A G E N D A
ISLE OF WIGHT COUNTY PLANNING COMMISSION
June 24, 2025

1. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

2. ROLL CALL/DETERMINATION OF A QUORUM

BOBBY BOWSER, CHAIRMAN
MATTHEW SMITH, VICE-CHAIRMAN
BRIAN CARROLL
JAMES FORD
JENNIFER S. BOYKIN
GEORGE RAWLS
RAYNARD GIBBS
KEITH JOHNSON
BRIAN SHOTWEL

3. ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

4. APPROVAL OF AGENDA

5. CONSENT AGENDA

A. June 5, 2025 Board of Supervisors Action List

B. May 27, 2025 Planning Commission Regular Minutes

6. CITIZENS' COMMENTS

7. PUBLIC HEARINGS

A. CSUP-25-2 New Leaf Energy Utility Scale Solar Energy Generation Facility

Application CSUP-25-2 of Courthouse Hwy Solar 1, LLC, applicant, and Micheal S. Doggett, property owner, for an amendment to an approved conditional use permit for a major utility service, specifically a 3 MW utility-scale solar energy generation facility, on eighteen acres located at 16419 Courthouse Highway with tax map number 39-01-017 in the Rural Agricultural Conservation zoning district for the purpose of extending the validity of the permit from two years to four years.

8. OLD BUSINESS

9. NEW BUSINESS

A. COUNTY ATTORNEY'S REPORT

B. PLANNING DIRECTOR'S REPORT

1. Proposed Sign Ordinance Revisions Discussion

Proposed Sign Ordinance Revisions Discussion

2. Proposed Battery Energy Storage System Ordinance Discussion

Proposed Battery Energy Storage System (BESS) Zoning Ordinance Requirements Discussion

10. CLOSED MEETING

11. ADJOURNMENT

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
June 5, 2025 Board of Supervisors Action List	Cover Memo	6/16/2025

ACTION LIST
BOARD OF SUPERVISORS
JUNE 5, 2025

1. Approval of Agenda: Supervisor Acree moved that the agenda be approved as amended to include a discussion on Adults with Disability. The motion was adopted unanimously (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and Distefano voting in favor of the motion and no Supervisor voting against the motion.

2. Closed Meeting

   No action was taken following the closed meeting.

3. Citizens' Comments

   No Citizens' Comments

4. Consent Agenda

   Following an overview by Assistant County Administrator Robertson, on motion of Supervisor Acree, the following Consent Agenda was adopted unanimously (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and Distefano voting in favor of the motion and no Supervisor voting against the motion1

   A. <u>Budget Amendment – Public Utilities</u>
      Resolution to Amend the Budget and Appropriate Funding for a Public Utility Shortfall for Emergency Repairs and Maintenance ($100,000)

      Assignment: Wells

   B. <u>Budget Amendment – Schools Health Insurance Fund</u>
      Resolution to Amend the Budget and Appropriate Funding to County Schools for the Health Insurance Fund ($1,675,000)

      Assignment: Wells

C. Budget Amendment – Solar Project Revenue
Resolution to Budget and Appropriate Funding for Volunteer Fire and Rescue Apparatus ($50,000)

Assignment: Wells

D. Virginia Circuit Court Records Preservation Program
Resolution to Amend the Budget and Appropriate Grant Funds from the Virginia Circuit Court Records Preservation Program ($23,950)

Assignment: Wells

E. Vehicle Donation – Sheriff's Vehicle
Donation of 2017 Chevrolet Impala Sedan to the Town of Windsor

Assignment: Wells

F. Minutes
March 27, 2025, Joint Work Session w/ School Board Meeting Minutes

Assignment: Mayes

5. Regional and Inter-Governmental Reports

County Attorney Randy Keaton gave an update on SIPSA project. It is in the final process of selecting a firm and negotiating the cost. The goal is to stay within the $50 range.

6. Appointments

Wetlands Board: Supervisor Jefferson made a motion to reappoint David Moose. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Economic Development Authority: Supervisor Acree made a motion to reappoint Sharon Stallings. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Board of Zoning Appeals: Supervisor Acree made a motion to reappoint George Rawls. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Commission on Aging: Supervisor Acree made a motion to appoint Valerie Nichols. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Audit Committee: Supervisor Rountree made a motion to reappoint Thomas Distefano. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Hampton Roads Planning District Commission, Hampton Roads Transportation Planning Organization, Southeastern Public Service Authority, Western Tidewater Regional Jail, Western Tidewater Water Authority, Eastern Virginia Regional Industrial Facilities Authority: Chairman Rosie made a motion to appoint Donald Robertson. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

7. Special Presentations/ Appearances

<u>Public Safety Awards</u>
Isle of Wight Fire/Rescue Awards Recognitions – Windley
The Fire and Rescue Peer Support Team was recognized for building a peer lead trauma support network. Training first team responders.
Tidewater EMS regional council recognized Isle of Wights EMS agency for the leadership and implementing the US Food and Drug Administration, drug supply chain security act.

8. County Attorney's Report

No Report

9. Public Hearings

A. VDOT FY 26 - FY 31 Secondary Six Year Improvement Plan

Resolution to Approve the VDOT FY2026-2031 Secondary Six Year Improvement Plan: Supervisor Acree moved that the request be approved. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Assignment: Jamie Oliver

B. Children's Center Lease

Execution of the Second Amended and Restated Lease Agreement with The Children's Center: Supervisor Acree moved that the request be approved. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Assignment: Bobby Jones

Longview Agricultural and Forestal District

An Ordinance to Amend and Reenact the Isle of Wight County Code by Amending and Reenacting Appendix D, Agricultural District, Section D-1 District Establishment: Supervisor Jefferson moved that the request be approved. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Assignment: Amy Ring

10. County Administrator's Report

A. SMART SCALE Projects Update

Update of the County's SMART SCALE Route 17 Improvement Projects
Jamie gave an update on the SMART SCALE Funding FY 26 Round 6 project. 4 applications have been submitted. Round 6 approved by CBT May 2025 included both Rt 17 projects. Final funding adoption in the VDOT SYIP June 18, 2025.

Assignment: Jamie Oliver

B. Bradby Park Update

Staff Update re: Bradby Park Development
Mike Frickanisce gave an update on the Bradby Park project which is in site plan review. The master plan is finished and has been submitted for site plan review.

Assignment: Mike Frickanisce

C. Rushmere Volunteer Fire Station Update

Staff Update of Rushmere Volunteer Fire Station Project
Tony Wilson gave a brief update on the fire department expansion. The project posed numerous issues, which are being addressed and are seeing improvements.

Assignment: Tony Wilson

D. Capital Improvements Program

Discussion of the FY2026-35 Capital Improvements Program
Don reminded everyone that there is still a Capital Improvement Project and due to the budget process, it has not had much discussion. He encouraged the Board to begin considering the matter in light of their strategic plans.

Assignment: Don Robertson

E. Matters for the Board's Information

- Fire and Rescue Report
- Tax Week
- Budget Update on the Schools budget change giving a 4% increase to the teachers.

11. Unfinished/ Old Business

A. Noise Ordinance

Consideration of Amendments to the County's Noise Ordinance

Bobby presented a Disturbance / Loud Noise Calls report: Supervisor Rountree moved that the Noise Ordnance Chapter 11.2 be revised for the DSD areas as presented. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Assignment: Bobby Jones

B. FY2025-26 Fee Schedule - EMS Billing Rates

EMS Billing Rate Adjustments
FY26 rates for other localities have increased EMS calls to offset additional costs. Isle of Wight County's current rates are below others in the region. Isle of Wight will be increasing their fees to recoup the IV and drug kits.

Assignment: Garry Windley

12. New Business

A. EXC-25-2 Classic Collision Auto Subdivision Waiver Request

Application EXC-25-2 of William Riddick, Applicant, and Star Caviar, LLC, Property Owner, for a Waiver to Section 1.9.1 of the Subdivision Ordinance to Allow for Subdivision of the Existing Parcel Which Would Result in the Creation of a Non-Conforming Parcel That Does Not Meet Bulk Regulation Requirements in the Limited Industrial (LI) Zoning District. Supervisor Rountree moved that the request be approved. The motion was adopted (3-2) with Supervisors Rosie, Rountree, and Distefano in favor and Supervisors Jefferson and Acree against the motion.

Assignment: Amy Ring

B. Lover's Lane Sewer Pump Station Update

Staff Update on the Potential Lovers Lane Sewer Pump Station
The county is now looking at the southern half of Lovers Lane to see if it is possible to tie it up to the Logistic Center sanitary sewer. This area would have to have a pump station because of the elevation issues. There has been a consultant looking into other possible options. The consultant will give a report in the next couple weeks and then a plan can be made for future development.

Assignment: Uwe Weindel

C. Riverside Water Tank

Acceptance of Low Bid for Construction of the Riverside Water Tank

D. The county staff and engineers have conducted a review, and the conclusion is to proceed with the project. The bid came in at $5,676,330. Supervisor Acree made the motion to accept the low bid for the construction of the water tank request. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Assignment: Uwe Weindel

Utilities Services Workshop

Authorize Design-Build Solicitation for a Public Works Truck Shelter

The state code requires the board approval to use design build opposed to the standard bid build for the truck shelter project. Supervisor Acree made the motion to authorize Design-Bild Solutions for a public works truck shelter. The motion was adopted unanimously (5-0) with Supervisors Rosie, Jefferson, Rountree, Acree and Distefano voting in favor of the motion; no Supervisor voting against the motion.

Assignment: Uwe Weindel

E. Commissions on Adults with Disability

Supervisor Acree asks that the board keep the program focused the Adults with disabilities and, not youth. At one point it was considered to bring Adults with Aging together and the board decided to keep them segregated. He wanted to encourage the board members to attend a meeting.

Community Service Board

Community Service Board looking for housing for people recovering from mental illness. It would house up to 4 people at a time and no more than 2 weeks stay. There would be staff on duty 24 hours a day. This is on a referral basis only. The house was purchased last Tuesday and is zoned as a residential home type.

Assignment: Amy Ring

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
May 27, 2025 Planning Commission Regular Minutes	Cover Memo	6/17/2025

MINUTES OF THE MEETING OF THE ISLE OF WIGHT COUNTY PLANNING COMMISSION HELD ON THE TWENTY-SEVENTH DAY OF MAY IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

CALL TO ORDER

Bobby Bowser, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on May 27, 2025, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Bobby Bowser delivered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Bowser invited everyone present to join in the Pledge of Allegiance.

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT
Bobby Bowser, Chairman
Brian Carroll
James Ford
Jennifer S. Boykin
George Rawls
Raynard Gibbs
Matthew Smith
Keith Johnson
Brian Shotwel

ABSENT

A quorum was determined

ELECTION OF VICE-CHAIRMAN FOR 2025

Commissioner Ford made the motion to elect Mathew Smith for Vice-Chairman. Commissioner Boykin seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

ALSO IN ATTENDANCE

Amy Ring, Community Development Director
Bobby Jones, County Attorney
Amanda Landrus, Secretary

Kristi Sutphin, Economic Development Director
Jamie Oliver, County Transportation Administrator
Jason Fowler, Virginia Department of Transportation
Caleb Kitchen, Planner II

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

Chairman Bowser asked if there were any requests to table or withdrawal agenda items. Amy Ring stated there were no requests.

APPROVAL OF AGENDA

Chairman Bowser called for a vote to approve the agenda. Commissioner Gibbs made the motion to approve the agenda. Commissioner Carroll seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

CONSENT AGENDA

Chairman Bowser called for a vote to approve the consent agenda. Commissioner Gibbs made the motion to approve the consent agenda. Commissioner Carroll seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

CITIZENS' COMMENTS

Chairman Bowser opened the floor for any citizens comments. There being no comment, Chairman Bowser closed citizens comments.

PUBLIC HEARINGS

Amy Ring confirmed there are no public hearings for tonight's meeting.

OLD BUSINESS

Chairman Bowser called for the following Old Business item:

> Application REZN-24-11 of Charles S. Brown, Jr. Properties, LLC, and Main Development, LLC, property owners, and Allied Properties, LLC, applicant, to change the zoning district from Conditional Urban Residential and Conditional General Commercial to Conditional Planned Development-Mixed Use of approximately 43 acres with tax map numbers 34-01-050 and 50D located at 15020 Carrollton Blvd. for 147 attached single family homes and 1.5 acres of commercial development.

Amy Ring, Community Development Director, project manager, gave the following presentation.

REZN-24-11 Bridge Point Commons Conditional PD-MX Zoning Request

Local Roots, Global Reach

Planning Commission Regular Meeting
Old Business
May 17, 2025

SITE DESCRIPTION

Tax Map ID#:	34-01-050 and 050D
Location :	Southwest corner of Intersection of Deep Bottom Drive (Rte. 662) and Carrollton Boulevard (Rte. 17)
Current Zoning :	Conditional – Urban Residential and Conditional – General Commercial
Election District:	District 4
Request:	To change the zoning district to Conditional Planned Development-Mixed Use (C-PD-MX) to allow for 147 townhomes and 1.5 acres of commercial space (up to 26,136 SF)

PROJECT UPDATE (*Since April 22, 2025*)

- April 22, 2025 - Planning Commission directed staff to seek additional information for several questions and continued their discussion until a future Planning Commission meeting.
- May 7 – Staff sent additional information on potential traffic impacts to the Planning Commission.
- May 19 – Staff sent additional information on the FIA to the Planning Commission.
- May 20 – Staff sent additional information from IWCS on potential school impacts to the Planning Commission.
- Copies of all documents attached to staff report.

PROJECT UPDATE (*Since April 22, 2025*)

- May 15, 2025 - applicant submitted revised proffer conditions. Proposed changes include the following items:
  1. Added strip clubs, vape stores, and drive-thru restaurants and/or businesses as prohibited nonresidential uses on the commercial parcel, and
  2. Added a proffer to conduct a Phase 1 level cultural resources analysis within the parameters recommended by the Phase 1A Cultural Resources Assessment, if required by the regulatory authorities. Should the Phase 1 assessment recommend further study, the applicant will cause further work to be undertaken.
- Applicant also submitted a revised conceptual master plan dated May 12, 2025, which removes the entrance sign shown in the required seventy foot setback adjacent to Carrollton Boulevard.

STRENGTHS & WEAKNESSES (*revised since 4/22/25*)

Strengths:

- Proposed project is generally consistent with the future recommended land use designation of Mixed Use and Environmental Conservation.
- Sufficient school, utility, public safety and emergency medical service capacity to serve the additional service demands generated by the project.
- Proffered conditions include road improvements to address traffic impacts generated by the development.
- Conceptual plan is generally consistent with Ordinance requirements.
- Environmentally sensitive areas located in permanently protected common open space areas maintained by the property owner's association.
- Project retains a small portion of nonresidential commercial development which will generate employment opportunities and additional tax revenues.

Local Roots, Global Reach

STRENGTHS & WEAKNESSES

Weaknesses (*Updated since 4/22/25*):

- Britt Way and Ashby Way will see an increase in traffic along both residential roads.
- Proposed reduction in commercial space reduces nonresidential revenues, however, there are less traffic impacts as result.

Local Roots, Global Reach

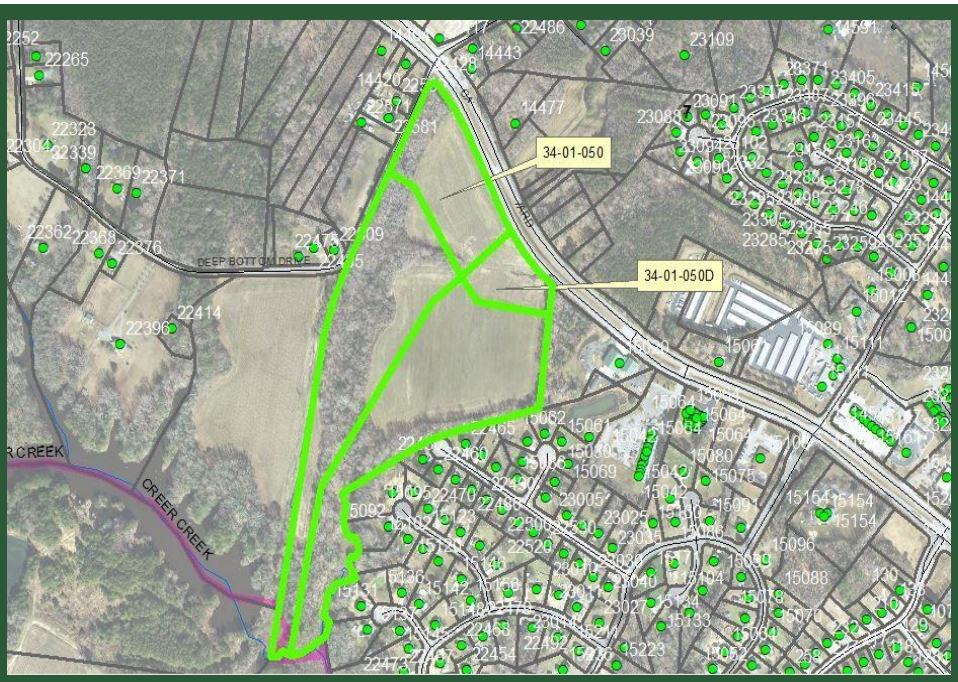
RECOMMENDATION (*Updated since 4/22/25*)

Based on the strengths listed above, staff recommends approval of the project with the proffered conditions.

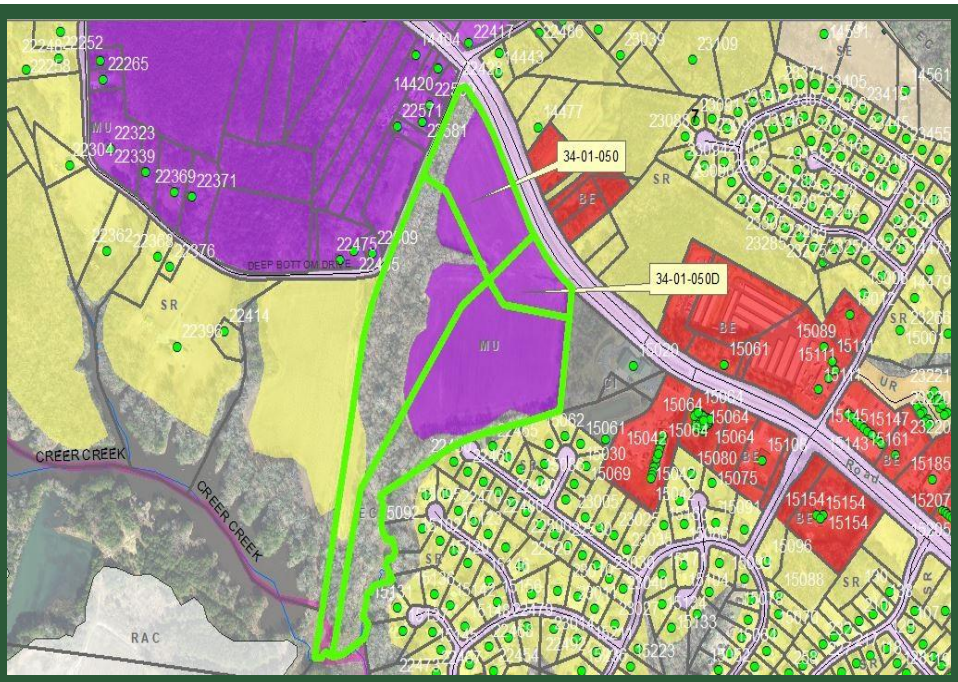
Local Roots, Global Reach

NEW PROJECT DESCRIPTION (*revised since 4/22/25*)

- Reduces residential units from 350 multifamily units to 147 owner-occupied townhome units
- Remove the age-restriction and workforce housing unit criteria
- Reduces the total commercial space from 75,000 square feet to 1.5 acres, or 26,136 SF
- Removes the cash proffer for both the residential and commercial uses
- Prohibits same commercial uses as well as strip clubs, vape stores, and drive-thru businesses
- Retains architectural criteria and mandatory property owners' association with maintenance responsibilities for all common and open space areas
- All Resource Protection Area buffers, wetlands, and streams located in common open space areas
- Retains landscaping buffer adjacent to the Ashby subdivision
- Removes entrance from Deep Bottom Drive, changes the main entrance on Carrollton Boulevard to a right-in/right-out only, and provides access to Britt Way for access to traffic light at Ashby Way and Route 17
- Includes a southbound right hand turn lane on Route 17, closure of the existing median break on Route 17 (if development occurs prior to Archers Meade), and an extended northbound left hand turn lane at the Ashby Way and Route 17 intersection

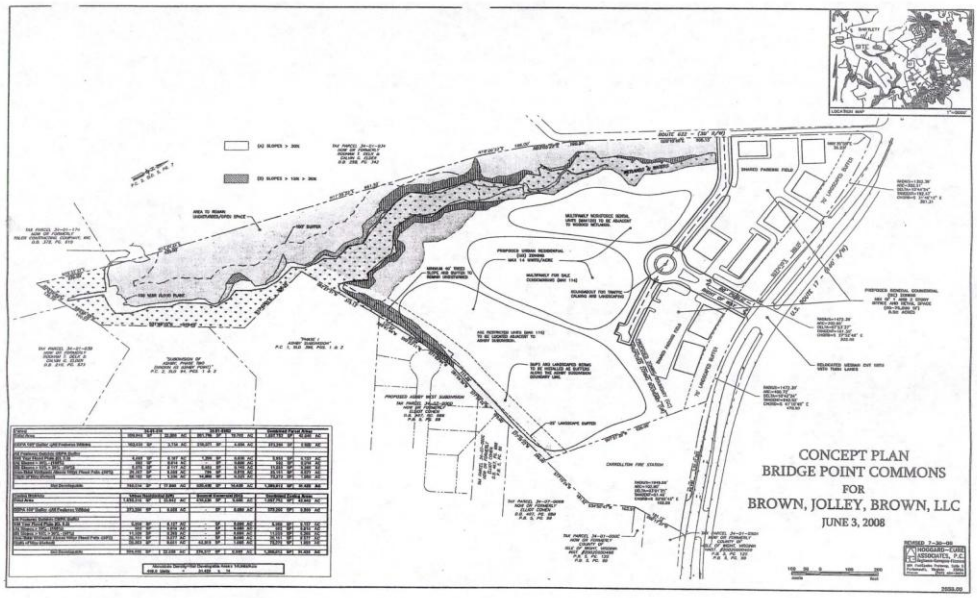


SITE LOCATION

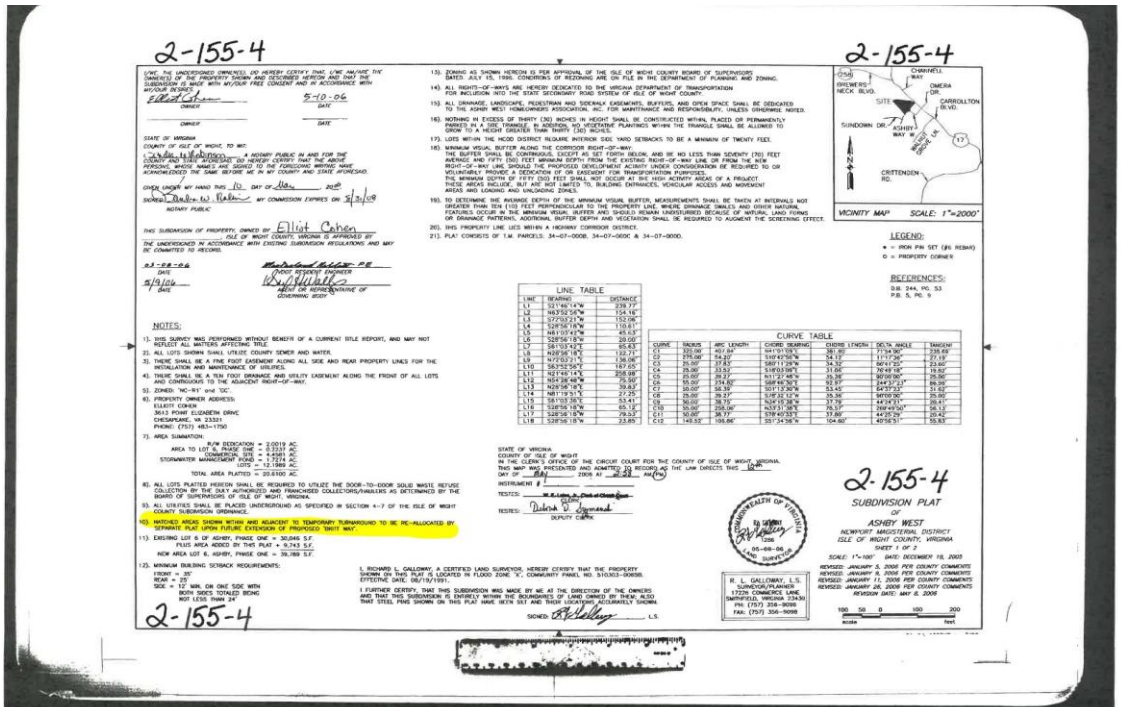


FUTURE RECOMMENDED LAND USE

ZONING DISTRICT MAP



2008 Concept Plan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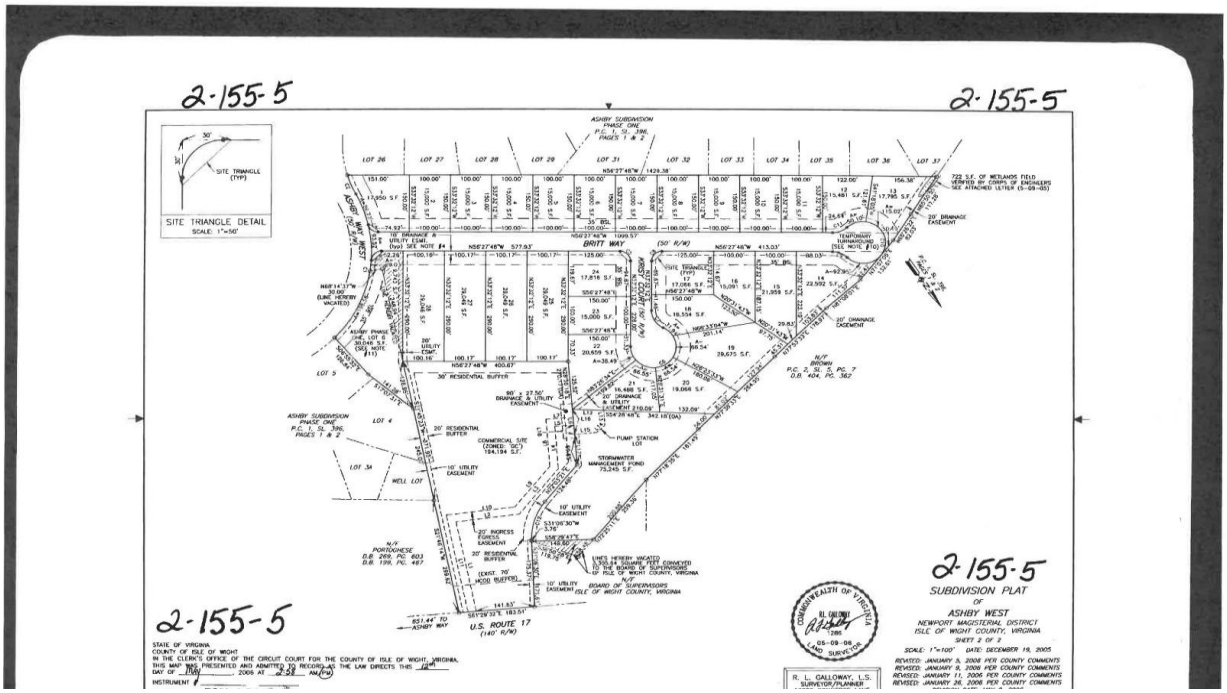
SUBDIVISION PLAT
OF
ASHEY WEST
NEWPORT MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SHEET 1 OF 2
SCALE: 1"=100' DATE: DECEMBER 19, 2005
NOTES:
LEGEND:
REFERENCES:
LINE TABLE
CURVE TABLE
VICINITY MAP SCALE: 1"=2000'
R. L. GALLOWAY, L.S.
SURVEYOR/PLANNER
COMMONWEALTH OF VIRGINIA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SUBDIVISION PLAT
OF
ASHEY WEST
NEWPORT MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SHEET 2 OF 2
SCALE: 1"=100' DATE: DECEMBER 19, 2005
SITE TRIANGLE DETAIL
SCALE: 1"=50'
BRITT WAY
ASHEY WAY
U.S. ROUTE 17
R. L. GALLOWAY, L.S.
SURVEYOR/PLANNER
COMMONWEALTH OF VIRGINIA

BACKGROUND (*From April 22, 2025*)

- Board of Supervisors approved a change in zoning for the project site for approximately 9.2 acres from RAC to C-GC and approximately 33.3 acres from RAC to C-UR on October 2, 2008
- Allows up to 350 multifamily units and 8.5 acres (75,000 SF) of commercial
- 120 units designated as workforce rental apartments
- 230 units would be owner-occupied condominium units
- Out of the 230 condominiums, up to 17%, or 39 units, could also be workforce units
- 116 of the 230 condominium units designated as age-restricted units

OTHER EXISTING PROFFERED CONDITIONS

- Maximum number of 2 adults and 2 children in each rental unit bedroom
- Prohibition against participation in the Housing Voucher program for forty years
- Cash proffer to the County of $13,611.00 for each owner-occupied market rate condominium unit
- $1,470.00 cash proffer for each age-restricted unit
- $5,790.00 for each workforce unit
- List of prohibited commercial uses
- Cash proffer of $632.00 per 1000 square feet of gross floor area of each commercial building
- Open space areas, architectural criteria, recreational amenities, and transportation improvements to accommodate the development to include:
    1. Northbound left turn lane extension on Route 17,
    2. A median break to be shared with the Archer's Meade project,
    3. An entrance on Deep Bottom Drive,
    4. Right-of-way dedication for a future connection to Britt Way, and
    5. If VDOT finds that a traffic light is needed within 20 years of the date of approval of the application or within five years of the completion of the Project, whichever comes first, the applicant shall provide, at applicant's cost and at the option and request of the County, a traffic light either at the intersection of Route 17 and Deep Bottom Drive or at the intersection of Route 17 and Bridgepoint Commons' main entrance.

Local Roots, Global Reach

Revised Concept Plan

Open Space Plan

Home Models

POTENTIAL IMPACTS

- TIA shows approximately 2,137 daily trips with 243 and 162 trips occurring in the morning and afternoon peak times.
  - Represents reduction in daily trips from 4,801 with 314 during the morning peak hour and 510 during the evening peak hour anticipated from the original proposed development
  - 402 additional daily trips added to Britt Way and Ashby Way
  - Proffered road improvements meet needs of new development according to VDOT & County Transportation
- New project to generate total of 43 students with 13 for Carrollton Elementary, 11 for Westside, 6 for Smithfield Middle, and 13 for Smithfield High School.
  - Based on current program capacity and enrollment from September 2024, schools confirmed there is enough space to accommodate the students currently
  - Reduction from 59 students generated by the existing approved project - 21 elementary school students, fourteen middle school students, and another 24 high school students
- Fire EMS projected 55 additional calls for service with 47 additional EMS calls and eight additional fire service calls. Department states sufficient capacity to serve new project.
- Sheriff's Office has concerns with potential impacts to traffic safety but has sufficient capacity to meet increased demand.

Local Roots, Global Reach

POTENTIAL IMPACTS

- Additional residents will continue to decrease the existing level of service for regional and district parks and community center services and facilities without the addition of new services
  - Proposed development proposes to include five neighborhood pocket parks with amenities such as benches, gazebos, and playground equipment, a walking trial, permanently preserved common open space areas as well as an extension of the multipurpose trail along the Route 17
- Wetlands and RPA buffer at the west side of the site will remain undisturbed to the greatest extent possible and will be located in common open space areas.
  - Impacts to the RPA buffer will be limited to the stormwater BMP outfall pipe
  - Possible impacts to isolated nontidal wetland on northern end for stormwater management
- Previous Phase IA submitted in 2008 identified 32 acres of the site as having a high probability of archeological resources and recommended a full Phase I study. New proffers omit this condition
- FIA estimates total tax revenues over 20 years to be $11,955,710 and costs for services and facilities to be $3,211,127 resulting in a factor of revenue versus cost of 3.7
  - Anticipated revenues based on average home price of $369,000 and the value for the commercial property to be $1,250,000
  - Commissioner of the Revenue satisfied with the conclusions

Local Roots, Global Reach

CONSISTENCY WITH COUNTY PLANS & ORDINANCES

- Project site designated as Mixed Use (MU) and Environmental Conservation (EC) on the Future Recommended Land Use Map in the County's 2020 Comprehensive Plan
- MU integrates office, residential, commercial, and other uses in one master planned area - best located on major transportation routes and should also have access to public water and sewer infrastructure with capacity for more intense development
- MU areas should provide multimodal connections to the community and conserve environmentally sensitive areas
- EC areas should remain largely undeveloped and consist of wetlands, floodplains, forest and some areas of farmland
- Project generally consistent with future recommended land use designations
- Project generally consistent with PD-MX, CBPA, and NDSO zoning district ordinance requirements except for the entrance sign which is not permitted in the required 70 foot setback per Section 4-18005

Local Roots, Global Reach

Chairman Bowser called for discussion from the commissioners.

Commissioner Johnson stated he was overall pleased with the new layout but shared his concerns with the traffic impact analysis and felt the missing bicycle and pedestrian accommodations should be taken into consideration.

Jamie Oliver, Transportation Administrator, stated while this is an increase over the existing traffic volumes, this is not a volume that would be atypical for a standard residential neighborhood. Ms. Oliver stated that a traffic impact analysis would look at items that impact traffic volumes. Since this application is not changing the street layout and not adding any pedestrian features, it will not show up in the TIA.

Commissioner Johnson stated that since this is an existing neighborhood, he believes this should be addressed.

Ms. Oliver stated that he could request this to be addressed narratively, but because there is not an infrastructure or engineering impact from bicycles or pedestrians, it would not impact the TIA from an engineering perspective. People walking and kids playing is a land use concern rather than an engineering concern.

Commissioner Johnson stated he is also concerned with the number of U-turns being predicted at peak hours.

Jason Fowler, VDOT, stated that U-turns are a safe maneuver, and the analysis indicated that there were proper gaps to perform the U-turn safely at that intersection. He stated that drivers are

going to go where it is easier for them to make the turn, and if they find the intersection is not convenient for a U-turn, they will go to the next intersection.

Commissioner Johnson stated that he believes there are some potential hazards with people making U-turns. He also stated that he believes the two percent growth rate that was used in the study is incorrect and thinks that the development in the north end of the County is much higher.

Ms. Oliver stated that the growth rate is not just the population growth, and that the historical trends show that two percent is conservative. She added that there are a couple of different methodologies that could be used, one would be a background growth rate, plus adding additional developments for what you know is already approved or in the pipeline, or to use an overall growth rate which accounts for that without trying to pinpoint additional development. She stated that the two percent captures the background growth rate plus all the things in the pipeline. By using the two percent growth rate, it captures all those things consecutively and can be applied across the board so there is consistency across what is being reviewed over a certain period.

Commissioner Johnson stated he believes that the two percent should be reexamined.

Commissioner Carroll asked whether Britt Way is an existing connection, regardless whether this down zoning is approved or not.

Ms. Oliver stated that Britt Way is a stub street platted all the way to the property line. VDOT requires the connection be made to the adjacent development, if the streets in the new development are going to be maintained by VDOT.

Commissioner Boykin asked if there is a way to convert the existing emergency light at the fire station to a regular stop light and reroute traffic to that intersection.

Ms. Oliver stated there is not a way to create a new signal at that location.

Ms. Ring clarified that the developer has the ability to develop 350 units by right and the ability to connect to Britt Way should the County decide to install a public road on the property.

Commissioner Boykin made the motion to recommend denial to the Board of Supervisors. Commissioner Rawls seconded the motion. The motion failed with Commissioners Boykin, Rawls and Johnson voting in favor of the motion and Commissioners Ford, Gibbs, Smith, Carroll, Shotwel and Bowser voting against the motion.

Commissioner Smith made the motion to recommend approval to the Board of Supervisors for the rezoning request. Commissioner Gibbs seconded the motion. The motion was adopted with Commissioners Ford, Gibbs, Smith, Carroll, Shotwel and Bowser voting in favor of the motion and Commissioners Boykin, Rawls, and Johnson voting against. (6-3)

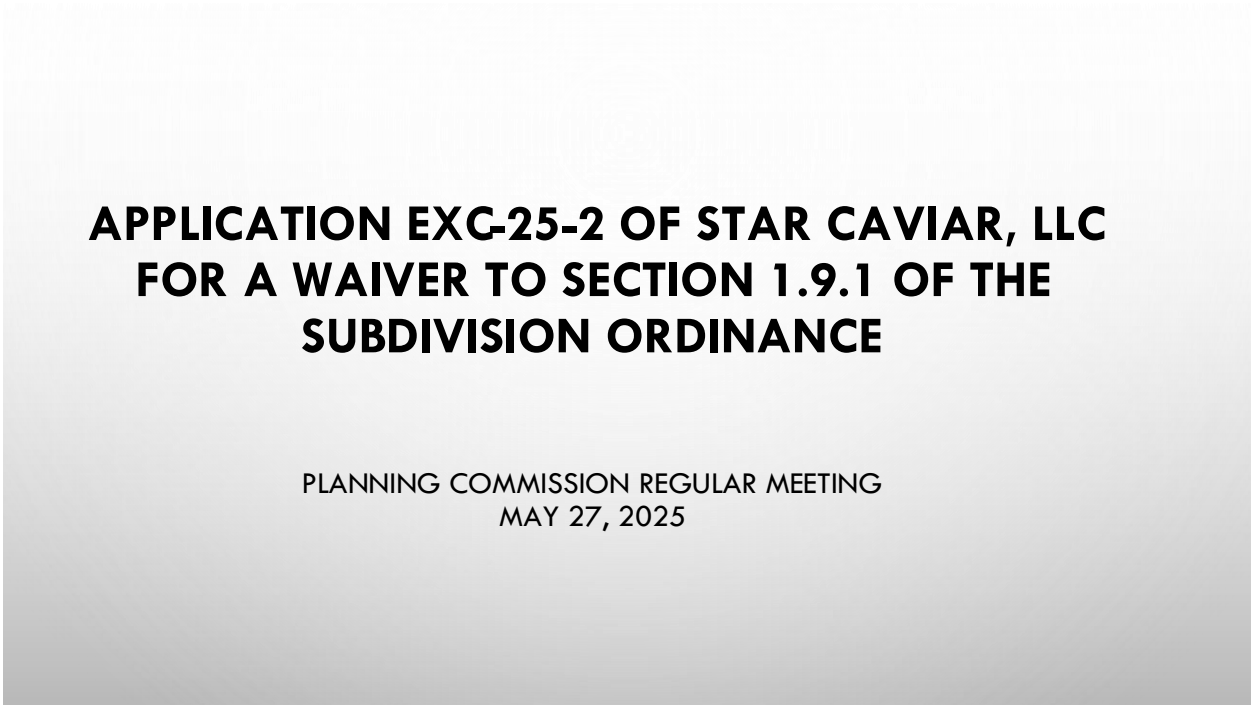
The motion passed and will go to July 10, 2025, Board of Supervisors meeting.

NEW BUSINESS

Chairman Bowser called for the following New Business item:

> Application EXC-25-2 of William Riddick, applicant, and Star Caviar, LLC, property owner, for a waiver to Section 1.9.1 of the Subdivision Ordinance to allow for subdivision of the existing parcel 33-01-166A which would result in the creation of a non-conforming parcel that does not meet bulk regulation requirements in the Limited Industrial (LI) zoning district.

Caleb Kitchen, Planner II, gave the following presentation.



SITE DESCRIPTION

- **TAX MAP ID#:** 33-01-166A
- **LOCATION:** 21301 BREWERS NECK BLVD
- **CURRENT ZONING:** CONDITIONAL - LIMITED INDUSTRIAL (C-LI)
- **ELECTION DISTRICT:** D2
- **PURPOSE:** WAIVER TO ALLOW SUBDIVISION OF EXISTING PARCEL WHICH WOULD RESULT IN A NEW NON-CONFORMING PARCEL.

