Dinwiddie County Planning Commission

Regular Meeting Agenda
February 14, 2024
7:00 PM

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

Documents:

January 10, 2024 Organizational-Reg Meeting.pdf

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

A. P-23-9

The applicant, Clemie Richard Haught, Jr., is requesting to rezone property containing approximately 1.03 +/- acres from Residential, General, R-2 to Agricultural, General, A-2. The A-2 zoning district allows single-family residential at the Zoning Ordinance defined density. The property is located at 6711 Trinity Church Rd. (Route 611) Church Road, Virginia and is further defined as Tax Map Parcel No. 16-2-1. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows for limited single-family detached residential development for this general area.

Documents:

P-23-9 Planning Commission Staff Report.pdf
P-23-9 Rezoning Application.pdf
P-23-9 Property Location Map.pdf
Property Subdivision Plat.pdf

B. C-23-6

The applicants, Mark Langowski and Hunter Ingram, are seeking a conditional use permit to operate a firearms training and shooting range on the following described property containing approximately 26.81 +/- acres. The property is located on Reese Rd. (Route 664) approximately one mile south of the intersection of Old Stage

Rd. (Route 609) and Reese Rd. (Route 664), and is further defined as Tax Map Parcel No. 84-3-5. The property is zoned A-2, Agricultural General, which allows 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 for limited development for this general area.

Documents:

C-23-6 PC Staff Report - February 14 2024.pdf
C-23-6 Application.pdf
C-23-6 Applicant Narrative.pdf
C-23-6 Location Map.pdf
VDOT Comments - Langowski-Ingram (C-23-6), Rt. 664 Reese Road - 12-28-23.pdf
C-23-6 Citizen Correspondence.pdf

C. P-24-1

The applicant, Lily Pond Solar, LLC, and authorized representative of Lily Pond Solar, LLC, Dominika Sink, 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-24-1 Lily Pond Solar PC Staff Report Feb 14 2024.pdf
Land Use Amendment Application P-24-1 and C-24-1.pdf
Exhibit A - Revised Narrative Application.pdf
Exhibit B - Special Power of Attorney.pdf
Exhibit D - Community Impact Analysis.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
Conceptual Site Plan May 4, 2023.pdf
Lily Pond Solar_5.16 BOS Response_Final.pdf
Lily Pond Solar Suitability Report.pdf
American Battlefield Trust Letter on Lily Pond Solar.pdf
Attachment B American Battlefield Trust - Lily Pond Solar

Objection Letter[17344].pdf
SOLAR FACILITY SITING AGREEMENT (Lily Pond Solar) 12.21.23 (1).pdf
Solar Plan Rizzo Letter.pdf
Donahue Email Letter.pdf
Donahue Letter Attachment A.pdf
Power of Attorney - Carolyn Chappell.pdf

D. C-24-1

The applicant, Lily Pond Solar, LLC, and authorized representative of Lily Pond Solar, LLC, Dominika Sink, 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-24-1 Lily Pond Solar CUP PC Staff Report - Feb 14 2024 Mtg.pdf
Land Use Amendment Application P-24-1 and C-24-1.pdf
Exhibit A - Revised Narrative Application.pdf
Exhibit B - Special Power of Attorney.pdf
Exhibit D - Community Impact Analysis.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
Conceptual Site Plan May 4, 2023.pdf
Lily Pond Solar_ 5.16 BOS Response_ Final.pdf
Lily Pond Solar Suitability Report.pdf
American Battlefield Trust Letter on Lily Pond Solar.pdf
Attachment B American Battlefield Trust - Lily Pond Solar Objection Letter[17344].pdf
SOLAR FACILITY SITING AGREEMENT (Lily Pond Solar) 12.21.23 (1).pdf
Solar Plan Rizzo Letter.pdf
Donahue Email Letter.pdf
Donahue Letter Attachment A.pdf
Power of Attorney - Carolyn Chappell.pdf

8. OLD BUSINESS

9. NEW BUSINESS

10. COMMISSIONERS' COMMENTS

11. PLANNING DIRECTOR'S COMMENTS

12. ADJOURNMENT