Dinwiddie County Planning Commission

Regular Meeting Agenda
June 12, 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:

   May 8, 2024 Regular Meeting.pdf

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

   A. **CASE P-24-2**

   The applicant, Flowers Solar, LLC (owned by Greenvolt Power Actualize, LLC), and authorized representative of Flowers Solar, LLC, Robert J. White, are requesting to rezone properties containing approximately 228.0 +/- acres from A-2, Agricultural General, and M-2, Industrial 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 on the north side of Cox Rd. (Route 460) on the north side of the Norfolk Southern rail line extending north to Walker's Pond Drive (a private road). The properties are further defined as all or a portion of Tax Map Parcel Nos. 19-18, 19-20B, 20-1A, 20-3, 20-44B, and 20-44M.

   Documents:

   P-24-2 Flowers Solar PC Report June 12 2024.pdf

Flowers Ex A Flowers Land Use Amendment Appl.pdf
Flowers Ex B SIte Control Documents.pdf
Flowers Ex C Project Map Set.pdf
Flowers Ex D Economic Impact Report.pdf
Flowers Ex E ERIA.pdf
Flowers Ex F ACOE PJD.pdf
Flowers Ex G Visual Impact Study.pdf
Flowers Ex H Traffic Study.pdf
Flowers Ex I Glare Study.pdf
Flowers Ex J Decommissioning Study.pdf
Flowers Ex K GVPA Mgmt Experience.pdf
Flowers Ex L USFWS IPaC Report.pdf
Flowers Ex M Bat Study.pdf
Flowers Ex N VA Searches.pdf
Flowers Ex O Eagle Database Searches.pdf
Flowers Solar Suitability Report.pdf

B. CASE C-24-2

The applicant, Flowers Solar, LLC (owned by Greenvolt Power Actualize, LLC), and authorized representative of Flowers Solar, LLC, Robert J. White, are seeking a conditional use permit to operate a 20-megawatt alternating current solar photovoltaic generation facility on the following described properties containing approximately 228.0 +/- acres. The properties are generally located on the north side of Cox Rd. (Route 460) on the north side of the Norfolk Southern rail line extending north to Walker's Pond Drive (a private road). The properties are further defined as all or a portion of Tax Map Parcel Nos. 19-18, 19-20B, 20-1A, 20-3, 20-44B, and 20-44M.

Documents:

C-24-2 Flowers Solar PC Staff Report - June 12 2024.pdf
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Flowers Ex G Visual Impact Study.pdf
Flowers Ex H Traffic Study.pdf
Flowers Ex I Glare Study.pdf
Flowers Ex J Decommissioning Study.pdf
Flowers Ex K GVPA Mgmt Experience.pdf
Flowers Ex L USFWS IPaC Report.pdf
Flowers Ex M Bat Study.pdf
Flowers Ex N VA Searches.pdf
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Flowers Solar Suitability Report.pdf

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