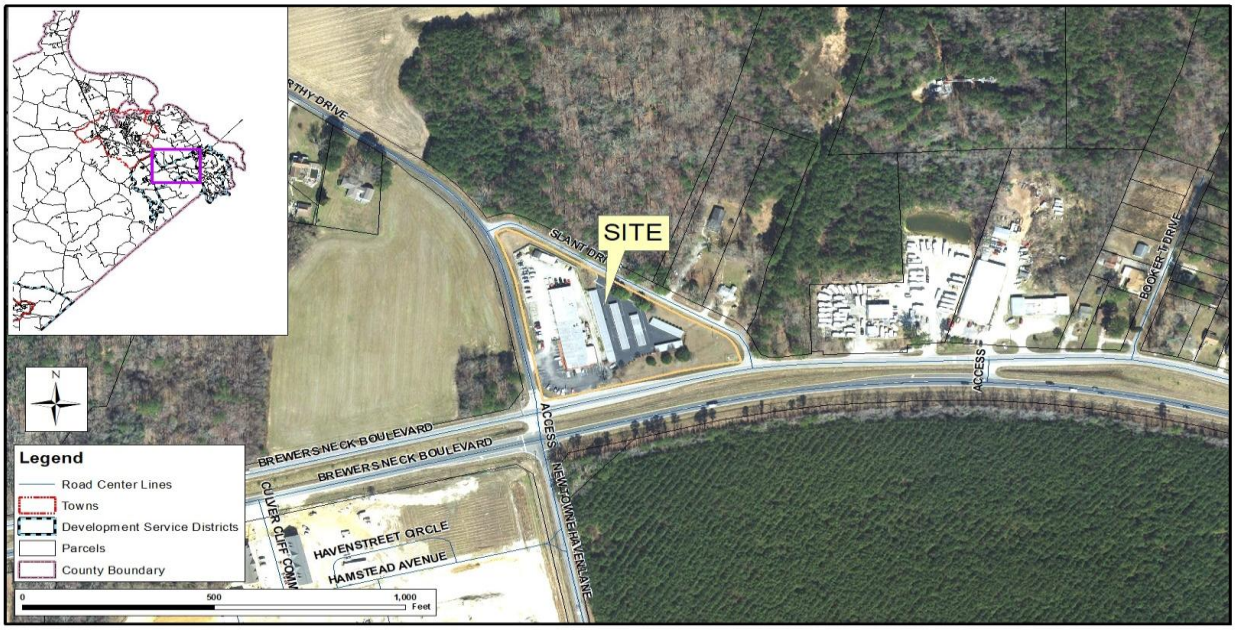
BACKGROUND

- **REZONED TO C-LI IN 1983**
  - RETAINED USES PERMITTED IN THE GENERAL COMMERCIAL (GC) DISTRICT
  - MINI-WAREHOUSE AND MOTOR VEHICLE REPAIR SERVICE/MAJOR
- **VARIANCES**
  - MOTOR VEHICLE SALES IN 1997
  - CHAINED-LINK FENCE IN 2000
- **CURRENT OWNER PURCHASED IN 2024**
- **MOTOR VEHICLE REPAIR – 1.8 ACRES**
- **MINI-WAREHOUSE – 1.7 ACRES**

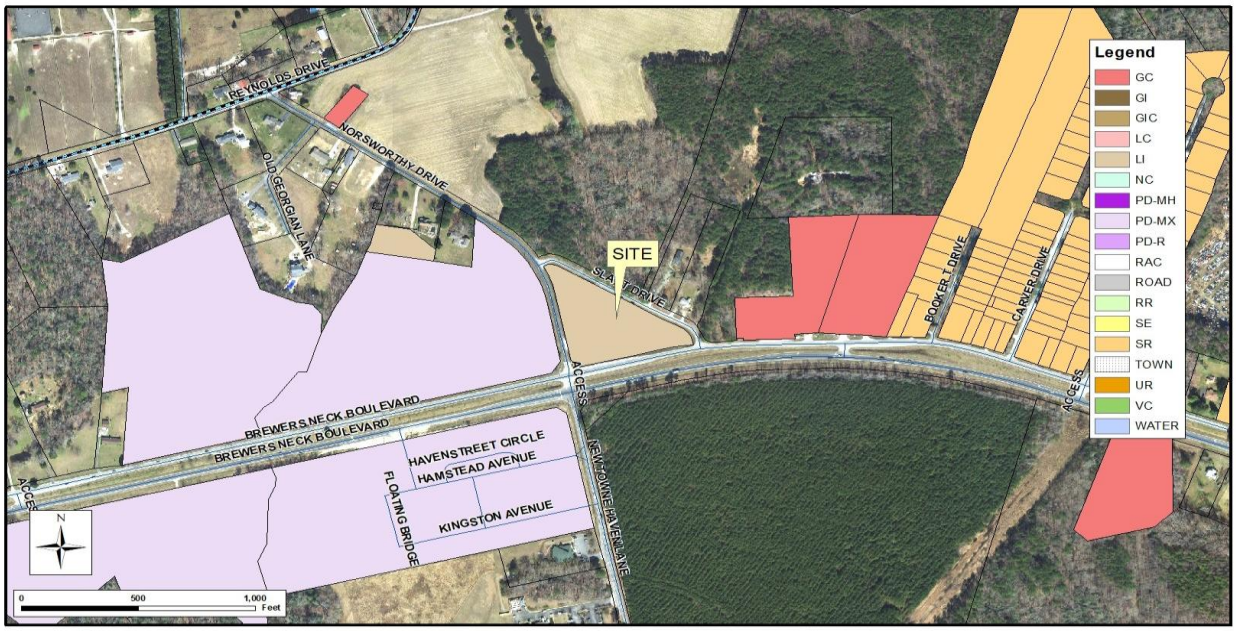
BACKGROUND

- **SECTION 4-11005.D MAXIMUM LOT COVERAGE: 60%**
- **SECTION 4-11005.E MINIMUM OPEN SPACE RATIO: 25%**
- **MINI-WAREHOUSE PARCEL WOULD MEET REQUIREMENTS**
- **AUTO REPAIR PARCEL WOULD NOT MEET REQUIREMENTS:**
  - **LOT COVERAGE – 88%**
  - **MINIMUM OSR – 12%**

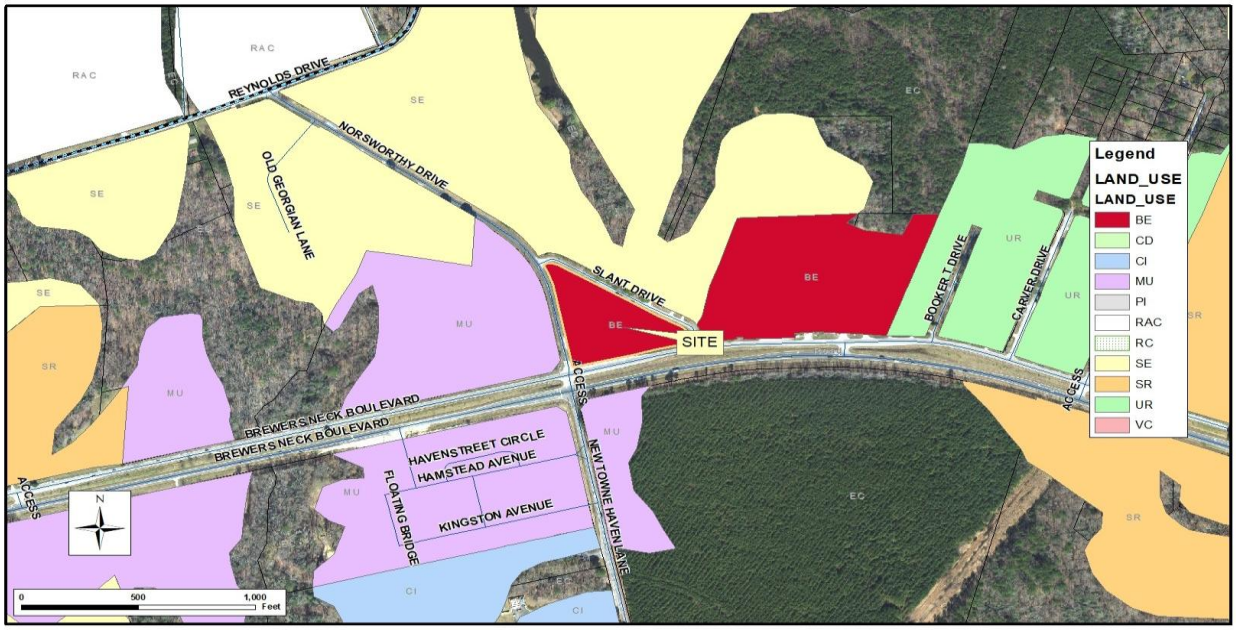
EXC-25-2 Classic Collision Subdivision Waiver Request - Location Map

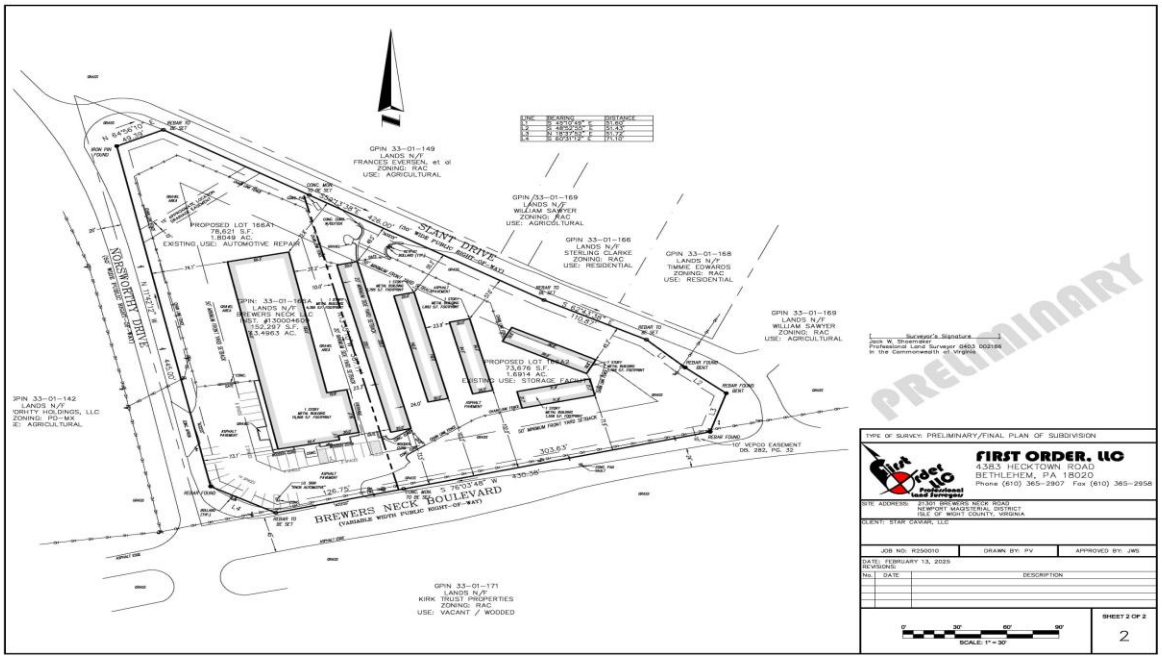


EXC-25-2 Classic Collision Subdivision Waiver Request - Zoning Map



EXC-25-2 Classic Collision Subdivision Waiver Request - Land Use Map




GPIN 33-01-149
LANDS N/F
FRANCES EVERSEN, et al
ZONING: RAC
USE: AGRICULTURAL
GPIN 33-01-169
LANDS N/F
WILLIAM SAWYER
ZONING: RAC
USE: AGRICULTURAL
GPIN 33-01-166
LANDS N/F
STERLING CLARKE
ZONING: RAC
USE: RESIDENTIAL
GPIN 33-01-168
LANDS N/F
TIMMIE EDWARDS
ZONING: RAC
USE: RESIDENTIAL
GPIN 33-01-169
LANDS N/F
WILLIAM SAWYER
ZONING: RAC
USE: AGRICULTURAL
SLANT DRIVE
WOODWORTH DRIVE
PROPOSED LOT 166A1
78,621 S.F.
1.8049 AC.
EXISTING USE: AUTOMOTIVE REPAIR
GPIN: 33-01-166A
LANDS N/F
BREWERS NECK LLC
INST. #130004601
10,552,227 S.F.
242.4963 AC.
PROPOSED LOT 166A2
73,676 S.F.
1.6914 AC.
EXISTING USE: STORAGE FACILITY
303.53'
430.56'
126.75'
S 78°53'48" W
BREWERS NECK BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
GPIN 33-01-171
LANDS N/F
KIRK TRUST PROPERTIES
ZONING: RAC
USE: VACANT / WOODED
GPIN 33-01-142
LANDS N/F
TRINITY HOLDINGS, LLC
ZONING: PD-MX
USE: AGRICULTURAL
10' VEPCO EASEMENT
DB. 282, PG. 32
PRELIMINARY
TYPE OF SURVEY: PRELIMINARY/FINAL PLAN OF SUBDIVISION
FIRST ORDER, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone (610) 365-2907 Fax (610) 365-2958
SITE ADDRESS: 21301 BREWERS NECK ROAD
NEAR CITY: ROADSIDE, DISTRICT
COUNTY: ISLE OF WIGHT COUNTY, VIRGINIA
CLIENT: STAR CAVIER, LLC
JOB NO: R250010
DRAWN BY: PV
APPROVED BY: JWS
DATE: FEBRUARY 13, 2025
REVISIONS:
No. DATE DESCRIPTION
SCALE: 1" = 30'
SHEET 2 OF 2
2

CLASSIC COLLISION

24 Seven Storage
FREE ESTIMATES & FINANCING AVAILABLE

COMPREHENSIVE PLAN REVIEW

- **FUTURE RECOMMENDED LAND USE DESIGNATION FOR THIS PROPERTY IS BUSINESS AND EMPLOYMENT (BE).**
- **APPROPRIATE USES FOR THE BE LAND USE DESIGNATION INCLUDE MEDICAL OFFICES, OFFICE PARK, RETAIL SERVICES, COMMUNITY SHOPPING CENTERS, LIGHT MANUFACTURING, RESEARCH AND DEVELOPMENT, AND LOW-INTENSITY INDUSTRIAL USES.**
- **NON-RESIDENTIAL USES MAY INCLUDE PARKS AND TRAILS AND EXISTING COMMUNITY FACILITIES.**

ORDINANCE REVIEW

- **SECTION 1.9.1 OF THE SUBDIVISION ORDINANCE**
  - **"…ALL LAND DEVELOPMENT ACTIVITY WITHIN THE COUNTY SHALL COMPLY WITH THE COUNTY COMPREHENSIVE PLAN, COUNTY ZONING ORDINANCE, COUNTY EROSION AND SEDIMENT CONTROL ORDINANCE, MASTER WATER AND SEWER ORDINANCE, CHESAPEAKE BAY PRESERVATION AREA ORDINANCE, AND ALL OTHER APPLICABLE LOCAL, COMMONWEALTH, OR FEDERAL ORDINANCES AND REGULATIONS…"**

ORDINANCE REVIEW CONT.

➢SECTION 3.2.10.E WAIVER CRITERIA:

1. THAT GRANTING THE WAIVER WILL NOT HAVE AN ADVERSE IMPACT ON LANDUSE COMPATIBILITY.

   FINDING: STAFF FINDS THE PROPOSED SUBDIVISION DOES NOT CHANGE THE UNDERLYING MINI-WAREHOUSE AND MOTOR VEHICLE REPAIR SERVICE/MAJOR USES CURRENTLY EXISTING ON THE PROPERTY OR THE EXISTING ZONING DISTRICT.

2. THAT STRICT ADHERENCE TO THE GENERAL REGULATIONS WOULD RESULT IN SUBSTANTIAL INJUSTICE OR HARDSHIP.

   FINDING: STAFF DOES NOT FIND A HARDSHIP AS THE CURRENT USES ESTABLISHED ON THE PROPERTY CAN CONTINUE TO OPERATE UNDER ZONING REGULATIONS AND PREVIOUSLY APPROVED VARIANCES, AND THE PROPERTY WAS ACQUIRED IN GOOD FAITH.

ORDINANCE REVIEW CONT.

➢SECTION 3.2.10.E WAIVER CRITERIA CONT.:

3. THE WAIVER HAS NOT BEEN OPPOSED IN WRITING BY THE COUNTY, VDOT ENGINEER, OR HEALTH OFFICIAL.

   FINDING: THE WAIVER HAS NOT BEEN OPPOSED BY VDOT AND DOES NOT UTILIZE PRIVATE SEWER OR WELL.

4. THAT GRANTING THE ADMINISTRATIVE WAIVER SHALL BE CONSISTENT WITH THE PURPOSES AND INTENT OF THE ORDINANCE.

   FINDING: STAFF FINDS THAT THE PROPOSED SUBDIVISION IS NOT CONSISTENT WITH THE PURPOSE AND INTENT OF THE ZONING ORDINANCE WHICH IS TO PROMOTE THE ORDERLY DEVELOPMENT OF THE COUNTY.

AGENCY REVIEW

- **VDOT: THE EXISTING ENTRANCE TO CLASSIC COLLISION ONTO BREWERS NECK BLVD. IS LOCATED WITHIN THE FUNCTIONAL AREA OF THE SIGNALIZED INTERSECTION AND IS RECOMMENDED FOR CLOSURE. FUTURE CHANGES IN THE TRAFFIC DENSITY, USE, OR OTHER SITE PLAN CHANGES WILL TRIGGER THE REQUIRED CLOSURE OF THE BREWERS NECK ENTRANCE.**

STAFF ANALYSIS

STRENGTHS:

1. **THE EXISTING MINI-WAREHOUSE AND MOTOR VEHICLE REPAIR SERVICE/MAJOR USES CURRENTLY ESTABLISHED ON THE PROPERTY ARE NOT ANTICIPATED TO CHANGE AND ARE GENERALLY CONSISTENT WITH THE FUTURE LAND USE DESIGNATION.**

WEAKNESSES:

1. **GRANTING THIS WAIVER WILL RESULT IN THE CREATION OF A NON-CONFORMING PARCEL THAT DOES NOT MEET MAXIMUM LOT COVERAGE OR MINIMUM OPEN SPACE RATIO (OSR) REQUIREMENTS THAT ARE STIPULATED IN THE LI ZONING DISTRICT.**
2. **THE STRICT APPLICATION OF THE ORDINANCE REQUIREMENTS DOES NOT UNREASONABLY RESTRICT THE UTILIZATION OF THE PARCEL IN ITS CURRENT FORM.**

Chairman Bowser invited the applicant to speak.

William Riddick, legal representative for applicant, stated that throughout the years the Knox family built their businesses in accordance with the ordinances at the time. He added that it has always been two separate distinct businesses, and the logical thing to do is to divide these properties. Mr. Riddick asked for the Planning Commission's favor and to recommend approval of this application to the Board of Supervisors.

Chairman Bowser called for discussion from the commissioners.

Commissioner Johnson asked if the storage business was being rented or leased from the new owners.

Mr. Riddick stated that he is not sure of how the businesses are being managed, but that it is two separate businesses on the property. He added that it could cause financing problems from a business standpoint.

Commissioner Gibbs questioned the relevance of who the owner is to what is before them in this application.

Mr. Kitchen stated that the owner purchased the property in its entirety, and to his understanding contracts the management of the two different businesses.

Mr. Riddick stated that he believes the purchaser thought that he could divide the property with a line down the middle between the two businesses.

Commissioner Johnson asked if the entrance off Brewer's neck would not be able to be used.

Mr. Kitchen stated substantial improvements or a future rezoning would trigger the requirement from VDOT to close the entrance on Brewers Neck Blvd., but currently this application does not require the closure. He added that they would not be able to expand the existing lot coverage on the new lot, and any relief would require a variance from the Board of Zoning Appeals.

Mr. Riddick stated the previous owners had maximized their businesses but did so under the ordinance requirements at the time.

Commissioner Ford made the motion to recommend approval of the exception to the Board of Supervisors. Commissioner Carroll seconded the motion. The motion was adopted with Commissioners Ford, Gibbs, Smith, Johnson Carroll, Shotwel and Bowser voting in favor of the motion and Commissioners Boykin and Rawls voting against (7-2.)

COUNTY ATTORNEYS REPORT

There were no items for the County Attorneys report.

PLANNING DIRECTORS REPORT

Amy Ring shared the following presentation on the sign survey results.

Background

- On August 1, 2024, the Board of Supervisors directed staff and the Planning Commission to review the sign regulations for possible revisions after considering input from a community input survey.
- Board also asked for a report on the number and type of sign violations the County experienced over the last year.
- Since August 2024, Code Enforcement has record of 21 sign violations.
- Most of the violations include signs installed without permits and temporary signs being up too long.
- Sign survey was conducted from March 11, 2025, until May 1, 2025. Received 62 responses.

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

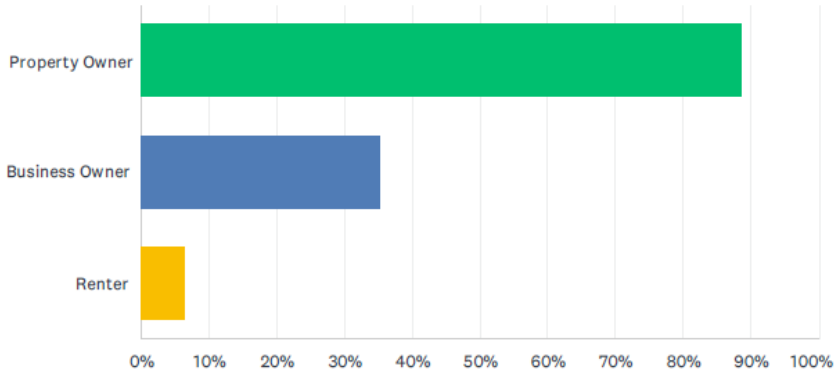
Description

- Utilized survey feedback as well as issues experienced in administering and enforcing the sign regulations to draft changes
- Survey respondents felt that public safety and community appearance were most important for sign regulations
- Responses indicated sign size, flashing or digital signs, and number of temporary signs were most important to update
- Staff feels temporary sign time limits, colors, materials and shopping center signs most problematic to administer

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

Q1 Are you a resident, property owner, or business owner in the County? Select all that apply.

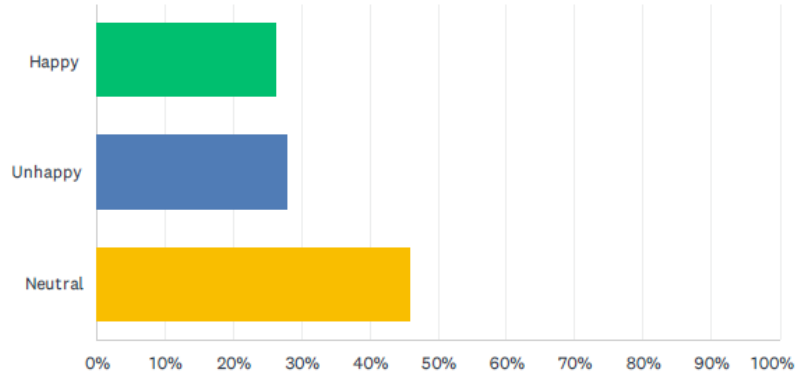
Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
Property Owner	88.71%	55
Business Owner	35.48%	22
Renter	6.45%	4
Total Respondents: 62		

Q2 Are you happy or unhappy with how signs are regulated in the County?

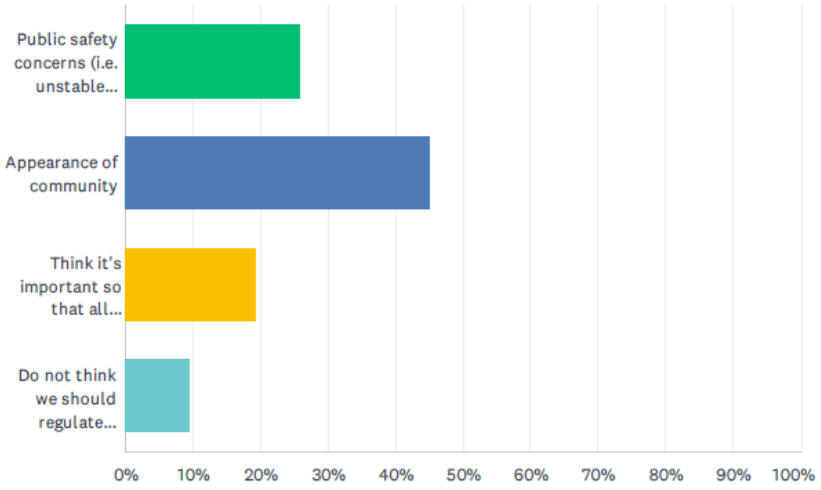
Answered: 61 Skipped: 1



ANSWER CHOICES	RESPONSES	
Happy	26.23%	16
Unhappy	27.87%	17
Neutral	45.90%	28
TOTAL		61

Q3 What do you think is the most important reason to regulate signage in the County?

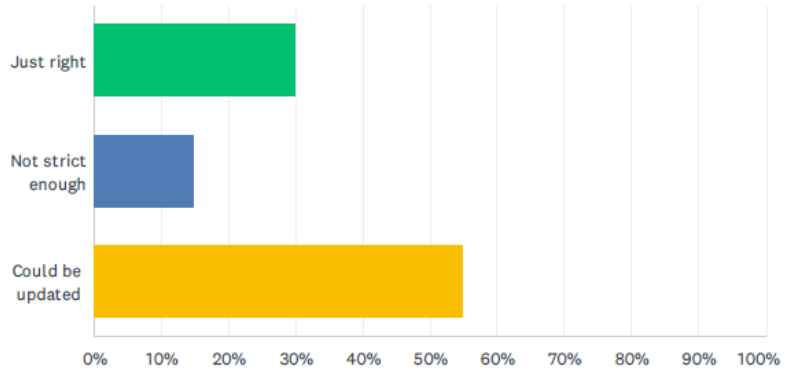
Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
Public safety concerns (i.e. unstable construction, electrical work, etc.)	25.81%	16
Appearance of community	45.16%	28
Think it's important so that all businesses are treated equally	19.35%	12
Do not think we should regulate signage	9.68%	6
TOTAL		62

Q4 Please choose a response: Do you feel the sign regulations in the County are:

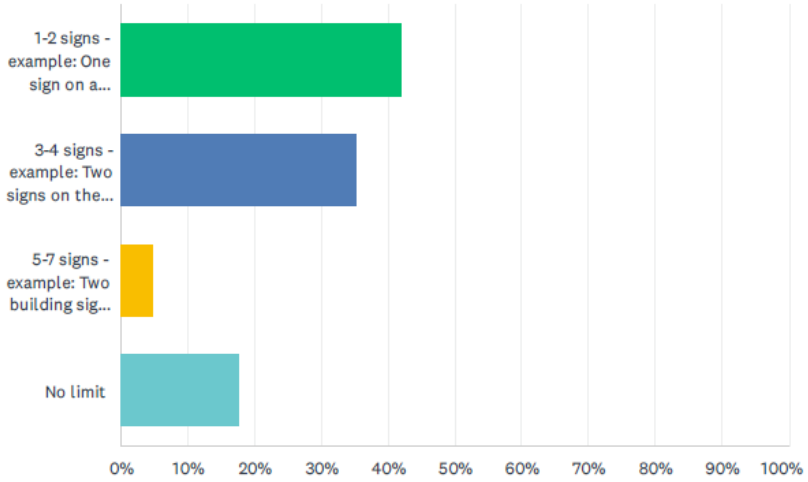
Answered: 60 Skipped: 2



ANSWER CHOICES	RESPONSES	
Just right	30.00%	18
Not strict enough	15.00%	9
Could be updated	55.00%	33
TOTAL		60

Q5 How many signs on the property or on a building do you think are appropriate for a commercial use?

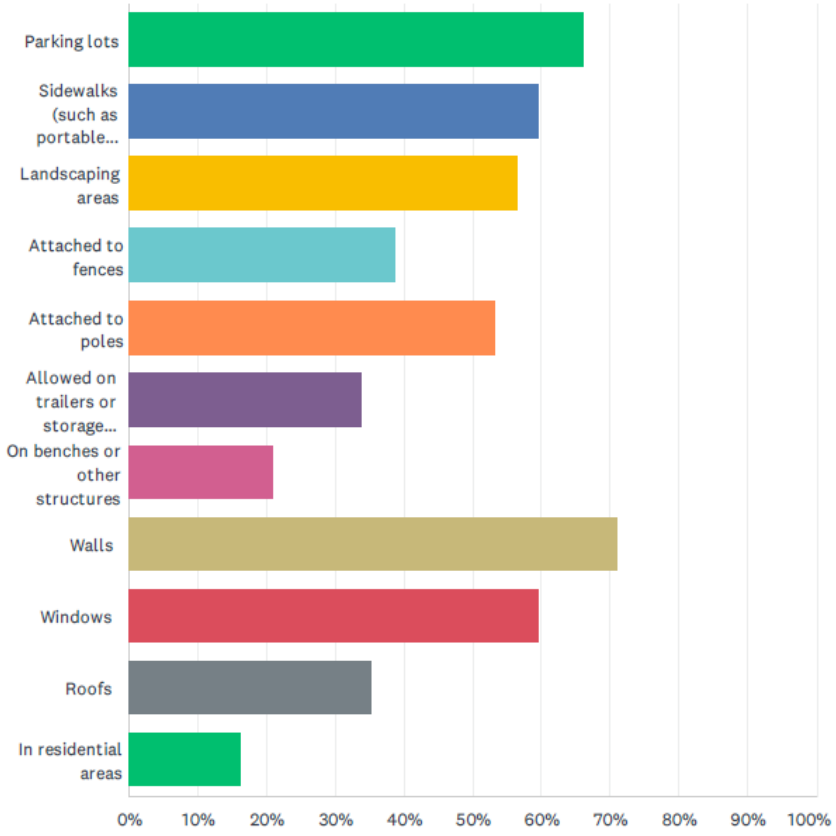
Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
1-2 signs - example: One sign on a building and one street sign (not including window signs)	41.94%	26
3-4 signs - example: Two signs on the building, a street sign (not including window signs)	35.48%	22
5-7 signs - example: Two building signs, a street sign and two permanent flag/decorative signs (not including window signs)	4.84%	3
No limit	17.74%	11
TOTAL		62

Q6 Where should signs be allowed to be located/be attached to? Check all that apply.

Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
Parking lots	66.13%	41
Sidewalks (such as portable sandwich board signs or chalkboards)	59.68%	37
Landscaping areas	56.45%	35
Attached to fences	38.71%	24
Attached to poles	53.23%	33
Allowed on trailers or storage containers	33.87%	21
On benches or other structures	20.97%	13
Walls	70.97%	44
Windows	59.68%	37
Roofs	35.48%	22
In residential areas	16.13%	10
Total Respondents: 62		

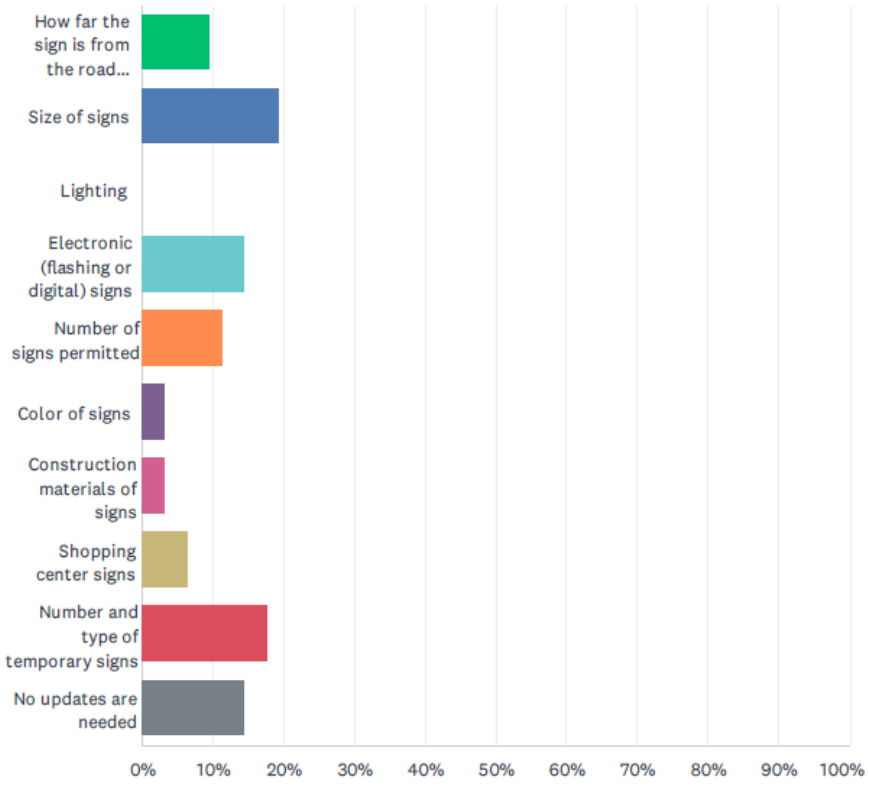
Q7 Do you have suggestions for sign requirements from other jurisdictions that would work for the County?

Answered: 20 Skipped: 42

*See Attached

Q8 What part of the sign regulations is most important to update?

Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
How far the sign is from the road (setbacks)	9.68%	6
Size of signs	19.35%	12
Lighting	0.00%	0
Electronic (flashing or digital) signs	14.52%	9
Number of signs permitted	11.29%	7
Color of signs	3.23%	2
Construction materials of signs	3.23%	2
Shopping center signs	6.45%	4
Number and type of temporary signs	17.74%	11
No updates are needed	14.52%	9
TOTAL		62

Isle of Wight County Sign Regulation Satisfaction Survey SurveyMonkey

Q9 Please tell us anything else you would like to change about the sign ordinance.

Answered: 20 Skipped: 42

*See Attached

Sign Ordinance Community Feedback Survey Open Responses Received March 11-May 1, 2025

Do you have suggestions for sign requirements from other jurisdictions that would work for the County?	Please tell us anything else you would like to change about the sign ordinance.
	Shopping center signs need to be updated regularly so that the existing ones are not faded, broken, or up to date
Unknown, board should be doing this research as due diligence to any new or updates to proposals.	I feel that signs should not be placed obstructing any traffic views, roadways, walkways, or other businesses. I do feel that not allowing for some variety defeats the purpose of a business owner researching & creating their own marketing strategies.
You should be free to have whatever sign you want. As long as it does not block visibility of a neighboring business and or its signage. Also shoukd not block road signs or traffic lights or any other safety concerns "roads , turns etc.". PS I despise flag signs in our town they are ugly and make the town look like trash.	I am all about some freedom for business or residents to do what they see fit on their own property. We have way too many laws as it is . That being said limit flag signs they look trashy and allow more "A" frame type and other temporary options. Limit tobacco and vape store lights because they are also trashy looking. Maybe vape stores shouldn't be here period lol. Thanks
	The small signs cluttering the sides of the roads are eyesores. These aren't only business signs. We need limits on at least quantity and time allowed to remain.
Better idea: Lets be creative for once instead of using other jurisdictions oppressive regulations.	Yes, the entire ordinance in Isle of Wight County needs to be revised with a focus exclusively on legitimate public safety concerns — specifically life safety, fire hazards, or businesses with a recurring pattern of using an excessive number of signs. Even in those cases, no enforcement action should be taken unless the business is found to be in clear violation of the ordinance by a panel of no fewer than five business owners. This panel should be selected through a random lottery, convened only when such a review is necessary. Drop all of it — except where signage clearly creates a public safety risk, such as obstructing visibility of oncoming traffic or posing a danger of accidents. Or in cases where a business displays a grossly excessive number of signs (Liberty Tax Services and certain car dealerships have been examples of this in the past). No permits for signage should be required under any circumstance. You are here to serve the public — not to line county coffers through unnecessary fees and burdensome restrictions. If you insist on continuing to restrict signage beyond those limited, justifiable exceptions, then you must hold yourselves to the exact same standards and burdens you impose on business owners. If you write the rules, you must live by them too — and that applies to every entity operating within Isle of Wight County, whether locally owned, globally operated, privately held, or publicly funded. This includes all forms of government — county departments, public schools, municipal services, and independent towns located within the county such as Smithfield and Windsor. No special treatment. No carve-outs. No exceptions. No exclusions. Everyone must be held to the same standard — period.
size based on sq ft of building	
none	none
	The county looks trashy
	Temporary signs should not require a permit and should be allowed to be bigger.
	The distance from the road is the biggest but I think most of the options in question 8 are needed.

	Number of signs should be limited as well as construction materials. I don't think businesses should be able to hang banner signs on their fences, business trucks and temporary structures. I think sign lighting should be restricted to maintain our historic charm. Flashing signs with bright colors shouldn't be permitted. I recently noticed the vape shop on Church st in Smithfield, and I was very disappointed that the town allowed this!
York County	Needs to be better enforcement of temporary signs. They seem to litter Route 17.
None known	
Limit the amount of colors per sign, as in "Permanent signs may incorporate a maximum of four (4) colors per sign".	It will do no good to alter the sign ordinance without an education and enforcement plan and an appropriate agency to target those who intend to repeatedly violate it. Attention needs to be equally tended to on both aspects of the excess of signs in violation, removal AND timely replacement or repair of long existing signs. In regard to neighborhoods, places like Benns Grant having a neighborhood sign in front of the road that will be the hospital entrance is confusing. Why is the neighborhood sign not at the entrance to the actual neighborhood where the homes begin? It would also be helpful to have ordinances more divided by Commercial/Business Signage, Residential Signage, Business within a residence signage, etc as the current code is all encompassing and consumes too much time to sift through when looking for a specific guideline. Flashing lights that are not necessary for safety detract from the aesthetic appeal of the area. Given that a large portion of the area is to remain rural, much care should be taken in regard to signs that will impact higher density residential areas. Shopping Centers do best when one main sign showing the shops is erected and visual for motorists from far away and then have a singular sign on the storefront itself. Too many businesses here have a plethora of signs on the sidewalk and things taped to their windows- this looks junky. The area is windy and care to customers needing to maneuver with ambulatory accommodations should be considered with all the signs in a walkway for businesses. The small advertising signs that get stuck in the grass areas and left should be prohibited as a whole. It is cluttered and often dangerous to motorist's view but rarely are they removed promptly or even installed securely.
No	N/A
Updated signage	We need to update the signs for all entrances into Smithfield with the city signature pig statues. We need to make our water towers COLORFUL!!
No	Time limitation of sign posting upon serving its purpose. Control vegetation and clutter around signage.
Focus more quality versus quantity. Permanent signage versus flags. Allow any signage on property that is permanent.	
Don't follow the Town of Smithfield. The Food Lion and Kroger shopping center signs look horrible. Food lion SC sign hasn't even lit up at night in years.	I saw a sign in someone's yard yesterday for a heating a cooling company that just did work on that house. You can't even see the work they did, so it is basically a company advertising in residential yards.
Avoid huge and ugly.	Avoid huge and ugly.
	The extremely bright LEDs that seem to come with every vape shop in the region are a huge eye sore.
The signs are getting a bit out of hand - frequently blocking view for traffic. They are never policed especially in areas outside of Smithfield and Windsor. They become tacky and outdated and during bad weather, a hazard.	
Nope	
no	

No	I think the property size and location needs to factor in. My experience & participation in the downtown area makes me value that the area maintains an overall quaint look.
I do! Back off and let the business owners and residents do what they do. It isn't for government to regulate speech, of any kind.	You need to update the city map at the bus station that has old businesses listed and not any new ones that have been opened the past year or so.
Signs should not be so small that you can't find the business	

A brief discussion was had on the results and the proposed changes to the sign ordinance. Ms. Ring stated she would continue to work on these revisions and bring the changes back before them for review.

There being no further information to discuss, Chairman Bowser adjourned the meeting at 7:36 PM.

Adopted this _____day of _____, 2025

_____
Bobby Bowser, Chairman, Isle of Wight County Planning Commission

Attest: _____
Amanda Landrus, Secretary

PLANNING REPORT

APPLICATION:

Application CSUP-25-2 of Courthouse Hwy Solar 1, LLC, applicant, and Micheal S. Doggett, property owner, for an amendment to an approved conditional use permit for a major utility service, specifically a 3 MW utility-scale solar energy generation facility, on eighteen acres located at 16419 Courthouse Highway with tax map number 39-01-017 in the Rural Agricultural Conservation zoning district for the purpose of extending the validity of the permit from two years to four years.

ELECTION DISTRICT:

District 3

LOCATION:

The proposed project address is 16419 Courthouse Highway (Rte. 258). The access road to the site is located on Poorhouse Road. To the west of the site is the County Public Schools, Public Works and Animal Shelter complex. The current use of the property is agriculture. There are few parcels of residential development to the northwest of the site along Courthouse Highway. There is additional agriculture land with scattered residential uses to the east along Poorhouse Road. A property location map is attached to this staff report.

BACKGROUND:

The project is sited on a parcel consisting of approximately 148 acres, primarily consisting of pastures and agricultural fields. The property is in the RAC zoning district.

On October 4, 2023, the Agricultural and Forestal District Advisory Committee held a public meeting to consider the withdrawal of approximately eighteen acres of land from the Courthouse Agricultural/Forestal District. The Committee recommended approval of the request.

At its meeting on November 16, 2023, the Isle of Wight County Board of Supervisors approved a conditional use permit (CUP) request CUP-3-23 to allow a 3MW utility-scale solar energy generation facility on eighteen acres and to withdraw the same eighteen acres from the Courthouse Agricultural/Forestal

District.

DESCRIPTION:

The applicant proposes an amendment to the approved conditional use permit CUP-3-23 for a three megawatt (MW) solar energy generation facility in the northwest portion of the property approved in November 2023. The project will consist of solar panels along with their racking systems and metal posts, inverters, and fencing.

The purpose of this application is to extend the time limit of the CUP approval from two years to four years. As a part of the zoning ordinance, the use which is the subject of a CUP is required to be established on the property within two years of the date of Board approval. The purpose of the approval extension request is to allow more time for the project to be awarded capacity in Dominion's expanded Shared Solar Program. Courthouse Hwy Solar 1, LLC is the fifth project on the waiting list for the expanded program. The project was placed on Dominion's waiting list on September 4, 2024. No changes have been proposed to the layout or development of the project with this application.

The previous staff report for CUP-3-23 is attached to this staff report.

COMPREHENSIVE LAND USE PLAN:

The future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) and Environmental Conservation (EC) under the adopted Comprehensive Plan. Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses. Other uses such as resource extraction and utility-scale solar facilities are also permitted when appropriately sited with a Conditional Use Permit. Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities.

Solar energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The areas designed as EC are outside of the proposed project area and should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area. The

proposed use will be required to use screening landscaping and appropriate fencing to minimize its visual impacts on the surrounding area.

ORDINANCE REVIEW:

The zoning district classification for the subject parcels is RAC. The RAC zoning district is intended to preserve and protect areas of the County that are predominantly in agricultural and forestal uses and to maintain the existing land base to support those activities.

Section 1- 1017.M.1 of the Zonign Ordinance states unless otherwise specified by the conditions of the permit, failure to establish the conditional use authorized by the permit within two (2) years from the date of approval by the board of supervisors shall cause the permit to terminate and to become void. To date, no site plan has been submitted for review and approval to begin the establishment of the use on the property. Because of the requirements of the ordinance, the applicant has requested an additional two years to establish the use on the property.

Following approval of the CUP request, the applicant will be required to submit a site plan application for review and approval that demonstrates compliance with all current plan criteria contained in Section 5-5003.M.4, supplemental use regulations for utility scale solar energy facilities, of the Zoning Ordinance.

Section 1-1017 of the Zoning Ordinance provides standards for review of a conditional use permit application that the Planning Commission and Board of Supervisors shall consider before granting a conditional use permit. They are as follows:

1. That the establishment, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, safety, and general welfare;
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially impair the use of other property within the immediate proximity;
3. That adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements have been or will be provided;
4. That adequate measures have been or will be taken to provide ingress and

egress so designated as to minimize traffic congestion on the public streets;
5. That the proposed conditional use is not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;
6. That the conditional use shall, in all other respects, conform to the applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and,
7. That the use(s) at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

In addition to the standards and other guidelines described in the Zoning Ordinance, the Board may impose conditions or limitations on any approval, including the posting of performance guarantees. Such conditions may include, but are not necessarily limited to:

1. The number of persons living or working in the immediate area and the proposed hours of operation, as may be applicable;
2. Traffic conditions, including facilities for pedestrians, such as sidewalks and parking facilities; the access of vehicles to roads; peak period of traffic; and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future;
3. The orderly growth of the neighborhood and community and the fiscal impact of the County;
4. The effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise upon the use of surrounding properties;
5. Facilities for police, fire protection, sewerage, water, trash and garbage collection and disposal, and the ability of the County or persons to supply such services;
6. The degree to which the development is consistent with generally accepted engineering and planning principles and practices;
7. The structures in the vicinity such as schools, houses of worship, theatres, hospitals, and similar places of public use;
8. The purposes set forth in this ordinance, the County's Comprehensive Plan, and related studies for land use, roads, parks, schools, sewers, water, population, recreation, and the like;
9. The environmental impacts, the effect on sensitive natural features, and opportunities for recreation and open space; and,
10. The preservation of cultural and historic resources or landmarks.

Following approval of the CUP, the applicant will be required to submit a site plan for review and approval in accordance with the Zoning Ordinance requirements

and conditions of approval.

AGENCY REVIEW:

Additional external review was not required for this application. Please note that, should the conditional use permit be approved, the project will be subject to site plan review and approval from all necessary departments and agencies.

STAFF CONCLUSIONS:

Strengths:

1. No changes to the layout or development of the project are proposed.

Weaknesses:

1. None identified.

STAFF RECOMMENDATION:

Staff recommends approval of the CUP with the following conditions: 1. No additional extension be approved. 2. The use must be established on the property by November 30th, 2027.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	6/16/2025
Concept Plan	Backup Material	6/16/2025
Economic Impact Analysis	Backup Material	10/17/2023
Transportation Plan	Backup Material	10/17/2023
Phase 1 Study	Backup Material	10/17/2023
Phase 1 Study	Backup Material	10/17/2023
VDHR Response	Backup Material	10/17/2023
Location Map	Backup Material	10/17/2023
Location Closeup Map	Backup Material	10/17/2023
Zoning Map	Backup Material	10/17/2023
Land Use Map	Backup Material	10/17/2023
Staff Report 10/23	Backup Material	6/16/2025

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA
DEPARTMENT OF PLANNING AND ZONING

APPLICATION FOR CONDITIONAL / SPECIAL USE PERMIT

This application should be used to petition for a permit for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. The following application requirements are consistent with the procedures set forth in Section 1-1017, *Conditional Uses,* and Section 1-1018, *Special Use Permits for Uses Not Provided For,* of the Isle of Wight County Zoning Ordinance, as amended.

A. APPLICATION FOR (CHECK ALL THAT APPLY):

☑ Conditional Use Permit (Are applicant proposed conditions attached?): ☑ Yes _____ No

The proposed use or activity is listed as a conditional use in the RAC zoning district as per Section 4-2003(C) in Article IV of the Isle of Wight County Zoning Ordinance.

☐ Special Use Permit (Are applicant proposed conditions attached?): _____ Yes ☐ No

Proposed Use or Activity: Proposed Major Utility Service - Utility Scale Energy Facility for a 3MW Solar Facility

B. PROJECT DESCRIPTION:

Project Name: Courthouse Highway - Isle of Wight - VA DG

Property Address (if any): 16419 Courthouse Hwy, Smithfield VA

Election District: District 3

Comprehensive Plan Designation: Rural Agricultural Conservation

The use permit will apply to 18 acres out of 148.98 total acres

Tax Parcel Identification # 39-01-017 Number of acres to be effected: 18

Tax Parcel Identification # _____ Number of acres to be effected: _____

Tax Parcel Identification # _____ Number of acres to be effected: _____

Proposed Utilities (check all that apply): Public Water ☐ Private Well _____

Public Sewer ☐ Private Septic ☐

C. APPLICATION INFORMATION:

Applicant(s) Name(s): Courthouse Hwy Solar 1, LLC

Address: 55 Technology Dr. Suite 102

City, State, Zip Code: Lowell, MA 01851

Phone No.:_____ Email:_____ Fax No.:_____

Property Owner(s) Name(s): Michael S. Doggett

Address: 11553 Central Hill Rd

City, State, Zip Code: Windsor VA 23487

Phone No.: 312-278-1753 Email: mdoria@newleafenergy.com Fax No.:_____

Miranda Doria 2/28/2025

Applicant Signature **Date**

Michael S Doggett 5/7/2025

Owner Signature *if different* **Date**

NOTICE: THE ATTACHED CHECKLIST MUST BE COMPLETED, CERTIFIED, AND SUBMITTED OR THE APPLICATION WILL BE CONSIDERED INCOMPLETE.

Remit Application to: Isle of Wight County Central Permitting, 17140 Monument Circle, Suite 100
P. O. Box 80, Isle of Wight, Virginia 23397

FOR OFFICE USE ONLY:

Complete Application Received On:_____ Fees Paid: _____

Tax Query: ☐ Current ☐ Delinquent Distribution Date: _____

Posted/Date to Post: _____

AGENCIES REFERRALS:

☐ Department of Conservation & Recreation
☐ Economic Development
☐ Emergency Services
☐ General Services
☐ Environmental Planner
☐ Health Department
☐ Transportation Manager
☐ Commission of Revenue
☐ Other _____

☐ Inspections
☐ Sheriff's Office
☐ Town of Smithfield
☐ Town of Windsor
☐ VDOT
☐ Schools
☐ Budget & Finance
____ County Attorney

Verified By:_____ Date: _____

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Courthouse Hwy Solar 1, LLC

Address 55 Technology Dr. Suite 102
Street

Lowell | MA | 01851
City | State | Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
16419 Courthouse Highway, Smithfield VA	148.97 Acre Parcel Zoned Rural Agricultural Conservation

OTHER OWNERS OF AFFECTED REAL ESTATE
(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes ○ No ◉
If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct, and true.

Owner ~~Applicant~~: Michael S. Doggett — Owner ~~Applicant~~: Michael S Doggett — Date: 5/7/2025
Printed or Typed Name | Signature

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Johnna Ann Aromin
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 7 day of May, 2025.

Johnna Ann Aromin
Notary Public

JOHNNA ANN AROMIN
NOTARY PUBLIC
REG. #7762663
MY COMMISSION EXPIRES
June 30, 2026
COMMONWEALTH OF VIRGINIA

My Commission Expires 06/30/2026

CONDITIONAL USE PERMIT SET

16419 COURTHOUSE HWY, SMITHFIELD, VA 23430
3.00 MWAC RATED SOLAR ELECTRIC SYSTEM

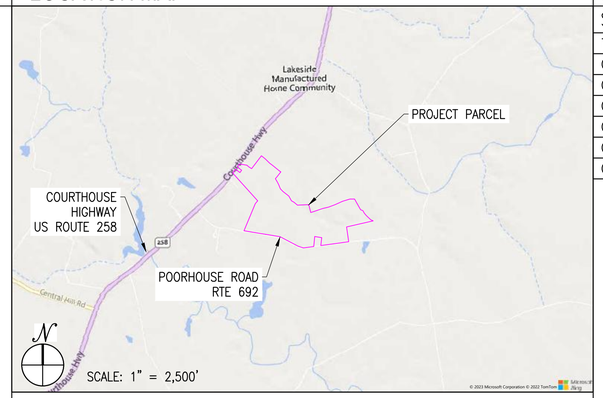
GENERAL NOTES

1. THE CONDITIONAL USE PLAN DEPICTS THE PROPOSED SOLAR FACILITY LOCATION, PROPOSED IMPROVEMENTS WITHIN THE PROPERTY, IDENTIFY AND DEPICT ANY ENVIRONMENTAL RESOURCES THAT ARE AFFECTED OR ADJACENT TO THE FACILITY, AND DEPICT THE DIMENSIONAL REQUIREMENTS/SETBACKS/STANDARDS APPLICABLE TO THE ZONING DISTRICT IN RELATION TO THE PROPOSED IMPROVEMENTS. UPON RECEIVING THE CONDITIONAL USE APPROVAL A FORMAL DESIGN OF THE PROJECT WILL BE PREPARED AND SUBMITTED TO COMPLY WITH THE APPLICABLE REQUIREMENTS AND ANY CONDITIONS IMPOSED BY THE COUNTY AS PART OF THE CONDITIONAL USE PERMIT.
2. THE EXISTING FEATURES, TOPOGRAPHY, PROPERTY LINES OR BOUNDARIES IS FOR INFORMATIONAL PURPOSES, UNLESS INDICATED OTHERWISE.
3. THE EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED AERIAL PHOTOGRAPHY OBTAINED FROM VIRGINIA GEOGRAPHIC INFORMATION NETWORK (VGIN) AND SUPPLEMENTED BY FIELD SURVEYS PERFORMED BY AES CONSULTING ENGINEERS, MARCH 2023.
4. THE PROPERTY LINES FOR THE SUBJECT PARCEL SURROUNDING THE PROJECT IS BASED ON A BOUNDARY SURVEY. ALL OTHER BOUNDARY LINES DEPICTED WERE OBTAINED FROM ISLE OF WIGHT COUNTY'S TAX PARCEL INFORMATION.
5. THE CONTOURS ARE SHOWN AT 2 FOOT INTERVALS AND WERE GENERATED FROM PUBLICLY AVAILABLE LIDAR DATA TO PREPARE A CONCEPTUAL SITE PLAN. THE INFORMATION SHOWN ARE FOR INFORMATIONAL PURPOSES AND WILL NOT BE USED FOR THE DESIGN, MODIFICATION OR CONSTRUCTION OF IMPROVEMENTS TO REAL PROPERTY.
6. A WETLAND AND STREAM INVESTIGATION WAS PERFORMED BY LABELLA ASSOCIATES, D.P.C. OCTOBER, 2022. A SUPPLEMENTARY WETLAND AND STREAM INVESTIGATION WAS PERFORMED BY LABELLA ASSOCIATES, D.P.C. MARCH. 2023. WETLANDS, STREAM AND THEIR ASSOCIATED BUFFERS SHOWN BEYOND THE PROPERTY IS BASED ON GIS DATA OBTAINED FROM VIRGINIA GEOGRAPHIC INFORMATION NETWORK, WHICH INCORPORATE NATIONAL WETLAND INVENTORY AND FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATA.
7. THE HORIZONTAL AND VERTICAL DATUMS ARE AS FOLLOWS:
   HORIZONTAL: VIRGINIA STATE PLAN NAD 83 SOUTH ZONE US SURVEY FOOT
   VERTICAL: NAD83
8. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
9. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND APPLICABLE STATE/FEDERAL CONSTRUCTION CODE REQUIREMENTS.
10. TO THE EXTENT THAT TRESS AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.
11. PROPOSED TREES ASSOCIATED WITH THE PROPOSED LANDSCAPING WILL BE PERIODICALLY MAINTAINED TO PREVENT SHADING THAT MAY RESULT IN A NEGATIVE AFFECT ON THE SYSTEM PRODUCTION.

PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF SOLAR MODULES INSTALLED ON A GROUND MOUNTED RACKING SYSTEM. THE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED IN PARALLEL TO THE INVERTER(S), WHICH CONVERT THE PHOTOVOLTAIC OUTPUT POWER FROM DC TO AC. THE SOLAR ELECTRIC SYSTEM WILL BE INTERCONNECTED WITH THE EXISTING SITE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE AND DOMINION REQUIREMENTS.

LOCATION MAP



AERIAL VIEW

DRAWING LIST

Sheet Number	Sheet Title
T-1	TITLE PAGE
CIVIL	
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	LAYOUT AND MATERIALS PLAN
C-3.0	CIVIL DETAILS
C-4.0	LANDSCAPE PLAN
C-5.0	PRE AND POST CONDITIONS PLAN

APPLICABLE CODES AND STANDARDS

2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL BUILDING CODE
UL-1703 – SOLAR MODULES
UL-1741 – INVERTERS, COMBINER BOXES
UL-2703 – RACKING MOUNTING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES

PROJECT DIRECTORY

PROPERTY OWNER
DOGGETT, MICHAEL S
11553 CENTRAL HILL RD
WINDSOR, VA 23487

PROPERTY ADDRESS
16419 COURTHOUSE ROAD
SMITHFIELD, VA 23430

SYSTEM / PROJECT OWNER
COURTHOUSE HWY SOLAR 1, LLC.
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851

AUTHORITY HAVING JURISDICTION
ISLE OF WIGHT COUNTY
17140 MONUMENT CIR #201
ISLE OF WIGHT, VA 23397

UTILITY
DOMINION

CIVIL ENGINEER
FIRM: NEW LEAF ENERGY, INC dba
NEW LEAF ENERGY DEVELOPMENT, INC.
CONTACT: QUENTIN WOOD, PE
PHONE: 978-513-2608

DESIGN ENGINEER
FIRM: NEW LEAF ENERGY, INC dba
NEW LEAF ENERGY DEVELOPMENT, INC.
CONTACT: AARON MILLER
PHONE: 978-953-2056

GENERAL ABBREVIATIONS

(E)	EXISTING
AHJ	AUTHORITY HAVING JURISDICTION
AL	ALUMINUM
APPROX	APPROXIMATE
ARY	ARRAY
BLDG	BUILDING
NLE	NEW LEAF ENERGY
CL	CENTERLINE
DAS	DATA ACQUISITION SYSTEM
DIA	DIAMETER
DO	DITTO
EW	EAST-WEST
FBO	FURNISHED BY OTHERS
FF	FORWARD FACING
GALV	GALVANIZED
HDG	HOT DIP GALVANIZED
HVAC	HEATING VENTILATION AND AIR CONDITIONING
ID	INSIDE DIAMETER
MFR	MANUFACTURER
MOD	SOLAR MODULE
NS	NORTH-SOUTH
NTS	NOT TO SCALE
OAE	OR APPROVED EQUAL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
PV	PHOTOVOLTAIC
PVC	POLY VINYL CHLORIDE
SCH	SCHEDULE
SS	STAINLESS STEEL
SSS	SOLAR SUPPORT STRUCTURE
STC	STANDARD TEST CONDITIONS
TBD	TO BE DETERMINED
TP	TAMPER PROOF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WP	WEATHER PROOF

REV 1.0

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 898-6273
FAX: (888) 843-6778
WWW.NEWLEAFENERGY.COM

COMMONWEALTH OF VIRGINIA
QUENTIN JAMES WOOD
Lic. No. 0402064721
07/20/2023
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY DOCUMENT WHICH BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

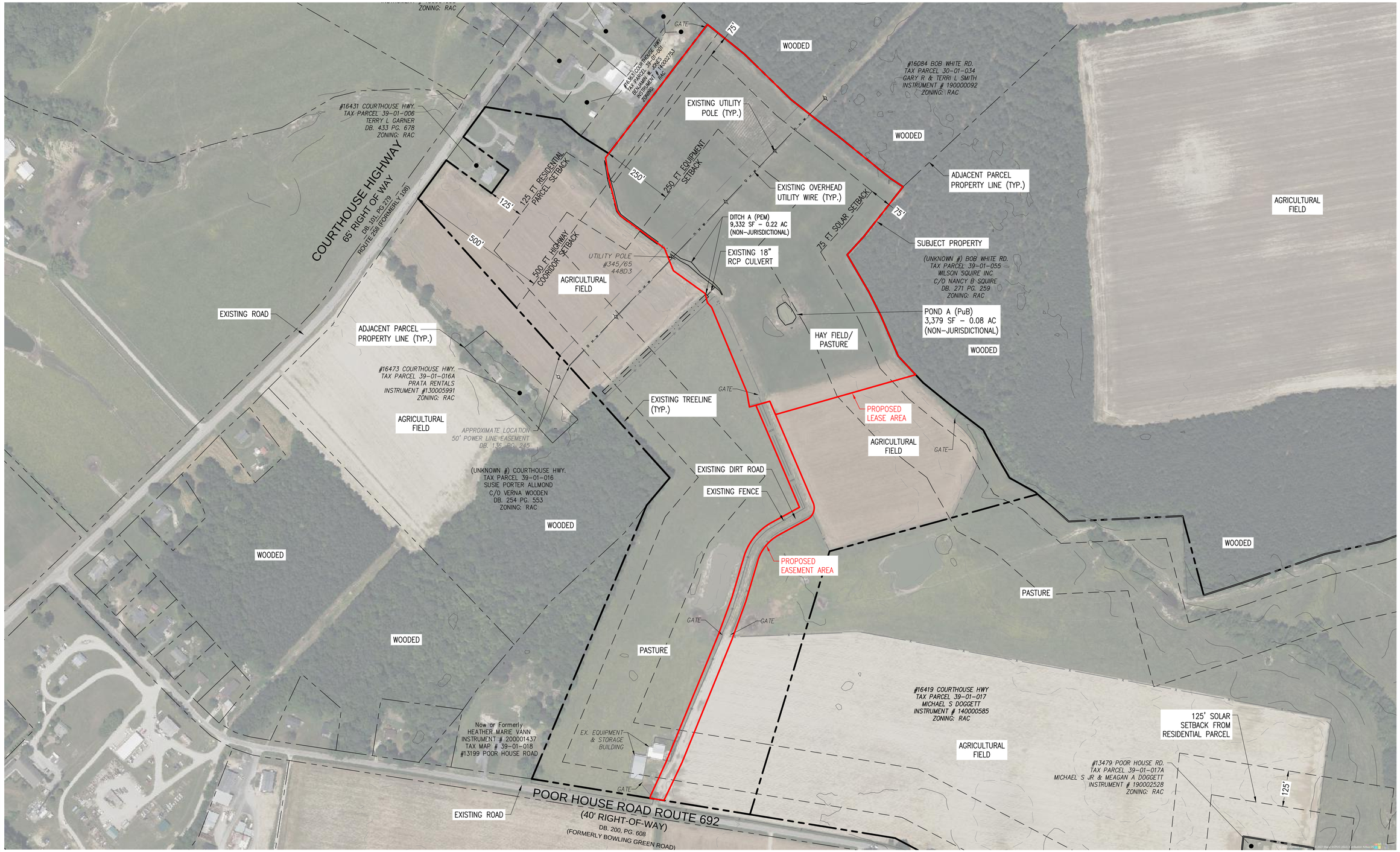
COURTHOUSE HIGHWAY - ISLE OF WIGHT
16419 COURTHOUSE HWY
SMITHFIELD, VA 23430

PROJECT NUMBER:
111-5287

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	02/10/23	AM	IDP	
	03/10/23	AM		SUP Revision - FT
	04/07/23	ATK	QJW	COUNTY COMMENT
	07/07/23	ATK	QJW	RESUBMITTAL

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

T-1
TITLE PAGE



EXISTING CONDITIONS PLAN

SCALE: 1" = 150'

0 150' 300'

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 898-6273
FAX: (888) 843-6778
WWW.NEWLEAFENERGY.COM

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C-1.0
EXISTING CONDITIONS PLAN

#16363 COURTHOUSE HWY.
TAX PARCEL 39-01-002
BENJAMIN W. JONES
INSTRUMENT # 150003841
ZONING: RAC

#16385 COURTHOUSE HWY.
TAX PARCEL 39-01-004
BENJAMIN W. JONES
INSTRUMENT # 150004668
ZONING: RAC

COURTHOUSE HIGHWAY
65' RIGHT OF WAY
DB. 101, PG. 278
ROUTE 258 (FORMERLY 108)

#16431 COURTHOUSE HWY.
TAX PARCEL 39-01-006
TERRY L GARNER
DB. 433 PG. 678
ZONING: RAC

#16473 COURTHOUSE HWY.
TAX PARCEL 39-01-016A
PRATA RENTALS
INSTRUMENT #130005991
ZONING: RAC

(UNKNOWN #) COURTHOUSE HWY.
TAX PARCEL 39-01-016
SUSIE PORTER ALLMOND
C/O VERNA WOODEN
DB. 254 PG. 553
ZONING: RAC

#16541 COURTHOUSE HWY.
TAX PARCEL 39-01-001
BENJAMIN W. JONES
INSTRUMENT # 140002753
ZONING: RAC

#16084 BOB WHITE RD.
TAX PARCEL 39-01-034
GARY R & TERRI L SMITH
INSTRUMENT # 190000092
ZONING: RAC

#16419 COURTHOUSE HWY
TAX PARCEL 39-01-017
MICHAEL S DOGGETT
INSTRUMENT # 140000585
ZONING: RAC

(UNKNOWN #) BOB WHITE RD.
TAX PARCEL 39-01-055
WILSON SQUIRE INC
C/O NANCY B SQUIRE
DB. 271 PG. 259
ZONING: RAC

APPROXIMATE LOCATION
50' POWER LINE EASEMENT
DB. 136, PG. 245

PROPOSED COUNTY SPECIFIED AGRICULTURAL STYLE FENCE
±4.67 ACRES FENCED AREA
CONCEPTUAL STORMWATER BASIN (TYP.)
ELECTRIC TRENCH (625 LF) (TYP.)
CHAIN LINK FENCE (2,018 LF) (2 / C-3.0)
PROPOSED 50' SOLAR PUBLIC ROADWAYS VEGETATED BUFFER (TYP.) (6 / C-3.0)
MOTION SENSOR ACTIVATED LIGHTING
ELECTRICAL EQUIPMENT AREA
DITCH A (PEM) 9,332 SF – 0.22 AC (NON-JURISDICTIONAL)
20' WIDE VEHICLE ACCESS GATE (8 / C-3.0)
20' WIDE VEHICLE ACCESS GATE (8 / C-3.0)
POINT OF INTERCONNECTION
PROPOSED 24x38 ELLIPTICAL RCP CULVERT WITH FLARED END SECTIONS
EXISTING OVERHEAD UTILITY WIRE (TYP.)
ADJACENT PARCEL PROPERTY LINE (TYP.)
TEMPORARY CONSTRUCTION EASEMENT (TYP.) 3.29 AC
PROPOSED LAYDOWN AREA 2.90 AC
PROPOSED UTILITY POLE (9) (TYP.)
PROPOSED OVERHEAD UTILITY WIRE (587 LF) (TYP.)
SOLAR MODULES AND RACKING (9 / C-3.0)
PROPOSED 10' CIVIC VEGETATED BUFFER (TYP.)
PROPOSED EX. FENCE RELOCATION & IMPROVEMENTS
WIDEN EXISTING FIELD ROAD TO 20' GRAVEL ACCESS DRIVEWAY (1 / C-3.0)
EXISTING TREELINE (TYP.)
CHAIN LINK FENCE (2,730 LF) (2 / C-3.0)
CONCEPTUAL STORMWATER BASIN (TYP.)
PROPOSED 10' CIVIC VEGETATED BUFFER (TYP.)
SUBJECT PROPERTY
CONCEPTUAL STORMWATER BASIN (TYP.)
CONCEPTUAL STORMWATER BASIN (TYP.)
75' SOLAR SETBACK FROM PROPERTY LINE
PROPOSED COUNTY SPECIFIED AGRICULTURAL STYLE FENCE
PROPOSED 50' SOLAR PUBLIC ROADWAYS VEGETATED BUFFER (TYP.)
EXISTING TREELINE (TYP.)
±9.25 ACRES FENCED AREA
ELECTRIC TRENCH (1,183 LF) (TYP.)
4' WIDE PERSONAL ACCESS GATE (3 / C-3.0)
GATE
MATCHLINE – SEE INSET A
MATCHLINE – SEE INSET A

LAYOUT AND MATERIALS PLAN

SCALE: 1" = 100'

0 100' 200'

MATCHLINE
EXISTING FENCE
1 / C-3.0 WIDEN EXISTING FIELD ROAD TO 20' GRAVEL ACCESS DRIVEWAY
PASTURE
Now or Formerly
HEATHER MARIE VANN
INSTRUMENT # 200001437
TAX MAP # 39-01-018
#13199 POOR HOUSE ROAD
GATE
GATE
PASTURE
AGRICULTURAL FIELD
EX. EQUIPMENT & STORAGE BUILDING
R35'
EXISTING TREE TO BE REMOVED
STABILIZED CONSTRUCTION ENTRANCE (10 / C-3.0)
GATE
POOR HOUSE ROAD ROUTE 692
(40' RIGHT-OF-WAY)
DB. 200, PG. 608
(FORMERLY BOWLING GREEN ROAD)

SEE VDOT SIGHT STOPPING DISTANCE EXHIBIT FOR ADDITIONAL DETAILS

INSET A

0 100' 200'

VDOT SIGHT STOPPING DISTANCE EXHIBIT

1370'
VDOT SIGHT STOPPING DISTANCE 1370' TOWARDS COURTHOUSE HIGHWAY
GATE
EXISTING TREE TO BE REMOVED
14.5'
900'
VDOT SIGHT STOPPING DISTANCE 900' DOWN POORHOUSE ROAD
POOR HOUSE ROAD ROUTE 692
(40' RIGHT-OF-WAY)
DB. 200, PG. 608
(FORMERLY BOWLING GREEN ROAD)
POORHOUSE RD RTE 692
SPEED LIMIT - NOT POSTED
ASSUME 55 MPH
SDL=SDR: 2 LANE MAJOR ROAD = 610 FT. MIN

0 100' 200'

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
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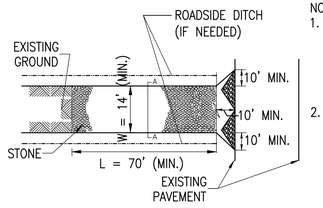
	04/07/23	ATK	QJW	COUNTY COMMENT
	07/07/23	ATK	QJW	RESUBMITTAL

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-2.0
LAYOUT AND MATERIALS PLAN

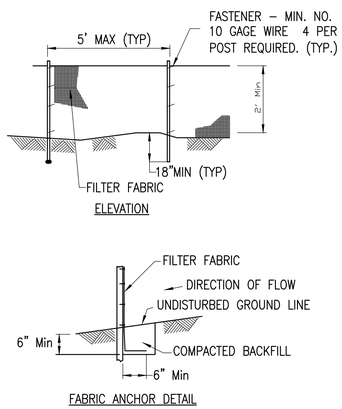


NOTES:

1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA–1, CA–2, CA–3, OR CA–4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. SEE PLANS FOR CONSTRUCTION ROAD LOCATION, D AND W DIMENSIONS.
4. MINIMUM WIDTH IS 14 FEET FOR ONE–WAY TRAFFIC AND 20 FEET FOR TWO–WAY TRAFFIC. TWO–WAY TRAFFIC WIDTHS SHALL BE INCREASED A MINIMUM OF 4 FEET FOR TRAILER TRAFFIC. DEPENDING ON THE TYPE OF VEHICLE OR EQUIPMENT, SPEED, LOADS, CLIMATIC AND OTHER CONDITIONS UNDER WHICH VEHICLES AND EQUIPMENT OPERATE AN INCREASE IN THE MINIMUM WIDTHS MAY BE REQUIRED.
5. ROADWAY SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE.

10 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

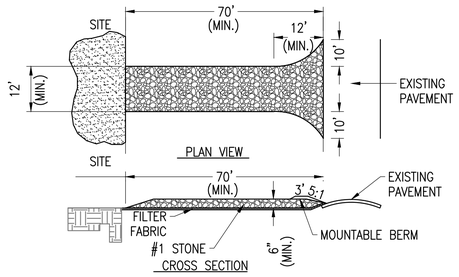


NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION I 592 GEOTEXTILE TABLE 1 OR 2, CLASS WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 40 FOR WOVEN.
3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS–SECTIONAL AREA OF 3.0 SQ. IN.

7 SILT FENCE

SCALE: NTS



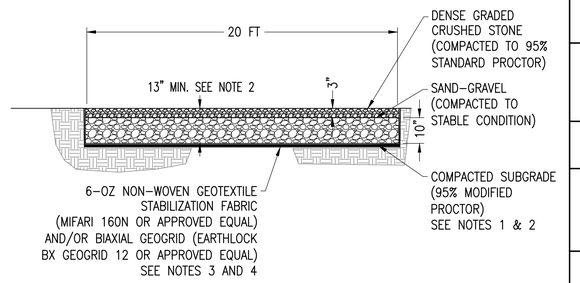
NOTES:

1. STONE SIZE – USE VDOT #1 COURSE AGGREGATE.
2. LENGTH– NOT LESS THAN 70 FEET.
3. THICKNESS–NOT LESS THAN 6 INCHES.
4. WIDTH–NOT LESS THAN 12 FEET WHERE MORE THAN ONE (1) ACCESS POINT TO THE SITE. WHERE ONE (1) ACCESS POINT A MINIMUM OF 24 FEET IS REQUIRED.
5. GEOTEXTILE–SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER–SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5: 1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE–THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED IMMEDIATELY.
8. WHEN WHEEL WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
7. ALL ROADS ARE TO MEET VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK CHAPTER 3 STANDARDS.

4 STABILIZED CONSTRUCTION EXIT

SCALE: NTS

XD_CIVIL_TEMPORARY CONSTRUCTION_STABILIZED CONSTRUCTION EXIT_NY 2019–04–02

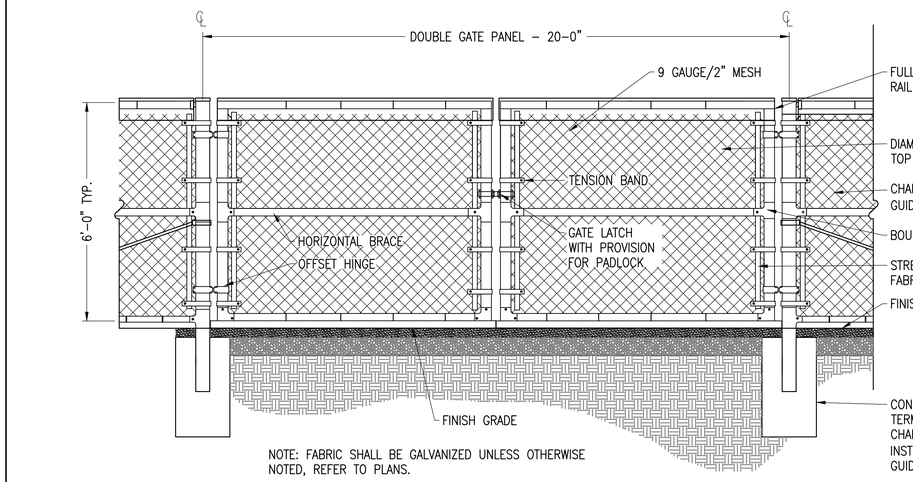


NOTES:

1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPERATION CRITERIA.
3. SUBCONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION PROCEDURES.
4. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
5. SUBCONTRACTOR SHALL INSTALL CONDUITS FOR ALL UTILITY CONDUITS, PIPES AND STORMWATER CULVERTS PRIOR TO INSTALLATION OF THE GEOGRID MATERIAL. THE GEOGRID SHALL NOT BE HORIZONTALLY CUT ONCE INSTALLED.
6. ALL ROADS ARE TO MEET VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK CHAPTER 3 STANDARDS.

1 GRAVEL ACCESS ROAD

SCALE: NTS

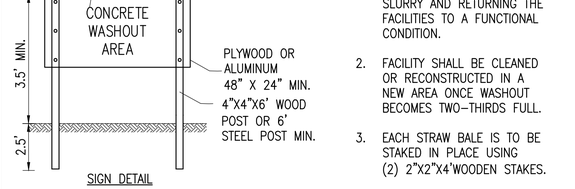


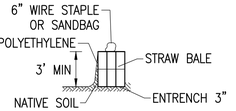
NOTE: FABRIC SHALL BE GALVANIZED UNLESS OTHERWISE NOTED, REFER TO PLANS.

8 VEHICLE GATE

SCALE: NTS

XD_CIVIL_FENCE_VEHICLE GATE 7' OR 8' 07–25–2017





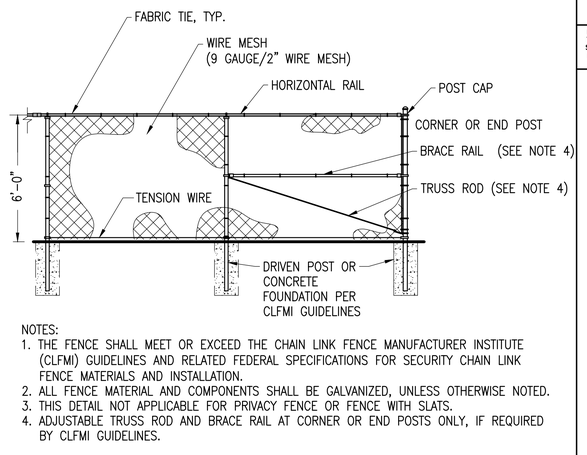
LINER ANCHOR
STRAW BALE ANCHOR SECTIONS

NOTES:

1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDEN CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO–THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"X2"X4'WOODEN STAKES.

5 CONCRETE WASHOUT BASIN

SCALE: NTS

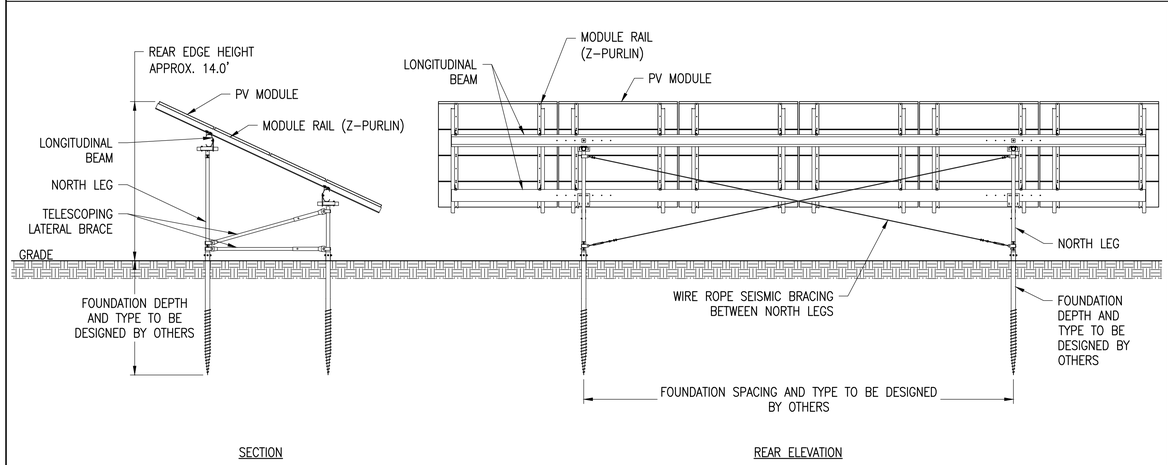


NOTES:

1. THE FENCE SHALL MEET OR EXCEED THE CHAIN LINK FENCE MANUFACTURER INSTITUTE (CLFMI) GUIDELINES AND RELATED FEDERAL SPECIFICATIONS FOR SECURITY CHAIN LINK FENCE MATERIALS AND INSTALLATION.
2. ALL FENCE MATERIAL AND COMPONENTS SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
4. ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, IF REQUIRED BY CLFMI GUIDELINES.

2 CHAIN LINK FENCE

SCALE:

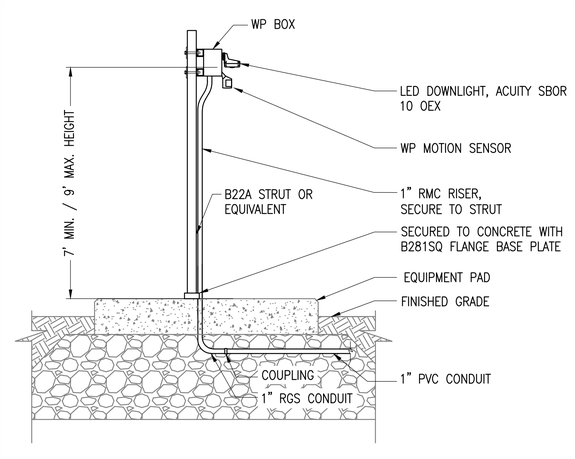


9 TYPICAL RACK SECTION & REAR ELEVATION

TO BE DESIGNED BY OTHERS

SCALE: NTS

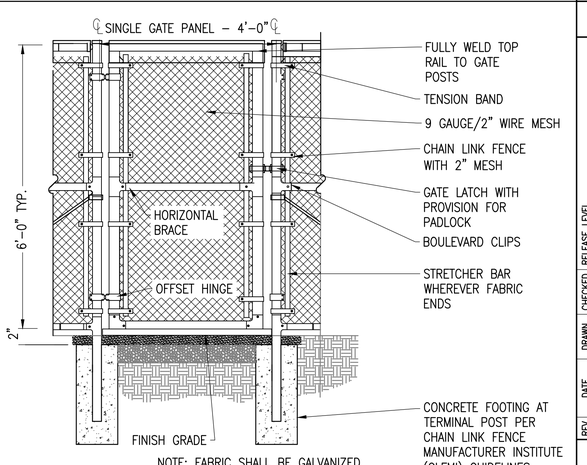
XD_STRUC_TERRASMART_TF3L_RACK SECT & REAR ELEV 2018–12–03



6 LIGHTING MOUNTING - DOWNLIGHT

SCALE: NTS

XD_ELEC_ LIGHT MOUNTING–DOWNLIGHT 2018–06–22 JPL



NOTE: FABRIC SHALL BE GALVANIZED

3 4' WIDE PERSONNEL GATE

SCALE: NTS

XD_CIVIL_SITE CONSTRUCTION_4' WALK THROUGH GATE 07–25–2017

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
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WWW.NEWLEAFENERGY.COM

COMMONWEALTH OF VIRGINIA
QUENTIN JAMES WOOD
Lic. No. 0402064721
PROFESSIONAL ENGINEER

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COURTHOUSE HIGHWAY - ISLE OF WIGHT
16419 COURTHOUSE HWY
SMITHFIELD, VA 23430

PROJECT NUMBER: 111–5287

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	02/10/23	AM		IDP
	03/10/23	AM		SUP Revision – FT
	04/07/23	ATK	QJW	COUNTY COMMENT
	07/07/23	ATK	QJW	RESUBMITTAL

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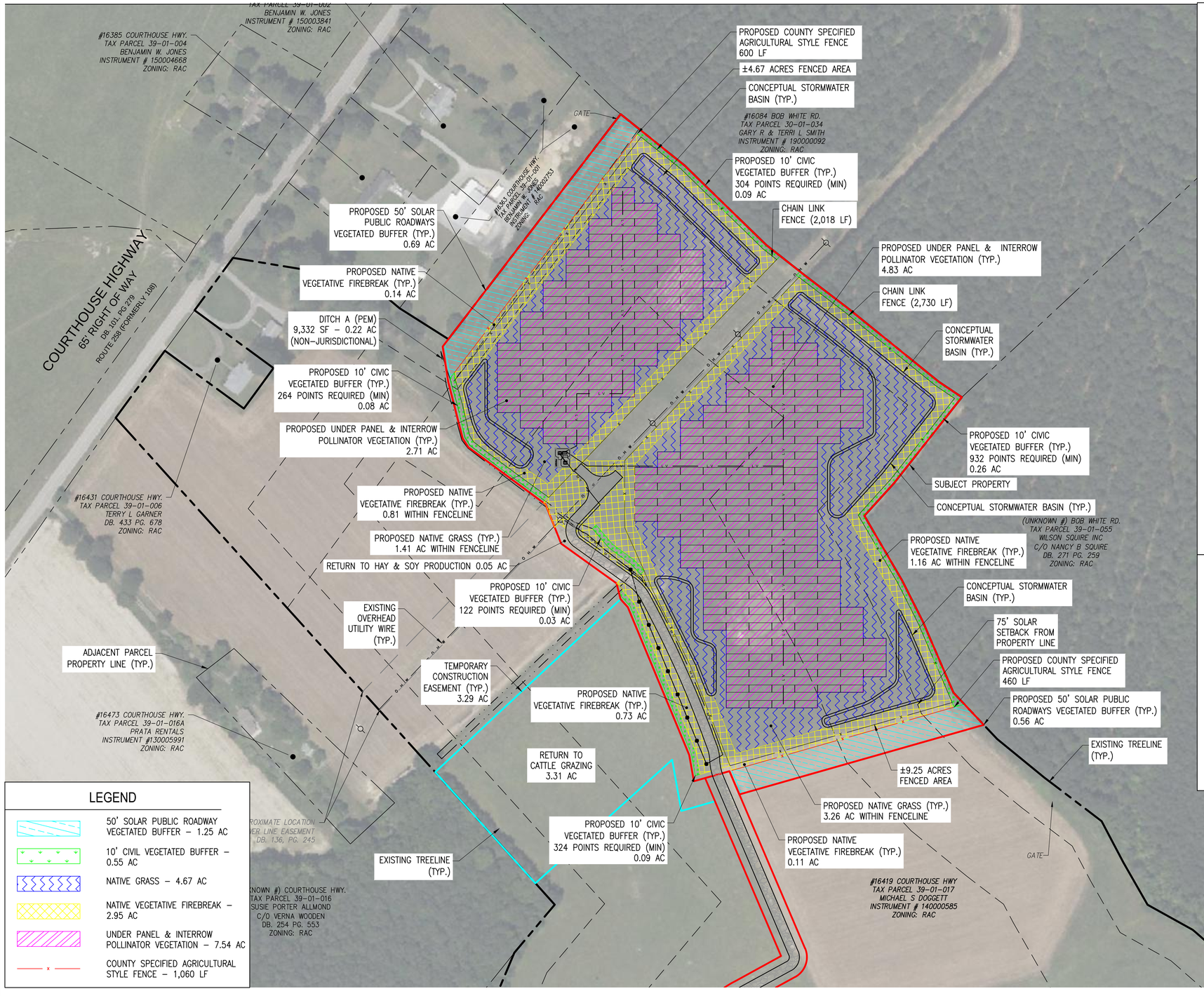
C-3.0
CIVIL DETAILS

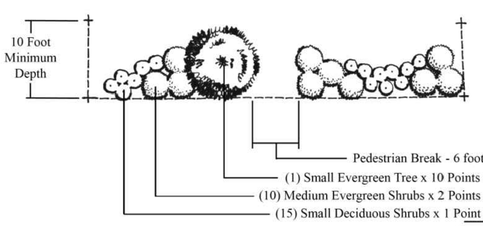


LEGEND

- 50' SOLAR PUBLIC ROADWAY VEGETATED BUFFER – 1.25 AC
- 10' CIVIL VEGETATED BUFFER – 0.55 AC
- NATIVE GRASS – 4.67 AC
- NATIVE VEGETATIVE FIREBREAK – 2.95 AC
- UNDER PANEL & INTERROW POLLINATOR VEGETATION – 7.54 AC
- COUNTY SPECIFIED AGRICULTURAL STYLE FENCE – 1,060 LF

Landscape Elements* — Points**	Point Value
Preserve existing tree (see Sect. 8-1008)	90
Large deciduous tree: 3" + cal. or 12' + height	30
Medium deciduous tree: 2—3" cal. or 10—12' height	20
Small deciduous tree: 1—2" cal. or 8—10' height	10
Ornamental tree greater than 8' height	12
Ornamental tree less than 8' height	7
Large evergreen tree: greater than 10' height	30
Medium evergreen tree: 7—10' height	20
Small evergreen tree: Less than 7' height, min. 4' height	10
Large deciduous shrub: 5-gal. or 36" min. height	3
Medium deciduous shrub: 3-gal. or 24" min. height	2
Small deciduous shrub: 2-gal. or 18" min. height	1
Large evergreen shrub: 5-gal. or 36" min. height	3
Medium evergreen shrub: 3-gal. or 24" min. height	2
Small evergreen shrub: 2-gal. or 18" min. height	1
Groundcover plants:	
1 gal.	.5
Pint	.25
Wall, fence, berming (height at centerline):	
Less than 3'	1.5 pts/10 l.f.
Over 3'	2.5 pts/10 l.f.

Civic Use Buffer
45 Points per 500 Square Feet



GENERAL NOTE:

1. NATIVE VEGETATIVE FIREBREAK GRASSES WILL BE INCORPORATED INTO THE 10 FT AND 50 FT VEGETATED BUFFERS.
2. FOR CLARITY UNDER PANEL AND INTERROW POLLINATOR VEGETATION IS SHOWN AS HATCHED WITHIN THE SOLAR PANEL TO REPRESENT UNDER PANEL SEEDING.
3. THE ACREAGE LISTED IN THE LEGEND IS BASED ON THE AREAS SHOWN AND THE FINAL ACREAGE WILL BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS.
4. A 10 PERCENT REDUCTION HAS BEEN APPLIED TO THE LANDSCAPING POINT VALUES REQUIREMENT ON ALL PROPOSED 10' CIVIC VEGETATED BUFFERS PER ARTICLE VIII – LANDSCAPE AND SCREENING STANDARDS – SEC. 8-1008. – LANDSCAPING CREDITS TABLE – 100% NATIVE PLANTS (AS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION.

LANDSCAPE PLAN

SCALE: 1" = 100'

0 150' 300'

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
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WWW.NEWLEAFENERGY.COM

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PROJECT NUMBER: 111-5287

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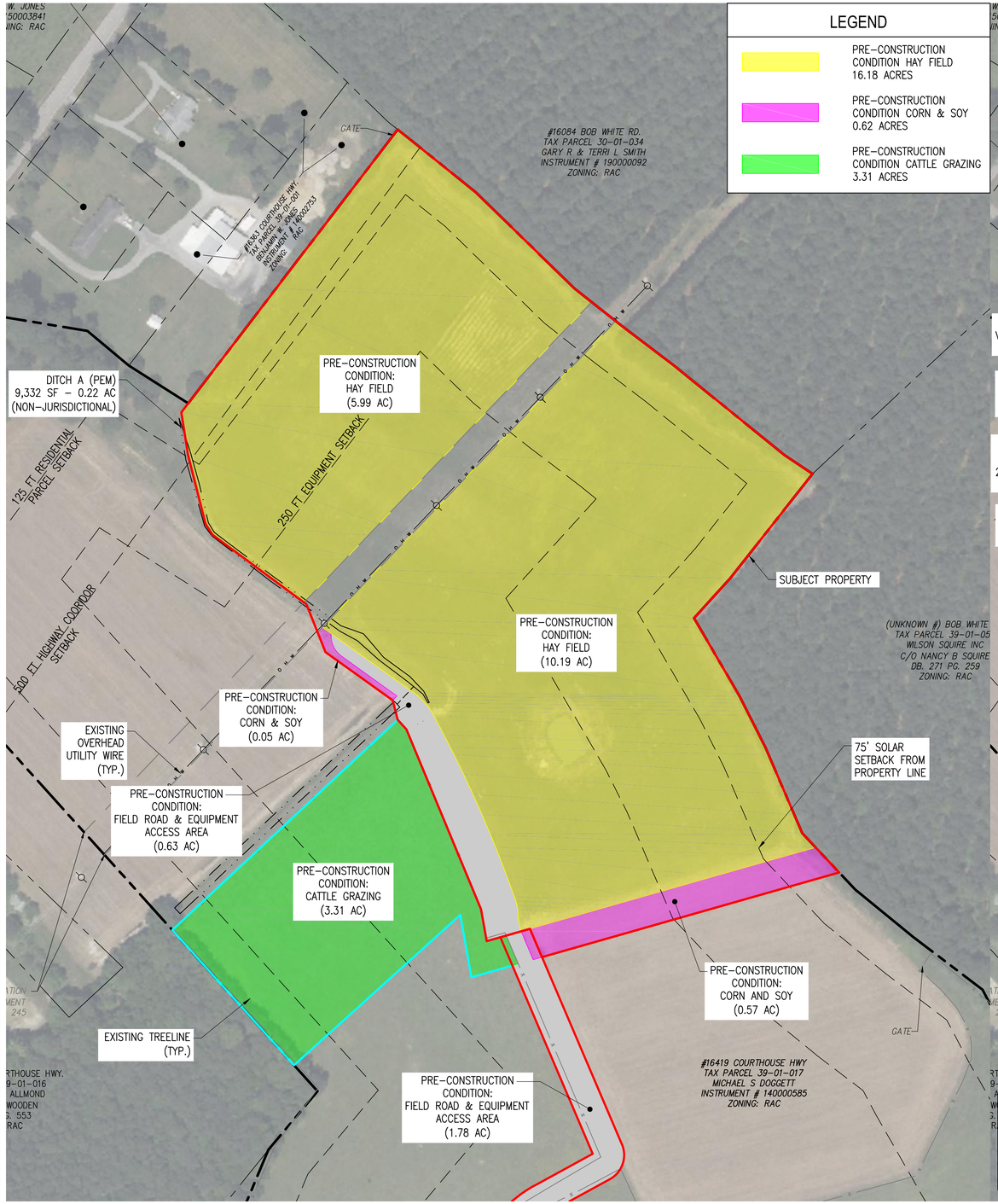
C-4.0
LANDSCAPE PLAN

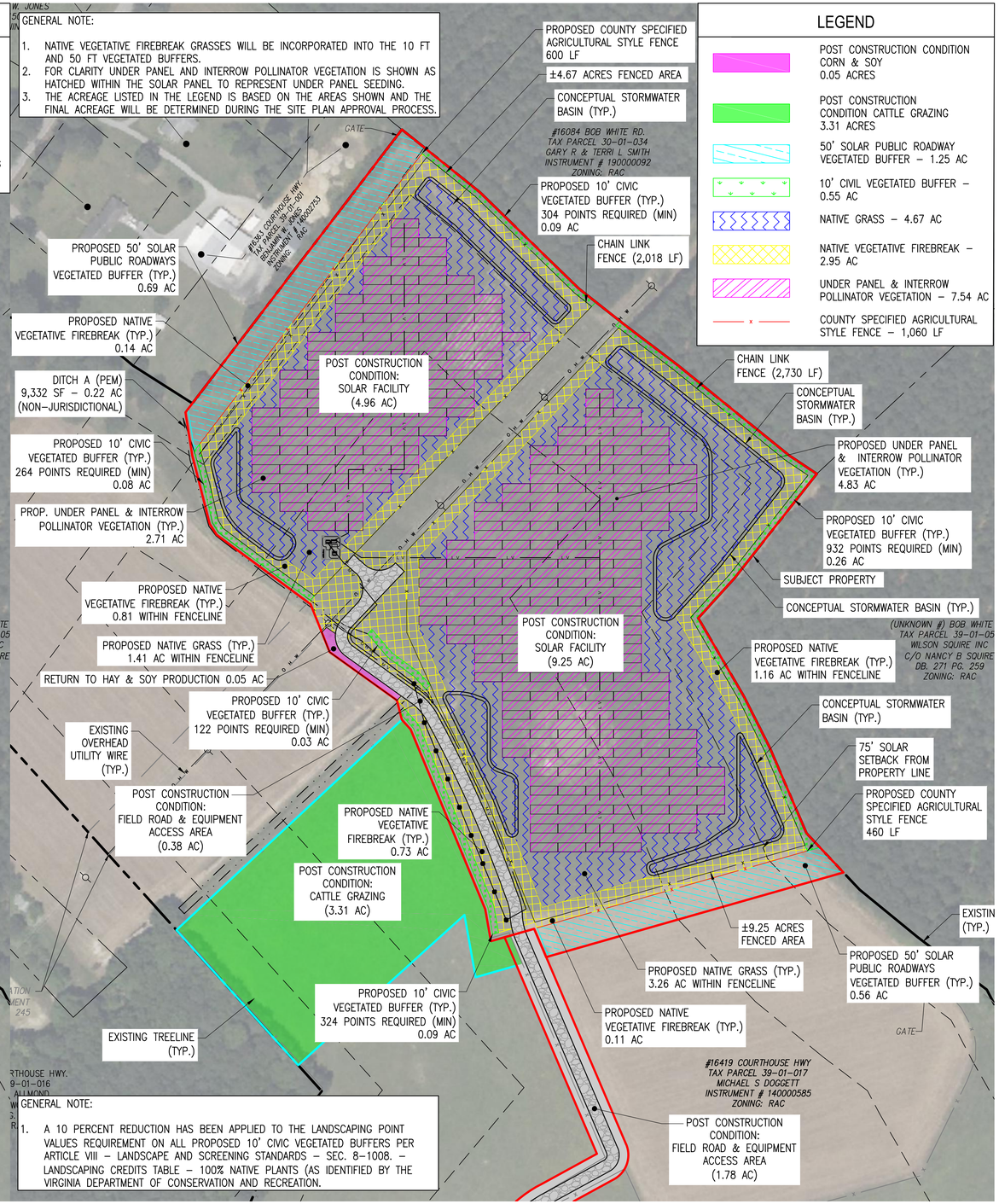


LEGEND

- PRE-CONSTRUCTION CONDITION HAY FIELD 16.18 ACRES
- PRE-CONSTRUCTION CONDITION CORN & SOY 0.62 ACRES
- PRE-CONSTRUCTION CONDITION CATTLE GRAZING 3.31 ACRES

GENERAL NOTE:

1. NATIVE VEGETATIVE FIREBREAK GRASSES WILL BE INCORPORATED INTO THE 10 FT AND 50 FT VEGETATED BUFFERS.
2. FOR CLARITY UNDER PANEL AND INTERROW POLLINATOR VEGETATION IS SHOWN AS HATCHED WITHIN THE SOLAR PANEL TO REPRESENT UNDER PANEL SEEDING.
3. THE ACREAGE LISTED IN THE LEGEND IS BASED ON THE AREAS SHOWN AND THE FINAL ACREAGE WILL BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS.



LEGEND

- POST CONSTRUCTION CONDITION CORN & SOY 0.05 ACRES
- POST CONSTRUCTION CONDITION CATTLE GRAZING 3.31 ACRES
- 50' SOLAR PUBLIC ROADWAY VEGETATED BUFFER – 1.25 AC
- 10' CIVIL VEGETATED BUFFER – 0.55 AC
- NATIVE GRASS – 4.67 AC
- NATIVE VEGETATIVE FIREBREAK – 2.95 AC
- UNDER PANEL & INTERROW POLLINATOR VEGETATION – 7.54 AC
- COUNTY SPECIFIED AGRICULTURAL STYLE FENCE – 1,060 LF

GENERAL NOTE:

1. A 10 PERCENT REDUCTION HAS BEEN APPLIED TO THE LANDSCAPING POINT VALUES REQUIREMENT ON ALL PROPOSED 10' CIVIC VEGETATED BUFFERS PER ARTICLE VIII – LANDSCAPE AND SCREENING STANDARDS – SEC. 8-1008. – LANDSCAPING CREDITS TABLE – 100% NATIVE PLANTS (AS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION.

PRE-DEVELOPMENT AND POST-DEVELOPMENT PLAN

SCALE: 1" = 100'

0 100' 200'

Pre-Construction			Post Construction								
Type	Area	**Total**	Under Panel & Interrow Pollinator Vegetation	Native Grass	Native Vegetative Firebreak	50' Solar Public Roadway Vegetated Buffer	10' Civic Vegetated Buffer	Cattle Grazing	Field Road & Equipment Access Area	**Total**	**Remaining AC**
Cattle	3.31	**3.31**	-----	-----	-----	-----	-----	-----	-----	**0**	**3.31**
Corn & Soy	0.62	**0.62**	-----	-----	-----	0.55	-----	-----	0.02	**0.57**	**0.05**
Hay	16.18	**16.18**	7.54	4.67	1.97	1.54	0.46	-----	-----	**16.18**	**0**
Field Road & Equipment Access Area	2.41	**2.41**	-----	-----	0.16	-----	0.09	-----	-----	**0.25**	**2.16**

*Note: all units are in Acres (AC)

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C-5.0
PRE-DEVELOPMENT AND POST-DEVELOPMENT PLAN

Construction Operations
Article V, Sec. 5-5003 M-4,a,iv

Courthouse Hwy Solar will coordinate with the School District and County Offices to arrange deliveries and typical start/end times around the bus route and County's workday to minimize the potential for congestion along Poorhouse Road. Our anticipated hours of operation for construction and post-construction shall be limited to Monday through Friday 7:00am to 6:00pm and Saturdays from 7:00am to 5:00 pm. No construction is to occur on Sundays. In addition, Courthouse Hwy Solar will coordinate with VDOT regarding proper Work Area Protection Plan where the site accesses Poorhouse Road. All construction traffic/deliveries will be limited to Poorhouse Road via Courthouse Highway and will not use Bob White Road, nor any other route. Refer to map at top of page.

The construction of the facility is estimated to take 6-9 months. Upon completing construction of the site, field inspections will continue until the site is fully vegetated and the permits are closed out. During this time, weekly/rain events inspections are expected and occasionally landscaping equipment may be needed to repair/reseed areas around the facility, as needed.

Economic Impact Analysis
Article V, Sec. 5-5003 M-4,a,v

Current Economics:

The Doggett family has farmed the subject property 16419 Courthouse Hwy (Parcel 39-01-017) for 60 years. The property is part of the Courthouse Agricultural/Forestal District, and is farmed by the property owner, Michael Doggett, for corn, soybeans, and raising cattle. The entire layout of this proposed solar array was determined by the landowner to utilize his least productive land to generate supplement income. The proposed project area is 18.23 acres (ac) consisting of 14.21 acres within the fenced area, 1.8 acres within landscape/buffer areas, and the remaining 2.22 acres as open and unfenced areas within the easement. The remaining 130 acres (88%) of the parcel will continue to be used for agricultural purposes. This project area currently generates about 50 bales of hay per year and employs three people, including the landowner. These three folks will continue working on the land even if the solar project is built.

