Dinwiddie County Planning Commission

Regular Meeting Agenda
March 13, 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:

   February 14, 2024 Regular Meeting.pdf

6. **CITIZEN COMMENTS**
7. **SUBDIVISION PLAT REVIEW**

   A. **PINE CREEK ESTATES**

   Documents:

   Pine Creek Estates - Plat.pdf
   Pine Creek Estates Location Map.pdf

   B. **FORT EMORY ESTATES SEC 2**

   Documents:

   21-Craig, Hunter (Fort Emory Section 2 - 12 LOTS)PLAT.pdf
   Fort Emory Estates Sec. 2 Location Map.pdf

8. **PUBLIC HEARING**

   A. **CASE 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 - March 13 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

B. CASE 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 Mar 13 2024.pdf
P-24-1 and C-24-1 Application.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 March 6 2024.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

C. CASE 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.

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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 March 6 2024.pdf
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Donahue Email Letter.pdf
Donahue Letter Attachment A.pdf
Power of Attorney - Carolyn Chappell.pdf

9. **OLD BUSINESS**
10. **NEW BUSINESS**
11. **COMMISSIONERS' COMMENTS**
12. **PLANNING DIRECTOR'S COMMENTS**

13. ADJOURNMENT

Any persons having an interest in the above matters are encouraged to attend the meeting at the specific time and location to express their views. A copy of the full text of the above matters is on file and may be examined in the Planning Department located in the Dinwiddie Government Center Building at 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. Individuals desiring to attend the meeting and requiring special accommodations are requested to contact the Planning Office at (804) 469-4500 no less than five (5) working days prior to the public hearings.