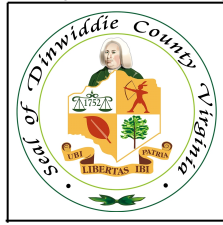


Dinwiddie County Planning Commission



Regular Meeting Agenda --- 7:00 PM Government Center Building Board Meeting Room June 9, 2021

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

Documents:

[May 12 Workshop Meeting.pdf](#)

[May 12, 2021 Regular Meeting.pdf](#)

6. **CITIZEN COMMENTS**
7. **PUBLIC HEARING**
 - A. **CASE P-21-3**

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 1,064 +/- acres out of a total parcel acreage of 1,133 +/- 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 generally located in the area 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 properties are further defined as a portion of Tax Map Parcel Nos. 61-5, 61-6, 62-24, 62-33, 61-24A, 62-21, 62-22, 62-4, 61-7, 62-3, 62-20, 62-33A, 62-5, 62-6. 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-21-3 Lily Pond PC Staff Report June 9 2021.pdf](#)

[P-21-3 Application.pdf](#)

[Lily Pond App-FINAL part 1.pdf](#)

[Lily Pond App- FINAL part 2.pdf](#)

[Lily Pond App- FINAL part 3.pdf](#)

[Related Maps. Sheets 1-4.pdf](#)

[Conceptual Master Plan .png](#)

[Summary of Project Impacts.pdf](#)

[ABT, NPS, NPCA Comment Letter.pdf](#)

B. CASE C-21-2

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 energy generation facility on the following described properties containing approximately 1,064 +/- acres out of a total parcel acreage of 1,133 +/- acres. The properties are generally located 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 properties are further defined as a portion of Tax Map Parcel Nos. 61-5, 61-6, 62-24, 62-33, 61-24A, 62-21, 62-22, 62-4, 61-7, 62-3, 62-20, 62-33A, 62-5, 62-6. 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-21-2 Lily Pond PC Staff Report June 9 2021.pdf](#)

[C-21-2 Application.pdf](#)

[Lily Pond App-FINAL part 1.pdf](#)

[Lily Pond App- FINAL part 2.pdf](#)

[Lily Pond App- FINAL part 3.pdf](#)

[Related Maps. Sheets 1-4.pdf](#)

[Conceptual Master Plan .png](#)

[Summary of Project Impacts.pdf](#)

8. OLD BUSINESS

***Cases, P-21-1 and C-21-1, Applicants have deferred to the July 14th 7:00 PM Planning Commission Meeting**

P-21-1 The applicants, Arthur D. Bostic, Bostic Real Estate Properties, LLC, and Victor A. Slade, Jr., Slade and Sons Construction, LLC, and their Agent, Ronald H. Gordon, Jr., are requesting to rezone with proffers property containing approximately 7.594 +/- acres from Residential, Limited, R-1 to Residential, General, R-2 with proffers. The R-2, Residential General, zoning classification allows multifamily dwelling units pursuant to the Zoning Ordinance allowed density. The property is located on the north side of Ferndale Rd. 0.230 mile northwest of the intersection of Ferndale Rd. (Route 600) and Cox Rd. (Route 226), North Dinwiddie, Virginia and is further defined as Tax Map Parcel Nos. 9-33 & 9-32A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Planning Area, which allows medium density residential uses for this general area.

C-21-1 The applicants, Arthur D. Bostic, Bostic Real Estate Properties, LLC, and Victor A. Slade, Jr., Slade and Sons Construction, LLC, and their Agent, Ronald H. Gordon, Jr., are requesting a conditional use permit to allow for multifamily development at a density of approximately 9.75 dwelling units per acre in the Residential, General, R-2 with proffers. The R-2, Residential General, zoning classification allows multifamily dwelling units pursuant to the Zoning Ordinance allowed density of greater than six units per gross acre upon receiving a conditional use permit. The property is located on the north side of Ferndale Rd. 0.230 mile northwest of the intersection of Ferndale Rd. (Route 600) and Cox Rd. (Route 226), North Dinwiddie, Virginia and is further defined as Tax Map Parcel Nos. 9-33 & 9-32A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Planning Area, which allows medium density residential uses for this general area.

9. COMMISSIONERS' COMMENTS

10. PLANNING DIRECTOR'S COMMENTS

11. ADJOURNMENT

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 September 15, 2020.

Citizen Participation Instructions:

- Webex will be the platform used for participants to access the meeting remotely. In order to accommodate everyone, participants will be able to attend via telephone or computer.
- To access this meeting remotely, please call in using the following information: 1-844-621-3956, Access Code/Meeting Number 132 861 9591.
- To access this meeting via your computer or laptop. Go to the county's website which is www.dinwiddieva.us. Hover your pointer from your mouse over the words "My Government." In the box that drops down, under the Board of Supervisors heading, choose "Board Meetings." It will place you on a page where you can watch the meeting live.
- Citizens who wish to attend the meeting in person should adhere to the social distancing guidelines and Executive Order 72 requiring face coverings while inside buildings set forth by the Governor and public health officials.
- Citizens are asked to remain at home and participate electronically if they (1) are experiencing symptoms of illness, (2) have had contact with a known or suspected COVID-19 case in the last 14 days, or (3) have a fever of 100.4 degrees or higher.
- Citizens having interest in the above matter, wishing to view the proposed rezoning 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, beginning on June 4, and not later than June 8, 2021 by 5:00 PM. 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.