Courthouse Hwy Solar contacted the County in March of 2023, near the time of initial application to determine the property taxes, and with the property enrolled within the Agricultural / Forestal District. The land is assessed at $334 per acre in Land Use with a tax rate of 0.85 per $100. The current taxes generated from the facility (18.23 acres) is around $51 to the County. See **Appendix D** for email from County Commissioner of Revenue regarding property value assessment based on current and future landuse.

Projected Economics:

The proposed project will provide an economic and fiscal contribution to the County and community. The proposed project will stimulate the local economy during construction, provide long-term jobs during operation of the facility, provide the County with increased real estate and personal property tax, and improve the resiliency of the local grid.

During construction of the project we anticipate 30 to 40 construction workers for approximately 6 months. While the project is under construction, the local economy should see increased spending as the workers travel to/from the worksite and eat locally, and some may require lodging. In addition to increased spending by the construction workers, various construction materials should be sourced locally. While it is difficult to estimate the amount of money that will be spent locally during construction, the total amount of money spent as part of the construction of the project is likely greater when comparing to the current conditions of three employees who maintain the land.

When the project transitions from construction to operation, the project will require two to four long term jobs associated with the operation and maintenance of the facility and landscaping of the surrounding areas. During the operation of the facility, the employees with continue to contribute to the local economy from meals to miscellaneous supplies/tools, and the County will see increase real estate and personal property tax. Similar to the construction phase, since the project will not eliminate any jobs and create additional jobs to the local area, the project will only increase both economic and fiscal contribution to the county and local community.

The County will also benefit fiscally from the project. The County currently receives approximately $51 per year in real estate taxes from the facility area. Once the project is approved, the land will be removed from the Agricultural and Forest District the assessed value for the land will change from $334/acre to $3,000/acre, and the rollback taxes will be calculated based on this value change. The county will receive approximately $2,700 as part of the rollback taxes.

Once the project is under construction, the solar project will be subject to real estate taxes and personal property taxes each year until the project is decommissioned, which is anticipated for 40 years. The project will be assessed for real estate tax at $15,000/acre each year and will continue till the project is decommissioned for an estimated total of $146,717. The project will also be assessed for personal property tax using M&T stepdown, generating an estimated total of $274,085 over the project lifetime. The project will generate approximately $429,090 in taxes total over the 40 year period. Please refer to Table 1. Increased Tax Revenue and the Courthouse Hwy Taxes spreadsheet in **Appendix D** for a breakdown of the taxes over the 40-year period.

Table 1. Increased Tax Revenue	Real Estate Tax							Personal Property Tax		Total 40 Year Revenue
	Assessment Rate per acre (Land)	Assessment Rate per acre (Solar)	Assessment Rate per linear foot (Fencing)	Year 1 Assessed Value (Acres * Assessment Rate)	Tax rate	Annual Real Property Tax	Rollback Tax	Tax over 40 years	Notes	
Current	$334.00	*$0.00*	*$0.00*	$6,012.00	$0.85/$100	$51.10	*$0.00*	*$0.00*	*n/a*	$3,081
Courthouse Hwy Solar 1, LLC	$3,000.00	$15,000.00	$15	$285,545.00	$0.85/$100	$2,522	$2,700	$274,085	Follows § 58.1-2606.1for M&T tax stepdown (See Appendix D for calculations)	$429,090
									Increase in Taxes	**$426,009**

Courthouse Hwy Solar retained CohnReznick LLP to perform an Adjacent Property Value Impact Report, which determined whether proximity to a renewable energy use (solar farm) has an impact to adjacent property values. The firm prepared two separate reports, both included within **Appendix D**. The addendeum report is solely focused on this project, which cannot be understood without reviewing the primary report first. The firm concluded that the solar facility would not have a negative impact on adjacent property values.

Aside from the fiscal and economic benefits from the project when compared to its current economics. This solar project will generate clean energy that will go directly into the local utility grid. Any neighbors or local businesses connected on the same circuit could feasibly be pulling this clean energy. In addition, we will be required to make utility upgrades along the circuit, improving the resiliency of the local grid and reducing likelihood of brownouts for community members.

Environmental Resource Impact Analysis
Article V, Sec. 5-5003 M-4,a,vi

Aquatic Resources:

The project is located within FEMA's Firm Map Panel 51093C0150E Zone X and is primarily located within the Western Branch Reservoir with a portion being within Cypress Creek. Both watersheds eventually flow into the James River Basin, which are part of the Chesapeake Bay Watershed.

Enclosed within **Appendix E** is a copy of the Wetland and Stream Delineation Report conducted and prepared by Labella Associates, D.P.C. to perform a wetland and stream delineation of the project area to identify aquatic resources. Labella conducted their field investigation in October 2022 and March 2023. Labella staff identified a non-jurisdictional Pond and one 0.22-acre Palustrine Emergent (PEM) Wetland, currently assumed to be non-jurisdictional based on the new Waters of the US definition. The PEM wetland is situated within an existing drainage ditch that is adjacent to an existing field road, south of the fenced area. The wetland / ditch drains off in a general west/northwesterly direction, whose hydrologic regime is driven by drainage and precipitation. The wetland is not connected to a

APPENDIX D

PROJECT'S PROJECTED TAXES

COURTHOUSE HWY - ISLE OF WIGHT - VA DG

System Metrics

System size	3	MWac
System size	3,586,800	W dc (estimate)
Fenced acres	14.8	acres
Buffer/Easement acres	3.2	acres

Increase in Land Taxes

Total acres	148.97	acres
Current Land tax assessment (Land Use)	$334	per acre
Future Land tax assessment (Buffer area)	$3,500	per acre
Increase in Land Taxes (Buffer area)	**$86.12**	**increases annually**

Real Estate Tax

Ag Rollback Estimate	$2,700	estimate
Commercial Land Assessment	$15,000	per acre
Fencing assessment	$15	per linear ft
Fencing - linear feet	4,230	linear ft
County tax rate	0.85	per $100
Increase in Real Estate Tax - County	$2,384.31	annually
One time Rollback	$2,700.00	one-time
Increase in Total RE tax	**$5,084.31**	**Year 1**

Personal Property Tax

DC Size (Watt)	3,586,800.00	
EPC Cost ($/W)	1.55	
Cost Basis	$5,559,540.00	
Depreciation Rate	40%	of build cost
Assessed Value	$2,223,816.00	
Year 1 to 5 (80% exemption)	**$3,780.49**	
Year 6 to 10 (70% exemption)	**$5,670.73**	
Year 11+ (60% exemption)	**$7,560.97**	

2% Esc.

Years	Increase in Land Taxes on Buffer area	Increase in Real Estate Tax (on solar project)	Personal Property Tax (on solar project)	Total Annual Increase in Taxes	Cumulative Increase in Taxes
1	$86.12	$5,084.31	$3,780.49	$8,950.91	$8,950.91
2	$87.84	$2,431.99	$3,780.49	$6,300.32	$15,251.23
3	$89.59	$2,480.63	$3,780.49	$6,350.72	$21,601.94
4	$91.39	$2,530.25	$3,780.49	$6,402.12	$28,004.06
5	$93.21	$2,580.85	$3,780.49	$6,454.55	$34,458.62
6	$95.08	$2,632.47	$5,670.73	$8,398.28	$42,856.89
7	$96.98	$2,685.12	$5,670.73	$8,452.83	$51,309.72
8	$98.92	$2,738.82	$5,670.73	$8,508.47	$59,818.19
9	$100.90	$2,793.60	$5,670.73	$8,565.23	$68,383.42
10	$102.92	$2,849.47	$5,670.73	$8,623.11	$77,006.53
11	$104.97	$2,906.46	$7,560.97	$10,572.41	$87,578.94
12	$107.07	$2,964.59	$7,560.97	$10,632.63	$98,211.57
13	$109.21	$3,023.88	$7,560.97	$10,694.07	$108,905.64
14	$111.40	$3,084.36	$7,560.97	$10,756.73	$119,662.37
15	$113.63	$3,146.04	$7,560.97	$10,820.65	$130,483.02
16	$115.90	$3,208.96	$7,560.97	$10,885.84	$141,368.86
17	$118.22	$3,273.14	$7,560.97	$10,952.34	$152,321.19
18	$120.58	$3,338.61	$7,560.97	$11,020.16	$163,341.35
19	$122.99	$3,405.38	$7,560.97	$11,089.35	$174,430.70
20	$125.45	$3,473.49	$7,560.97	$11,159.91	**$185,590.62**
21	$127.96	$3,542.96	$7,560.97	$11,231.89	$196,822.51
22	$130.52	$3,613.82	$7,560.97	$11,305.31	$208,127.82
23	$133.13	$3,686.09	$7,560.97	$11,380.20	$219,508.02
24	$135.79	$3,759.81	$7,560.97	$11,456.58	$230,964.60
25	$138.51	$3,835.01	$7,560.97	$11,534.49	**$242,499.10**
26	$141.28	$3,911.71	$7,560.97	$11,613.97	$254,113.06
27	$144.11	$3,989.94	$7,560.97	$11,695.02	$265,808.09
28	$146.99	$4,069.74	$7,560.97	$11,777.71	$277,585.79
29	$149.93	$4,151.14	$7,560.97	$11,862.04	$289,447.83
30	$152.93	$4,234.16	$7,560.97	$11,948.06	$301,395.89
31	$155.99	$4,318.84	$7,560.97	$12,035.80	$313,431.70
32	$159.11	$4,405.22	$7,560.97	$12,125.30	$325,557.00
33	$162.29	$4,493.32	$7,560.97	$12,216.59	$337,773.58
34	$165.53	$4,583.19	$7,560.97	$12,309.70	$350,083.28
35	$168.84	$4,674.86	$7,560.97	$12,404.67	**$362,487.96**
36	$172.22	$4,768.35	$7,560.97	$12,501.55	$374,989.50
37	$175.67	$4,863.72	$7,560.97	$12,600.36	$387,589.86
38	$179.18	$4,960.99	$7,560.97	$12,701.15	$400,291.01
39	$182.76	$5,060.21	$7,560.97	$12,803.95	$413,094.96
40	$186.42	$5,161.42	$7,560.97	$12,908.81	**$426,003.77**
	$5,201.53	$146,716.92	$274,085.32		

and location will be determined as part of the site plan and land disturbance permitting process. The landscape plan enclosed within the concept plan generally depicts the location in relation to the site. The appropriate selection of native vegetation, shrubs and trees will be determined as part of the site and approved by the County and a Landscape Surety Agreement will be in place to ensure the longevity and maintenance.

Transportation Analysis / Public Facility Impacts Article V, Sec. 5-5003 M-4,a,iii

Water & Sewer Services:

The project will have minimal impacts to the County's Public Services. The project does not support human habitation and water/sewer services are not required.

Fire and Emergency Management Services:

Courthouse Hwy Solar will meet and coordinate with the County and local Emergency Management Services and Fire Department to ensure proper training, familiarity with the site layout and review of the equipment onsite. An Emergency Response Plan (ERP) will be prepared and submitted to the County's Emergency Management Services for review/approval. A laminated placard will be posted outside the entrance to the fence, or as deemed appropriate, and will contain at a minimum:

- A Facility Map noting the location of the equipment, disconnect any other pertinent information, as needed to correspond with the ERP.
- Facility Emergency Contact Information including Local, County, State and Federal Agency contact information.
- Vicinity Map, including site coordinates, 911 address, and turn by turn directions to the nearest Hospital and Helicopter LZ.
- Facility Evacuation Map depicting the various routes out of the facility to the designated muster point.
- General Responsibilities/Duties of the First Responder, Operations Manager, Environmental Coordinator, and any other role as determined by the ERP.

A draft example of the Facility Emergency Response Plan Placard is enclosed in **Appendix I** as a placeholder and will be completed/refined as the project progresses the permitting/construction process.

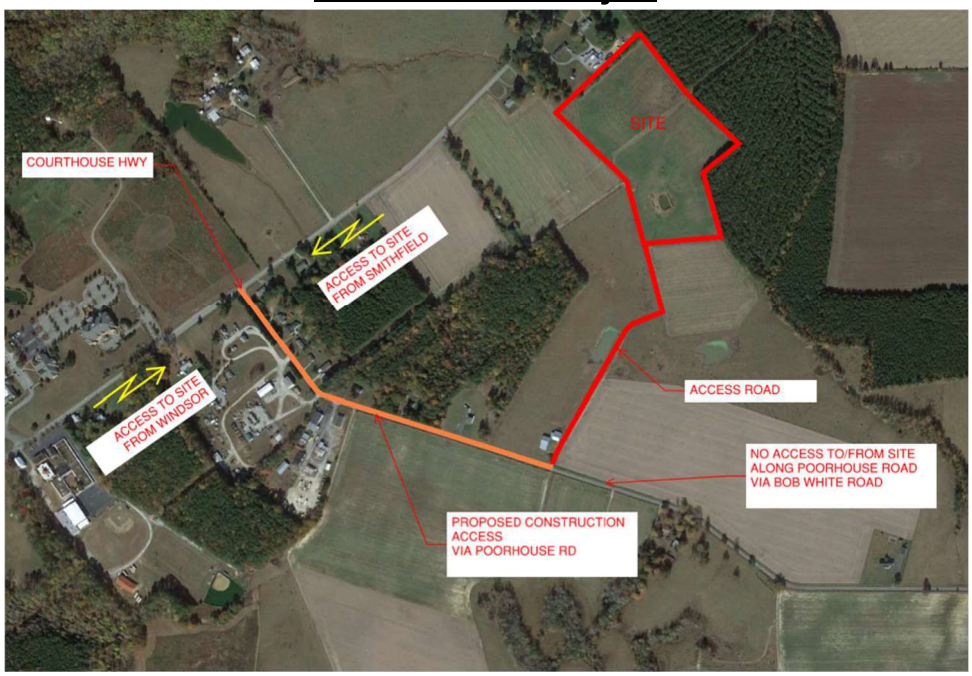
Transportation Analysis:

The project will have minimal impacts to the County and surrounding roadways. Access to the project is along Poorhouse Road (Rte 692), approximately 2,355 ft from the intersection of Courthouse Highway (US 258) and Poorhouse Road (Rte 692). Construction traffic to the

site will utilize Courthouse Highway (US 258) and Poorhouse Road (Rte 692) only and **not through Bob White Road**, see map on the following page.

The largest amount of truck traffic to the facility will occur during the construction of the facility. The project was sited within close proximity to US Route 258, one of Isle of Wight's main roadways connecting Windsor and Smithfield. US Route 258 is listed as one of Virginia's Designated Truck Route with an Average Daily Traffic of 5,500 vehicles traveling through Segment 150, which includes the intersection to Poorhouse Road (Rte 692). The entrance to the site is along the northern side of Poorhouse Road (Rte 692) about a half mile from the intersection with Courthouse Highway. The access road to the site will utilize the existing field road that will be widened, stabilized and generally improved.

Access Route to Project



The portion of Poorhouse Road that is proposed to access the site currently consists of civic, residential, and agricultural uses. Isle of Wight County primarily utilizes the southern portion of the road to service and store transportation busses, animal control, storage yards, roll-off containers, fueling station for County vehicles, maintenance garages, and a communication tower. Along the northern portion of the road, directly across from the County's complex, are residential properties. Poorhouse Road has an ADT of 360 vehicles, and the ADT of the road will slightly increase during the first year due to construction traffic. Upon completion of the site the traffic along Poorhouse Road will only increase by an estimated one/two vehicles per day, similar to a residential home.

Parking areas and laydown yards during construction will be confined to the site and adjacent pasture area, within the parcel. These areas will be restored to their pre-existing condition upon completion of construction.

A RECONNAISSANCE ARCHITECTURE SURVEY

COURTHOUSE HIGHWAY SOLAR SITE

Isle of Wight County, Virginia

H&P PROJECT NO.

20221983-0431

SUBMITTED BY:

Melissa A. Schmidt

Architectural Historian

July 2023

SUBMITTED TO:

Courthouse Highway Solar 1, LLC
55 Technology Drive, Suite 102
Lowell, MA 01851

2524 Langhorne Road | Lynchburg, VA 24501
(434) 847-7796 | www.HandP.com

HURT & PROFFITT

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EXECUTIVE SUMMARY

This report presents the results of a reconnaissance survey of 14 architectural resources in Isle of Wight County, Virginia. The survey was completed by Hurt & Proffitt (H&P) on behalf of Courthouse Highway Solar 1, LLC. The fieldwork for this project was conducted on November 28, 2022.

The architecture survey conducted for this project resulted in the recordation of one previously recorded property and 13 newly identified architectural resources. The previously recorded property, known as the Wilson House (VDHR No. 046-0052) lies northeast of the project area and is an early 19th century dwelling which has been determined eligible for the National Register of Historic (NRHP). The 13 newly identified resources include mid to late 20th century dwellings, an early 20th century farm, an early 20th century tobacco barn, and a possible mid to late 19th century stable.

The proposed Courthouse Highway Solar Site lies in central Isle of Wight County, approximately one-half mile northeast of the county seat of Isle of Wight. The 150.88-acre parcel is located at 16419 Courthouse Highway (Parcel ID: 39-01-017). Courthouse Highway (Rte. 258) borders the property along its western edge, and Poor House Road (Rte. 692) on the southern border. The site is southeast of Courthouse Highway, set approximately 425 feet (130 meters) from the road, and is flat and slightly lower in elevation than surrounding areas. The access road will utilize a preexisting farm road with an entry from Poor House Road. The site is bordered on the northeast by dense woodland 820 to 1,410 feet (250 to 430 meters) deep, while the larger parcel is bordered by dense woodland on the southwest.

The APE for the architectural survey consists of the project footprint and those parcels within 0.5 miles (0.8 km) of the proposed location of the solar farm, considering the view shed as impacted by topography and the presence of other structures, specifically those parcels visible from the proposed solar farm and the vicinity where impacts to setting and feeling may occur.

The reconnaissance-level surveys completed for this project include background research at Isle of Wight County records and survey files at the Virginia Department of Historic Resources (VDHR). The fieldwork for the project entailed photographing and drawing site plans for each resource.

Based on the results of the survey, H&P recommends that the Wilson House (DHR No. 046-0052) remains eligible for the NRHP. H&P recommends that the 13 newly identified architectural resources are not eligible for the NRHP under Criteria A, B, or C. Finally, H&P recommends that the Wilson House will not be adversely impacted by the project.

1. INTRODUCTION

On behalf of Courthouse Highway Solar, LLC, Hurt & Proffitt, Inc. (H&P) has completed a Phase I architectural survey for a proposed solar farm on an approximately 151-acre tract located in Isle of Wight County, Virginia. The Area of Potential Effects (APE) for architectural resources was defined as those properties that fall within 0.5 miles of the proposed solar farm and have a potential view of the project area. The property consists of 151 acres of mildly sloping agricultural fields as well as an unutilized deciduous forest. The purpose of the survey was to identify all architectural properties 45-years of age or older that fall within 0.5 miles of the proposed site and determine whether any of the architectural resources are eligible for listing in the National Register of Historic Places (NRHP) (Figure 1).

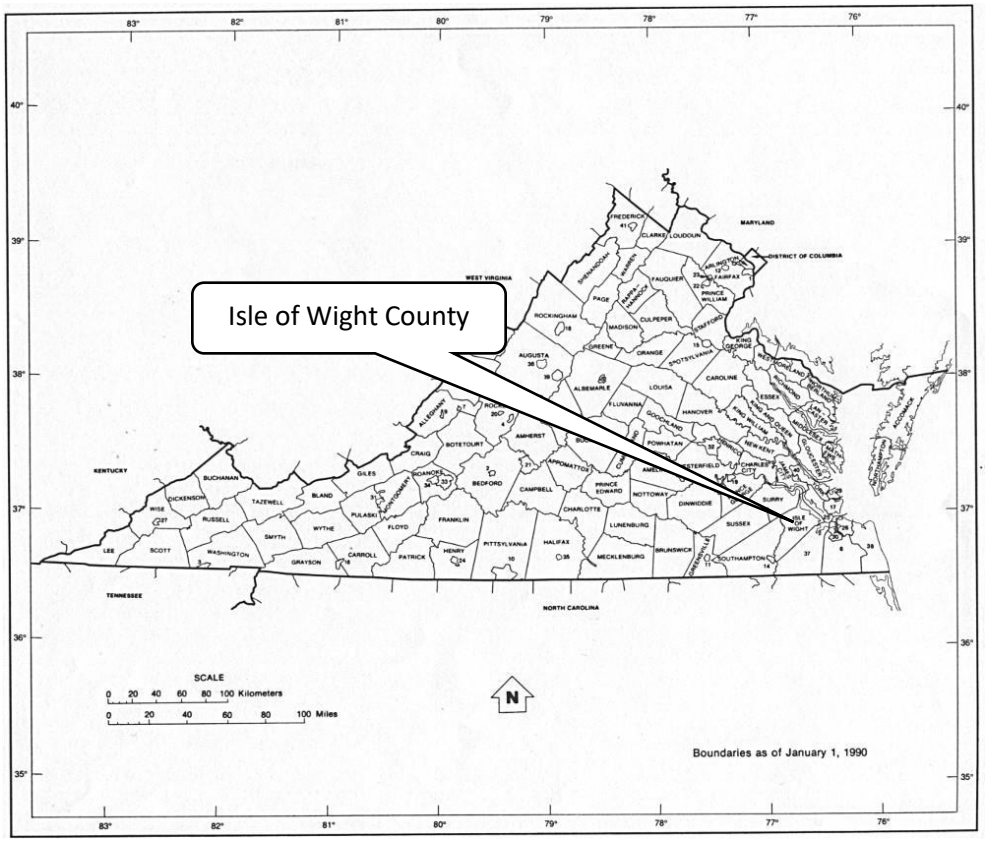

Figure 1. Project location.

Prior to beginning the fieldwork for the project, H&P completed background and historic research at VDHR and Isle of Wight County, which included a site file review of previously recorded architectural resources in the VDHR's Virginia Cultural Resources Information System (V-CRIS).

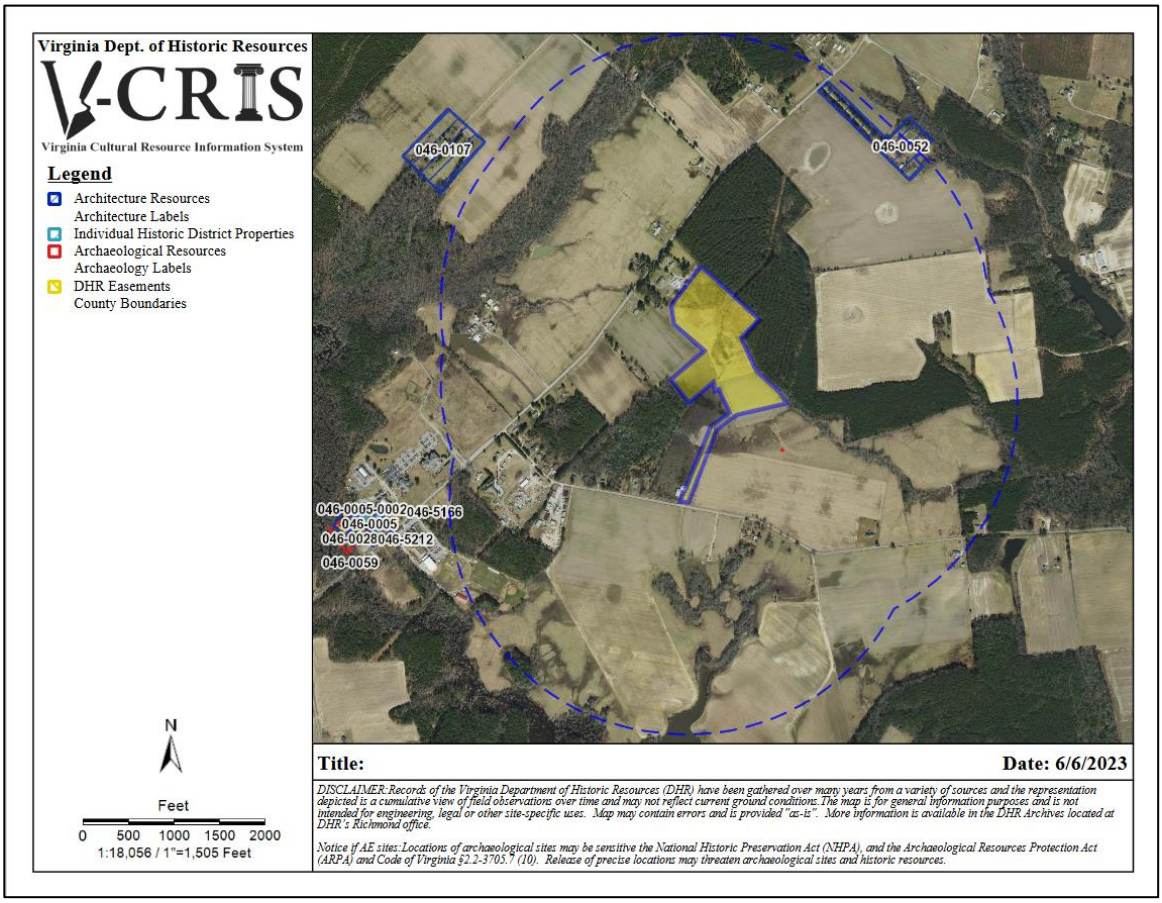

Figure 2. VCRIS map showing 0.5-mile architectural APE.

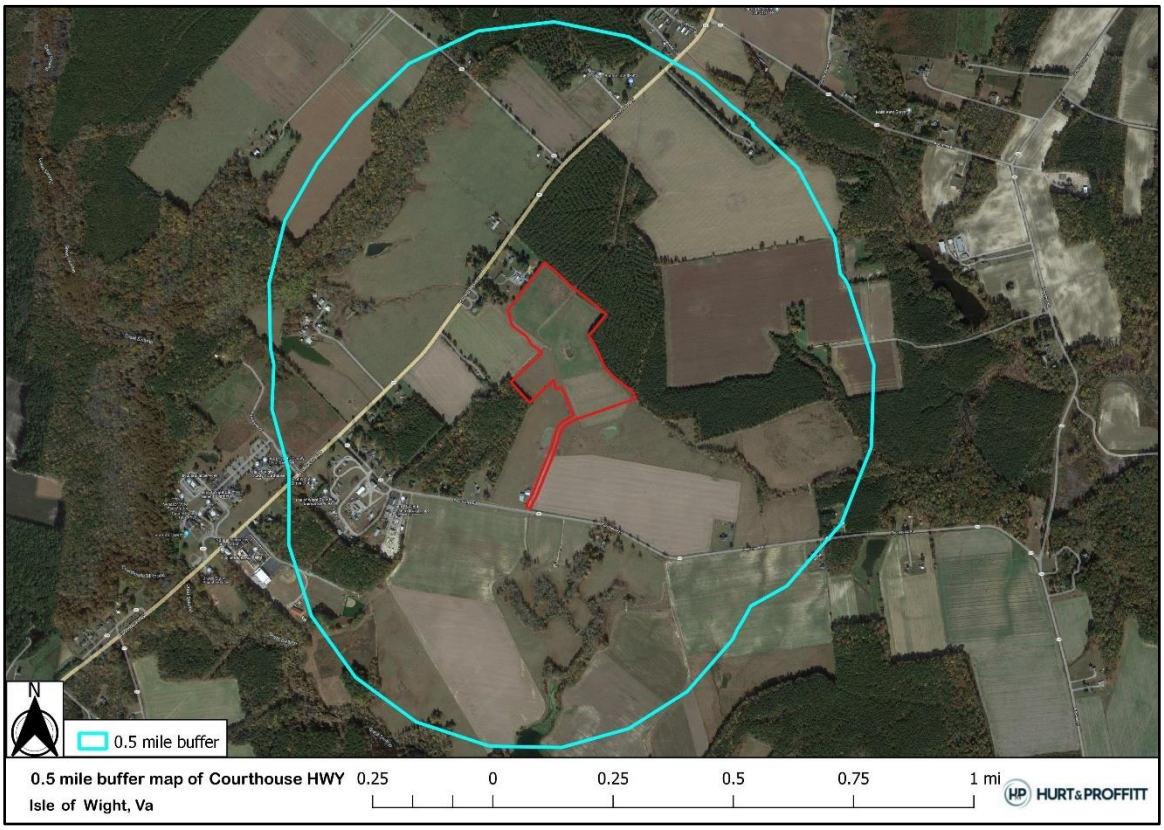

Figure 3. Project parcel with project footprint outlined in red as depicted in Isle of Wight County GIS (accessed December 2022).

The fieldwork for this project was completed by Melissa A. Schmidt, H&P Architectural Historian. The field investigations and technical report meet the requirements specified in the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:190:44716-44742) and the Virginia Department of Historic Resources (VDHR) *Guidelines for Conducting Cultural Resource Survey In Virginia* (2017). The Principal Investigator performing the cultural resource investigations meets or exceeds the qualifications described in the Secretary of the Interior's *Professional Qualifications Standards* (48 FR 44738-9).

2. SETTING

The proposed site lies in the western portion of Isle of Wight County, Virginia. The 150.88-acre parcel is located at 16419 Courthouse Highway (Parcel ID: 39-01-017). Courthouse Highway (Rte. 258) borders the property along its western edge, and Poor House Road

(Rte. 692) on the southern border. The site is southeast of Courthouse Highway, set approximately 425 feet (130 meters) from the road, and is flat and slightly lower in elevation than surrounding areas. It is surrounded by primarily agriculturally zoned areas to the east with residentially zoned properties running along the southern border.

The project area consists of gently sloping agricultural fields that comprise most of the landscape. Small clusters of deciduous trees are depicted in the southeast portion of the property. The topographic map of the area illustrates the flat nature of the agricultural fields. Unnamed intermittent tributaries of Champion Swamp cross the property from the west and east boundaries but are not depicted as entering the parcel. Field reconnaissance showed that the western stream creates a wetland area in the northwestern portion of the parcel. Two agricultural watering ponds lay on the property outside of the project area. An additional agricultural retention pond typically utilized to artificially lower the water table lies inside the southeastern portion of the parcel.

Figure 4 Project area depicted on 2021 aerial from Google Earth.

3. HISTORIC CONTEXT

Settlement to Society (1607-1750)

English settlement in the Tidewater region of Virginia began with the founding of the Jamestown colony in 1607. Soon thereafter, the Jamestown colonists began exploring the mouth of the Elizabeth River and Hampton Creek. During this exploration, the colonists eventually encountered Native Americans when they visited the town of Kecoughtan, part of the Powhatan Confederacy. The colonists continued their exploration of the area and eventually founded the Jamestown settlement at the mouth of the James River (Mansfield 1989).

The colonists did not explore the area of modern-day Isle of Wight County until 1608, when John Smith sought to trade with the Warrosquoyacke tribe for food (King 1993). The Warrosquoyacke lived around modern Fergusson's Wharf and hunted along the James River, as well as 20 miles inland (Morrison 1907). The settlers and Native Americans continued friendly relations for the next several years. The settlers continued to learn from the Native Americans and explore the land (King 1993).

Within a few years, the colonists began cultivating the crop of tobacco which led to both huge exports to England, as well as impressive growth in population. English settlement continued to expand, including the region that would become modern-day Isle of Wight County. Led by Captain Christopher Lawne, Sir Richard Worsley, Nathaniel Basse, and John Hobson, the colonists settled near the mouth of Lawne's Creek. Lawne's Creek is the modern dividing line between Isle of Wight and Surry Counties. The first settlement in this area was called Warrosquoyacke; however, the new residents of this area suffered greatly from disease, especially malaria with a majority dying within the year. In 1620, the settlement became known as the plantation of Isle of Wight. The area continued to grow, and two additional patents were granted that year (King 1993).

In 1619, the first Africans arrived in Virginia via a Dutch trader, a majority of which ended up at Governor Sir George Yeardley's Flowerdew Hundred Plantation. As the seventeenth century progressed enslaved individuals began to replace indentured servants as the primary source of labor in the Tidewater area. The first recorded slave within the modern boundary of Isle of Wight County was at Bennett's Welcome, a plantation that belonged to Edward Bennett (IWCM 2021).

The expanded settlement along the James River eventually led to conflict with the communities of the Powhatan Confederacy. On March 22, 1622, the tribes of the Powhatan Confederacy attacked the James River settlements, 347 colonists were killed. As a result, the management of the colony was transferred from the Virginia Company to the British

Crown in 1624. In 1634 eight counties or shires were established: Henrico, James City, Charles City, Warwick River, Charles River, Warrosquoyacke (Isle of Wight), Elizabeth City, and Accomack. In addition, county courts and officials, to include justices, sheriffs, clerks, and lieutenants of the militia were established (Dabney 1971).

In 1637 Warrosquoyacke officially became Isle of Wight and was bound on the north by Lawne's Creek, the east by the James River, and inland extended from Richard Hayes's plantation to the head of Colonel Pitt's creek, the southern boundary ran to the west for an undefined distance. In 1642, Isle of Wight was divided into the Upper and Lower Parish, Pagan Creek was the boundary between the two. Most of the settlements were along the southern shore of the James River and the shores of Pagan Creek (King 1993).

The project area is south of the James River, in the middle of Isle of Wight County, far from the larger established plantations on the James and York Rivers. The first town of Isle of Wight County was at Pate's Field near Pagan Point Creek and Warrosquoyacke Back Bay Creek. In 1680, a law was passed that required every county that exported tobacco and other goods to lay out a town of fifty acres with half-acre lots. Each lot had to include a dwelling and a storehouse. By 1681, all exports and imports had to pass through these established towns. However, Pate's Field, Patesfield, was considered too remote and inconvenient for trade (King 1993).

During this time, the transportation of enslaved individuals continued to increase. In fact, between 1700 and 1750, 45,000 enslaved people were brought to the colony. In addition, there was an increase in the number of American-born slaves. This increase in the number of enslaved peoples in the colony resulted in the need for housing for these individuals. Evidence of these quarters does not really appear until the eighteenth century. However, due to the sheer number of enslaved individuals and tension between planters and their workers, separate quarters became the norm (Upton 1984).

Figure 5. Figure 6. Project area depicted on Map of Virginia Smith, John, and William Hole. Virginia. London, 1624. (Library of Congress).

Colony to Nation (1750-1789)

By 1750, the second town was established in Isle of Wight County, Smithfield. Originally, Smithfield was part of the property owned by Captain Arthur Smith that sat along Pagan Creek. Due to its location, Smithfield was perfect because it contained a storehouse, a public landing, and had access to a ferry landing. Smith laid out 72 lots, with two proposed locations for a courthouse. One of these locations was accepted, and construction of the courthouse began in 1750. The courthouse and a contemporary tavern are still standing in the Town of Smithfield today. It was during this period that there was a transition away from the cultivation of tobacco. Tobacco was hard on the land and depleted the soil, so new crops were introduced like corn, other grains, orchards, and livestock. In addition, the pine forests in Isle of Wight were utilized for their tar, pitch, and turpentine (King 1993).

With the start of the Revolutionary War, many citizens of Isle of Wight County were divided in their loyalties. The loyalists had to abandon their homes and property. In 1775, many residents of Isle of Wight County joined the Princess Anne District Battalion to fight

at Kempsville and Portsmouth. These same men later joined the 7th, 8th, and 9th companies of the 4th Virginia Regiment of Foot. Eventually, these soldiers joined Washington's army and fought at Trenton and Germantown. No major battles were fought within Isle of Wight County; however, raids were led by British Lieutenant Colonel Tarleton. Including one on the courthouse in Smithfield, which severely damaged the building. In addition, the shoreline was under threat of invasion, which led to the closing of one of the tobacco warehouses (King 1993).

During the eighteenth century, enslaved peoples were still imported into Virginia. However, there was not a significant increase in the number in the Tidewater area. In fact, it appears that many of the enslaved were moved from Tidewater to other parts of Virginia, or other regions (Morgan 1988). Virginia passed the Emancipation Act in 1782. This new law allowed the enslaved to be freed by their owner through a deed of manumission or through a will after their death (IWCM 2021).

The proposed project area is within a mile of Boykin's Tavern (DHR No. 046-0005). Named for Francis Boykin, who served as a lieutenant with Patrick Henry and later camped with George Washington at Valley Forge, who purchased land on Courthouse Highway in 1780, as well as the house that had stood there since 1762. Located on one of the oldest thoroughfares in Virginia, Courthouse Highway/Route 258, the tavern provided accommodation for travelers during the 18th and 19th centuries when transportation was limited, and roadways were marginally functional.

The tavern is part of the Isle of Wight Courthouse Complex (DHR No. 046-0005). Boykin donated the land for the Isle of Wight Courthouse constructed in 1800. Adjacent to the courthouse, the tavern served as a meeting place for influential state and local government leaders as well as the center for social activity within the county. The courthouse complex served as the center of civic and social life for the county since the late 18th century.

Figure 6. Project vicinity depicted on Fry, Joshua, Peter Jefferson, Robert Sayer, and Thomas Jefferys, 1775, A Map of the Most Inhabited Part of Virginia (Library of Congress).

Early National Period (1789-1830)

In 1790, the population of Isle of Wight County was 9,028. This included 4,786 whites, 3,867 enslaved individuals, and 375 free blacks. The population of Isle of Wight County grew very slowly, by the 1830 census the number of individuals in the county only increased to 10,517 people (King 1993).

The population of Isle of Wight County began to move to the western parts of the county. Because of this, it was decided that the courthouse should be moved to accommodate the population shift. Around 1800, the new courthouse was constructed, it is still used and sits approximately 1.5 miles from the project area (King 1993).

Agriculture began to change during this period. Tobacco cultivation had been on the decline because of soil depletion. Therefore, the residents of Isle of Wight County began to grow new crops, specifically cotton. By the early-nineteenth century, Isle of Wight County had two functioning cotton factories (King 1993).

Additional changes came in the transportation network in Isle of Wight County. Residents long relied on ferries for the transportation of goods and people. This period also saw improvements of roads and bridges (King 1993).

Slavery continued during this period. Although the United States government outlawed the importation of enslaved people, the domestic slave trade continued. Due to the changes in crop cultivation mentioned above, less slave labor was required, which led to a surplus of slave labor (Berlin 2010).

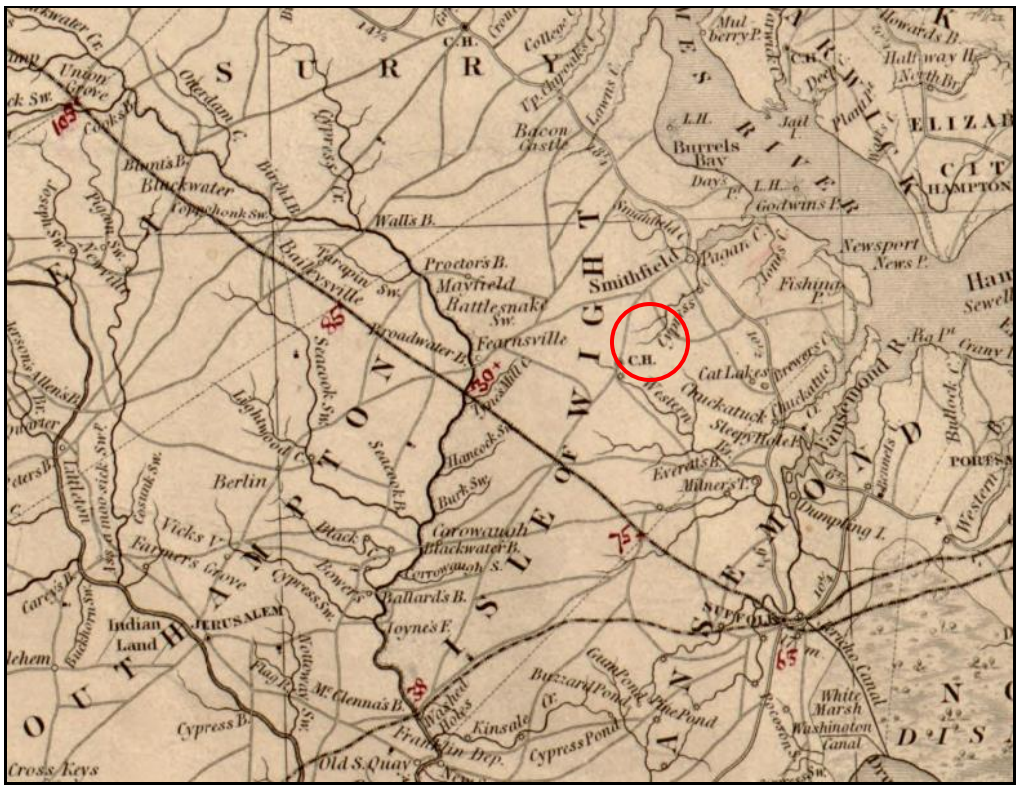

Figure 7. Project vicinity depicted on Boye, Herman, Henry Schenck Tanner, E.B. Dawson, and William Branch Giles, 1827 A Map of the State of Virginia (Library of Congress).

Antebellum Period (1830-1861)

The population of Isle of Wight County continued to decrease from 10,517 in 1830 to 9,977 in 1860. This is primarily due to the decrease in the number of enslaved peoples, which declined from 4,272 in 1830 to 3,570 in 1860. This is due to changes in farming and the crops cultivated during this time that did not rely as heavily on slavery (King 1993).

Most of the residents in Isle of Wight County were farmers. However, there was an agricultural depression in eastern Virginia in the 1820s and 1830s. This economic crisis is credited as one of the reasons for the population decline in the county (Mansfield 1989). Further problems stemmed from the Lower Tidewater cotton farmers could not compete with the cotton farmers of the Deep South. Despite these issues, agriculture continued with over 1,400 farms in Isle of Wight County. The focus was on new crops like corn, sweet potatoes, peas, watermelons, beans, and some cotton. It was also during this time that peanut cultivation began in Isle of Wight County (King 1993).

During the Antebellum period the railroad came to Isle of Wight County. The Norfolk and Petersburg Railroad, completed in 1858, provided access to new markets and injected some needed energy into the economy of the region. The railroad also opened the region for the lumber industry (King 1993).

The changes in agriculture resulted in the exportation of enslaved people from Virginia to the Deep South. Called "the second middle passage," more than one million slaves were sent to the Deep South. During this time, there was talk of ending slavery within Virginia; however, after Nat Turner's Rebellion in 1831, all talk ceased (Berlin 2010).

Civil War (1861-1865)

The area between the Nansemond and Blackwater Rivers witnessed at least 30 engagements during the Civil War between September 28, 1862, and March 17, 1863. In this area both the Confederates and Union troops had patrols between the two rivers. Specifically, the localities of Providence Church, Zuni, Windsor, and Joyner's Ferry. The Confederates attempted to prevent Union troops from crossing the Blackwater River.

The Union troops worked to prevent the Confederates from crossing the Nansemond River (Cormier 1989). Union Major-General John A. Dix estimated at least 5,000 Confederate troops fortifying the Blackwater River (Dix 1862).

One skirmish took place on December 12, 1862, at Joyner's Ford near the nearby community of Zuni. Captain J. H. Sikes of Company D of the 7th Confederate States Cavalry stated that at least 30 Confederate soldiers engaged with Union forces at Joyner's Ford. At first, the Confederates were able to hold off Union forces and kept them from crossing the river. Eventually, Union troops managed to cross the river on pontoon boats. The Confederate soldiers attempted to hold the Union soldiers but were soon overwhelmed and captured by Union forces (Dix 1862).

Union forces focused considerable attention along the Norfolk and Petersburg Railroad. In May 1863, Union troops were busy tearing up the railroad tracks between Suffolk and the

Blackwater River. Major General Dix stated that two regiments of Confederate troops with artillery pieces attacked the Union troops.

All this activity along the railroad interrupted the prosperity the railroad brought to Isle of Wight County. After the evacuation of Norfolk in May 1862, Union troops had control of the Norfolk and Petersburg Railroad from Norfolk to Zuni. To make that portion unusable, the railroad removed sections of track outside of what the Union troops occupied (Chabot 1938). The Confederates were still in possession of the western end of the railroad and continued to transport troops to the Blackwater River (Dix 1862).

Figure 8. Project vicinity depicted on Confederate States Of America. Army. Dept. Of Northern Virginia. Chief Engineers Office, Albert H Campbell, and J. Houston Patton. *Preliminary map of a part of the south side of James River*. [Chief Engineers Office D.N.V, 1864] Map. Library of Congress.

In 1864 a skirmish took place in nearby Smithfield. On Jan. 31, 1864, a unit of Union soldiers sailed up the Pagan River to investigate Confederate activity. After landing and heading inland, they encountered a small Confederate unit, and after a minor skirmish, the Union detachment headed back to Smithfield to leave the area. Their gunboat departed without them forcing the soldiers to spend the night. Confederate Maj. N.A. Sturdivant took the opportunity to capture the Union troops. On Feb. 1, a skirmish along Main Street

ensued. During the three-hour engagement, the Union gunboat Smith-Briggs arrived, and the Union troops attempted to escape. Capt. Joseph Norsworthy cut off the Union retreat with cavalry. The gunboat was destroyed by Confederate cannon fire, and the Union forces were captured (Isle of Wight County Museum).

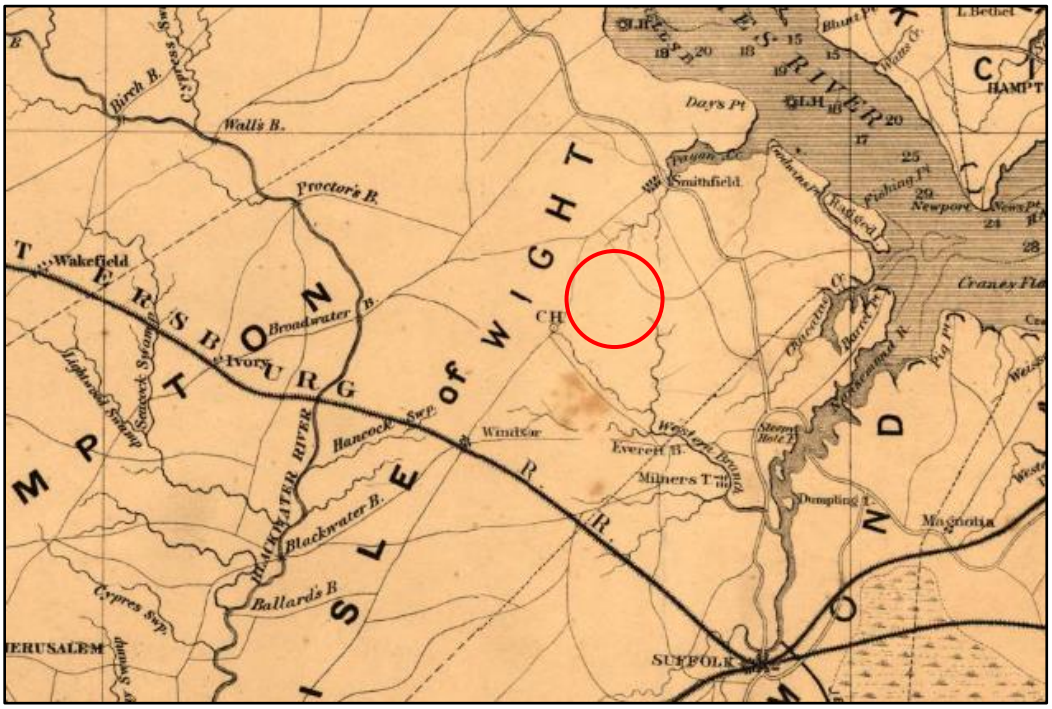

Figure 9. Project vicinity depicted on 1862 map. E & G.W. Blunt's corrected map of the seat of war near Richmond, July 10th, *1862*. Retrieved from the Library of Congress.

