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. 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-23-1 Lily Pond Solar CUP PC Staff Report - March 8 2023](#)

[Mtg.pdf](#)
[Exhibit A - Application Form.pdf](#)
[Exhibit B - Special Power of Attorney.pdf](#)
[Exhibit D - Community Impact Analysis.pdf](#)
[Exhibit E - Conceptual site layout.pdf](#)
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[Exhibit L - FAA Study.pdf](#)
[Exhibit M - Conditions.pdf](#)
[Lily Pond Solar Application Narrative.pdf](#)

7. OLD BUSINESS

8. NEW BUSINESS

9. COMMISSIONERS' COMMENTS

10. PLANNING DIRECTOR'S COMMENTS

11. ADJOURNMENT