Dinwiddie County Planning Commission

Regular Meeting Agenda
July 10, 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:

June 12, 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 Dr. (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. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Employment Center Area and the Phased Growth Area, which allows high-intensity commercial, industrial, public-facility uses in the Employment Center Area and allows residential, low-intensity commercial, agricultural, agritourism, and institutional uses in the Phased Growth Area.

Documents:

P-24-2 Flowers Solar PC Report July 10 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 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 Dr. (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. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Employment Center Area and the Phased Growth Area, which allows high-intensity commercial, industrial, public-facility uses in the Employment Center Area and allows residential, low-intensity commercial, agricultural, agritourism, and institutional uses in the Phased Growth Area.

Documents:

C-24-2 Flowers Solar PC Staff Report - July 10 2024.pdf
Flowers Ex A Flowers Land Use Amendment Appl.pdf
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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

C. CASE P-24-5

The applicants, Slade and Sons Construction LLC and Bostic Realestate

Properties LLC, are requesting to rezone properties containing approximately 7.594 +/- acres from R-1, Residential Limited, to B-2, Business General with proffers. The B-2, Business General, zoning classification allows for self-service storage facilities with a conditional use permit. The properties are generally located on the north side of Ferndale Rd. (Route 600) 0.023 mile northwest of the intersection of Ferndale Rd. and Cox Rd. (Route 226). The properties are further defined as Tax Map Parcel Nos. 9-33, 9-33A, 9-32A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Mixed Residential Area, which allows for a variety of residential and mixed-use development for this general area.

Documents:

P-24-5 PC Staff Report - July 10 2024 Mtg.pdf
P-24-5 Land Use Application.pdf
P-24-5 Proffer Statement.pdf
Ferndale Road Storage Conceptual Plan.pdf
DINWIDDIE CUP FINAL Office Rendering.pdf
2023-12-19 Traffic Analysis.pdf

D. CASE C-24-4

The applicants, Slade and Sons Construction LLC and Bostic Realestate Properties LLC, are seeking a conditional use permit to operate a self-service storage facility on the following described properties containing approximately 7.594 +/- acres. The properties are generally located on the north side of Ferndale Rd. (Route 600) 0.023 mile northwest of the intersection of Ferndale Rd. and Cox Rd. (Route 226). The properties are further defined as Tax Map Parcel Nos. 9-33, 9-33A, 9-32A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Mixed Residential Area, which allows for a variety of residential and mixed-use development for this general area.

Documents:

C-24-4 PC Staff Report - July 10 2024 Mtg.pdf
P 24 5 and C 24 4 Land Use Application.pdf
P 24 5 and C 24 4 Location Map.pdf
Ferndale Road Storage Conceptual Plan.pdf
DINWIDDIE CUP FINAL Office Rendering.pdf
2023-12-19 Traffic Analysis.pdf

E. CASE P-24-6

The applicant, Diners One LLC, and owner of Diners One, LLC, Raymond Akoury, are requesting to rezone property containing approximately 8.50 +/- acres from M-1, Industrial Limited, to B-2, Business General with proffers. The B-2 zoning district allows for general businesses. The property is located on the south side of Boydton Plank Rd. (Route 1) 0.04 mile south of the intersection of Hofheimer Way and Route 1 North Dinwiddie, Virginia and is further defined as a part of Tax Map Parcel No. 21-50A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the General Commercial portion of the Northern Dinwiddie Development Area, which allows for commercial uses for this general area.

Documents:

P-24-6 PC Staff Report - July 10 2024 Mtg.pdf

P-24-6 Land Use Application.pdf
P-24-6 Location Map.pdf
Proffer Statement.pdf

F. CASE P-24-7

The applicant, Lee's Branch LLC, and their agent, Ronald H. Gordon, Jr., CLS, are requesting to rezone property containing approximately 10.50 +/- acres from Residential, Limited, R-1 to Agricultural, General, A-2. The A-2 zoning district allows single-family residential at two lots for a 6.00 – 25.99 acres parcel. The property is located on Rainey Creek Rd. (Route 654) McKenney, Virginia approximately one mile south of the intersection of Cutbank Rd. and Rainey Creek Rd. and is further defined as a part of Tax Map Parcel Nos. 91-12-1 and 91-12-2. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Conservation Area, which allows for limited single-family detached residential development for this general area.

Documents:

P-24-7 Planning Commission Staff Report July 10 2024.pdf
P-24-7 Rezoning Application.pdf
P-24-7 Location Map.pdf
Pine Creek Estates - Plat.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.