Reconstruction and Growth (1865-1917)

After the end of the Civil War, began the task of rebuilding the Norfolk and Petersburg Railroad. The goal was to connect Norfolk with the markets of the Mississippi Valley. In 1872, the Norfolk and Petersburg Railroad merged to form the Atlantic, Mississippi, and Ohio Railroad Company. A result of this merger was the creation of the Norfolk and Western in 1881 (Chabot 1907).

Prior to the start of the Civil War, was the start of peanut cultivation in the county. By the end of the Civil War, peanut farming was being encouraged in Isle of Wight County. In 1872, 40,000 bushels of peanuts were cultivated in the county, by 1890 it was over 200,000 bushels. A peanut factory was constructed in Smithfield, and in 1877 another factory was built in Windsor (King 1993).

Lumbering, an industry that began in the area with the construction of the Norfolk and Petersburg Railroad, also continued after the Civil War. In 1878, the Camp Manufacturing Company, a lumber company, was built on the east bank of the Blackwater River. Lumber operations were established in communities with wharves on the James River (King 1993).

Windsor benefited from its proximity to the railroad and became an important distribution point. By 1878, Windsor had the first two-room school in Isle of Wight County. By 1902, Windsor had a jail and a public school.

The Civil War brought the 13th Amendment which outlawed slavery in the United States. Freedman's Bureaus were established throughout the country to help newly freed blacks (Berlin 2010).

World War I to World War II (1917-1945)

The types of crops cultivated in Isle of Wight County remained mostly unchanged, with peanuts continuing to be the primary crop; however, soybeans were introduced to the county. In 1935, there were over 1,400 farms in Isle of Wight County, this number includes farms of both whites and blacks. Change came with the erection of power lines by the Community Electric Cooperatives, which provided electricity to rural parts of the county. In 1928, the James River Bridge opened, which connected Isle of Wight residents with the larger cities of Hampton and Newport News (King 1993).

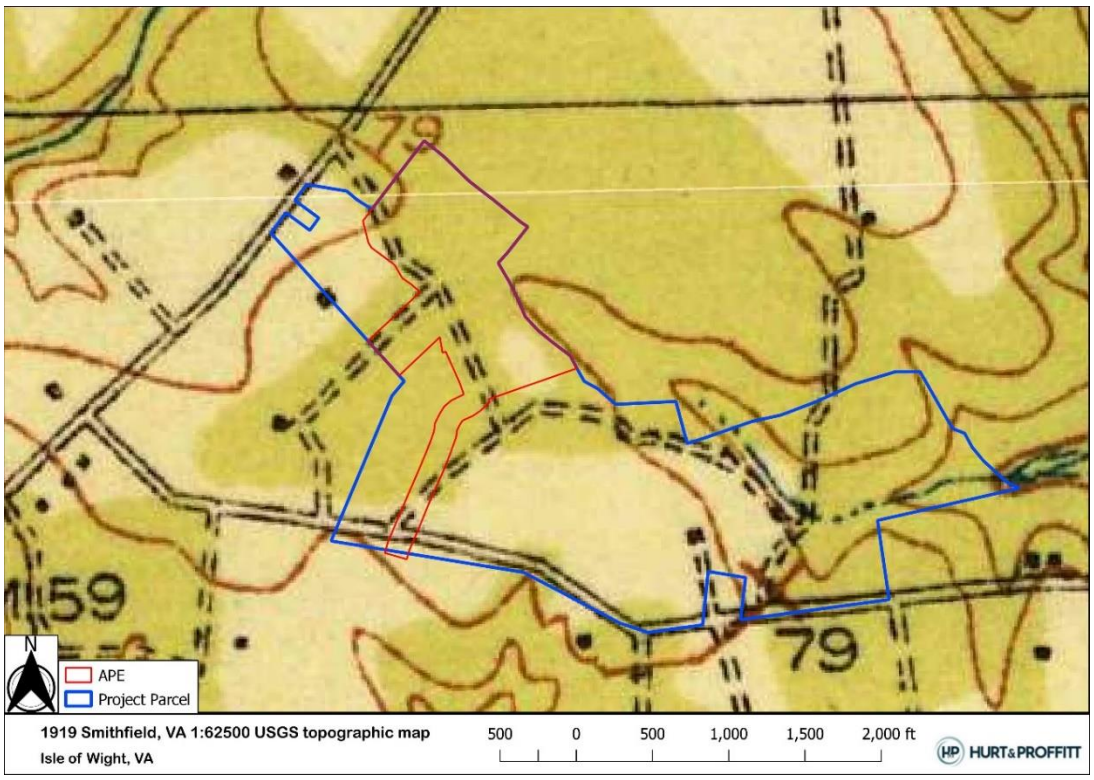

Figure 10. Project area depicted on 1919 Smithfield, VA 1:63500 USGS topographic map (USGS 2022).

The New Dominion (1945 to Present)

In 1950, the Isle of Wight population was over 14,000 people. Smithfield was the largest town and Windsor was the second largest town. In 1975, the Commonwealth of Virginia took over operation of the James River Bridge and removed the tolls on the bridge. The removal of tolls made Isle of Wight County an attractive place to move for people working in Newport News. This resulted in a population increase and new residential and commercial construction along Route 17 and in the Town of Smithfield.

The number of farms began to decline by the 1990s, and there was a transition from crops to beef cattle (King 1993). In the 2010 U.S. Census the population of Isle of Wight County was 35,270 and increase of 18.6 percent from the 2000 census. The Smithfield and Isle of Wight Convention and Visitors Bureau promotes the historic tourism and outdoor activity of the area.

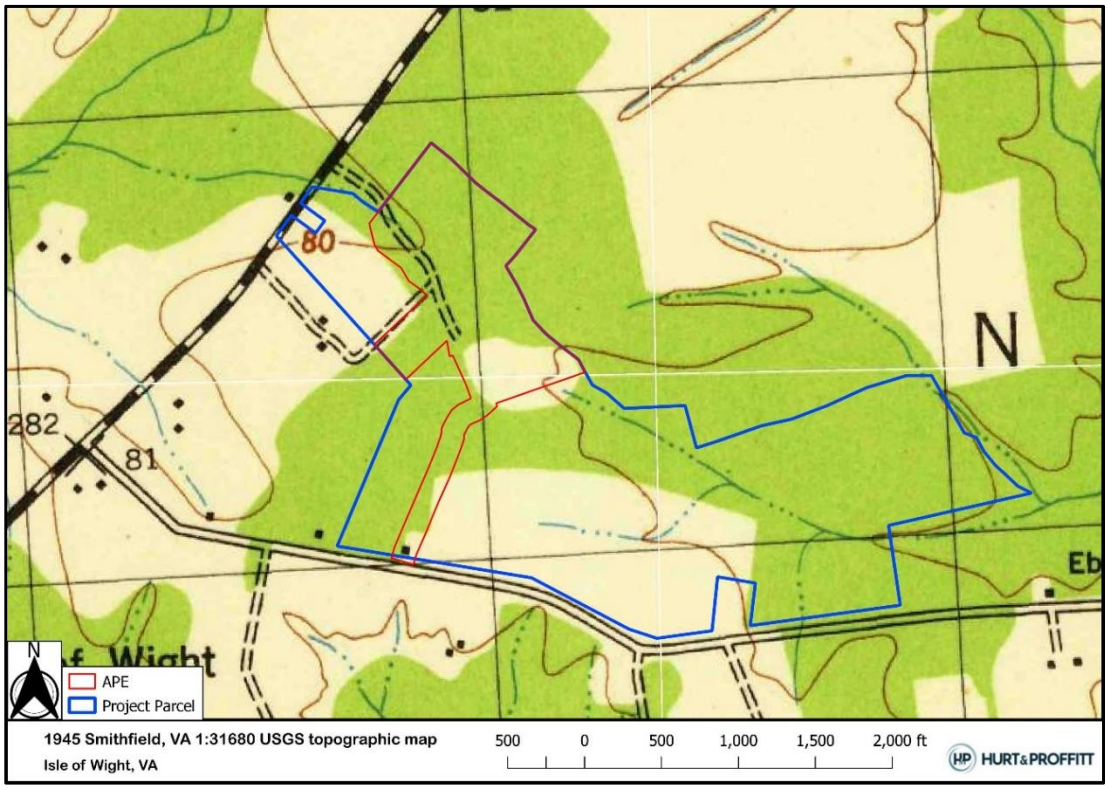

Figure 11. Project area depicted on 1945 Smithfield, VA 1:31680 USGS topographic map, APE in blue (USGS 2022).

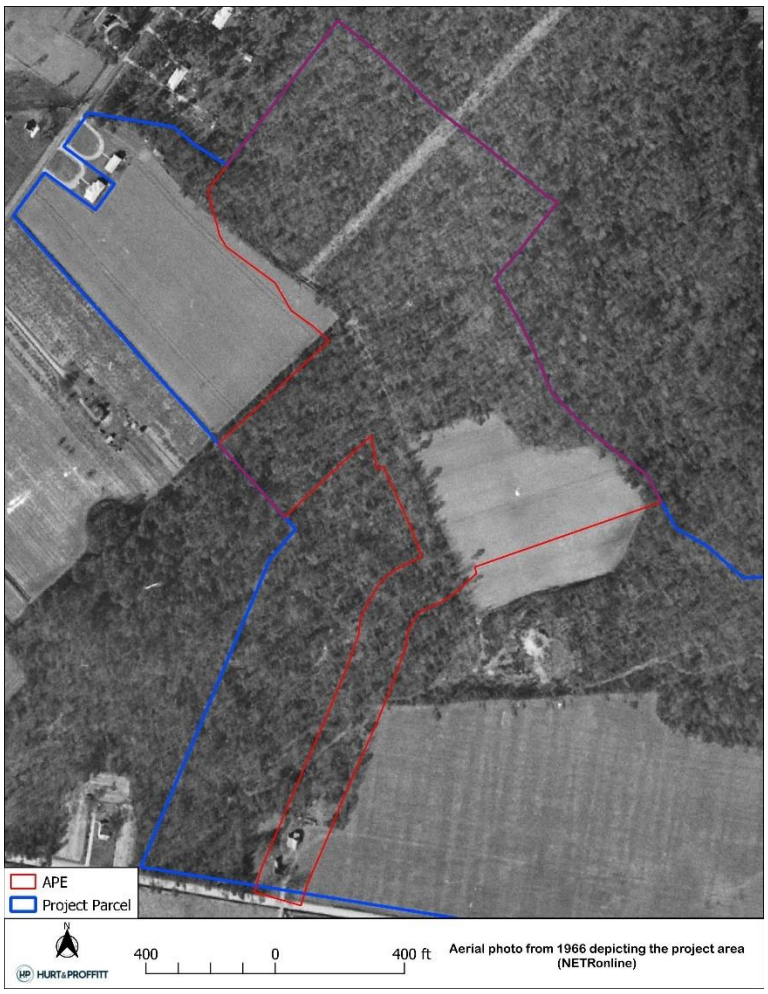

Figure 12. Aerial photo from 1966 depicting the project area, APE in blue (NETRonline).

Previously Recorded Architectural Resources

There is one previously recorded architectural resource within 0.5 miles of the proposed solar farm. The Wilson House (046-0052) is eligible for the NRHP. Figure 12 shows the location of the proposed solar farm and those previously recorded resources within 0.5 miles (Figure 12 and Table 1).

VDHR No.	Address	Date of Construction	NR Eligibility
046-0052	Wilson House, 16091 Courthouse Highway	Ca. 1830	Eligible
046-5790	House, 16342 Courthouse Highway	1977	Not Eligible
046-5791	House, 16363 Courthouse Highway	1962	Not Eligible
046-5792	House, 16385 Courthouse Highway	1961	Not Eligible
046-5793	House, 16386 Courthouse Highway	1947	Not Eligible
046-5794	House, 16419 Courthouse Highway	1962	Not Eligible
046-5795	House, 16431 Courthouse Highway	1964	Not Eligible
046-5796	House, 16473 Courthouse Highway	1948	Not Eligible
046-5797	House, 16553 Courthouse Highway	1974	Not Eligible
046-5798	Farm, 16562 Courthouse Highway	1913	Not Eligible
046-5799	House, 13334 Poor House Road	1967	Not Eligible
046-5800	House, 13199 Poor House Road	1943	Not Eligible
046-5801	House, 14065 Poor House Road	1952	Not Eligible
046-5802	Barn, Poor House Road	c. 1940s	Not Eligible

Table 1. Previously recorded architectural resources within 0.5 miles of the proposed solar farm.

4. FIELD METHODS

H&P staff conducted a site visit to photograph and survey each architectural resource within the 0.5-mile APE. Each resource was photographed, and site plans were drawn depicting the relationship of the resources to the landscape and to each other. The purpose of the architectural investigation was to survey and evaluate one previously recorded property and 13 newly identified properties within the APE for individual eligibility for listing in the NRHP.

The initial APE of 0.5 (0.8 km) miles from the boundaries of the installation was refined through an examination of topography and viewsheds obtained during the field survey and in consultation with the VDHR. The VDHR concurred with the refined APE via email dated July 7, 2023.

The refined APE includes the property parcels that are within 0.5 mile (0.8 km) of the APE and can see the proposed solar farm site within their viewshed and where alterations to feeling and setting may occur. Among the resources within a half-mile of the development area, 13 newly identified resources are located within the APE, based on terrain analysis and viewshed observations. Resources are visible along Courthouse Highway west of the proposed site and southeast of site along Poor House Road. Properties south of 16593 Courthouse Highway and north of 16342 Courthouse Highway do not have a view of the project area, due to dense woodland south and north of the site. Properties on Poor House Road, between 13055 and 13159 Poor House Road do not share a viewshed with the proposed site due to dense woodland between the proposed site and Poor House Road. Based on the field verification of viewshed, H&P recommends that 13 architectural resources are located within the architecture APE.

5. RESULTS

H&P completed reconnaissance level survey for 13 properties:

VDHR No.	Address	Date of Construction	Eligibility Recommendation
046-0052	16091 Courthouse Highway, Wilson House	Ca. 1830	Eligible
046-5790	16342 Courthouse Highway	1977	Not Eligible
046-5791	16363 Courthouse Highway	1962	Not Eligible
046-5792	16385 Courthouse Highway	1961	Not Eligible
046-5793	16386 Courthouse Highway	1947	Not Eligible
046-5794	16419 Courthouse Highway	1962	Not Eligible
046-5795	16431 Courthouse Highway	1964	Not Eligible
046-5796	16473 Courthouse Highway	1948	Not Eligible
046-5797	16553 Courthouse Highway	1974	Not Eligible
046-5798	16562 Courthouse Highway	1913	Not Eligible
046-5799	13334 Poor House Road	1967	Not Eligible
046-5800	13199 Poor House Road	1943	Not Eligible
046-5801	14065 Poor House Road	1952	Not Eligible
046-5802	Poor House Road	c. 1940	Not Eligible

Table 2: Potentially historic properties within the proposed APE.

046-0052: Wilson House, 16091 Courthouse Highway

Figure 13. Wilson House, 16091 Courthouse Highway (VDHR No. 046-0052).

Resource 046-0052, known as the Wilson House, is located at 16091 Courthouse Highway, north of the proposed solar site. The circa 1830 dwelling is a good example of the typical clerestory-style house found in Isle of Wight County between 1820 and 1850. The early portion dates to 1830 and is a one-and-one-half-story building featuring clerestory windows on the front and rear elevations. In 1850-1856 a two-story, three-bay addition was constructed to the south. Both sections are on a raised foundation and have exterior end brick chimneys. Visible fenestration includes six-over-nine and six-over-six double hung wood windows. Clerestory windows are two-over-two. The exterior is clad in wood siding. The original potion and the front porch have standing seam metal roofing and the circa 1850 portion has asphalt shingle roofing.

There is a kitchen northeast of the house with a brick pier foundation. It is wood -frame construction clad in weatherboard and a side gable roof. An exterior end brick chimney is situated on the north elevation. There is a barn on site north of the house. It has three

bays and rests on a brick pier foundation. The building is wood frame clad in weatherboard. There are animal pens on the east elevation.

H&P recommends that resource 046-0052, the Wilson House located at 16091 Courthouse Highway remains eligible for the NRHP under Criteria C.

The Wilson House is sited on the east side of Courthouse Highway, set far back from the road and shielded from view by a row of trees lining the straight driveway. The front elevation faces west. Because the resource is eligible for listing on the NRHP under Criteria C as a distinctive local representative of a clerestory house and is located within 0.5 miles of the proposed development area, an assessment of impacts was conducted. The assessment determined that the resource and the proposed site do not share a viewshed. Any view of the proposed solar site from the Wilson House is blocked by an area of dense woodland between the two sites. H&P recommends that the proposed project will have no impact on resource 046-0052.

046-5790: House, 16342 Courthouse Highway

Figure 14. House, 16342 Courthouse Highway (VDHR No. 046-5790).

Resource 046-5790 is located at 16342 Courthouse Highway, in Smithfield, Isle of Wight County. The resource is located on the west side of Courthouse Highway and west of the proposed solar site.

The one-story Ranch house, constructed in 1977, is a brick structure with a low-slope side gable roof covered in asphalt shingles and has a one-and-one-half-story garage addition on the north side. The asymmetrical façade faces east and is marked by an entry porch under a front gable roof supported by turned wood posts on a brick stoop. Windows are one-over-one vinyl double hung. A separate one-stall brick garage with front gable roof sits to the northwest. One additional outbuilding, visible from the driveway, appears to be a smokehouse. The tall, narrow wood frame structure has a front gable roof and is clad in wood siding, with a wood batten door.

Figure 15. Smokehouse at 16342 Courthouse Highway (VDHR No.

H&P recommends that resource 046-5790 is not eligible for listing on the NRHP under Criteria A, B, or C. The house and outbuildings are not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5791: House, 16363 Courthouse Highway

Figure 16. House, 16363 Courthouse Highway (VDHR No.046-5791).

Resource 046-5791 is located at 16363 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway and east of the proposed solar site.

The one-story Ranch house, constructed in 1962 is a brick structure with a low-slope side gable roof with a prominent central projecting front gable covered in asphalt shingles. The asymmetrical façade faces west and is marked by a projecting front gable clad in vinyl siding above brick, containing an offset entry door on a brick stoop. An integrated one-stall garage occupies the north end of the structure. Windows are one-over-one vinyl double hung with four-over-four pane inserts.

H&P recommends that resource 046-5791 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5792: House, 16385 Courthouse Highway

Figure 17. House, 16385 Courthouse Highway (VDHR No. 046-5792).

Resource 046-5792 is located at 16385 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway and east of the proposed solar site.

The one-story Ranch house, constructed in 1961 is a brick structure with a low-slope cross-hipped roof with a prominent central projecting front hipped gable covered in asphalt shingles. The asymmetrical façade faces west and is marked by a projecting front section containing an offset entry door on a brick stoop. A former integrated garage on the north end of the structure is now enclosed and contains a second entry door and an addition to the north. Windows are one-over-one vinyl double hung.

H&P recommends that resource 046-5792 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5793: House, 16386 Courthouse Highway

Figure 18. House, 16386 Courthouse Highway (VDHR No. 046-5793).

Resource 046-5793 is located at 16386 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the west side of Courthouse Highway and is directly west of the proposed solar site.

The one-and-one-half-story Tudor Revival house, constructed in 1947 is a wood frame structure with a high-slope cross-gable roof covered in asphalt shingles of irregular sizes. The west facing façade, clad in vinyl siding, is marked by the prominent central front gable with a bay window and front entry door. A tall, corbelled brick chimney is located on the front slope between the main body of the house and an enclosed porch on the south. An attached garage with a mid-slope front gable occupies the north side of the structure. Windows are one-over-one vinyl double hung with six-over-six pane inserts.

H&P recommends that resource 046-5793 is not eligible for listing on the NRHP under Criterion A, B, or C. The house is not associated with any important people or events in history. Although the house is a good local example of Tudor Revival style, it lacks exterior integrity, as evidenced in the vinyl siding and vinyl replacement windows. No further work is recommended.

046-5794: House, 16419 Courthouse Highway

Figure 19. House, 16419 Courthouse Highway (VDHR No. 046-5794).

Resource 046-5794 is located at 16419 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway and is southeast of the proposed solar site.

The one-story Ranch house, constructed in 1962, is a wood frame structure with a low-slope side gable roof covered in asphalt shingles. The asymmetrical façade faces west and is marked by an offset entry door on a brick stoop. The exterior is clad in brick on the lower half with vinyl siding above. A former integrated carport at the north end of the structure is now enclosed by screens. Windows are one-over-one vinyl double hung.

H&P recommends that resource 046-5794 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5795: House, 16431 Courthouse Highway

Figure 20. House, 16431 Courthouse Highway (VDHR No. 046-5795).

Resource 046-5795 is located at 16431 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway and is southeast of the proposed solar site.

The one-story Ranch house, constructed in 1962, is a brick structure with a low-slope hipped roof covered in asphalt shingles. The asymmetrical façade faces west and is marked by a prominent front gable clad in vinyl siding with an integrated entry porch supported by vinyl clad posts on a brick pad. Windows appear to be eight-over-eight wood double-hung sashes with exterior aluminum storm windows.

H&P recommends that resource 046-5795 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5796: House, 16473 Courthouse Highway

Figure 21. House, 16473 Courthouse Highway (VDHR No. 046-5796).

Resource 046-5796 is located at 16473 Courthouse Highway in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway, south of the proposed solar site.

The one-story Minimal Traditional house, constructed in 1948, is a wood frame structure with a concrete foundation. The moderate slope side gable roof is covered in asphalt shingles. The symmetrical façade, clad in vinyl siding, faces west, and is marked by a central entry door under an integrated, partial-width, shed-roof entry porch supported by wood posts on a concrete pad. Windows are vinyl double hung sashes with four-over-four pane inserts.

Outbuildings include a small wood frame shed, a small wood frame garage, and a potential mid-late 19th century stable. The one-story stucco clad stable has a mid-slope side gable roof and a central barn door flanked by four-over-one double hung wood windows. Window openings show Italianate influence in a segmented arch at the window head.

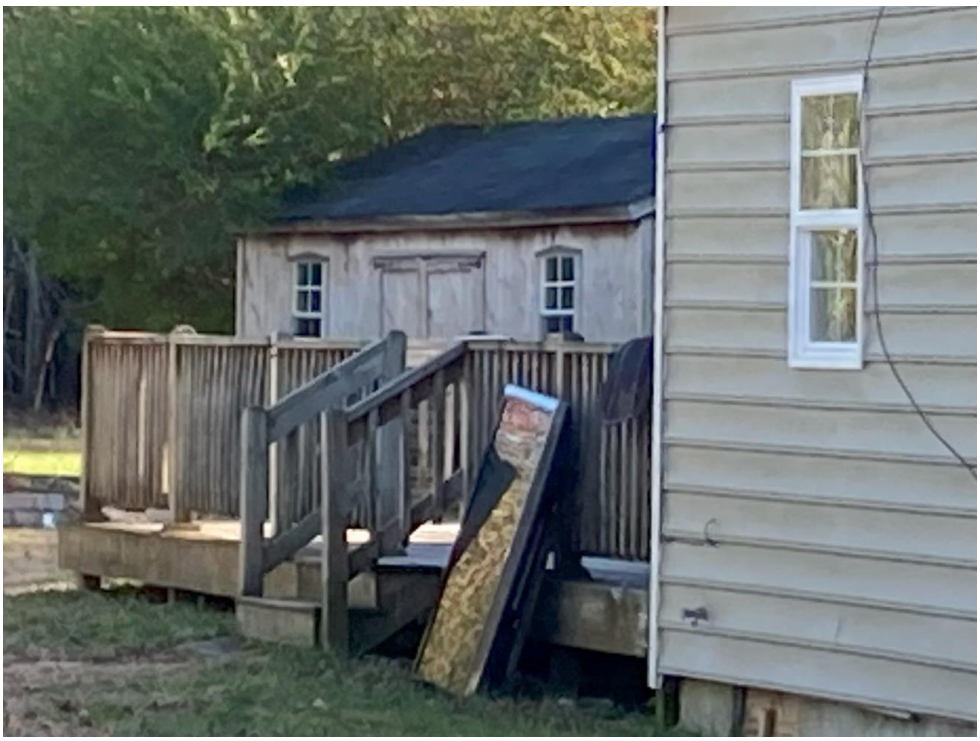

Figure 22. Stable at 16473 Courthouse Highway (VDHR No. 046-5796).

H&P recommends that resource 046-5796 is not eligible for listing on the NRHP under Criteria A, B, or C. The house and outbuildings are not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5797: House, 16553 Courthouse Highway

Figure 23. House, 16553 Courthouse Highway (VDHR No. 046-5797).

Resource 046-5797 is located at 16553 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway and is southeast of the proposed solar site.

The one-story Ranch house, constructed in 1974, is a brick structure on a brick foundation with a low-slope side gable roof covered in asphalt shingles. The asymmetrical façade faces west and is marked by an offset entry door on a brick stoop. Windows are one-over-one vinyl double hung. Outbuildings, located behind the dwelling, include a metal carport and four small wood frame sheds, two with gambrel roofs, one with a front gable roof, and one with a low slope shed roof.

H&P recommends that resource 046-5797 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5798: Farm, 16562 Courthouse Highway

Figure 24. Farm, 16562 Courthouse Highway (VDHR No. 046-5798).

Resource 046-5798 is located at 16562 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the west side of Courthouse Highway and is southwest of the proposed solar site.

The two-and-one-half-story Colonial Revival house, constructed in 1913, is a wood frame structure on a brick foundation with a high-slope hipped roof with a front hipped gable covered in asphalt shingles. The symmetrical façade faces east and is marked by a full width entry porch supported by wood columns on a brick pad. The exterior is clad in vinyl siding. Two prominent side slope chimneys are covered in parging. Tall, narrow windows are vinyl replacement windows with nine-over-nine and four-over-four pane inserts.

Outbuildings on this farmstead are numerous, the county tax database lists 16 additional structures, although not all were visible from the public right of way. Visible structures include a shed roof barn, a side gable equipment shed, a wood frame garage, a wood frame domestic outbuilding, and three metal grain silos. Construction details for these outbuildings were not discernible from the right of way.

H&P recommends that resource 046-5798 is not eligible for listing on the NRHP under Criterion A, B, or C. The house is not associated with any important people or events in history. Although the house is a good local example of Colonial Revival style, it lacks exterior integrity, as evidenced in the vinyl siding, vinyl replacement windows, asphalt roof shingles, and parge coated brick chimneys. No further work is recommended.

046-5799: House, 13334 Poor House Road

Figure 25. House, 13334 Poor House Road (VDHR No. 046-5799).

Resource 046-5799 is located at 13334 Poor House Road in Windsor, Isle of Wight County. The resource is located on the south side of Poor House Road, east of Courthouse Highway and south of the proposed solar site.

The one-story Ranch house, constructed in 1967, is a wood frame structure with a raised concrete block foundation. The low slope side gable roof is covered in asphalt shingles with a rear slope brick chimney. The asymmetrical façade faces north, is clad in vinyl siding, and is marked by a central entry door under a projecting shed roof porch supported by wood posts, on a concrete block platform. Windows are horizontal two-over-two aluminum double hung sashes. Outbuilding visible from the right of way

include a wood frame shed with front gable roof and wood siding and a metal frame equipment shed clad in vertical metal siding with a flat roof.

H&P recommends that resource 046-5799 is not eligible for listing on the NRHP under Criteria A, B, or C. The house and outbuildings are not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5800: House, 13199 Poor House Road

Figure 26. House, 13199 Poor House Road (VDHR No. 046-5800).

Resource 046-5800 is located at 13199 Poor House Road in Windsor, Isle of Wight County. The resource is on the north side of Poor House Road, east of Courthouse Highway and south of the proposed solar site.

The one-and-one-half story Colonial Revival Cape Cod house, constructed in 1943, is a frame structure with a belcast hipped gable roof with a large central front gable dormer and a shed dormer on the rear elevation. The foundation is raised brick under the main structure and a poured concrete foundation under a rear addition. The symmetrical

façade faces south and is marked by the large central front gable dormer and a full-width porch supported by wood posts on brick piers. Windows are one-over-one vinyl sashes with six-over-one and eight-over-one pane inserts. The exterior is clad in vinyl siding with asphalt shingle roofing.

H&P recommends that resource 046-5800 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5801: House, 14065 Poor House Road

Figure 27. House, 14065 Poor House Road (VDHR No. 046-5801).

Resource 046-5801 is located at 14065 Poor House Road, in Smithfield, Isle of Wight County. The resource is located on the north side of Poor House Road and east of the proposed solar site.

The one-story Ranch house, constructed in 1952, is a wood frame structure with a raised brick foundation under a low-slope cross gable roof covered in asphalt shingles. The

asymmetrical façade faces south. A one-and-one-half story garage addition extends to the south, connected to the original dwelling by a breezeway with sliding glass doors, all integrated under one roof with a prominent front slope brick chimney. The dwelling is clad in vinyl siding. Windows are vinyl double hung sashes with six-over-six pane inserts. The outbuildings include a metal carport, a concrete block shed, and a two-story equipment shed.

H&P recommends that resource 046-5801 is not eligible for listing on the NRHP under Criteria A, B, or C. The house and outbuildings are not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5802: Barn, Poor House Road, Parcel 39-01-021

Figure 28.Barn, Poor House Road, Parcel 39-01-021 (VDHR No. 046-5802)

Resource 046-5802 does not have a listed address and is located on the south side of Poor House Road on parcel 39-01-021, just to the west of 13334 Poor House Road. The parcel is across from the project parcel and the barn sits southeast of the existing farm road into the development area. The barn is the only structure on an agricultural parcel.

The small tobacco barn is post-frame construction, on brick pier foundation, with a high-slope front gable roof clad in standing seam metal. The barn is clad in vertical weatherboard.

H&P recommends that resource 046-5802 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

6. CONCLUSIONS AND RECOMMENDATIONS

As a result of the survey, H&P recommends that the Wilson House (VDHR No. 046-0052) remains eligible for the NRHP. None of the remaining architectural resources surveyed for this project are individually eligible for the NRHP under Criteria A, B, or C; Criterion D is not applicable.

H&P recommends that the proposed solar farm will not adversely impact the Wilson House. The house sits at the far northern edge of the 0.5-mile APE and will not be visible from the solar farm site due to the heavy woodland between the proposed site and the dwelling.

VDHR No.	Resource	Eligibility Recommendation	Project Impacts
046-0052	Wilson House, 16091 Courthouse Highway	Eligible	No Impact
046-5790	House, 16342 Courthouse Highway	Not Eligible	No Impact
046-5791	House, 16363 Courthouse Highway	Not Eligible	No Impact
046-5792	House, 16385 Courthouse Highway	Not Eligible	No Impact
046-5793	House, 16386 Courthouse Highway	Not Eligible	No Impact
046-5794	House, 16419 Courthouse Highway	Not Eligible	No Impact
046-5795	House, 16431 Courthouse Highway	Not Eligible	No Impact
046-5796	House, 16473 Courthouse Highway	Not Eligible	No Impact

046-5797	House, 16553 Courthouse Highway	Not Eligible	No Impact
046-5798	House, 16562 Courthouse Highway	Not Eligible	No Impact
046-5799	House, 13334 Poor House Road	Not Eligible	No Impact
046-5800	House, 13199 Poor House Road	Not Eligible	No Impact
046-5801	House, 14065 Poor House Road	Not Eligible	No Impact
046-5802	Barn, Poor House Road	Not Eligible	No Impact

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ARCHAEOLOGICAL SURVEY

Courthouse Highway Solar Site

Isle of Wight County, Virginia

July, 2023

H&P PROJECT NO.

20221983-0431

SUBMITTED BY:

Dwayne W. Pickett
Principal Investigator

SUBMITTED TO:

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HURT & PROFFITT

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EXECUTIVE SUMMARY

On behalf of Courthouse Highway Solar 1, LLC, Hurt & Proffitt, Inc. (H&P) has completed a Phase I archaeological survey of a 32.2-acre tract which is part of a larger 150.88-acre parcel located in the central part of Isle of Wight County in Virginia's Hampton Roads region.

The purpose of the survey was to identify all archaeological sites in the Area of Potential Effects (APE), to estimate site size and boundaries, and to preliminarily assess the eligibility of identified sites for listing in the National Register of Historic Places (NRHP). The total area surveyed was approximately 32.2 ac. (13.03 Ha). The archaeological survey of the APE was conducted by a crew led by Dwayne Pickett from May 31 to June 7, 2023.

H&P first completed a reconnaissance survey of the project corridor which consists of plowed fields, pasture and a field covered in tall grass. Parts of three plowed fields had very good surface visibility and were subjected to a pedestrian survey. The rest of the project area did not have any surface visibility which warranted completing a shovel test survey. Twenty-eight shovel test transects were laid out and spaced 50 feet (15.24m) apart running north to south across the APE. A total of 414 shovel test pits (STPs) were then placed at 50-foot (15.24m) intervals along those transects. Thirteen judgmental STPS were placed in areas that did not align with the STP grid and in the plowed fields. Another 26 STPs were placed at 25-foot (7.62m) intervals around STPs that were positive for cultural material. Due to ponds, slopes, and buildings, 32 STPs were not excavated. A total of 421 STPs were excavated with 33 being positive for cultural material.

These combined survey methods resulted in the discovery of three historic sites and nine isolated finds (by definition not NRHP eligible).

Site 44IW0397 is a concentration of late nineteenth to early twentieth-century artifacts located along a farm road that intersects with Poorhouse Road. Brick and domestic artifacts were recovered that are likely related to a house that was located on the west side of the farm road. That house is depicted within the APE on a 1945 USGS map and its location coincides with two extant modern farm buildings. The artifact concentration extends outside of the project area to the west and east.

Given the fact that any archaeological remains of the house once located in this area were likely destroyed by the modern farm buildings, it is unlikely that further excavations would yield any features or additional information. As such this leads H&P to recommend that the portion of Site 44IW0397 within the present APE does not contribute to the potential eligibility of the larger site.

Site 44IW0398 is a large surface scatter of late nineteenth to early twentieth-century artifacts covering approximately 4.5 acres of a cornfield at the northeastern end of the APE. Large amounts of brick, ceramics and glass were recovered during the pedestrian survey in an area where a 1966 aerial photograph shows a potential house. In addition, the landowner revealed that he was told there was a brick chimney in the vicinity which was knocked down and that the area has been metal detected. This appears to be the case since very few metal artifacts were recovered. The artifacts continue outside the APE to the east in the cornfield and it is also likely that they extend to the north into the woods.

Despite the large number of artifacts discovered, post occupation plowing has not only dispersed them but has likely destroyed any remnants of the building that was once there along with most of the stratigraphy. Three shovel tests placed judgmentally in the likely structure location indicated only plow zone overlying culturally sterile subsoil while a fourth shovel test contained plow zone and a thin cultural layer over subsoil. Also, metal detecting appears to have removed many of the metal artifacts associated with this site. Given this, it is unlikely that further excavations would yield any features or additional information. As such this leads H&P to recommend that the portion of Site 44IW0398 within the present APE does not contribute to the potential eligibility of the larger site.

Site 44IW0399 is a scatter of early to mid-twentieth-century artifacts located along the western edge of the APE. These artifacts consist mostly of bottle glass, nails, iron fragments, wire and fragments of wallpaper. They are likely related to nearby houses along Courthouse Highway.

The late date of the artifacts along with the fact that this material is probably the result of discard and not related to a structure, suggest it is unlikely that further excavations would yield any features or additional information. This leads H&P to recommend that this site is not eligible for the NRHP.

1. INTRODUCTION

On behalf of Courthouse Highway Solar 1, LLC, Hurt & Proffitt, Inc. (H&P) has completed a Phase I archaeological survey of a 32.2-acre tract which is part of a larger 150.88-acre parcel located in the central part of Isle of Wight County in Virginia's Hampton Roads region (Figure 1).

The Area of Potential Effects (APE) for archaeological resources was defined as those portions of the project where ground disturbance may occur. This consisted of 32.2 acres of relatively flat pasture and agricultural fields (Figure 2). The purpose of the survey was to identify all archaeological sites in the Area of Potential Effects (APE) of the proposed solar site, to estimate site size and boundaries and to preliminarily assess the eligibility of identified sites for listing in the National Register of Historic Places (NRHP). The total area surveyed was approximately 32.2 ac. (13.03 Ha).

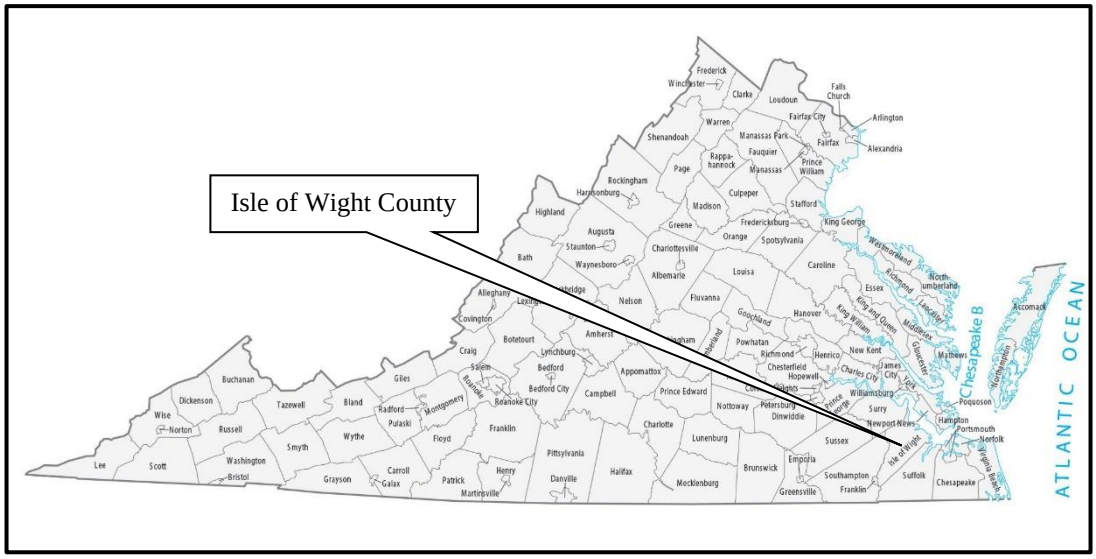

Figure 1. Project location.

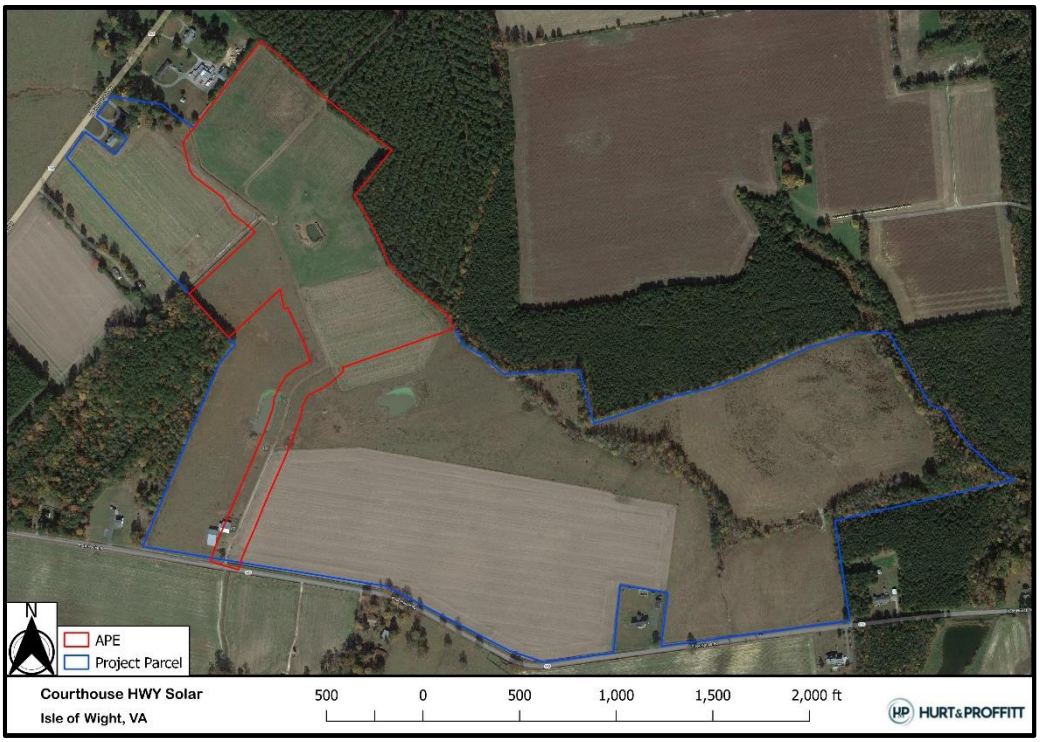

Figure 2. Project area map showing areas of potential ground disturbance in red.

Prior to initiating the field portion of the project, Hurt & Proffitt compiled historic and environmental data regarding the distribution of known and potential sites in the project vicinity. This research included a review of site files stored in the Virginia Department of Historic Resources' (VDHR's) Virginia Cultural Resource Information System (V-CRIS), VDHR archives, Library of Congress digital map and photographic archives and local histories. A summary of that research follows, including information on all previously recorded cultural resources within a 1-mile (1.6km) radius of the project area.

The archaeological survey of the APE was conducted by a crew led by Dwayne Pickett from May 31 to June 7, 2023. All work conducted as a part of this investigation was in accordance with the National Historic Preservation Act of 1966 (as amended), the Archeological and Historical Preservation Act of 1974, Executive Order 11593, and Title 36 of the Code of Federal Regulations, Parts 60-66 and 800 (as revised). The field investigations and technical report meet the requirements specified in the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:190:44716-44742) and the Virginia Department of Historic Resources *Guidelines for Conducting Historic Resources Survey In Virginia* (2011, rev. 2017). The Principal Investigator performing the cultural resource investigations meets or exceeds the qualifications described in the Secretary of the Interior's *Professional Qualifications Standards* (48 FR 44738-9).

2. SETTING

The proposed Courthouse Highway Solar site lies in central Isle of Wight County, approximately 0.5 miles (0.8km) northeast of the county seat of Isle of Wight. The 150.88-acre parcel is located at 16419 Courthouse Highway (Parcel ID: 39-01-017). Courthouse Highway (Rte. 258) borders the property along its western edge, and Poor House Road (Rte. 692) lies on the southern border.

The proposed (APE) consists of an approximately 32.2-acre development area in the western portion of the parcel, along with an access road running north from Poor House Road that will utilize a preexisting farm road. The proposed development area is southeast of Courthouse Highway, set approximately 425 feet (130m) from the road and consists mainly of gently sloping agricultural fields. The development area is bordered on the northeast by dense woodland 820 to 1,410 feet (250 to 430 meters) deep, while the larger parcel is bordered by dense woodland on the southwest (Figure 3).

The project area is located in the Embayed portion of Virginia's Coastal Plain geologic province. The Embayed portion is a narrow strip along Virginia's eastern edge stretching from the Fall Zone to the Atlantic Ocean. It is characterized by younger strata than the adjoining Piedmont province and is cut by large tidal rivers that flow into the Chesapeake Bay (Geology of Virginia 2021). The area between the Coastal and Piedmont provinces was an important area for cultural interaction (Thornbury 1965). The lack of lithic resources in the Coastal Plain such as quartz and quartzite meant that people had to either travel to areas near the Fall Line or trade with others for the material they needed (Egloff 1989).

Unnamed intermittent tributaries of Champion Swamp cross the property from the west and east boundaries, but they do not enter the APE. The western stream creates a wetland area in the northwestern portion of the project area. Two agricultural watering ponds lay on the property outside of the APE. An additional agricultural retention pond typically utilized to artificially lower the water table lies inside the southeastern portion of the project area. Elevations within the project area are between 79-80 ft AMSL.

There are three different soil types within the APE. Myatt fine sandy loam makes up 66.6 percent of the APE and covers 21.4 acres. It is considered prime farmland if drained. Yemassee fine sandy loam comprises 33 percent of the project area and covers 10.6 acres. It is formed from loamy marine deposits and is somewhat poorly drained. It is considered prime farmland if drained. Slagle fine sandy loam 0 to 2 percent slopes make up less than one percent of the APE. It is very deep, moderately well drained and moderately slow or slow permeable soil found within marine terraces and uplands of the Atlantic Coastal Plain (Figure 4, Table 1).

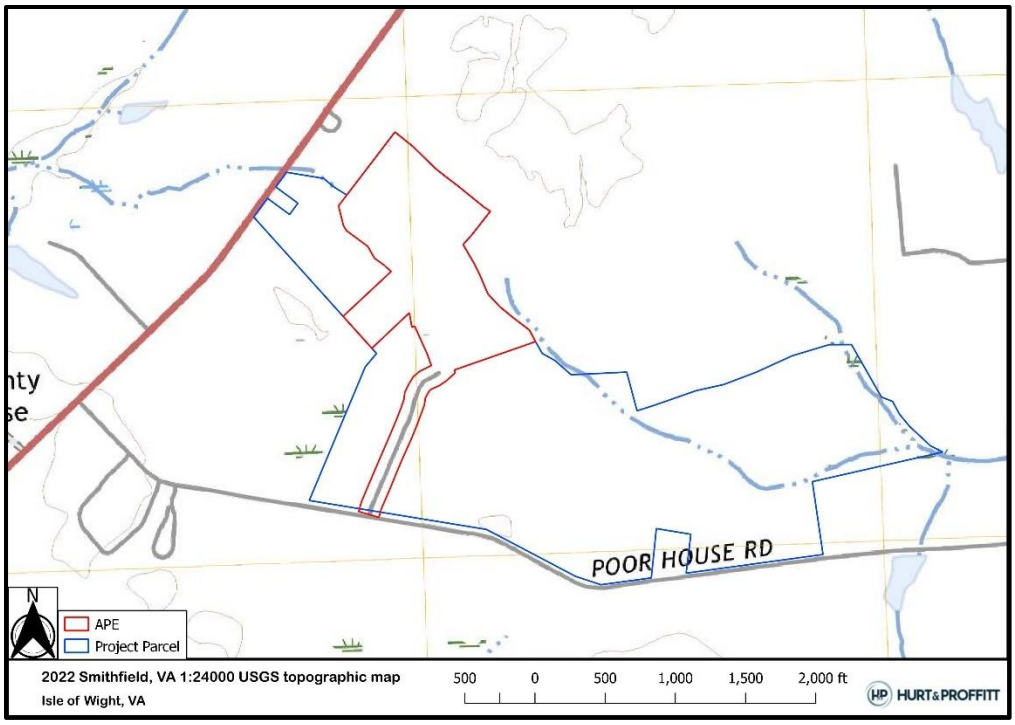

Figure 3. Project area depicted on 2022 USGS Isle of Wight 7.5-minute quadrangle. Scale 1:24000.

