Dinwiddie County Planning Commission
Regular Meeting Agenda
June 11, 2025
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 14, 2025 Reg Meeting.pdf

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

   A. **CASE P-25-8**

   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 196.0 +/- 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 Road (a private road). The properties are further defined as all or a portion of Tax Map Parcel Nos. 19-18, 19-20B, 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, agricultural, agritourism, institutional uses in the Phased Growth Area.

Documents:

P-25-8, Flowers Solar LLC PC Staff Report - June 11 2025 (Repaired).pdf
Exhibit A Flowers Land Use Amendment Appl 041125.pdf
Exhibit B Flowers SIte Control Documents 041125.pdf
Exhibit C Flowers CUP MAPSET 041125.pdf
Exhibit D Flowers Economic Rpt 041125.pdf
Exhibit E Flowers ERIA 041125.pdf
Exhibit F Flowers ACOE PJD 041125.pdf
Exhibit G Visual Impact Study 041125.pdf
Exhibit H Flowers Transportation Study 041125.pdf
Exhibit I Flowers Decommissioning Rpt 041125.pdf
Exhibit J GVPA Mgmt Experience 041125.pdf
Exhibit K Flowers USFWS IPaC Rpt 041125.pdf
Exhibit L Flowers Bat Study 041125.pdf
Exhibit M Flowers VA Searches 041125.pdf
Exhibit N Flowers Eagle Searches 041125.pdf
Exhibit O Flowers Property Value Guaranty 041125.pdf
Exhibit P Flowers VADHR Ltr 041125.pdf
Exhibit Q Flowers Proposed Conditions to CUP 041125.pdf
Flowers CUP Application Narrative 041125.pdf
Flowers Solar Suitability Report.pdf

B. CASE C-25-4

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 196.0 +/- 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 Road (a private road). The properties are further defined as all or a portion of Tax Map Parcel Nos. 19-18, 19-20B, 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, agricultural, agritourism, institutional uses in the Phased Growth Area.

Documents:

C-25-4 PC Staff Report - June 11 2025 Mtg.pdf
Exhibit A Flowers Land Use Amendment Appl 041125.pdf
Exhibit B Flowers SIte Control Documents 041125.pdf
Exhibit C Flowers CUP MAPSET 041125.pdf
Exhibit D Flowers Economic Rpt 041125.pdf
Exhibit E Flowers ERIA 041125.pdf
Exhibit F Flowers ACOE PJD 041125.pdf
Exhibit G Visual Impact Study 041125.pdf
Exhibit H Flowers Transportation Study 041125.pdf
Exhibit I Flowers Decommissioning Rpt 041125.pdf
Exhibit J GVPA Mgmt Experience 041125.pdf
Exhibit K Flowers USFWS IPaC Rpt 041125.pdf
Exhibit L Flowers Bat Study 041125.pdf
Exhibit M Flowers VA Searches 041125.pdf
Exhibit N Flowers Eagle Searches 041125.pdf
Exhibit O Flowers Property Value Guaranty 041125.pdf
Exhibit P Flowers VADHR Ltr 041125.pdf
Exhibit Q Flowers Proposed Conditions to CUP 041125.pdf
Flowers CUP Application Narrative 041125.pdf
Flowers Solar Suitability Report.pdf

C. CASE P-25-6

*At the applicant's request, the case has been deferred.

The applicant, C and N Investments, and owner, Justin Noblin, are requesting to rezone property containing approximately 85.0 +/- acres from Agricultural, General, A-2 to Residential, Rural, RR-1 with proffers. The A-2 zoning district allows a maximum residential density of four lots on 85.0 acres with a minimum lot size of 3.0 acres per lot, and the RR-1 zoning district allows single-family residential at a maximum residential density of 2.0 acres per lot. The property requested for rezoning consists of one lot further identified as Tax Map Parcel No. 80-1, and is located at the northwest quadrant at the intersection of McKenney Highway (Route 40) and Manson Church Road

(Route 651) a small portion of the property is located at the southwest quadrant at the intersection of McKenney Highway (Route 40) and Manson Church Road (Route 651). As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject properties are located within the Rural Conservation Area, which allows for limited single-family detached residential development for this general area.

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.