Dinwiddie County Planning Commission
Regular Meeting Agenda
October 8, 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:

   September 10, 2025 Reg Meeting.pdf

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

   A. CASE P-25-12

   The applicant, Bobbi Rodriguez for DW-Lew Jones LLC a wholly owned subsidiary of Ampliform LLC, and agent, Adena M. Patterson, are requesting to rezone properties containing approximately 307.50 +/- 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 property is generally located in DeWitt on the north side of Lew Jones Rd. (Route 650) approximately .40 miles west of the intersection of Route 1 and Lew Jones Road (Route 650). The property is further defined as a portion of Tax Map Parcel No. 55-31. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows for agricultural, low density residential primary land uses, and a secondary land use renewable energy.

   Documents:

   P-25-12, Lew Jones Solar LLC PC Staff Report.pdf
   Rezoning, Solar Project Lew Jones Rd..pdf
   Disclosure.pdf
   Adlacent Property Owners List.pdf

TAB 5 - Application Narrative - July 2025 .pdf
TAB 6 - LEW JONES CUP MAPSET 07-01-2025 .pdf
TAB 7 - POA .pdf
TAB 8 - LEW JONES SOLAR DECOMMISSIONING PLAN 6-20 .pdf
TAB 9 - LEW JONES SOLAR ENVIRONMENTAL RESOURCE IMPACT ANALYSIS 6-20 4896-4249-0704 v.1.pdf
TAB 10 - LEW JONES VISUALIZATIONS 6-20 .pdf
TAB 11- DW-Lew Jones LLC Economic Report 7_7_25 .pdf
TAB 12 - LEW JONES TRAFFIC and ROUTE EVALUATION 6-20.pdf

B. CASE C-25-6

The applicant, Bobbi Rodriguez for DW-Lew Jones LLC a wholly owned subsidiary of Ampliform LLC, and agent, Adena M. Patterson, are seeking a conditional use permit to operate a 20-megawatt alternating current solar photovoltaic generation facility on the following described properties containing approximately 307.50 +/- acres. The property is generally located in DeWitt on the north side of Lew Jones Rd. (Route 650) approximately .40 miles west of the intersection of Route 1 and Lew Jones Road (Route 650). The property is further defined as a portion of Tax Map Parcel No. 55-31. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Rural Conservation Area, which allows for primary land uses agricultural, low density residential, and a secondary land use renewable energy.

Documents:

C-25-6 PC Staff Report - October 8 2025 Mtg.doc
Rezoning, Solar Project Lew Jones Rd..pdf
Disclosure.pdf
Adjacent Property Owners List.pdf
TAB 5 - Application Narrative - July 2025 .pdf
TAB 6 - LEW JONES CUP MAPSET 07-01-2025 .pdf
TAB 7 - POA .pdf
TAB 8 - LEW JONES SOLAR DECOMMISSIONING PLAN 6-20 .pdf
TAB 9 - LEW JONES SOLAR ENVIRONMENTAL RESOURCE IMPACT ANALYSIS 6-20 4896-4249-0704 v.1.pdf
TAB 10 - LEW JONES VISUALIZATIONS 6-20 .pdf
TAB 11- DW-Lew Jones LLC Economic Report 7_7_25 .pdf
TAB 12 - LEW JONES TRAFFIC and ROUTE EVALUATION 6-20.pdf

8. CASE P-25-13

CASE P-25-13.

The applicant, Tram Homes LLC, and authorized representative Nikhil Kasana, are requesting to rezone property containing approximately 2.0 +/- acres from Business, General, B-2 and Residential, General, R-1 to Residential, Urban, R-U. The R-1 zoning district allows single-family residential at a maximum residential density of 20,000 sq. ft. per lot, and the R-U zoning district allows a maximum density of 5,000 sq. ft. per lot. The properties requesting rezoning consist of 22 lots, and are located on the following streets: Tax Map Parcel Nos. 21A-1-238 & 21A-1-239 (zoned B-2) on the south side of Greensville Ave. (Route 1308) approximately 215 feet west of the intersection of Route 1 and Greensville Ave.; Tax Map Parcel Nos. 21A-1-478 & 21A-1- 479 (zoned R-1) on the south side of Brunswick Ave. (Route 1307) approximately 100 feet east of the intersection of Roanoke St. (Route 1306) and Brunswick Ave.; Tax Map Parcels 21A-1-519, 520, 521, & 522 (zoned R-1) on the north side of Brunswick Ave. (Route 1307) approximately 40 feet west of the intersection of Roanoke St. (Route 1306) and Brunswick Ave.; and Tax Map Parcel Nos. 21A-1-800, 801, 802, & 803 (zoned R-1) on the north side of Dinwiddie Ave. (Route 1302) approximately 225 feet west of the intersection of Roanoke St. (Route 1306) and Dinwiddie Ave.; and Tax Map Parcel Nos. 21A-1-850, 851, 852, & 853 (zoned R-1) on the south side of Nottoway Ave. (Route 1304) approximately 115 feet east of the intersection of Warwick St. (Route 1349) and Nottoway Ave.; and Tax Map Parcel Nos. 21A-1-880, 881, 882, 883, 884, and 885 (zoned R-1) on the south side of Brunswick Ave. (Route 1307) approximately 35 feet west of the intersection of Warwick St. (Route 1349) and Brunswick Ave.

Documents:

P-25-13 PC Staff Report - October 8 2025.pdf
W. Petersburg Rezoning Application.pdf
AdjPropertyMap_P-25-13.1_wZoning.pdf
AdjPropertyMap_P-25-13.2_wZoning.pdf
AdjPropertyMap_P-25-13.3_wZoning.pdf
AdjPropertyMap_P-25-13.4_wZoning.pdf
AdjPropertyMap_P-25-13.5_wZoning.pdf
AdjPropertyMap_P-25-13.6_wZoning.pdf
RezoningMap_Aerial_P-25-13_all.pdf
RezoningMap_AerialwZoning_P-25-13_all.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.