Figure 4. Limits of proposed ground disturbance depicted on Isle of Wight County Soil Map (NRCS 2023).

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Myatt fine sandy loam	21.4	66.6%
18A	Slagle fine sandy loam, 0 to 2 percent slopes	0.1	0.4%
23	Yemassee fine sandy loam	10.6	33%
Total AOI		32.2	100%

Table 1. Project area soil map unit legend.

3. HISTORY

Project area pre-contact history

Paleoindian Period 15,000–8,000 B.C.

It is believed that the first people who entered the Western Hemisphere came from Asia at the end of the last great Ice (or Pleistocene) Age. Glaciers covered large areas of Canada and they lowered the sea level by 300 feet (91.4m), exposing an immense, 1,000-mile (1609.3km)-wide plain between Siberia and Alaska known as Beringia.

In 1927 a fluted point was discovered in Folsom, New Mexico, which was in the ribs of an extinct species of bison. Five years later near Clovis, New Mexico, a woolly mammoth kill site was found with associated stone tools dating to 11,200 years ago. The fluted points that were discovered are called Clovis points and they are the distinguishing feature of Paleo sites.

In the western plains, they used these points to hunt large game like the mastodons but along the east coast that does not appear to have been the case. The archaeological data from Virginia records numerous discoveries of fluted points, but no clear-cut association between extinct large game and fluted points (Boyd 1989:139). For this reason, many archaeologists now hold that eastern Paleoindians were generalized foragers (e.g., Grayson and Meltzer 2003; but see Fiedel and Haynes 2004).

The first people lived in groups that have been classified as bands, which were like an extended family. They camped along streams that ran through the tundra-like grasslands and the open pine, spruce and fir forests that covered Virginia at that time. Due to the severe climate, each band moved around seasonally to hunt and forage (Egloff and Woodward 2006).

Although it is clear that people entered the Western Hemisphere through Alaska some sites suggest that people may have been here earlier and possibly entered from elsewhere. These pre-Clovis sites such as Cactus Hill in southern Virginia, which has been dated to almost 17,000 years ago, suggests people could have been here much earlier than was previously thought (Egloff and Woodward 2006).

Current research of the Paleoindian time period is focused on the southeastern Coastal Plain area and the upper Roanoke River. The Nottoway River Survey has identified numerous Paleo sites along with the pre-Clovis Cactus Hill site in southeastern Virginia. One of the important sites discovered is the Williamson site which has shown evidence of intact Clovis-age deposits beneath a plow zone layer (Hall 1999; McAvoy and McAvoy 2003).

In the upper Roanoke River area stratified Paleoindian sites have been discovered in the Leesville/Smith Mountain Lake area (Childress and Blanton 1997; Gingerich 2016; Gingerich et al. 2015). The sites in this area have well-defined Paleoindian to Early Archaic components and are being studied for how lithic resources and the climate changed during the Younger Dryas and the Pleistocene/Holocene transition (Boyd 2020).

Two sites dating to the Paleoindian period have been found in Isle of Wight County. Both are located along the James River in the northern part of the county. Site 44IW0015 was a shell midden eroding into the river where fluted points were found. Also eroding into the river was site 44IW0081 where a Hardaway point was discovered.

Archaic Period (8000 – 1200 B.C.)

The Archaic period is generally divided into three phases, Early (8,000–6,000 B.C.), Middle (6000–2500 B.C.), and Late (2500–1200 B.C.). At the beginning of the Early Archaic was the dawn of the Holocene epoch at approximately 8,000 B.C. The climate began to warm and the glacial ice sheets retreated. The warming trend associated with the Holocene period fostered a diversity of flora and fauna throughout the eastern seaboard on land as well as within the gradually forming Chesapeake Bay.

The people of the Early Archaic settled a diverse area ranging from the mountains in the west to the coastline in the east. A look at the distribution of these sites shows that they are concentrated along the Ridge and Valley and the Fall Line. Both these environments provided natural resources such as stone for lithics. Groups of about 25-50 people would work as a unit at base camps and break up into smaller units to gather resources utilizing smaller camps (Barber 2020).

Diagnostic artifacts recovered from Early Archaic sites include Charleston Corner Notched, Palmer and Kirk, Amos, Warren, Big Sandy, Kessell and ending with Kirk Stemmed. During this time period, the bifurcate tradition was developed and thumb nosed scrapers continued to be used. Also, ground stone tools such as axes, celts, adzes and grinding stones make their first appearance. Towards the end of this period, there is an increased reliance on a wider range of lithic resources (Coe 1964; Custer 1990).

There are only seven sites recorded in Isle of Wight County that have an Early Archaic component. No sites dating to this time period are located within 3 miles (4.8 km) of the project area.

The Middle Archaic period coincided with a relatively warm and dry period. Sites dating to this time period are more numerous suggesting an increase in population and sites appear to be occupied for longer periods of time (Delcourt and Delcourt 1987; Stoltman and Baerreis 1983). The people of this time period were thought to comprise small groups of highly mobile hunter-gathers exploiting upland forests of oak and hickory which spread during this warmer dryer period. Because of this new forest growth nuts and berries began to play an important role in their diets. Despite the number of Middle Archaic sites located in the uplands they likely exploited resources over a vast area including the estuary system around the Chesapeake Bay (Egghart 2020a).

During this time period there was an increased use of ground stone tools, cobble tools and a shift to local lithics in crafting projectile points. Projectile points from this time period include Stanley Stemmed, Morrow Mountain Stemmed, Guilford Lanceolate and Halifax Side-Notched. LeCroy points are seen as coinciding with the beginning of the Middle Archaic with Savannah River points marking the end of the period (Egghart 2020a).

No sites dating to this time period are located within 3 miles (4.8 km) of the project area.

By the Late Archaic Period, the population in Virginia could have been in the tens of thousands. In order to feed the growing number of people, hunting and gathering practices had to intensify. At the beginning of the Late Archaic Period retreating glaciers led to higher sea levels on the Atlantic seaboard. This allowed for the development of large estuaries and tidal wetlands that were beneficial to the development of coastal resources such as fish and shellfish. Groups began settling along river valleys, the lower portion of the coastal plain tributaries of major rivers and near swamps. At riverside sites, large hearths of fire-cracked rock have been found suggesting Late Archaic people prepared large amounts of food there. Because of this, some archaeologists have hypothesized that fish began to play a larger role in

the diet. Platform hearths seen during this period are interpreted as being associated with fish processing (Dent 1995:185).

During this period, they may also have begun to domesticate plants such as goosefoot, squash and gourds (Yarnell 1976:268; Chapman and Shea 1981:70). They also used squash and gourds for food storage in addition to earthen pits (Egloff and Woodward 2006:22). Other characteristics of this time period is an increase in sedentism, the beginnings of long-distance trade networks and societies becoming less egalitarian (Egghart 2020b).

The projectile point technology of the Late Archaic Period is dominated by stemmed and notched point forms, many with broad blades, likely used as projectiles or knives. These points diminish in size towards the latter portion of this period (Dent 1995; Justice 1995).

No sites dating to this time period were located within 3 miles (4.8 km) of the project area.

Woodland Period (1200 B.C.– A.D. 1600)

Like the Archaic Period, the Woodland Period is also divided into three phases; Early (1,200 -500 B.C.), Middle (500 B.C.-A.D. 900) and Late (A.D. 900-1600). The beginning of the Woodland period is usually marked by the appearance of pottery in the archaeological record which was used for storing and cooking food. Also, the Native Americans of the Woodland period began to maintain a greater reliance on horticulture and agriculture which increased sedentism and the nucleating of societies (Klein and Klatka 1991; Mouer 1991).

In the Piedmont region of Virginia, Early Woodland settlements are located along rivers as well as in interior areas and there is evidence to suggest the Piedmont areas developed a more sedentary lifestyle during this time (Klein and Klatka 1991; Mouer 1991). A number of Early Woodland sites in the Piedmont are large permanent or semi-permanent villages. This corresponds with the domestication of plants such as the goosefoot and sunflower along intentionally cleared riverine areas. Also, long distance trade appears to decline with exotic items becoming less prominent. In the Coastal Plain, Early Woodland sites are scarce and appear to be seasonal in nature and occupied for short durations (Egghart 2020c). Early Woodland projectile points include various stemmed or lanceolate forms and include a variety of small, stemmed point types (Coe 1964; McLearen 1991).

In the Middle Woodland Period people moved away from smaller tributaries and began to settle along estuaries and major streams and also began to organize into larger groups (Hantman and Klein 1992). They became more sedentary and exploited riverine and estuarine resources such as fish, deer, waterfowl and turkey along with

nuts, amaranth and chenopod seeds. The spear was replaced by the bow and arrow for hunting and corn had transformed into the large ears familiar today (Egloff and Woodward 2006:25). During this time period, specialized crafts and increased trade over long distances is noted. With this comes evidence of rank societies and the spreading of religious and ritual behavior including symbols and regional styles in ceramics (Nash 2020).

Modification in ceramic manufacturing is characteristic of the Middle Woodland Period with Pope's Creek ceramics being associated with the beginning of this period and Mockley ceramics with the latter. Pope's Creek ceramics are tempered with medium to coarse sand, with occasional quartz inclusions, and interior scoring has also been recorded (Stephenson 1963:94; McLearen and Mouer 1989). The majority of Pope's Creek ceramics have net-impressed surfaces (Egloff and Potter 1982:99). Shell-tempered Mockley ceramics first appeared around 200 A.D. in Virginia to southern Delaware. There was a variation in surface treatments for Mockley that included plain, cord-marked and net-impressed (Egloff and Potter 1982:103). The pottery of the Piedmont was similar to that of neighboring regions, though it was tempered with quartz and sand, and fabric, net and cord markings were common (Egloff and Woodward 2006:35).

The highest concentration of Middle Woodland sites is east of the Fall Line (Nash 2020). However, no sites dating to this time period were found within 3 miles (4.8 km) of the project area.

The use of domesticated plants had assumed a major role in the prehistoric subsistence system by the Late Woodland Period. The arrival and cultivation of beans joined corn and squash as the three major crops (Egloff and Woodward 2006:26). The adoption of agriculture represented a major change in the prehistoric subsistence economy and settlement patterns. Expanses of arable land became a dominant settlement factor, and sites were located on fertile floodplain soils or, in many cases, on higher terraces or ridges adjacent to them. Native Americans in Virginia became more populous and developed strong identities to their local settings. They became more sedentary and organized into villages and small hamlets with more substantial housing that may have been placed in rows around a plaza. These villages were highly nucleated and occasionally fortified with palisades. The fortifications demonstrate inter-group conflict (Egloff and Woodward 2006:26; Means and Moore 2020).

No sites dating to this time period were found within 3 miles (4.8 km) of the project area.

Project area history

The Spanish were the first recorded Europeans to reside in what would become Virginia. A mission was established along the York River in 1570 that was short lived. Native Americans attacked the Jesuits there and killed all except an altar boy who was later rescued by the Spanish (Mallios 2006). It was not until 1607 when the English established the Jamestown colony on the James River. Despite many hardships, Jamestown prevailed and did not succumb to the failures that plagued the Roanoke and Popham colonies (Pickett and Pickett 2011).

The following year in 1608, Captain John Smith explored the area that would become Isle of Wight County. He traded beads and trinkets with the Warrosquoyacke for corn. The Warrosquoyacke inhabited land in an area that became known as Fergusson's Wharf and controlled an area that extended roughly 5 miles (8.05km) along the James River and 20 miles (32.2km) inland (Morrison 1907). Over the next few years, they maintained a peaceful relationship with the settlers, occasionally providing them with overnight accommodations and taking in two men for the purposes of exploration and learning (King 1993).

On April 27, 1619, a ship called the *Marygold* arrived at Jamestown with 100 settlers. They established a settlement near the mouth of Lawne's Creek which today is the dividing line between Isle of Wight and Surry Counties. The settlement was organized by Captain Christopher Lawne, Sir Richard Worsley, Nathaniel Basse, and John Hobson and was called Warrosquoyacke or Lawne's Plantation. Not long after its establishment the settlers fell ill and began to die. Within a year Lawne and about 80 others were dead. In 1620, the settlement was given more time by the London Company to establish itself. At the same time, the company also renamed the plantation Isle of Wight, most likely after the homeplace of Sir Richard Worsley. Patents for two additional plantations were granted the next year, further increasing the population of the colony (King 1993).

With the successful cultivation of tobacco, people began to move further away from the colonial center at Jamestown in search of land. Tobacco was grown by just about everyone from large landowners to tenant farmers (Kulikoff 1986: 4-5; Rutman and Rutman 1984: 41-43). In order to be financially successful, large landowners needed an abundance of labor. Indentured servants and slaves (African and Native American) were used to fulfill this need but by the second half of the 17th century, the labor force began to be dominated by African slaves (Morgan 1975).

The need for land in order to grow tobacco caused colonists to increasingly encroach on lands controlled by the Powhatan Confederacy. This led to increased conflict which resulted in the Powhatan uprising of 1622. On Good Friday, March 22, 1622, tribes belonging to the confederacy attacked settlements up and down the James River

killing 347 colonists. The Warrosquoyacke took part in the uprising and attacked two settlements in what would become Isle of Wight County. Basse's Choice and Bennett's Welcome were attacked resulting in the deaths of 53 colonists. Retaliation from the colonists and ongoing wars resulted in the Warraskoyack disappearing from colonial records by 1650. These attacks alarmed colonial officials and led to the British Crown taking over the colony from the Virginia Company in 1624. Ten years later in 1634 eight counties were established one of which was Warrosquoyacke (Isle of Wight) (Dabney 1971; Salmon and Campbell 1994).

In 1635, the population of Warrosquoyacke was 532 and by 1637, the name of the county was officially changed to Isle of Wight. The county was originally bound on the north by Lawne's Creek, on the east by the James River and an inland line that extended from the point of Richard Hayes's plantation to the head of Colonel Pitt's Creek, and on the south by a line that ran west for an undefined distance. In 1642, it was divided into the Upper and Lower Parish, with Pagan Creek as the dividing line (King 1993). Initial settlements centered on the south shore of the James River as well as the east and west shores of Pagan Creek (Figure 5).

The project area is south of the James River near the center of Isle of Wight County, removed from the major plantations on the James and York Rivers. The first town in the county was established at Pate's Field where the Pagan River enters the James River. It was established as the result of a law passed in 1680 that required every county that exported tobacco and other goods to lay out a town of fifty acres with half-acre lots. The lots were to include both a dwelling and a storehouse, and other stipulations were put in place to discourage people from developing and reselling the lots. After January 1681, all exports and imports were required to pass through these towns. The town at Pate's Field however was too remote and inconvenient for people to access and thus never fully succeeded (King 1993).

At the beginning of the eighteenth-century increasing numbers of African slaves were transported to Virginia. Between 1700 and 1750, approximately 45,000 slaves were brought to the colony bringing the estimated total population to around 230,000 (Isaac 1982:12). This period also saw a marked increase in American-born slaves. In 1728, three out of five adults were African born, but by 1740, less than half of all slaves were born in Africa (Kulikoff 1986:71).

The town of Smithfield was established in 1750 by Captain Arthur Smith from a portion of his farm that bordered Pagan Creek. That area already had a tobacco storehouse with a public landing that offered ferry access. A total of 72 lots were laid out and two center lots were set aside for the construction of a courthouse. In 1750 construction began on the new courthouse which still stands in Smithfield today (Dashiell 1996).

Figure 5. Project vicinity depicted on 1670 map "Virginia and Maryland as it is planted and inhabited this present year."Herrman, Augustine, Or, Henry Faithorne, and Thomas Withinbrook. 1673. (Library of Congress).

During this period, the economy of the county continued to rely on the production of tobacco. The crop, however, quickly depleted the land and was slowly replaced with corn and other grains, orchards, and livestock. The pine forests of the area were also harvested for tar, pitch, and turpentine (King 1993).

In 1756 Great Britain and France went to war which spilled over into North America. The French and Indian War lasted for seven years and ended in 1763. Following this conflict, Great Britain tried to recoup some of the costs for defending the American colonies by levying taxes and tightening the administration of trade through navigation acts. Additionally, King George forbade settlement of lands west of the mountains and trade with the Native Americans. All this was done without a representative from the colonies in Parliament and prompted many colonists to adopt the phrase no taxation without representation (Salmon and Campbell 1994).

At the onset of the Revolutionary War, many citizens in Isle of Wight County were divided. Some had immigrated from England and Scotland and were faced with choosing between their king and county or the new land in which they lived. In October of 1775, a number of local patriots joined the Princess Anne District Battalion and participated in battles at Kempsville and Portsmouth. Others joined the 7th, 8th, and 9th companies of the 4th Virginia Regiment of Foot, which eventually joined Washington's army and fought at Trenton and Germantown. Though no major

battles were fought in Isle of Wight County, British Lieutenant Colonel Tarleton led a raid on the courthouse in Smithfield that caused substantial damage. Residents also found the shoreline difficult to defend and at least one tobacco warehouse had to be closed due to an attempted invasion by British forces (King 1993).

The first federal census, taken in 1790, recorded the population of Isle of Wight County at 9,028 people. Out of that number 4,786 were of European descent, 3,867 were slaves, and 375 were freed slaves. In 1790, Virginians owned nearly half of the slaves in the nation (Berlin 2010:104). The United States outlawed the importation of slaves in 1808 but did not outlaw the domestic slave trade (Berlin 2010:70). During this period many Virginia farmers, especially in the Piedmont, began to diversify their crops, turning to those that required less labor. This led to a surplus of slave labor that was used for manufacturing or leased out to others (Sanford 1994:119).

The population of the county was slow to grow, as only 10,517 residents were recorded in 1830. Also, the geographical distribution of people began to shift with an increasing number moving to the western part of the county (King 1993). To accommodate the shift in population, a new courthouse was constructed closer to the center of the county around 1800. This courthouse, which is still in use today, is located approximately 0.5 miles (0.8km) southwest of the project area.

During the late eighteenth and early nineteenth centuries, farmers in Isle of Wight County began to move away from tobacco and began growing cotton. In the early nineteenth century, a gin and two cotton factories began to operate. Although ferries had long served the transportation needs of the county, bridges and roads also began to improve during this period (Figure 6). In 1818, the Corrowaugh Post Office was established in what is now the town of Windsor approximately 9 miles (14.5 km) south of the project area (King 1993).

At the start of the Antebellum Period, many in the coastal areas of Virginia were farmers. In the 1820s and 30s, there was an agricultural depression which caused a number of people to leave the area and look for opportunities elsewhere. (Mansfield 1989; Parramore et al. 1994). Cotton farmers could not compete with the cotton of the Deep South, and many inhabitants of the region moved west. This agricultural depression was exacerbated by cold weather that destroyed many cotton crops and contributed to the drastic reduction in cotton farming in Virginia (Crofts 1992).

Despite these setbacks, agriculture continued in Isle of Wight County with over 1,400 farms growing such crops as corn, sweet potatoes, peas, watermelons, beans and cotton (King 1993). However, in contrast with earlier periods, only 44 pounds of tobacco were reportedly produced in Isle of Wight County in 1850 (Whichard 1959). Neighboring Sussex County began growing peanuts which were introduced to Isle of Wight County as a commercial crop just prior to the Civil War (King 1993).

Figure 6. Project vicinity depicted on Böÿe, Herman, Henry Schenck Tanner, E. B Dawson, and William Branch Giles, 1827 "A map of the state of Virginia: reduced from the nine sheet map of the state in conformity to law." (Library of Congress).

One of the more significant developments in the county was the construction of the Norfolk and Petersburg Railroad in 1858. With its construction, people could ship items to market more readily which stimulated the economy. One of the stops on the railroad was at Windsor Station at the site of the Corrowaugh Post Office. The opening of this station spurred the lumber industry in the county, which resulted in land clearing and the construction of sawmills (Isle of Wight n.d.). From Windsor Station, farmers could send crops to market in Norfolk or Petersburg, giving those near the station an advantage over more remote parts of the county (King 1993; Maguire 1989).

Between 1830 and 1860, the total population of the county decreased from 10,517 to 9,977, with the number of enslaved persons decreasing from 4,272 to 3,570. Less reliance on slave labor was at the core of this decrease. The only group that saw an increase was free blacks whose numbers grew to 1,370 and comprised 13 percent of the total population (King 1993).

The beginning of the Civil War interrupted the economic prosperity brought by the railroad. William Mahone, the engineer of the railroad, joined the Confederate Army and served with distinction. In May 1862 Union forces took control of the railroad from Norfolk to Zuni after the evacuation of Norfolk. As a response, the railroad

company removed sections of track making the portion of the rail line under Union control unusable (Chabot 1938) (Figure 7).

The Confederates kept watch and sent out patrols to look for any Union attempts to cross the Blackwater River and the Union in the Suffolk area took similar steps to prevent a Confederate crossing of the Nansemond River. The area between the two rivers was the scene of small skirmishes between bands of opposing cavalry.

On December 12, 1862, an engagement took place at Joyner's Ford, near Zuni. According to Captain J. H. Sikes of Company D, Seventh Confederate Cavalry, the number of Confederates at the ford did not exceed 30 men. The opposing Union force, according to Captain Sikes, was much larger and used artillery. The Confederates successfully repelled attempts by Union infantry and cavalry to cross the river. Union troops eventually managed to cross the river below the ford on pontoon boats. The Confederate troopers made a last stand at the Joyner house but were overwhelmed by the Federal Army and captured. Confederate reinforcements arrived as Union soldiers retreated across the Blackwater River with their prisoners which included Captain Sikes (Sikes 1862).

The Union remained active along the Norfolk and Petersburg railroad. In May 1863, they tore up tracks between Suffolk and the Blackwater River. Major General Dix reported that two regiments of Confederate infantry with two artillery pieces tried to stop them about 5 miles (8.05km) east of Zuni (Wistar 1863).

Following the war, Mahone began the task of rebuilding the Norfolk and Petersburg Railroad, as well as repairing water stations and station buildings (Chabot 1938). Although the South was in economic ruin, Mahone wanted to connect Norfolk to the Mississippi Valley. In order to do this, he began consolidating railroads. The Atlantic, Mississippi and Ohio Railroad Company was formed from a merger with the Norfolk and Petersburg in 1872. From this, the Norfolk and Western was organized in 1881 (Virginia Writers' Program 1942).

In addition to rebuilding the railroad, peanut farming was also on the rise in Isle of Wight County after the war. Peanut production increased from 40,000 bushels in 1872 to over 200,000 bushels in 1890. In 1877, John King established a peanut factory in Windsor and a peanut cleaning factory was established in Smithfield in 1880 (King 1993).

Lumber also continued to be an important industry. In 1878 the Camp Manufacturing Company established itself along the Blackwater River and others opened up close to the James River. Because of the train station, Windsor became a center for those who used the railroad to ship their lumber. This caused the community to grow considerably (King 1993).

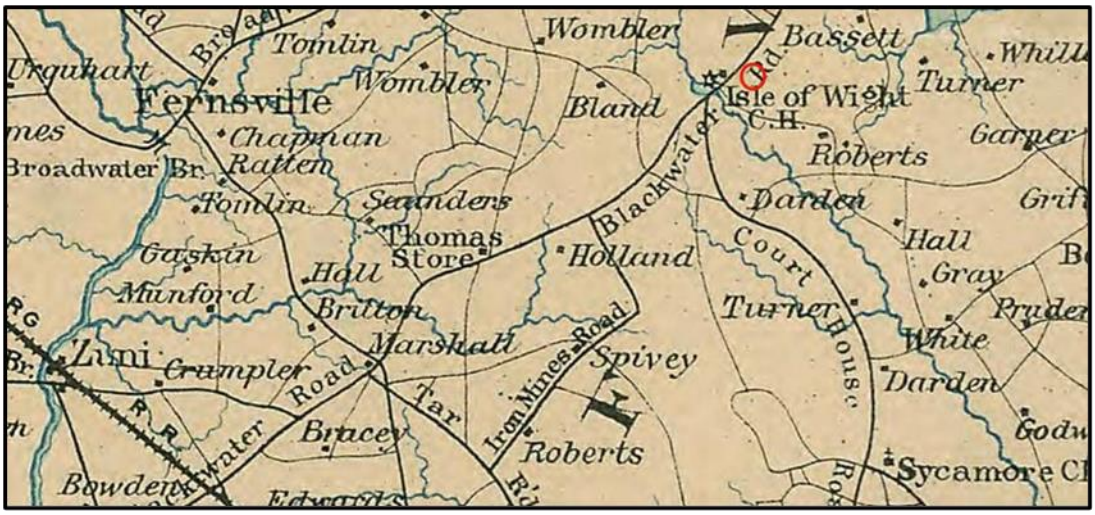

Figure 7. Project vicinity depicted on Civil War map. "Preliminary map of a part of the south side of James River, Va.: from surveys and reconnaissances." [Washington: GPO, between to 1893] (Library of Congress).

At the turn of the twentieth century, peanuts remained an important crop along with soybeans. As such, by 1935, the county had over 1,400 farms. A 1919 USGS map depicts three unimproved roads running through the project area which lead to other roads and houses outside the APE (Figure 8).

In 1939 the Community Electric Cooperative began erecting power lines and providing electricity to the more rural portions of the county. The construction of the James River Bridge, which opened on November 17, 1928, connected Isle of Wight residents with the growing urban centers of Hampton and Newport News. In order to pay for it, a toll was collected which discouraged many from using it (King 1993).

By 1945 there was a structure located within the APE along Poorhouse Road (Figure 9). That building along with a possible outbuilding appears on a 1966 aerial image and on a 1968 USGS map (Figures 10-11). The 1968 USGS map shows the structure as a clear square instead of a solid black square which indicates ruins.

By 1950, there were over 14,000 people living in Isle of Wight County. Smithfield was the largest town with Windsor being the second largest despite only having 451 inhabitants. At this time commercial forestry was still a leading industry along with the continued importance of agriculture (Whichard 1959). In 1975, the state took over the operation of the James River Bridge and removed its tolls. This encouraged people who worked in the Newport News area to move to Isle of Wight County. As a result, the population increased.

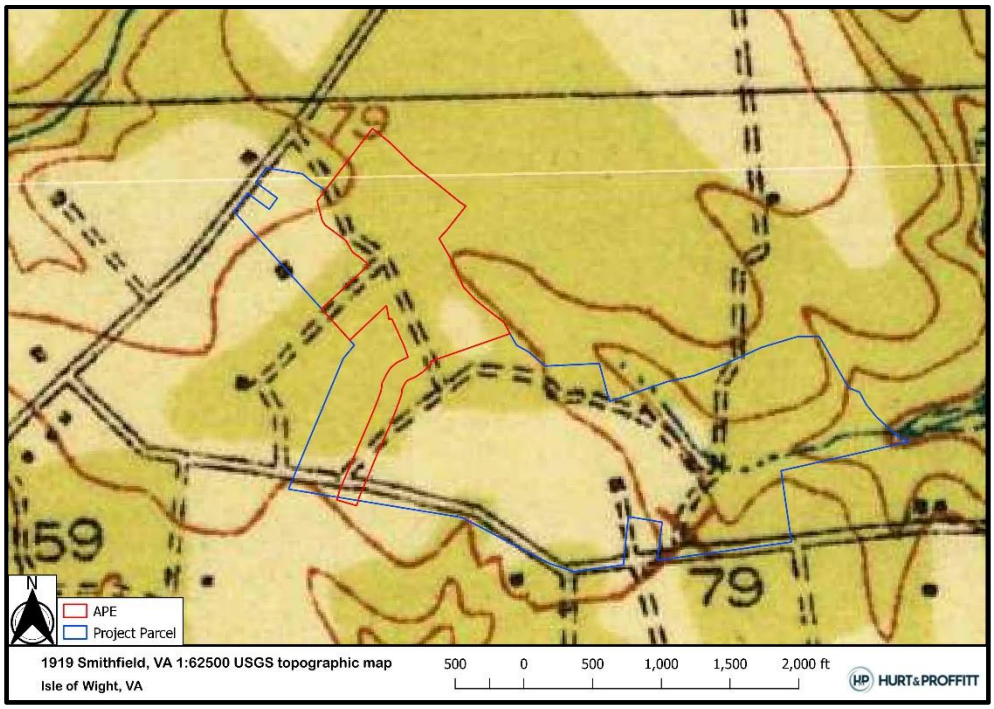

Figure 8. Project area depicted on 1919 Smithfield, VA 1:62500 USGS topographic map (USGS 1919).

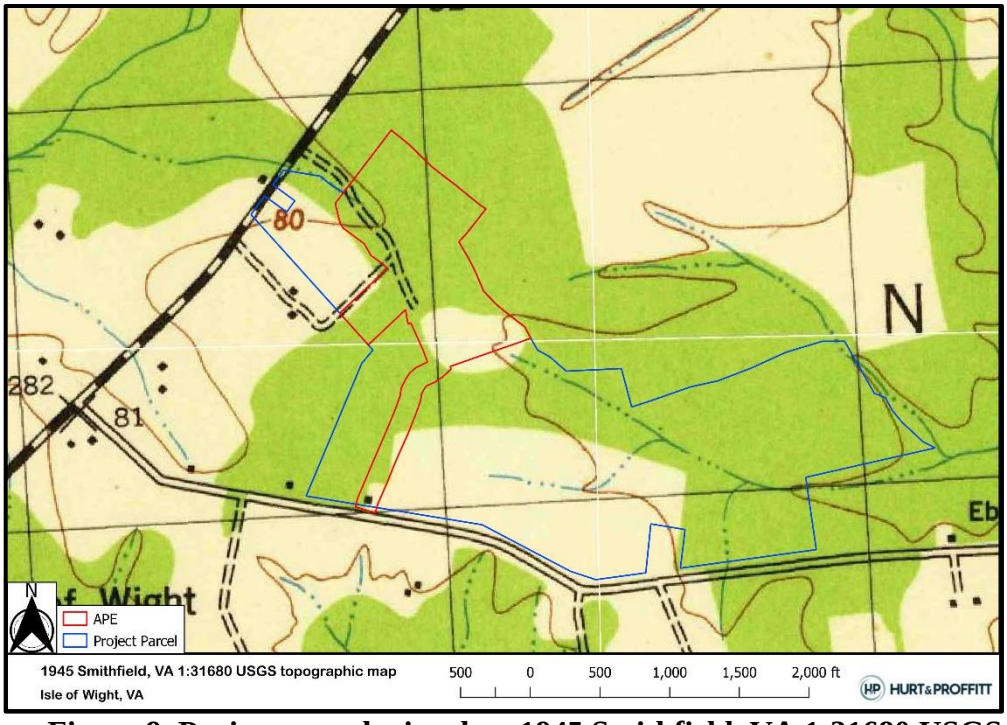

Figure 9. Project area depicted on 1945 Smithfield, VA 1:31680 USGS topographic map (USGS 1945).

Figure 10. Detail of 1966 aerial image depicting buildings within APE along Poorhouse Rd.

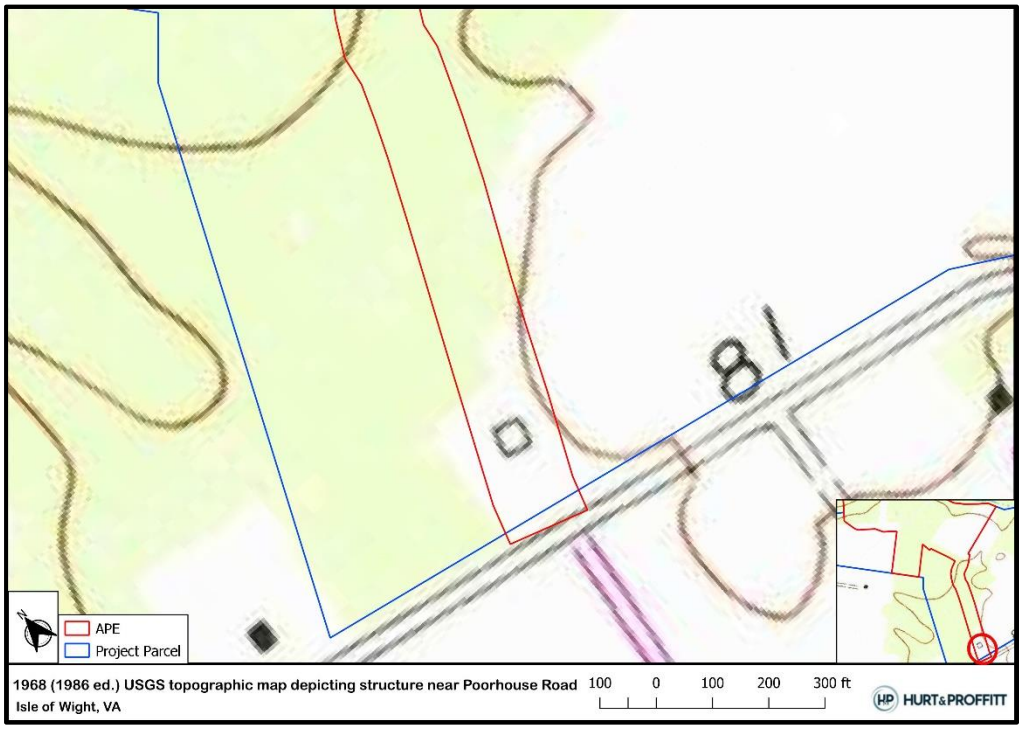

Figure 11. Detail of 1968 USGS map depicting building ruins along Poorhouse Rd. (USGS 1968).

The number of farms in the county declined greatly by the early 1990s, and many farmers shifted their focus from crops to beef cattle (King 1993). A 1994 aerial photo of the project area shows the northwestern section of the APE as wooded and a farm outbuilding along Poorhouse Road in roughly the same area as the structure depicted on the 1945 and 1968 USGS maps and the 1966 aerial image (Figure 12). According to the 2010 U. S. Census, the population of the county was 35,270, an 18.6 percent increase from 2000 and indicative of the continued growth of the area (USCB).

Figure 12. 1994 aerial view of the project area (Google Earth).

Previous Investigations

H&P reviewed the Virginia Department of Historic Resources' (VDHR) Virginia Cultural Resource Information System (V-CRIS) for previously recorded cultural resources and previously conducted Phase I Archaeological Surveys in the vicinity of the project area. A review of these resources within 0.5 miles (0.8 km) of the project parcel boundaries identified no previously recorded archaeological sites and no previous Phase I Archaeological Surveys. Four architectural resources have been recorded within 0.5 miles (0.8km) (Figure 13, Table 2).

Architectural resource 046-0052 is a circa-1830 dwelling which is located north of the project area along Courthouse Highway. Architectural resource 046-0107 is the Edward's House and the associated Edwards family cemetery, constructed circa-1879 and located due west of the project area. Architectural resource 046-5166 is a circa-1930 gas station located south of the project area along Courthouse Highway. Architectural resource 046-5272 is the Ebenezer Rosenwald School, constructed circa-1924 to the east of the project area along Poor House Road. Of these resources, only 046-0052 has been evaluated by DHR staff for NRHP listing, and it was deemed Eligible.

Expanding the V-CRIS search to 1 mile (1.6km) captures one previously recorded archaeological site and six additional architectural resources (Figure 14, Table 3).

Architectural resource 046-0005 is the Isle of Wight Courthouse Complex Historic District south of the project area along Courthouse Highway. It has been listed on the NRHP and VLR since 2018 as an example of the quintessential character of rural Virginia courthouse complexes. Architectural resource 046-0059 is located adjacent to the courthouse complex and is recorded as an archaeological site named Old Courthouse Mill Site, but no further information is available. Architectural resource 046-5212 is the Isle of Wight Christian Church that was constructed in 1891 directly facing the courthouse complex across Courthouse Highway south of the project area. Architectural resources 046-5226 and 046-5227 are circa-1900 commercial buildings located near the courthouse complex along Courthouse Highway south of the project area. The final four resources have not been evaluated for NRHP eligibility.

Site 44IW0232/Architectural resource 046-0028 is Boykin's Tavern, located in the Isle of Wight Courthouse Complex Historic District. The core of the structure was constructed in 1762 and began operating as Boykin's Tavern in 1802. The property is currently owned by Isle of Wight County. It is listed on the NRHP for architecture, but it has not been evaluated for archaeological significance.

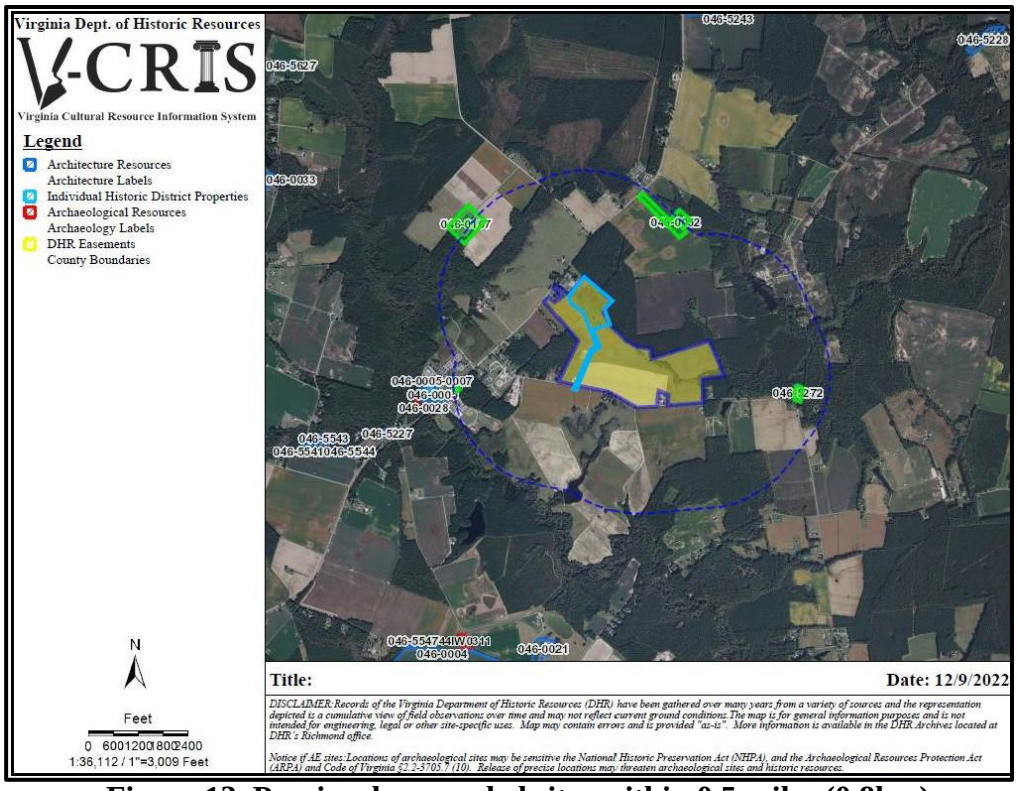

Figure 13. Previously recorded sites within 0.5 miles (0.8km) of the project area.

Site/Structure	Name	Type	Temporal Affiliation	NR Eligibility
046-0052	Elmwood /Wilson House	Single Dwelling	Circa-1830	Eligible
046-0107	Edwards House & Cemetery	Single Dwelling, Cemetery	Circa-1879	Not Evaluated
046-5166	17087 Courthouse Hwy	Gas Station	Circa-1930	Not Evaluated
046-5272	Ebenezer School	School	1924	Not Evaluated

Table 2. Historic resources recorded within 0.5 miles (0.8km) of the project area.

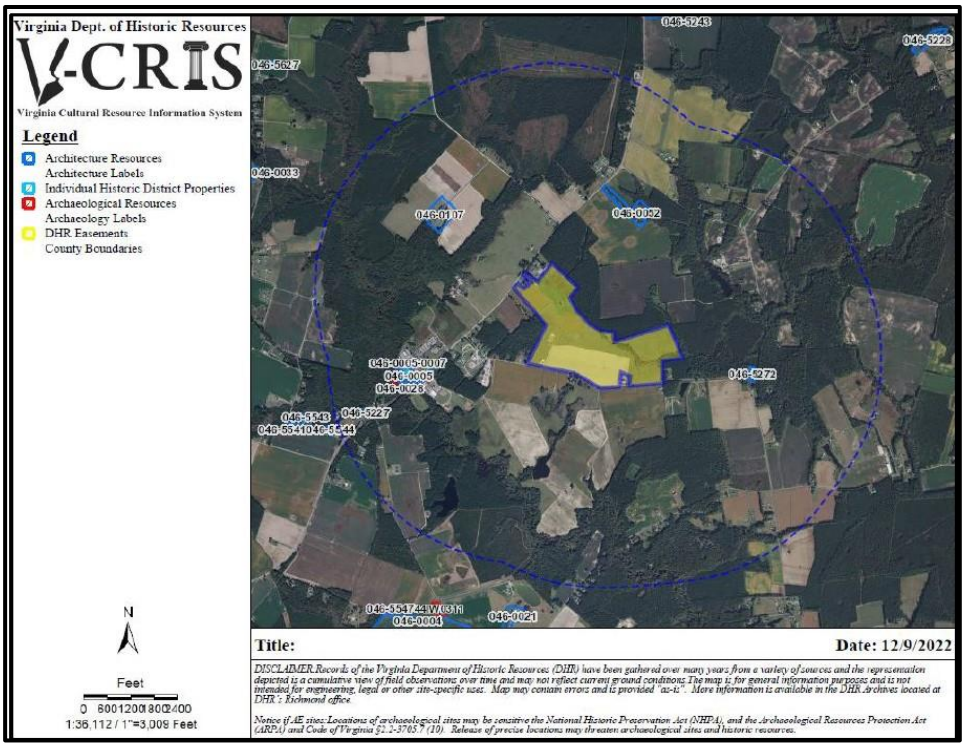

Figure 14. Previously recorded sites within 1 mile (1.6km) of the project area.

Site/Structure	Name	Type	Temporal Affiliation	NR Eligibility
046-0005	Isle of Wight Courthouse Complex	Historic District	Circa-1762	NRHP Listing/VLR Listing
046-0028/ 44IW0232	Boykin Tavern	Dwelling, Tavern	18th-20th Cen.	NRHP Listing/VLR Listing
046-0059	Old Courthouse Mill Site	N/A	N/A	Not Evaluated
046-5212	Isle of Wight Christian Church	Church	1891	Not Evaluated
046-5226	Store	Commercial	Circa-1900	Not Evaluated
046-5227	Store	Commercial	Circa-1900	Not Evaluated

Table 3. Historic resources recorded within 1 mile (1.6km) of the project area.

In addition to the V-CRIS database, Hurt & Proffitt also reviewed Isle of Wight cemetery data available as a separate layer in the county GIS. The cemetery mapping indicates that there are none present in the immediate vicinity of the project area.

Site Potential

The background research indicates the APE lies within a zone of moderate probability for the presence of prehistoric archaeological sites and a high potential for the presence of historic period archaeological sites. The area is relatively level, arable and close to water. Twentieth-century historical maps and aerial images show unimproved roads and possibly two structures in the APE.

4. FIELD AND LABORATORY METHODS

The goal of the present archaeological survey was to identify any archaeological sites in or eligible for listing in the NRHP within the project's APE. The survey methodology employed to meet this goal was chosen with regard to the project's scope (i.e., the project's potential to affect significant resources, should they be present), the potential of the APE to contain significant archaeological resources and local field conditions.

Prior to initiating the field study, H&P notified VA 811 and had utilities marked. Once in the field, the APE was subjected to a surface reconnaissance to assess conditions and identify any surface indications of archaeological sites. The cow pastures and grassy areas to the northwest and southwest had no surface exposure so it was determined that those areas would require shovel testing. Parts of three agricultural fields had approximately 75-80% surface visibility and it was determined that a pedestrian survey was warranted.

Shovel test pits (STPs) were excavated at 50-foot (15.24m) intervals along transects spaced 50 feet (15.24m) apart. The STPs measured 15 inches (38.1cm) in diameter and were excavated stratigraphically to 0.4ft. (12cm) into culturally sterile subsoil. All soil from the STPs was screened through 0.25-inch (0.64-cm) mesh to facilitate artifact recovery. Soil profiles were recorded using Munsell Soil Color charts and standard soil nomenclature (Kollmorgen Instruments Corporation 1992). All positive STPs were delineated using radial STPs excavated at half intervals or less. STPs were not excavated in areas with slopes greater than 15 percent, areas of previous construction disturbance and waterlogged areas. All shovel test locations were recorded and mapped.

The pedestrian survey was carried out by a crew of six people spaced arm's length apart walking parallel, straight transects at a slow pace. Each observed artifact was

marked with a pin flag. The artifacts' provenience information was noted on the bag and recorded using a GPS unit. When a site was encountered, artifacts were recorded that lay within a 25-foot (7.62m) area of the corresponding transect and STP line already established. At least two STPs were excavated at each site discovered in order to determine if intact stratigraphy or features were present.

All artifacts recovered as a result of this survey have been processed and prepared for curation by the Hurt & Proffitt Archaeological Materials Laboratory in accordance with the specifications in *Curation of Federally Owned and Administered Archaeological Collections* (36 CFR Part 79) and the VDHR's *State Curation Standards*. Artifacts retained during this investigation will be stored temporarily at the H&P laboratory and curated along with all original field records and photographs at the VDHR at the conclusion of the project.

5. RESULTS

The Phase I archaeological survey resulted in the excavation of 421 STPs with 33 being positive for cultural material and a pedestrian survey which resulted in the collection of numerous artifacts from two of the agricultural fields (Figures 15-17). Twenty-eight shovel test transects were laid out and spaced 50 feet (15.24m) apart running north to south across the APE. A total of 414 shovel test pits (STPs) were then placed at 50-foot (15.24m) intervals along those transects. Thirteen judgmental STPs were also placed in areas that did not align with the STP grid and in the plowed fields. Another 26 STPs were placed at 25-foot (7.62m) intervals around STPs that were positive for cultural material. Due to ponds, slopes, and buildings, 32 STPs were not excavated. The positive STPs and artifact concentrations in the fields were located in the eastern and western sections of the APE and all contained historic material with the exception of two pre-contact artifacts.

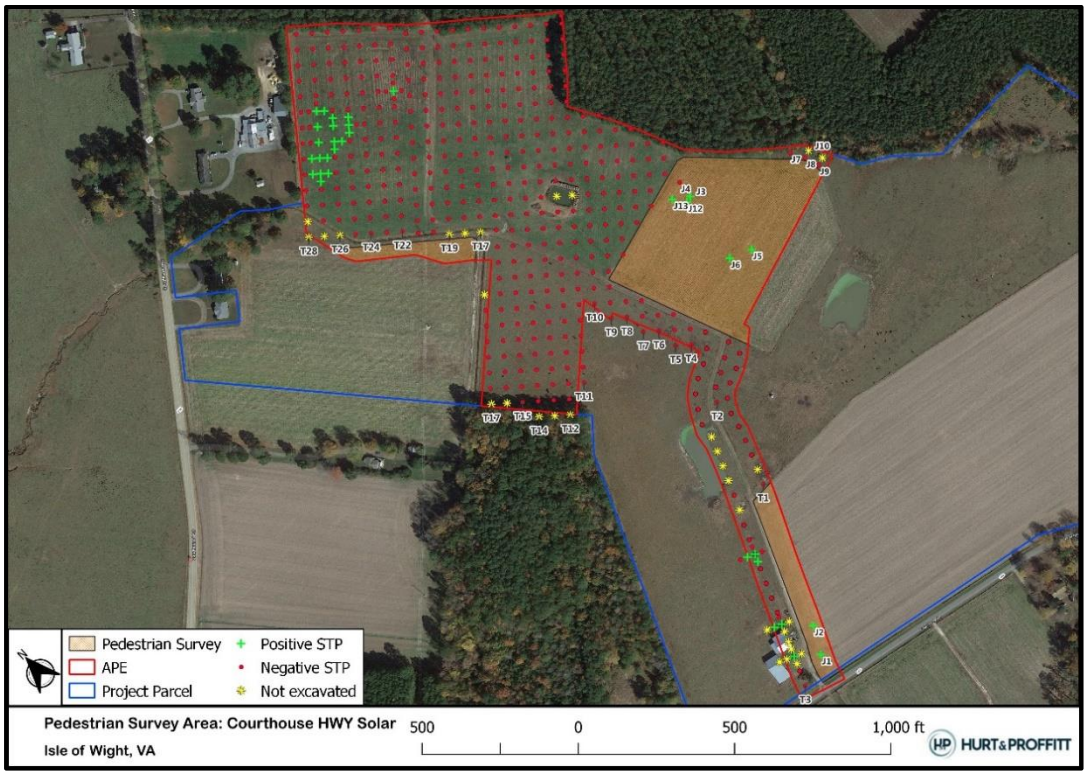

Figure 15. Shovel Test Pit (STP) and pedestrian survey location map.

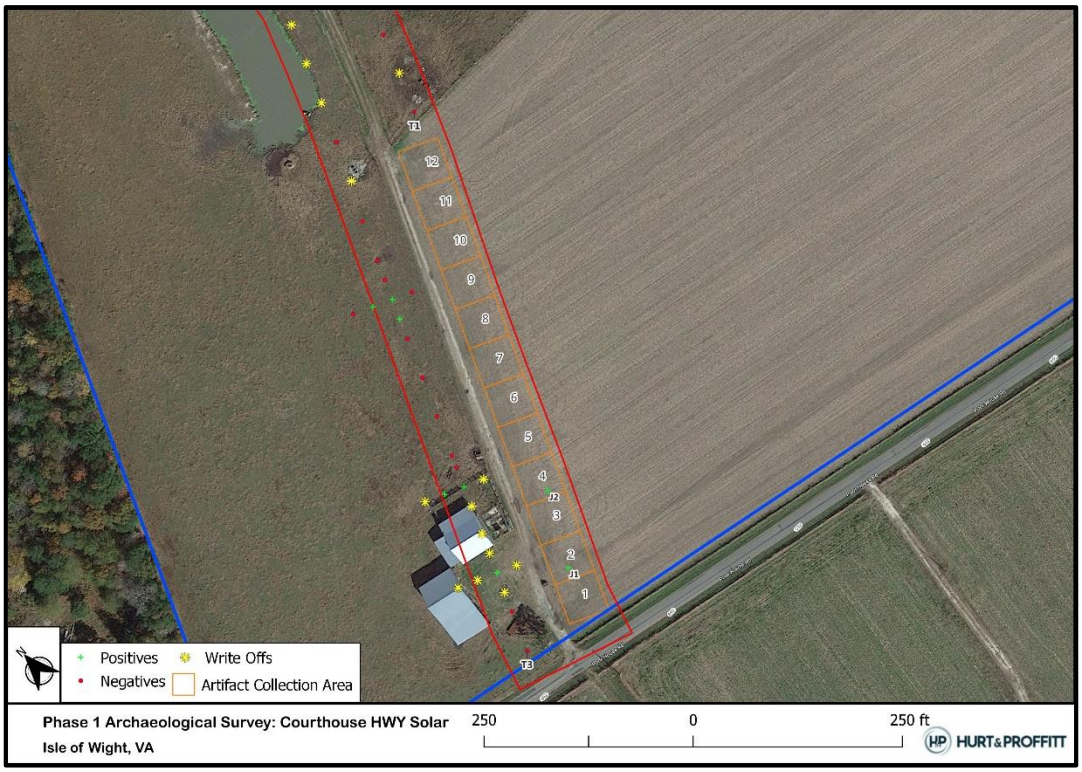

Figure 16. Location of collections areas in field next to Poorhouse Rd.

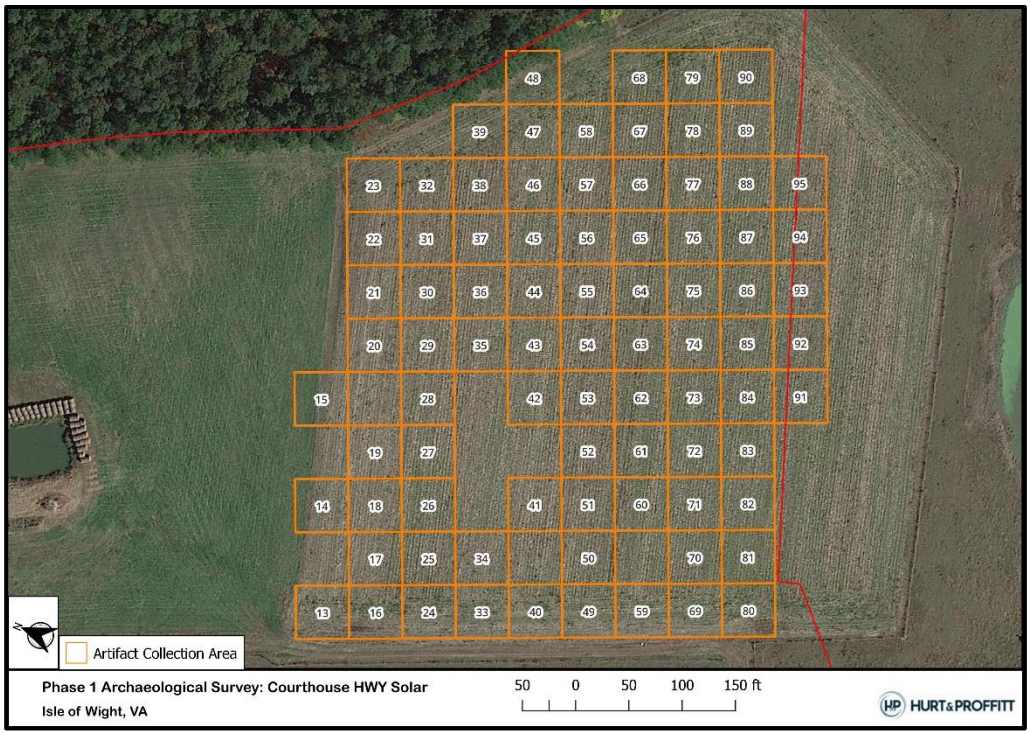

Figure 17. Location of collections areas in field in northeastern section of APE.

The stratigraphy in the pasture and grassy areas of the APE consisted of a topsoil layer over an abandoned plow zone. The typical STP in this section contained three layers. Layer A measured between 0.4-0.8 feet (12.2-24.4cm) deep. The soil was a very dark grayish brown (10YR 3/2) sandy loam. This layer was on top of a light yellowish brown (10YR 6/4) sandy loam that was between 0.25-0.9 feet (7.6-27.4cm) deep. Layer C was a yellow (10YR 7/8) clay loam subsoil (Figures 18-19).

In the agricultural fields, the stratigraphy consisted of a plow zone above subsoil although the STPs in the field next to Poorhouse Road contained a transitional layer to subsoil. Layer A measured between 0.7-1.0 feet (21.3-30.5cm) deep. The soil was a dark greyish brown (10YR 4/2) silty loam. In some areas this was on top of a light brownish grey (2.5Y 6/2) sandy loam that measured between 0.2-0.3 feet (6.1-9.1cm) thick. The subsoil consisted of a light yellowish brown (2.5Y 6/4) sandy clay (Figures 20-21).

The only exception to the standard stratigraphy in the agricultural fields was STP J3. It contained a plow zone layer with a thin cultural layer over subsoil. The plow zone was a dark grayish brown (10YR 4/2) sandy loam that measured 1.15 feet (35cm) thick. The cultural layer was a very dark grayish brown (10YR 3/2) silty loam that was 0.2 feet thick (6.1cm) which overlaid a yellowish brown (2.5Y 6/4) sandy clay subsoil (Figures 22-23). The only artifact recovered from this STP was a brick fragment from the plow zone layer.

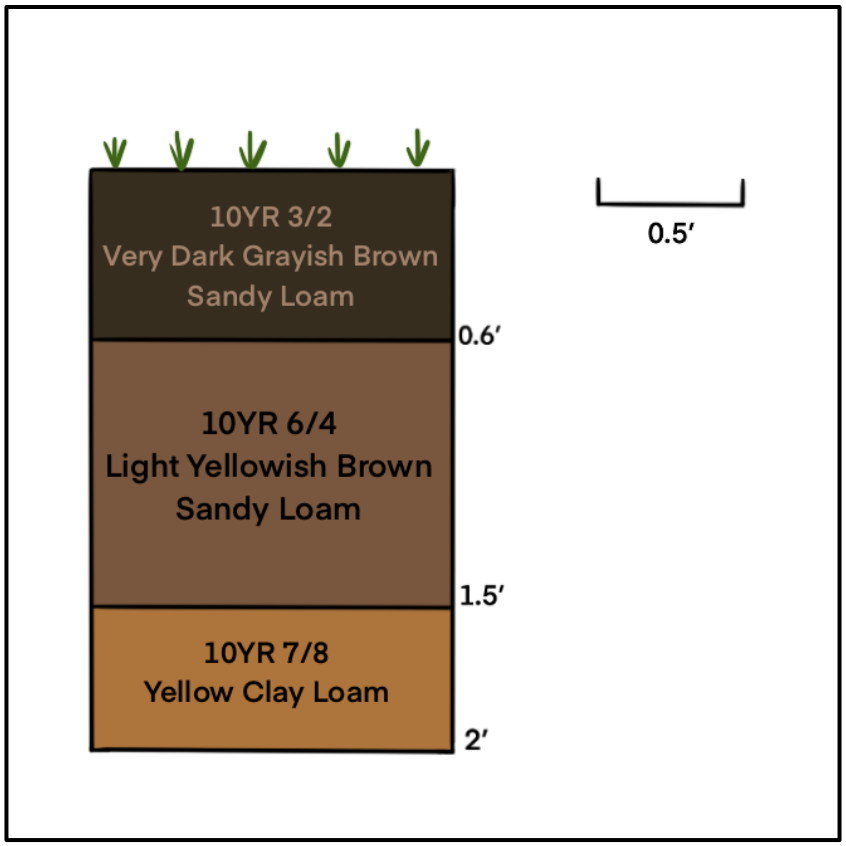

Figure 18. Representative STP profile in pasture, Transect 12 STP 19.

Figure 19. STP north profile, Transect 12 STP 19.

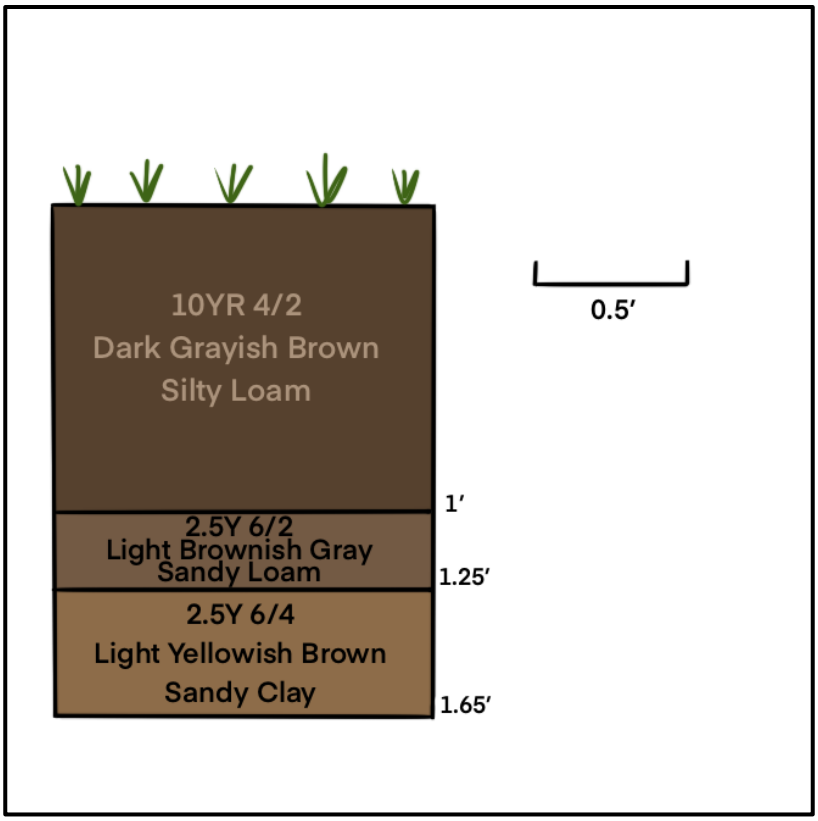

Figure 20. Representative STP profile in plowed field, J1.

Figure 21. STP north profile, J1.

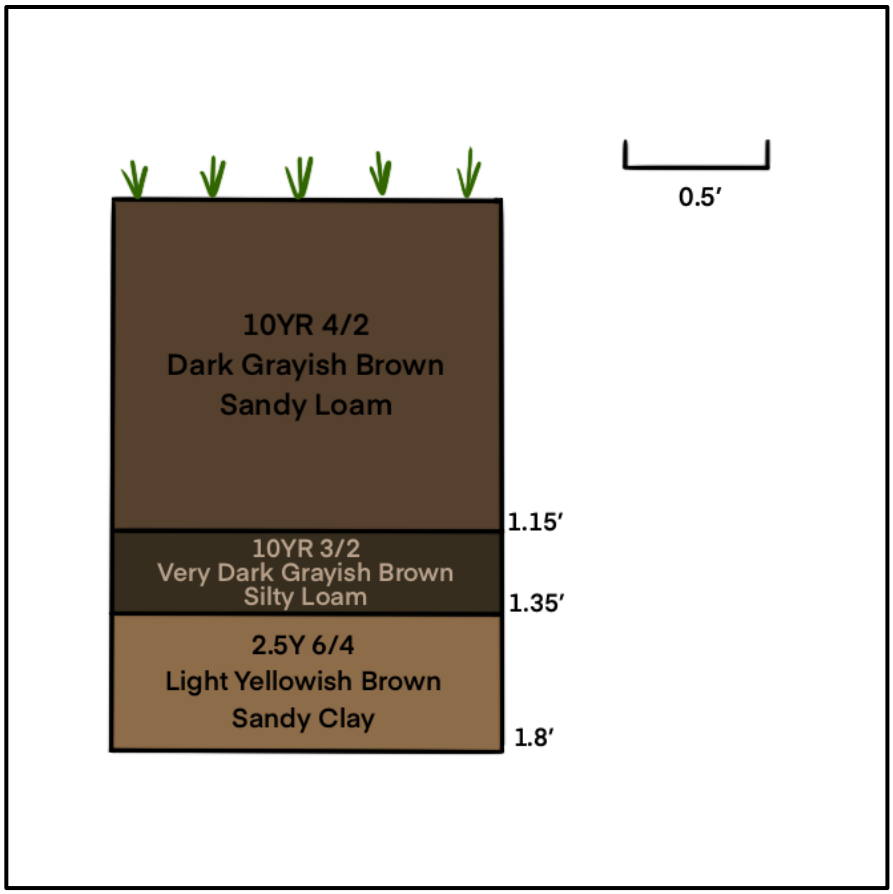

Figure 22. Profile of STP J3.

Figure 23. STP north profile, J3.

As a result of the survey, two isolated pre-contact artifacts and seven isolated historic artifacts (by definition not NRHP eligible) as well as three historic sites dating from the late nineteenth to mid-twentieth centuries were identified (Figure 24). In total, 1,063 artifacts and 76,796.9 grams (169.3 pounds) of brick were found in the APE.

The isolated pre-contact artifacts were a quartz projectile point found in collection area 87 and a quartz secondary flake discovered in T3 STP 5 (See Figures 15-16 for location). Unfortunately, the base of the point was missing making identification difficult (Figure 25). The historic isolated finds were found in T22 STP10 and consisted of seven shards of clear machine-molded bottle glass from a Wishbone Italian dressing bottle (See Figure 15 for location).

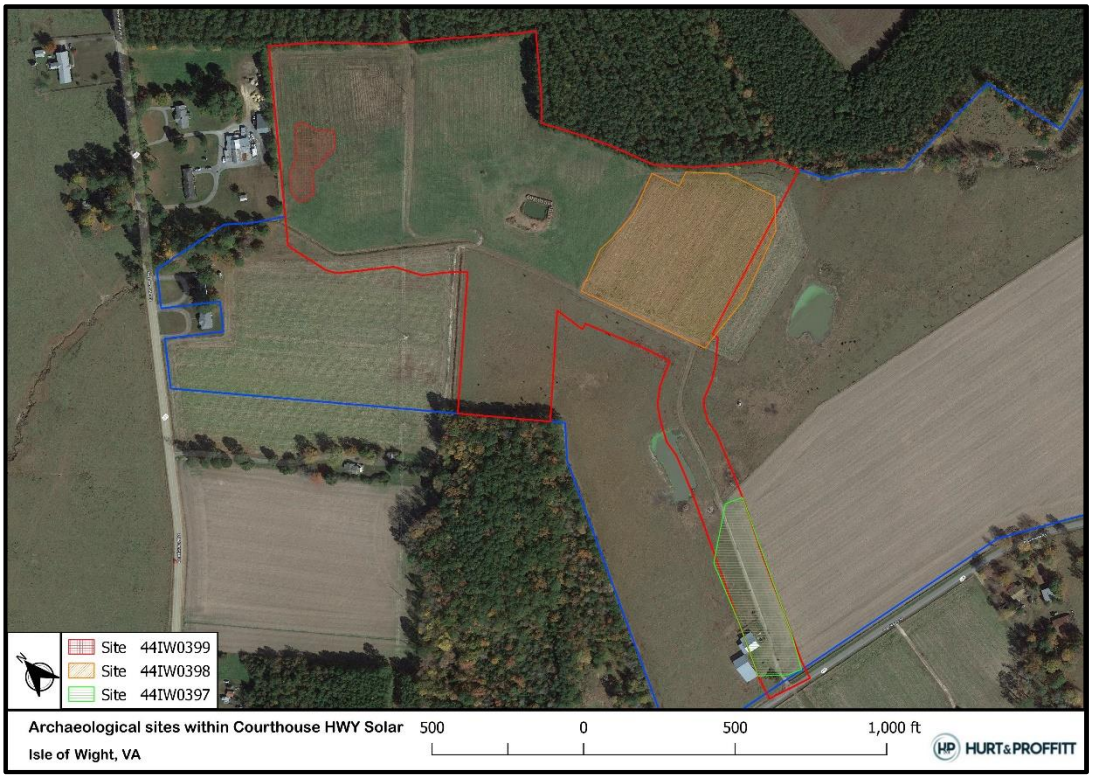

Figure 24. Site location map.

Figure 25. Quartz projectile point found in collection area 87. Photo by Jessica Gantzert.

Site 44IW0397

Site 44IW0397 is a concentration of late nineteenth to early twentieth-century artifacts located along a farm road that intersects with Poorhouse Road (Figures 24 and 26). This concentration extends outside the APE to the east and west. A house is depicted within the APE in this area on a 1945 USGS map and its location coincides with two extant modern farm buildings (Figures 9 and 27). Nothing is shown in this area on a 1919 USGS map but the building appears on a 1966 aerial photograph and a 1968 USGS map (Figures 10-11). The 1968 map depicts it as a ruin showing that it was delipidated by that date.

In total, 146 artifacts were found along with 41,041.4 grams (90.5 pounds) of brick. Besides brick, bottle glass was the most prevalent artifact type making up 74 percent (108) of the assemblage. Over 60 percent (65) of the bottle glass was machine molded with the rest being blown in mold (34) or unidentifiable (9). Ceramics made up only 15.1 percent (22) of the assemblage. Ironstone (7), whiteware (5), Bristol slip/Albany glazed stoneware (5), European hard paste Porcelain (4) and a terra cotta sewer pipe fragment comprised the ceramics found. In addition, six shards of flat glass, four vessel glass shards and one wire nail and one unidentifiable nail were recovered (Figure 28). The lack of metal at this site is likely due to the area being metal detected which the landowner said has been done in the fields.

A majority of the brick and other artifacts were concentrated in the southern section of the site in the agricultural field. Five STPs near where the house was depicted on the 1945 USGS map next to the modern farm buildings could not be fully excavated because of the presence of rocks and gravel suggesting this area has been disturbed.

Figure 26. Site 44IW0397 looking south. Photo by author.

Figure 27. Modern farm buildings at site 44IW0397 looking northwest. Photo by author.

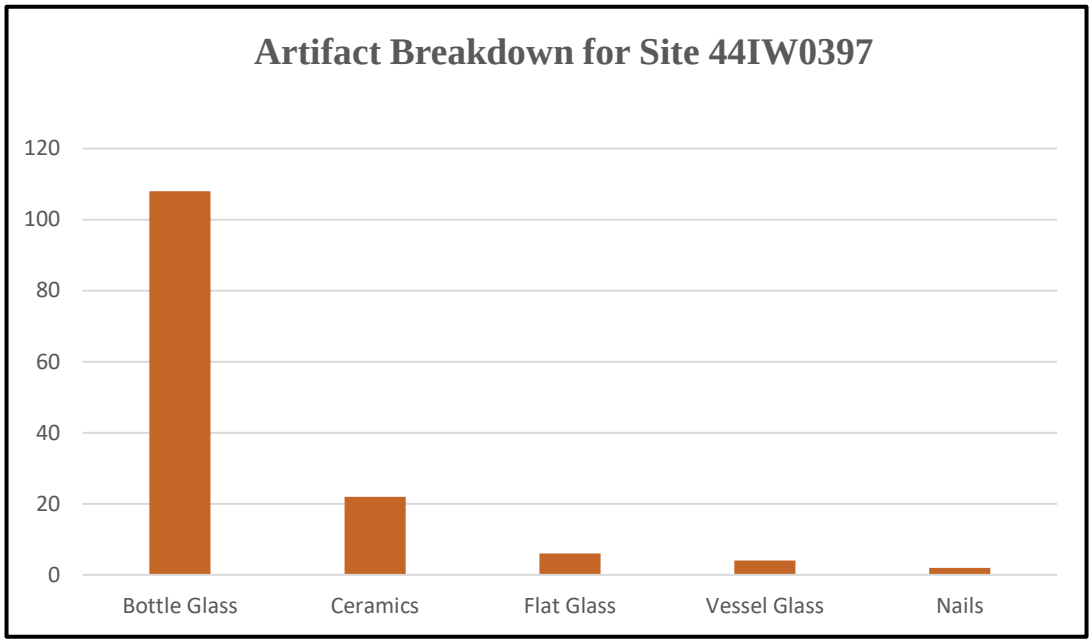

Figure 28. Breakdown of artifacts recovered from site 44IW0397.

44IW0398

Site 44IW0398 is a large surface scatter of late nineteenth to early twentieth-century artifacts covering approximately 4.5 acres of a cornfield at the eastern end of the APE (Figures 24 and 29). The landowner revealed that he was told there was a brick chimney in the vicinity of this site which was knocked down and that the field has been metal detected. A closer examination of the 1966 aerial image revealed a possible structure in the area where the landowner was told about the extant chimney (Figure 30).

In total 736 artifacts and 35,757.3 grams (78.8 pounds) of brick were recovered. Besides brick, ceramics and bottle glass were the most prevalent artifact type with ceramics comprising 41.4 percent (305) of the assemblage and bottle glass 39.6 percent (292) (Figure 31). The ceramics were made up mostly of whiteware (118) and ironstone (102) which together comprised 72.1 percent of the ceramic assemblage. Bristol slip/Albany glazed stoneware made up 16.7 percent (51) of the assemblage with European hard paste porcelain comprising 4 percent (11). There were also 28 terra cotta sewer pipe fragments found along with modern porcelain (4), American salt glazed stoneware (3), Rockingham (3), yelloware (1) and English soft paste porcelain (1) (Figure 32). One of the more interesting artifacts was a porcelain animal head and hand from a figurine (Figure 33).

Figure 29. Site 44IW0398 looking north. Photo by author.

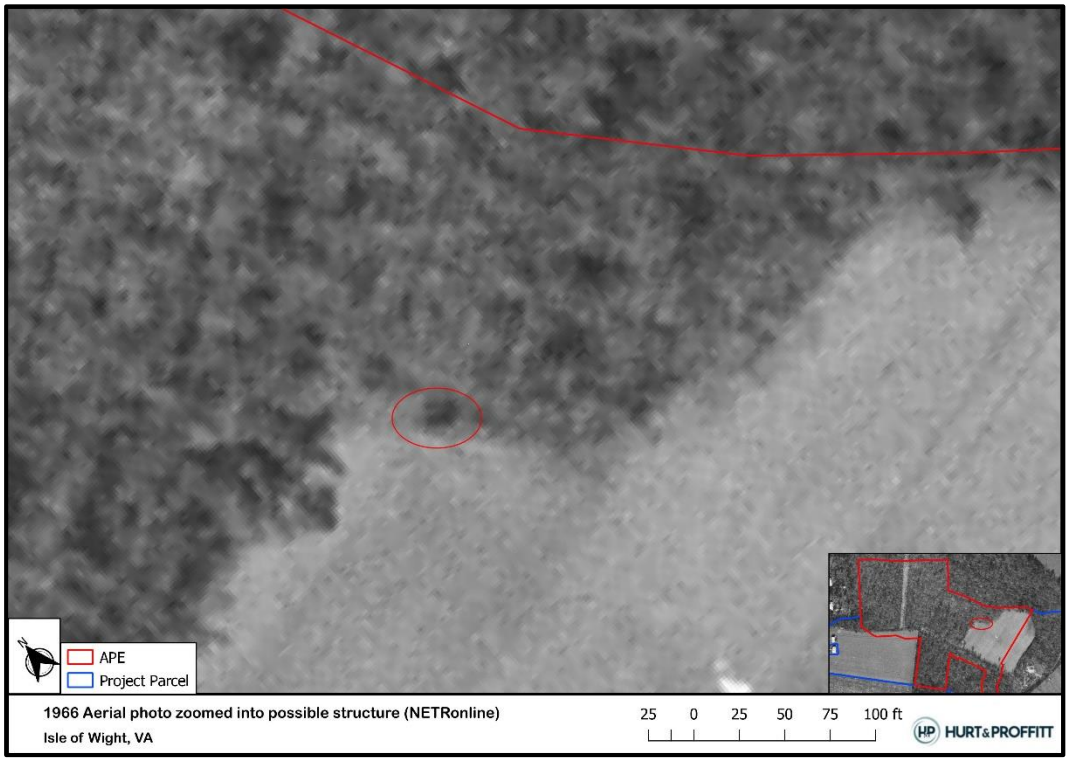

Figure 30. Closeup of 1966 aerial image showing possible structure at site 44IW0398.

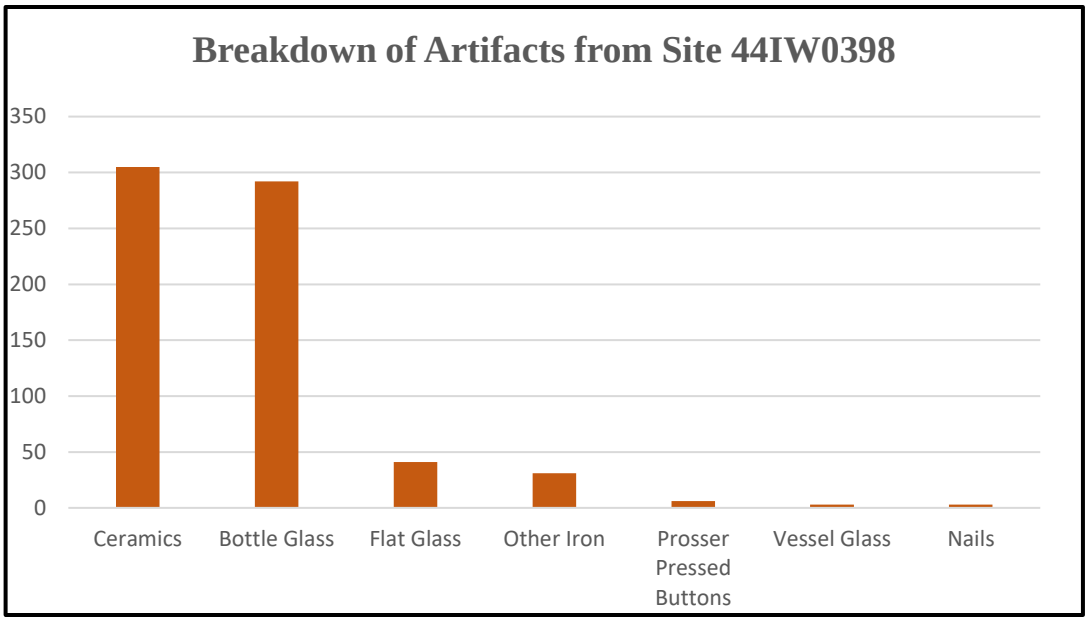

Figure 31. Breakdown of artifacts recovered from site 44IW0398.

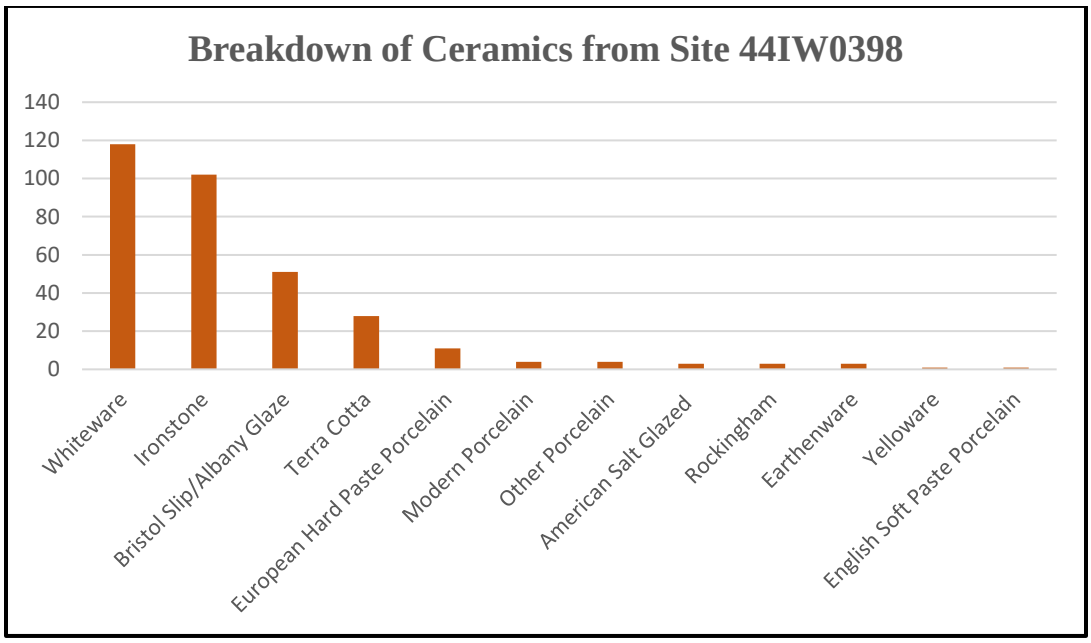

Figure 32. Breakdown of ceramics recovered from site 44IW0398.

Figure 33. Porcelain figurine animal head. Photo by Jessica Gantzert.

Over 74 percent (217) of the bottle glass was blown in mold with the rest being machine molded (64) or unidentifiable (11). A majority of the glass was either purple solarized (107) or light aqua in color (102) which comprised 71.6 percent of the bottle glass. Some of the other colors include clear (25) cobalt blue (23) and amber (18) (Figure 34). In addition, 41 shards of flat glass, six Prosser pressed buttons, three vessel glass shards and three unidentifiable nails were recovered. The lack a metal at this site is likely due to the area being metal detected which the landowner said has been done in the fields. Of the 31 other iron fragments found most of them were plow parts.

The distribution of artifacts shows that a majority of the brick was concentrated in the northwestern section of the site (Figure 35). This was the location of the brick chimney according to the landowner and where the 1966 aerial image shows a possible structure. Most of the other artifacts, however, were concentrated away from the brick concentration along the southeastern boundary of the site (Figure 36). This might indicate disposal activities taking place away from the house or possibly the redistribution of material when the house was demolished and plowed over or a combination of both.

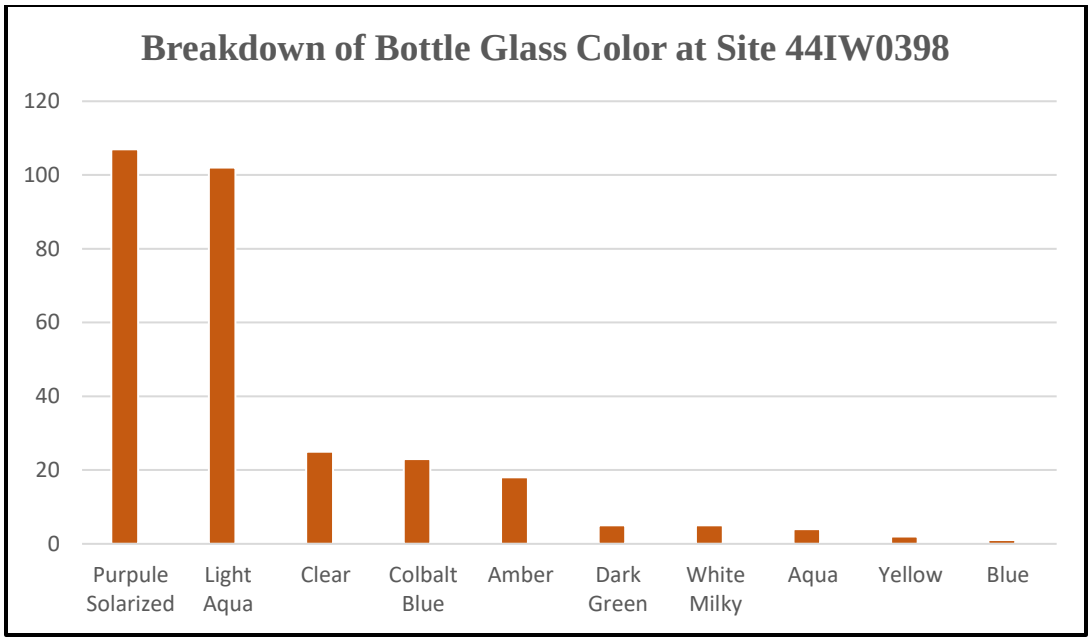

Figure 34. Breakdown of bottle glass color from site 44IW0398.

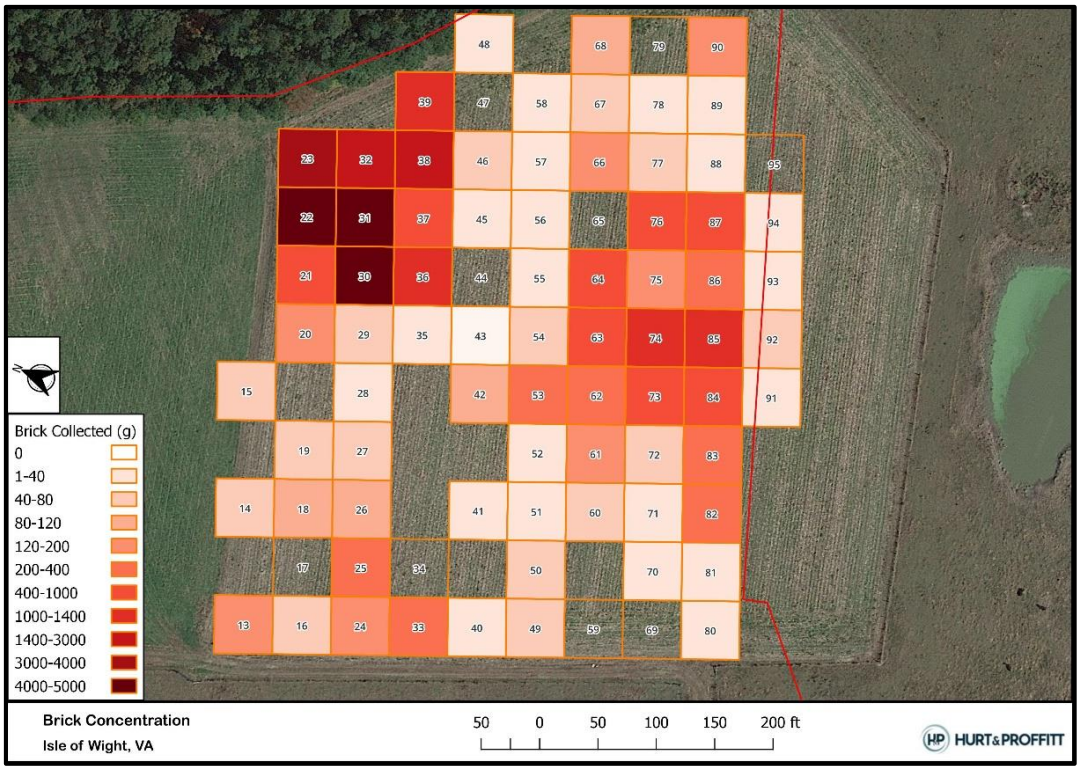

Figure 35. Distribution map of brick at site 44IW0398.

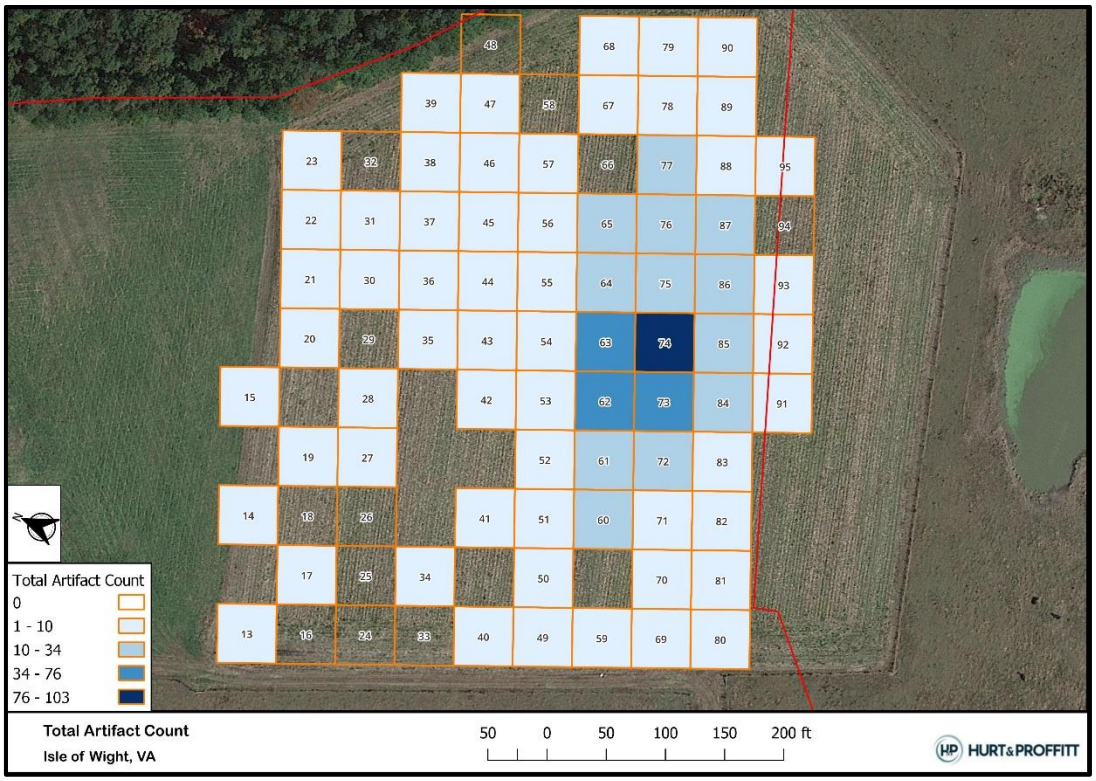

Figure 36. Distribution map of non-brick artifacts at site 44IW0398.

4IW0399

Site 44IW0399 is a scatter of early to mid-twentieth-century artifacts located along the western edge of the APE (Figures 24 and 37). A total of 171 artifacts and 4.6 grams of brick were recovered with 50.3 percent (86) of the assemblage consisting of bottle glass. Fifty seven percent (49) of the glass was machine molded with the rest being blown in mold (35) or unidentifiable (2). Over 75 percent of the glass was clear with the rest being amber (17), light aqua (2), light green (1), or milky white (1).

Nails made up 25.1 percent (43) of the recovered artifacts and included 37 unidentifiable nails, five wire nails and one cut nail. Other iron artifacts made up 21.6 percent (37) of the assemblage and consisted of mostly wire and iron fragments. In addition, three fragments of wallpaper, one glass marble and a sherd of brown, hand painted whiteware were recovered (Figure 38).

This site is located approximately 400 feet (122m) east of two houses along Courthouse Hwy that were constructed in the early 1960s. The artifacts discovered are probably related to disposal activities associated with those houses and most likely do not represent the presence of another structure.

Figure 37. Site 44IW0399 looking southwest. Photo by author.

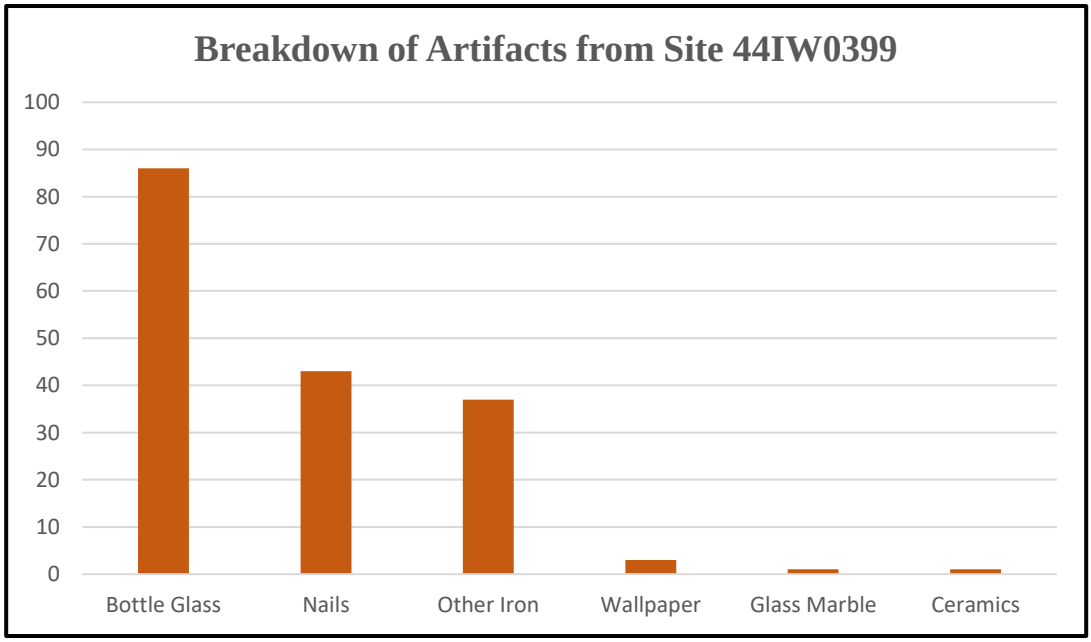

Figure 38. Breakdown of artifacts recovered from site 44IW0399.

6. CONCLUSIONS AND RECOMMENDATIONS

The Phase I archaeological survey resulted in the discovery of seven isolated historic artifacts and two pre-contact isolated artifacts (by definition not NRHP eligible) as well as three historic sites dating from the late nineteenth through mid-twentieth centuries.

Site 44IW0397 is a concentration of late nineteenth to early twentieth-century artifacts located along a farm road that intersects with Poorhouse Road. Brick and domestic artifacts were recovered that are likely related to a house that was located on the west side of the farm road. That house is depicted within the APE on a 1945 USGS map and its location coincides with two extant modern farm buildings. The artifact concentration extends outside of the project area to the west and east.

Given the fact that any archaeological remains of the house once located in this area were likely destroyed by the modern farm buildings, it is unlikely that further excavations would yield any features or additional information. As such this leads H&P to recommend that the portion of Site 44IW0397 within the present APE does not contribute to the potential eligibility of the larger site.

Site 44IW0398 is a large surface scatter of late nineteenth to early twentieth-century artifacts covering approximately 4.5 acres of a cornfield at the northeastern end of the APE. Large amounts of brick, ceramics and glass were recovered during the pedestrian survey in an area where a 1966 aerial photograph shows a potential house. In addition, the landowner revealed that he was told there was a brick chimney in the vicinity which was knocked down and that the area has been metal detected. This appears to be the case since very few metal artifacts were recovered. The artifacts continue outside the APE to the east in the cornfield and it is also likely that they extend to the north into the woods.

Despite the large number of artifacts discovered, post occupation plowing has not only dispersed them but has likely destroyed any remnants of the building that was once there along with most of the stratigraphy. Three shovel tests placed judgmentally in the likely structure location indicated only plow zone overlying culturally sterile subsoil while a fourth shovel test contained plow zone and a thin cultural layer over subsoil. Also, metal detecting appears to have removed many of the metal artifacts associated with this site. Given this, it is unlikely that further excavations would yield any features or additional information. As such this leads H&P to recommend that the portion of Site 44IW0398 within the present APE does not contribute to the potential eligibility of the larger site.

Site 44IW0399 is a scatter of early to mid-twentieth-century artifacts located along the western edge of the APE. These artifacts consist mostly of bottle glass, nails, iron

fragments, wire and fragments of wallpaper. They are likely related to nearby houses along Courthouse Highway.

The late date of the artifacts along with the fact that this material is probably the result of discard and not related to a structure, suggest it is unlikely that further excavations would yield any features or additional information. This leads H&P to recommend that this site is not eligible for the NRHP.

In summary, all three sites or portions thereof, identified within the APE during the current survey have little research potential because of post occupation disturbance or are the result of discard activities. H&P recommends no further work within the APE.

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Artifact Inventory

State Site #	Context Layer	Type	Form	Subform	Size (mm) gth (	Weight (g)	Count
44IW0397	CA 1	Brick				10478.0	
44IW0397	CA 1	Bottle Glass	White (Milky)	Machine Molded	15	2.8	1
44IW0397	CA 1	Bottle Glass	White (Milky)	Machine Molded	15	1.3	1
44IW0397	CA 1	Vessel Glass	White (Milky)	Machine Molded	15-25	3.5	2
44IW0397	CA 1	Bottle Glass	Light Aqua	Blown in mold	20	2.1	1
44IW0397	CA 1	Bottle Glass	Purple (Solarized)	Blown in mold	30	4.4	1
44IW0397	CA 1	Bottle Glass	Purple (Solarized)	Machine Molded	25	2.7	1
44IW0397	CA 1	Bottle Glass	Cobalt Blue		10	0.2	1
44IW0397	CA 1	Bottle Glass	Clear	Machine Molded	40	14.5	1
44IW0397	CA 1	Bottle Glass	Clear	Machine Molded	25-20	5.2	2
44IW0397	CA 1	Bottle Glass	Clear	Machine Molded	15-35	8.2	4
44IW0397	CA 1	Whiteware			20	2.0	1
44IW0397	CA 1	European Hard Paste Porcleain			15	0.7	1
44IW0397	CA 10	Brick				3.0	
44IW0397	CA 10	Bottle Glass	Purple (Solarized)	Blown in mold	20	1.14	1
44IW0397	CA 12	Brick				110.1	
44IW0397	CA 12	Bottle Glass	Clear	Machine Molded	15-20	2.71	2
44IW0397	CA 12	Bottle Glass	Purple (Solarized)	Machine Molded	15	1.08	1
44IW0397	CA 2	Bottle Glass	White (Milky)		10	0.67	2
44IW0397	CA 2	Bottle Glass	Cobalt Blue	Blown in mold	10-35	4.48	3
44IW0397	CA 2	Bottle Glass	Green	Machine Molded	25	1.82	1
44IW0397	CA 2	Bottle Glass	Light Aqua	Blown in mold	25	17.75	1
44IW0397	CA 2	Bottle Glass	Purple (Solarized)	Blown in mold	35	6.07	1
44IW0397	CA 2	Bottle Glass	Purple (Solarized)	Machine Molded	10-30	8.07	3
44IW0397	CA 2	Bottle Glass	Purple (Solarized)	Machine Molded	20	1.19	1
44IW0397	CA 2	Bottle Glass	Purple (Solarized)	Blown in mold	40	13.09	1
44IW0397	CA 2	Bottle Glass	Clear	Machine Molded	15-40	7.44	4
44IW0397	CA 2	Bottle Glass	Light Aqua	Machine Molded	10-30	5.44	4
44IW0397	CA 2	Bottle Glass	Light Green	Machine Molded	10-35	9.95	3
44IW0397	CA 2	Iron Other	Plow Tooth		40	20.33	1
44IW0397	CA 2	European Hard Paste Porcleain	Hand Painted	Brown	25	1.45	1
44IW0397	CA 2	Ironstone			30	2.73	1
44IW0397	CA 2	Brick				13437.7	
44IW0397	CA 2	Ironstone			25	5.33	2
44IW0397	CA 3	Brick				1406.1	
44IW0397	CA 3	Vessel Glass	White (Milky)	Machine Molded	20	0.99	1
44IW0397	CA 3	Vessel Glass	White (Milky)	Machine Molded	30	2.61	1
44IW0397	CA 3	Bottle Glass	Light Aqua	Machine Molded	20	2.42	3
44IW0397	CA 3	Bottle Glass	Light Green	Machine Molded	20	1.95	1
44IW0397	CA 3	Flat Glass	Light Aqua		15	0.28	1
44IW0397	CA 3	Bottle Glass	Purple (Solarized)	Blown in mold	25	3.27	1
44IW0397	CA 3	Bottle Glass	Clear	Blown in mold	20-25	3.63	2
44IW0397	CA 3	Whiteware	Transfer Printed	Blue	10	0.36	1
44IW0397	CA 3	Whiteware			15	0.41	1
44IW0397	CA 4	Bottle Glass	Purple (Solarized)	Machine Molded	20	1.39	1
44IW0397	CA 4	Bottle Glass	Purple (Solarized)	Blown in mold	35	11.07	1
44IW0397	CA 4	Bottle Glass	White (Milky)	Machine Molded	10-20	2.33	2
44IW0397	CA 4	Bottle Glass	Light Aqua	Machine Molded	10-35	8.82	3
44IW0397	CA 4	Bottle Glass	Light Aqua	Machine Molded	30	6.74	1
44IW0397	CA 4	Bottle Glass	Clear	Machine Molded	30	3.55	1
44IW0397	CA 4	Melted Glass	Clear		20-30	11.66	3
44IW0397	CA 4	Bristol Slip/Albany Glaze			25-35	12.94	2
44IW0397	CA 4	Ironstone			15-25	5.79	3
44IW0397	CA 4	European Hard Paste Porcleain			15	0.58	1
44IW0397	CA 5	Brick				46.7	
44IW0397	CA 5	Bottle Glass	Cobalt Blue	Blown in mold	10-15	1.5	2
44IW0397	CA 5	Bottle Glass	Purple (Solarized)	Blown in mold	15-25	7.8	3
44IW0397	CA 5	Bottle Glass	Light Aqua	Blown in mold	15	0.8	1
44IW0397	CA 5	Bottle Glass	White (Milky)	Machine Molded	10	0.9	1
44IW0397	CA 5	Bottle Glass	Blue	Blown in mold	15	0.4	1
44IW0397	CA 5	Bottle Glass	Green	Blown in mold	25	2.3	1
44IW0397	CA 5	Whiteware			15	1.1	1
44IW0397	CA 5	Bristol Slip/Albany Glaze			35-30	26.7	2
44IW0397	CA 6	Brick				77.0	
44IW0397	CA 6	Flat Glass	Clear		20-30	5.7	2
44IW0397	CA 6	Bottle Glass	Clear		15	2.4	2
44IW0397	CA 6	Bottle Glass	Cobalt Blue	Blown in mold	10-15	1.6	3

44IW0397	CA 6		Bottle Glass	Amber	Blown in mold	30-20	4.6	2
44IW0397	CA 6		European Hard Paste Porcleain			15	0.7	1
44IW0397	CA 7		Brick				2.6	
44IW0397	CA 7		Bottle Glass	Clear	Blown in mold	25-10	3.2	3
44IW0397	CA 7		Bristol Slip/Albany Glaze			30	3.4	1
44IW0397	CA 8		Bottle Glass	Aqua	Blown in mold	10	1.0	1
44IW0397	CA 8		Bottle Glass	Clear	Machine Molded	30	4.1	1
44IW0397	CA 8		Bottle Glass	Light Aqua	Blown in mold	20	2.3	1
44IW0397	CA 9		Brick				15422.1	
44IW0397	CA 9		Bottle Glass	Clear	Blown in mold	20	1.7	1
44IW0397	CA 9		Bottle Glass	Green	Machine Molded	25	1.7	1
44IW0397	CA 9		Terra Cotta	Sewage Pipe		75	130.1	1
44IW0397	CA 9		Whiteware			15	2.3	1
44IW0397	J1	B	Brick				15.6	
44IW0397	J1	B	Bottle Glass	Amber	Machine Molded	25	1.85	1
44IW0397	J1	B	Bottle Glass	Amber	Machine Molded	45	13.69	1
44IW0397	J1	B	Bottle Glass	Light Aqua	Machine Molded	5	0.1	1
44IW0397	J2	A	Iron Nail	Cut	Machine Headed	6.6	12.99	1
44IW0397	T3-10	A	Bottle Glass	Clear	Blown in mold	20	1.7	1
44IW0397	T3-10 RS	A	Bottle Glass	Clear	Machine Molded	60	29.7	1
44IW0397	T3-10 RS	A	Bottle Glass	Clear		10	0.4	4
44IW0397	T3-10 RW		Brick				36.1	
44IW0397	T3-10 RW	A	Bottle Glass	Clear	Machine Molded	50	35.66	1
44IW0397	T3-3	A	Flat Glass	Light Aqua		15	2.19	3
44IW0397	T3-3	A	Ironstone			25	2.37	1
44IW0397	T3-5	A	Bottle Glass	Clear	Machine Molded	10-20	1.8	2
44IW0397	T3-5	A	Bottle Glass	Clear	Machine Molded	25	2.3	1
44IW0397	T3-5	A	Bottle Glass	Clear	Blown in mold	35	5.5	1
44IW0397	T3-5	A	Bottle Glass	Amber	Machine Molded	45	4.1	1
44IW0397	T3-5	A	Secondary Flake	Quartz		15	0.8	1
44IW0397	T3-5	A	Iron Nail	Unidentified		40	6.8	1
44IW0397	T3-5 RW	A	Bottle Glass	Aqua	Machine Molded	15	0.68	1
44IW0397	T3-5 RW	A	Bottle Glass	Clear	Machine Molded	10-35	17.62	11
44IW0397	T3-5 RW	A	Iron Nail	Wire		2.9	1.68	1
44IW0398	CA 13		Brick				199.6	
44IW0398	CA 13		Bottle Glass	Amber	Machine Molded	30	5.65	1
44IW0398	CA 13		Bottle Glass	Clear	Machine Molded	15-20	1.65	2
44IW0398	CA 13		Bottle Glass	Clear	Blown in mold	25	4.3	1
44IW0398	CA 13		Ironstone			30	6.7	1
44IW0398	CA 14		Brick				45.4	
44IW0398	CA 14		Bottle Glass	Purple (Solarized)	Machine Molded	15-20	2.76	2
44IW0398	CA 15		Brick				45.4	
44IW0398	CA 15		Whiteware			15	0.49	1
44IW0398	CA 16		Brick				45.4	
44IW0398	CA 17		Iron Other	Sheet Fragment		30-40	10.36	2
44IW0398	CA 18		Brick				90.7	
44IW0398	CA 19		Brick				45.4	
44IW0398	CA 19		Bottle Glass	Cobalt Blue	Blown in mold	15	1.04	1
44IW0398	CA 20		Brick				181.4	
44IW0398	CA 20		Bottle Glass	Cobalt Blue	Blown in mold	20	1.62	1
44IW0398	CA 20		Porcelain, unknown			20	0.72	1
44IW0398	CA 21		Brick				453.6	
44IW0398	CA 21		Iron Other	Plow Blade Fragment		55-100	142.29	2
44IW0398	CA 22		Brick				4354.5	
44IW0398	CA 22		Vessel Glass	Clear	Machine Molded	60	34.0	1
44IW0398	CA 22		Porcelain, Modern			40	6.95	1
44IW0398	CA 23		Brick				3719.5	
44IW0398	CA 23		Iron Other	Rake Tooth		90	124.59	1
44IW0398	CA 23		Bristol Slip/Albany Glaze			45	17.71	1
44IW0398	CA 24		Brick				166.0	
44IW0398	CA 25		Brick				239.4	
44IW0398	CA 26		Brick				120.0	
44IW0398	CA 27		Brick				75.7	
44IW0398	CA 27		Bottle Glass	Purple (Solarized)	Blown in mold	30	12.86	1
44IW0398	CA 27		Ironstone			30	3.34	1
44IW0398	CA 28		Brick				3.1	
44IW0398	CA 28		Bottle Glass	Purple (Solarized)	Machine Molded	20	1.74	1
44IW0398	CA 29		Brick				67.2	

44IW0398	CA 30	Brick					4904.5	
44IW0398	CA 30	Bottle Glass	Amber	Blown in mold	25		3.11	1
44IW0398	CA 30	Iron Nail	Unidentified			2.5	2.8	1
44IW0398	CA 31	Brick					4167.4	
44IW0398	CA 31	Iron Other	Plow Blade Fragment		75		80.27	1
44IW0398	CA 31	Bristol Slip/Albany Glaze			35		9.04	1
44IW0398	CA 32	Brick					2126.2	
44IW0398	CA 33	Brick					223.4	
44IW0398	CA 34	Iron Other	Disk		30		12.08	1
44IW0398	CA 35	Brick					19.3	
44IW0398	CA 35	Bottle Glass	Purple (Solarized)	Machine Molded	25		2.07	1
44IW0398	CA 35	Bottle Glass	Light Aqua	Machine Molded	25		2.64	1
44IW0398	CA 35	Whiteware			20-40		10.86	3
44IW0398	CA 35	European Hard Paste Porcleain			30		3.08	1
44IW0398	CA 36	Brick					1240.8	
44IW0398	CA 36	Melted Glass	Clear		10		0.27	1
44IW0398	CA 36	Bottle Glass	Light Aqua	Blown in mold	15		1.36	1
44IW0398	CA 36	Bottle Glass	Purple (Solarized)	Blown in mold	30		4.21	1
44IW0398	CA 36	Iron Other	Plow Blade Fragment		35-45		27.35	2
44IW0398	CA 36	Ironstone			35		4.19	1
44IW0398	CA 36	Porcelain, Modern			40		8.78	1
44IW0398	CA 37	Brick					506.9	
44IW0398	CA 37	Ironstone			35		4.46	1
44IW0398	CA 38	Brick					2636.5	
44IW0398	CA 38	Coal					0.72	2
44IW0398	CA 38	Whiteware			25		2.17	1
44IW0398	CA 39	Brick					1125.5	
44IW0398	CA 39	Iron Other	Plow Blade Fragment		60		43.24	1
44IW0398	CA 40	Brick					17.6	
44IW0398	CA 40	Bottle Glass	Amber	Blown in mold	25		2.63	1
44IW0398	CA 41	Brick					9.2	
44IW0398	CA 41	Melted Glass	Clear		25		2.69	1
44IW0398	CA 41	Iron Other	Plow Blade Fragment		135		281.79	1
44IW0398	CA 42	Brick					82.8	
44IW0398	CA 42	Bottle Glass	Cobalt Blue	Machine Molded	10		0.78	1
44IW0398	CA 43	Bottle Glass	Purple (Solarized)	Machine Molded	30		3.47	1
44IW0398	CA 43	Whiteware			20		0.95	1
44IW0398	CA 44	Bottle Glass	Light Aqua	Machine Molded	15-25		3.05	2
44IW0398	CA 45	Brick					6.3	
44IW0398	CA 45	Bottle Glass	Light Aqua	Machine Molded	25		1.89	1
44IW0398	CA 46	Brick					44.6	
44IW0398	CA 46	Iron Other	Plow Part			17.5	599.29	1
44IW0398	CA 47	Ironstone			15		0.9	1
44IW0398	CA 48	Brick					37.8	
44IW0398	CA 49	Brick					49.4	
44IW0398	CA 49	Bottle Glass	Purple (Solarized)	Machine Molded	25		2.28	1
44IW0398	CA 49	Iron Other	Wire			20.2	48.79	1
44IW0398	CA 49	Ironstone			25		1.84	1
44IW0398	CA 50	Brick					57.1	
44IW0398	CA 50	Bottle Glass	Purple (Solarized)	Blown in mold	25		2.37	1
44IW0398	CA 50	Iron Other	Plow Blade Fragment		45		12.35	1
44IW0398	CA 51	Brick					16.4	
44IW0398	CA 51	Ironstone			25		4.42	1
44IW0398	CA 52	Brick					27.1	
44IW0398	CA 52	Whiteware			15		0.54	1
44IW0398	CA 52	Ironstone			20		0.85	1
44IW0398	CA 53	Brick					238.0	
44IW0398	CA 53	Bottle Glass	Yellow	Blown in mold	30		3.21	1
44IW0398	CA 53	Bottle Glass	Purple (Solarized)	Machine Molded	25		1.82	1
44IW0398	CA 53	Bottle Glass	Light Aqua	Blown in mold	20-35		9.77	3
44IW0398	CA 53	Porcelain	Animal Figurine		40		11.62	1
44IW0398	CA 53	Whiteware			20		2.73	1
44IW0398	CA 53	Whiteware			35		2.95	1
44IW0398	CA 54	Brick					44.5	
44IW0398	CA 54	Bottle Glass	Light Aqua	Blown in mold	25		4.54	2
44IW0398	CA 54	Bottle Glass	Amber	Machine Molded	15		1.36	1
44IW0398	CA 54	Bottle Glass	Dark Green	Blown in mold	40		7.87	1
44IW0398	CA 54	Bottle Glass	Purple (Solarized)	Machine Molded	30		1.48	1

44IW0398	CA 54	Bottle Glass	Purple (Solarized)	Blown in mold	30	25.63	1
44IW0398	CA 54	Bristol Slip/Albany Glaze			40	6.46	1
44IW0398	CA 54	Ironstone			30	5.76	1
44IW0398	CA 55	Brick				1.6	
44IW0398	CA 55	Iron Other	Plow Park		85	87.43	1
44IW0398	CA 55	Ironstone			30	2.14	1
44IW0398	CA 56	Brick				15.8	
44IW0398	CA 56	Bottle Glass	Light Aqua	Blown in mold	10	0.15	1
44IW0398	CA 56	Bottle Glass	Dark Green	Blown in mold	30	4.08	1
44IW0398	CA 56	Ironstone			15-30	3.8	2
44IW0398	CA 57	Brick				7.5	
44IW0398	CA 57	Whiteware			30	7.04	1
44IW0398	CA 57	Bristol Slip/Albany Glaze			45	17.39	1
44IW0398	CA 58	Brick				14.2	
44IW0398	CA 59	Bottle Glass	Purple (Solarized)	Machine Molded	30	3.32	1
44IW0398	CA 59	Bottle Glass	Clear	Machine Molded	30	4.0	1
44IW0398	CA 59	Bottle Glass	Light Aqua	Machine Molded	15	1.4	1
44IW0398	CA 60	Brick				59.8	
44IW0398	CA 60	Bottle Glass	Cobalt Blue	Blown in mold	15	0.6	1
44IW0398	CA 60	Bottle Glass	Light Aqua	Blown in mold	20	1.1	1
44IW0398	CA 60	Terra Cotta	Sewage Pipe		45-60	251.6	5
44IW0398	CA 60	Ironstone			15-35	15.5	4
44IW0398	CA 60	Whiteware			10	1.5	2
44IW0398	CA 61	Brick				139.8	
44IW0398	CA 61	Flat Glass	Clear		20	0.8	1
44IW0398	CA 61	Bottle Glass	Light Aqua	Blown in mold	20-10	4.2	4
44IW0398	CA 61	Bottle Glass	Light Aqua	Blown in mold	20	2.9	1
44IW0398	CA 61	Bottle Glass	Light Aqua	Blown in mold	25	2.2	1
44IW0398	CA 61	Bottle Glass	Cobalt Blue	Blown in mold	15	1.1	1
44IW0398	CA 61	Bottle Glass	Purple (Solarized)	Blown in mold	10-30	4.6	3
44IW0398	CA 61	Bottle Glass	Purple (Solarized)	Blown in mold	20	1.2	1
44IW0398	CA 61	Bottle Glass	Purple (Solarized)	Machine Molded	25	4.4	1
44IW0398	CA 61	Bottle Glass	Purple (Solarized)	Machine Molded	25	2.8	1
44IW0398	CA 61	Button	Four Hole	Prosser Pressed	15	1.2	1
44IW0398	CA 61	Terra Cotta	Sewage Pipe		40-20	24.0	2
44IW0398	CA 61	Whiteware			20	5.2	2
44IW0398	CA 61	Ironstone			25-20	14.7	3
44IW0398	CA 61	Bristol Slip/Albany Glaze			20-45	15.7	2
44IW0398	CA 61	European Hard Paste Porcleain			20	1.8	1
44IW0398	CA 61	Whiteware			25-10	2.2	2
44IW0398	CA 62	Brick				369.3	
44IW0398	CA 62	Bottle Glass	Purple (Solarized)	Blown in mold	15-25	5.9	6
44IW0398	CA 62	Bottle Glass	Purple (Solarized)	Machine Molded	15-30	17.1	5
44IW0398	CA 62	Bottle Glass	Purple (Solarized)	Blown in mold	25	4.4	1
44IW0398	CA 62	Bottle Glass	Purple (Solarized)	Blown in mold	30	10.1	1
44IW0398	CA 62	Bottle Glass	Clear	Blown in mold	20	3.1	1
44IW0398	CA 62	Bottle Glass	Amber		20	0.5	1
44IW0398	CA 62	Bottle Glass	Dark Green	Blown in mold	25	22.0	1
44IW0398	CA 62	Bottle Glass	Dark Green	Blown in mold	20	5.3	1
44IW0398	CA 62	Bottle Glass	Light Aqua		15	4.0	2
44IW0398	CA 62	Bottle Glass	Light Aqua		25-15	3.6	2
44IW0398	CA 62	Bottle Glass	Light Aqua	Machine Molded	15-25	5.9	4
44IW0398	CA 62	Bottle Glass	Light Aqua	Blown in mold	30-20	26.2	5
44IW0398	CA 62	Bottle Glass	Aqua	Blown in mold	35-60	46.7	2
44IW0398	CA 62	Bottle Glass	Light Aqua	Blown in mold	25	1.1	1
44IW0398	CA 62	Bottle Glass	Clear	Blown in mold	10-20	0.6	2
44IW0398	CA 62	Marine Shell			20	1.7	1
44IW0398	CA 62	Whiteware			35-20	10.4	3
44IW0398	CA 62	Ironstone			20	1.6	1
44IW0398	CA 62	Ironstone			50-15	28.4	11
44IW0398	CA 62	Ironstone			40-30	17.9	2
44IW0398	CA 62	Refined Earthenware			20	3.0	1
44IW0398	CA 62	Whiteware	Transfer Printed	Brown	15-20	3.0	2
44IW0398	CA 62	Whiteware			15-30	27.5	8
44IW0398	CA 62	Ironstone	Transfer Printed	Blue	30	9.3	1
44IW0398	CA 62	Bristol Slip/Albany Glaze			20-40	25.3	3
44IW0398	CA 62	Whiteware	ustrial Ware (Anular and Moc	Light Blue	20	1.5	1
44IW0398	CA 62	Whiteware			30-35	14.9	4

44IW0398	CA 63	Brick				803.2	
44IW0398	CA 63	Flat Glass	Clear		25-10	4.1	3
44IW0398	CA 63	Bottle Glass	Aqua	Blown in mold	55	18.4	1
44IW0398	CA 63	Bottle Glass	Light Aqua	Blown in mold	25-10	4.5	3
44IW0398	CA 63	Bottle Glass	Light Aqua	Blown in mold	15	2.1	1
44IW0398	CA 63	Bottle Glass	White (Milky)	Machine Molded	20	3.0	2
44IW0398	CA 63	Bottle Glass	Clear	Blown in mold	35	7.9	1
44IW0398	CA 63	Bottle Glass	Clear	Machine Molded	15-25	4.7	4
44IW0398	CA 63	Bottle Glass	Purple (Solarized)	Blown in mold	30	2.2	1
44IW0398	CA 63	Bottle Glass	Purple (Solarized)	Blown in mold	45-15	22.2	7
44IW0398	CA 63	Bottle Glass	Blue	Blown in mold	20	1.9	1
44IW0398	CA 63	Bottle Glass	Cobalt Blue	Blown in mold	20	0.8	1
44IW0398	CA 63	Bottle Glass	Cobalt Blue	Blown in mold	20	1.9	1
44IW0398	CA 63	Bottle Glass	Amber	Blown in mold	20	1.0	1
44IW0398	CA 63	Flat Glass	Dark Green	Blown in mold	15	2.7	1
44IW0398	CA 63	Button	Four Hole	Prosser Pressed	10	1.4	1
44IW0398	CA 63	Porcelain	Figurine, Hand		15	1.1	1
44IW0398	CA 63	Iron Other	Rake Tooth		45	15.4	1
44IW0398	CA 63	Whiteware			15-20	2.4	2
44IW0398	CA 63	Bristol Slip/Albany Glaze			35	6.8	1
44IW0398	CA 63	Bristol Slip/Albany Glaze			25	6.6	1
44IW0398	CA 63	Whiteware	ustrial Ware (Anular and Moc	blue	20	0.7	1
44IW0398	CA 63	Ironstone			30-15	15.7	5
44IW0398	CA 63	Ironstone			45	17.8	1
44IW0398	CA 63	Whiteware			15	0.5	1
44IW0398	CA 63	Whiteware			10-35	21.5	12
44IW0398	CA 63	Whiteware			35-20	5.6	2
44IW0398	CA 63	Whiteware			15	1.0	1
44IW0398	CA 63	Whiteware			15-20	9.3	3
44IW0398	CA 63	American Salt Glazed			25	6.3	1
44IW0398	CA 63	Bristol Slip/Albany Glaze			25	7.5	1
44IW0398	CA 63	Ironstone			20	4.7	2
44IW0398	CA 64	Brick				667.2	
44IW0398	CA 64	Vessel Glass	Purple (Solarized)	Machine Molded	30	7.5	1
44IW0398	CA 64	Bottle Glass	Purple (Solarized)	Blown in mold	45	33.6	1
44IW0398	CA 64	Bottle Glass	Purple (Solarized)		35	7.1	1
44IW0398	CA 64	Bottle Glass	Purple (Solarized)	Blown in mold	15-20	4.9	3
44IW0398	CA 64	Bottle Glass	Purple (Solarized)	Machine Molded	25	2.9	1
44IW0398	CA 64	Bottle Glass	Clear	Machine Molded	20	0.9	1
44IW0398	CA 64	Bottle Glass	Cobalt Blue	Blown in mold	30-10	2.4	1
44IW0398	CA 64	Bottle Glass	Light Aqua	Machine Molded	20	3.4	1
44IW0398	CA 64	Bottle Glass	Amber	Blown in mold	30	3.5	1
44IW0398	CA 64	Iron Other	Metal Fragment		25	12.1	1
44IW0398	CA 64	Iron Nail	Unidentified		45	10.5	1
44IW0398	CA 64	Whiteware			25	3.7	1
44IW0398	CA 64	Bristol Slip/Albany Glaze			30	5.0	1
44IW0398	CA 64	Ironstone			15	1.1	1
44IW0398	CA 64	Whiteware			15	0.6	1
44IW0398	CA 64	Whiteware			20-30	15.5	3
44IW0398	CA 64	Ironstone			15-30	16.8	1
44IW0398	CA 64	Ironstone			30	2.6	1
44IW0398	CA 65	Bottle Glass	White (Milky)	Machine Molded	40	19.9	1
44IW0398	CA 65	Bottle Glass	White (Milky)	Machine Molded	20	1.6	1
44IW0398	CA 65	Bottle Glass	Cobalt Blue	Machine Molded	20	1.9	1
44IW0398	CA 65	Bottle Glass	Light Aqua	Blown in mold	25-35	9.8	2
44IW0398	CA 65	Iron Other	Plow Tooth		90-50	151.4	3
44IW0398	CA 65	Ironstone			25	3.1	1
44IW0398	CA 65	Ironstone			20	3.4	2
44IW0398	CA 65	Whiteware			20	5.5	2
44IW0398	CA 65	Whiteware			25-30	13.5	2
44IW0398	CA 65	Refined Earthenware			20	1.2	1
44IW0398	CA 65	Bristol Slip/Albany Glaze			35-40	15.7	2
44IW0398	CA 66	Brick				127.9	
44IW0398	CA 67	Brick				41.2	
44IW0398	CA 67	Bottle Glass	Cobalt Blue	Blown in mold	15	0.8	1
44IW0398	CA 67	Iron Other	Plow Blade		100	278.7	1
44IW0398	CA 68	Brick				88.7	
44IW0398	CA 68	Iron Other	Stake		110	75.9	1

44IW0398	CA 68	Whiteware			25	2.5	1
44IW0398	CA 69	Flat Glass	Light Aqua		15	1.3	1
44IW0398	CA 69	Terra Cotta	Sewage Pipe		15	3.5	1
44IW0398	CA 70	Brick				27.4	
44IW0398	CA 70	Bottle Glass	Purple (Solarized)	Blown in mold	40	14.76	1
44IW0398	CA 70	Iron Other	Plow Blade Fragment			70	1
44IW0398	CA 70	Rockingham			15	0.38	1
44IW0398	CA 70	Earthenware			25	1.64	1
44IW0398	CA 71	Brick				13.4	
44IW0398	CA 71	Bottle Glass	Purple (Solarized)	Blown in mold	30	5.17	1
44IW0398	CA 71	Flat Glass	Light Aqua		20	1.08	1
44IW0398	CA 71	Terracotta	Sewer Pipe		30	3.58	1
44IW0398	CA 71	Iron Other	Plow Blade Fragment		40	14.5	1
44IW0398	CA 71	Whiteware			30	3.24	1
44IW0398	CA 71	Whiteware			30	8.19	1
44IW0398	CA 72	Brick				49.0	
44IW0398	CA 72	Bottle Glass	Purple (Solarized)	Blown in mold	10-40	13.94	5
44IW0398	CA 72	Vessel Glass	Purple (Solarized)	Machine Molded	15	0.78	1
44IW0398	CA 72	Flat Glass	Light Aqua		20	1.0	1
44IW0398	CA 72	Terracotta	Sewer Pipe		50-65	158.13	5
44IW0398	CA 72	Porcelain, Modern			10-5	1.88	2
44IW0398	CA 72	Whiteware			15	0.66	1
44IW0398	CA 72	Ironstone			45	21.72	2
44IW0398	CA 72	Ironstone			25-30	9.43	2
44IW0398	CA 73	Brick				720.5	
44IW0398	CA 73	Melted Glass	White (Milky)		25	5.31	1
44IW0398	CA 73	Lid	White (Milky)	Machine Molded	15	0.85	1
44IW0398	CA 73	Bottle Glass	Amber	Blown in mold	15-25	4.91	3
44IW0398	CA 73	Bottle Glass	Cobalt Blue	Blown in mold	20-25	3.86	2
44IW0398	CA 73	Bottle Glass	Purple (Solarized)	Blown in mold	45	26.99	1
44IW0398	CA 73	Bottle Glass	Purple (Solarized)	Blown in mold	10-50	30.19	14
44IW0398	CA 73	Bottle Glass	Purple (Solarized)	Blown in mold	25	3.64	1
44IW0398	CA 73	Bottle Glass	Light Aqua	Blown in mold	25-30	28.57	2
44IW0398	CA 73	Bottle Glass	Light Aqua	Blown in mold	20-35	15.59	5
44IW0398	CA 73	Flat Glass	Light Aqua		10-25	4.29	6
44IW0398	CA 73	Button	Four Hole	Prosser Pressed	10	0.33	1
44IW0398	CA 73	Slate	Slate Fragment		20	0.91	1
44IW0398	CA 73	Salt Glazed Stoneware	Sewer Pipe		55-65	98.82	2
44IW0398	CA 73	Iron Other	Plow Blade Fragment		35-60	71.24	2
44IW0398	CA 73	Bristol Slip/Albany Glaze			20-55	78.54	10
44IW0398	CA 73	Whiteware			15-20	2.32	2
44IW0398	CA 73	Ironstone			25-40	20.85	4
44IW0398	CA 73	Ironstone			20	1.77	1
44IW0398	CA 73	Ironstone			15-40	15.7	4
44IW0398	CA 73	Ironstone			10-55	55.5	11
44IW0398	CA 73	Rockingham			40	11.12	1
44IW0398	CA 73	Earthenware			40	7.68	1
44IW0398	CA 74	Brick				1036.6	
44IW0398	CA 74	Lid	White (Milky)	Machine Molded	30	3.8	1
44IW0398	CA 74	Bottle Glass	Amber	Machine Molded	20	0.85	1
44IW0398	CA 74	Bottle Glass	Yellow	Blown in mold	35	3.63	1
44IW0398	CA 74	Bottle Glass	Cobalt Blue		10	1.65	3
44IW0398	CA 74	Bottle Glass	Purple (Solarized)	Blown in mold	15-40	49.62	12
44IW0398	CA 74	Bottle Glass	Purple (Solarized)	Blown in mold	25	3.63	1
44IW0398	CA 74	Flat Glass	Light Aqua		15-30	19.47	17
44IW0398	CA 74	Bottle Glass	Light Aqua	Blown in mold	10-35	34.75	17
44IW0398	CA 74	Bottle Glass	Clear	Machine Molded	35-40	8.22	2
44IW0398	CA 74	Button	Four Hole	Prosser Pressed	15	0.69	1
44IW0398	CA 74	Button	Four Hole	Prosser Pressed	15	0.97	1
44IW0398	CA 74	Coal				7.92	2
44IW0398	CA 74	Terracotta	Sewer Pipe		20-50	45.15	4
44IW0398	CA 74	Porcelain	Insulator		55	48.86	1
44IW0398	CA 74	Iron Other	Plow Blade Fragment		60	57.29	1
44IW0398	CA 74	American Salt Glazed			40	14.34	1
44IW0398	CA 74	Bristol Slip/Albany Glaze			20-40	25.72	5
44IW0398	CA 74	Whiteware			50	23.94	1
44IW0398	CA 74	Whiteware			15-25	13.86	8
44IW0398	CA 74	Whiteware			15-40	15.07	5

44IW0398	CA 74	Whiteware			20-25	6.4	2
44IW0398	CA 74	Whiteware			35	7.32	1
44IW0398	CA 74	Ironstone			50	22.90	1
44IW0398	CA 74	Ironstone			20-30	9.23	3
44IW0398	CA 74	Ironstone			15-40	33.09	7
44IW0398	CA 74	European Hard Paste Porcleain			15-35	5.6	2
44IW0398	CA 74	European Hard Paste Porcleain			35	9.02	1
44IW0398	CA 74	Victorian Majolica	Hand Painted	Blue	40	8.98	1
44IW0398	CA 75	Brick				148.0	
44IW0398	CA 75	Bottle Glass	Cobalt Blue	Blown in mold	20	0.31	1
44IW0398	CA 75	Bottle Glass	Purple (Solarized)	Blown in mold	20-25	5.13	2
44IW0398	CA 75	Flat Glass	Light Aqua		10-25	3.06	4
44IW0398	CA 75	Bottle Glass	Light Aqua	Blown in mold	25-30	7.21	3
44IW0398	CA 75	Bottle Glass	Light Aqua	Blown in mold	25	2.94	1
44IW0398	CA 75	Terracotta	Sewer Pipe		35-65	80.33	3
44IW0398	CA 75	Iron Other	Plow Blade Fragment		65	59.07	1
44IW0398	CA 75	Bristol Slip/Albany Glaze			50	16.92	1
44IW0398	CA 75	Bristol Slip/Albany Glaze			40	9.2	1
44IW0398	CA 75	Rockingham			15	1.11	1
44IW0398	CA 75	Earthenware			20	1.54	1
44IW0398	CA 75	Whiteware			\20-30	12.14	5
44IW0398	CA 75	Ironstone			15-25	2.04	2
44IW0398	CA 76	Brick				478.4	
44IW0398	CA 76	Bottle Glass	Cobalt Blue	Machine Molded	10-15	1.0	2
44IW0398	CA 76	Bottle Glass	Amber	Blown in mold	10-20	1.95	2
44IW0398	CA 76	Bottle Glass	Light Aqua	Blown in mold	15-35	7.46	4
44IW0398	CA 76	Iron Other	Fragment		30-55	34.11	2
44IW0398	CA 76	Bristol Slip/Albany Glaze			25-30	8.54	2
44IW0398	CA 76	Bristol Slip/Albany Glaze			45	15.87	1
44IW0398	CA 76	Whiteware			35	4.14	1
44IW0398	CA 76	Ironstone			35	5.77	1
44IW0398	CA 77	Brick				51.7	
44IW0398	CA 77	Bottle Glass	Purple (Solarized)	Machine Molded	25	1.48	1
44IW0398	CA 77	Bottle Glass	Light Aqua	Blown in mold	15	0.68	1
44IW0398	CA 77	Bottle Glass	Light Aqua	Blown in mold	30	7.34	1
44IW0398	CA 77	Bristol Slip/Albany Glaze			30-40	33.34	4
44IW0398	CA 77	Whiteware			15-35	19.42	7
44IW0398	CA 78	Brick				0.7	
44IW0398	CA 78	Bottle Glass	Purple (Solarized)	Machine Molded	25	1.6	1
44IW0398	CA 78	Flat Glass	Light Aqua		20	0.65	1
44IW0398	CA 78	Iron Other	Bar Fragment		6.1	22.88	1
44IW0398	CA 78	Bristol Slip/Albany Glaze			35	12.13	1
44IW0398	CA 78	Ironstone			40	8.53	1
44IW0398	CA 79	Flat Glass	Light Aqua		25	1.64	1
44IW0398	CA 79	Ironstone			20	1.39	1
44IW0398	CA 80	Brick				6.3	
44IW0398	CA 80	Bottle Glass	Dark Green	Blown in mold	25	2.8	1
44IW0398	CA 80	Terra Cotta	Sewage Pipe		45	47.6	1
44IW0398	CA 80	Iron Other	Stake		80	87.5	1
44IW0398	CA 80	Bristol Slip/Albany Glaze			20	8.7	1
44IW0398	CA 81	Brick				27.2	
44IW0398	CA 81	Bottle Glass	Clear		10	0.6	1
44IW0398	CA 81	European Hard Paste Porcleain			20	1.4	1
44IW0398	CA 82	Brick				210.0	
44IW0398	CA 82	Bottle Glass	Light Aqua	Blown in mold	25	1.9	1
44IW0398	CA 82	Bottle Glass	Purple (Solarized)	Blown in mold	15	1.6	1
44IW0398	CA 82	Tooth	Other Mammal		15	3.3	1
44IW0398	CA 82	Ironstone			60	15.8	1
44IW0398	CA 83	Brick				351.5	
44IW0398	CA 83	Bottle Glass	Purple (Solarized)	Blown in mold	25	1.51	1
44IW0398	CA 83	Bottle Glass	Amber	Blown in mold	20	2.12	2
44IW0398	CA 83	European Hard Paste Porcleain	Decal	Pink, Green	20-40	5.02	2
44IW0398	CA 83	Ironstone			15-20	3.21	2
44IW0398	CA 84	Brick				410.4	
44IW0398	CA 84	Bottle Glass	Amber	Blown in mold	20	1.9	1
44IW0398	CA 84	Bottle Glass	Clear	Blown in mold	20-30	12.0	2
44IW0398	CA 84	Bottle Glass	Aqua	Blown in mold	35	7.1	1
44IW0398	CA 84	Bottle Glass	Purple (Solarized)	Blown in mold	30-10	8.8	4

44IW0398	CA 84	Bottle Glass	Purple (Solarized)	Blown in mold	50	13.1	1
44IW0398	CA 84	Bottle Glass	Light Aqua	Blown in mold	35-10	19.8	9
44IW0398	CA 84	Porcelain	Figurine Part		15	0.9	1
44IW0398	CA 84	Iron Other	Metal Fragments		50-35	231.9	3
44IW0398	CA 84	Whiteware			15-20	1.9	2
44IW0398	CA 84	Bristol Slip/Albany Glaze			35	15.2	1
44IW0398	CA 84	European Hard Paste Porcleain			25	2.6	1
44IW0398	CA 84	Whiteware			15	0.7	1
44IW0398	CA 84	Ironstone			55	20.1	1
44IW0398	CA 84	Ironstone			15-25	10.7	4
44IW0398	CA 84	Bristol Slip/Albany Glaze			45-50	25.8	2
44IW0398	CA 85	Brick				1260.0	
44IW0398	CA 85	Bottle Glass	Purple (Solarized)	Blown in mold	20	3.8	2
44IW0398	CA 85	Flat Glass	Purple (Solarized)	Blown in mold	25	6.5	1
44IW0398	CA 85	Bottle Glass	Purple (Solarized)	Machine Molded	20	1.7	1
44IW0398	CA 85	Bottle Glass	Light Aqua	Blown in mold	25	2.2	1
44IW0398	CA 85	Bottle Glass	Light Aqua	Machine Molded	35	6.1	1
44IW0398	CA 85	Bottle Glass	Light Aqua	Blown in mold	45	16.8	1
44IW0398	CA 85	Bottle Glass	White (Milky)	Machine Molded	20	1.0	1
44IW0398	CA 85	Bottle Glass	Light Aqua	Blown in mold	30-15	6.7	2
44IW0398	CA 85	Bottle Glass	Clear	Blown in mold	15	1.7	1
44IW0398	CA 85	Bottle Glass	Light Aqua	Blown in mold	15-20	4.2	4
44IW0398	CA 85	Bottle Glass	Clear	Machine Molded	15	1.4	1
44IW0398	CA 85	Button	Four Hole	Prosser Pressed	10	0.5	1
44IW0398	CA 85	Terra Cotta	Sewage Pipe		45	36.2	1
44IW0398	CA 85	Clay	Marble		10	2.9	1
44IW0398	CA 85	Terra Cotta	Sewage Pipe		50	28.9	1
44IW0398	CA 85	Iron Other	Plow Tooth		70	62.4	1
44IW0398	CA 85	Bristol Slip/Albany Glaze			40	20.9	1
44IW0398	CA 85	Bristol Slip/Albany Glaze			15-45	17.9	4
44IW0398	CA 85	Ironstone			20	3.5	2
44IW0398	CA 85	Whiteware			15-25	8.9	5
44IW0398	CA 86	Brick				325.2	
44IW0398	CA 86	Bottle Glass	Cobalt Blue		15-10	1.3	4
44IW0398	CA 86	Bottle Glass	Light Aqua	Blown in mold	20	1.6	1
44IW0398	CA 86	Bottle Glass	Purple (Solarized)	Machine Molded	15-20	3.6	2
44IW0398	CA 86	Bottle Glass	Purple (Solarized)	Blown in mold	25-30	4.2	2
44IW0398	CA 86	Bottle Glass	Purple (Solarized)		15	2.4	1
44IW0398	CA 86	Bottle Glass	Light Aqua	Blown in mold	25	4.5	1
44IW0398	CA 86	Bottle Glass	Clear		10	0.1	1
44IW0398	CA 86	Terra Cotta	Sewage Pipe		65	79.5	1
44IW0398	CA 86	Iron Other	Metal Fragment		75-30	155.6	3
44IW0398	CA 86	Bristol Slip/Albany Glaze			25	11.3	1
44IW0398	CA 86	European Hard Paste Porcleain			15-10	1.4	2
44IW0398	CA 86	Whiteware			25	6.1	1
44IW0398	CA 86	American Salt Glazed			25	10.9	1
44IW0398	CA 86	Whiteware			15	0.8	1
44IW0398	CA 87	Brick				462.9	
44IW0398	CA 87	Bottle Glass	Light Aqua	Blown in mold	25-35	10.5	3
44IW0398	CA 87	Bottle Glass	Purple (Solarized)	Blown in mold	40	9.0	1
44IW0398	CA 87	Bottle Glass	Amber	Blown in mold	45	14.9	1
44IW0398	CA 87	Projectile Point	Quartz		25	4.1	1
44IW0398	CA 87	Iron Other	Metal Fragment		35	7.4	1
44IW0398	CA 87	Whiteware			15-25	3.1	2
44IW0398	CA 87	Whiteware			25	3.4	1
44IW0398	CA 87	English Soft Paste Porcleain			15	0.4	1
44IW0398	CA 88	Brick				27.6	
44IW0398	CA 88	Bottle Glass	Clear	Blown in mold	15	1.3	1
44IW0398	CA 88	Bottle Glass	Purple (Solarized)	Blown in mold	25	9.1	1
44IW0398	CA 88	Bottle Glass	Cobalt Blue	Blown in mold	20	2.5	1
44IW0398	CA 88	Terra Cotta	Sewage Pipe		50	34.6	1
44IW0398	CA 89	Brick				27.6	
44IW0398	CA 89	Terra Cotta	Sewage Pipe		40-30	39.9	2
44IW0398	CA 90	Brick				148.7	
44IW0398	CA 90	Bottle Glass	Purple (Solarized)	Blown in mold	30	3.97	1
44IW0398	CA 90	Ironstone			30	3.31	1
44IW0398	CA 91	Brick				22.2	
44IW0398	CA 91	Bottle Glass	Purple (Solarized)	Machine Molded	25	2.13	1

44IW0398	CA 91		Yellowware			45		9.01	1
44IW0398	CA 92		Brick					61.8	
44IW0398	CA 92		Bottle Glass	Light Aqua	Blown in mold	20-30		3.34	2
44IW0398	CA 92		Ironstone			15-35		6.08	2
44IW0398	CA 92		Whiteware			20		2.39	2
44IW0398	CA 92		Bristol Slip/Albany Glaze			50		31.99	1
44IW0398	CA 93		Brick					9.2	
44IW0398	CA 93		Bottle Glass	Purple (Solarized)	Blown in mold	30		4.2	1
44IW0398	CA 93		Iron Other	Metal Fragment		50		21.6	1
44IW0398	CA 93		Iron Nail	Unidentified			25	4.4	1
44IW0398	CA 94		Brick					34.4	
44IW0398	CA 95		Bottle Glass	Light Aqua	Blown in mold	25		1.41	1
44IW0398	CA 95		Bottle Glass	Purple (Solarized)	Blown in mold	20		2.2	1
44IW0398	J12	A	Brick					6.5	
44IW0398	J13	A	Brick					4.3	
44IW0398	J3		Brick					51.5	
44IW0398	J5		Brick					5.0	
44IW0398	J5	A	Flat Glass	Light Aqua		15		0.53	1
44IW0398	J5	A	Bottle Glass	Light Aqua		10		0.21	1
44IW0398	J5	A	Bottle Glass	Clear	Machine Molded	25		1.33	1
44IW0398	J6	A	Brick					9.7	
44IW0398	J6	A	Flat Glass	Clear		10		0.4	2
44IW0398	J6	A	Bottle Glass	Clear		15		0.2	1
44IW0398	J6	A	Bottle Glass	Clear	Machine Molded	10		0.5	1
44IW0398	J6	A	Bottle Glass	Amber	Blown in mold	25		1.3	1
44IW0398	J6	A	Iron Other	Fragments		25-50		69.3	2
44IW0398	J6	A	Whiteware			15-10		0.6	2
44IW0398	J6	A	Ironstone			20		0.6	1
44IWI0399	T25-8	A	Bottle Glass	Amber	Machine Molded	55-60		44.5	2
44IWI0399	T25-8	A	Bottle Glass	Clear	Machine Molded	25-40		3.61	2
44IWI0399	T25-8	A	Bottle Glass	Light Green	Machine Molded	30		2.95	1
44IWI0399	T25-8 RN	A	Paper	Wallpaper		35-55		1.3	3
44IWI0399	T25-8 RN	A	Iron Nail	Wire			40-85	21.1	3
44IWI0399	T25-8 RN	A	Iron Nail	Unidentified			50	3.3	1
44IWI0399	T25-8 RS	A	Bottle Glass	Clear	Machine Molded	50		16.0	1
44IWI0399	T25-8 RS	A	Bottle Glass	Clear	Machine Molded	25		2.8	1
44IWI0399	T25-8 RS	A	Bottle Glass	Clear	Machine Molded	20-35		8.0	6
44IWI0399	T25-8 RS	A	Bottle Glass	Amber	Machine Molded	15		1.1	2
44IWI0399	T25-8 RS	A	Bottle Glass	Amber	Blown in mold	40		3.2	1
44IWI0399	T25-8 RS	A	Bottle Glass	Clear		10		0.2	2
44IWI0399	T25-8 RS	A	Iron Other	Fragments		10		1.9	3
44IWI0399	T25-8 RS	A	Iron Other	Wire		65-30		18.1	7
44IWI0399	T25-8 RS	A	Iron Other	Staple		25		3.1	1
44IWI0399	T25-8 RS	A	Iron Nail	Unidentified			25-40	3.9	2
44IWI0399	T26-7	A	Bottle Glass	Clear	Machine Molded	20-35		7.54	2
44IWI0399	T26-7	A	Bottle Glass	Clear	Machine Molded	40		9.15	1
44IWI0399	T26-7 RE	A	Brick					1.5	
44IWI0399	T26-7 RE	A	Bottle Glass	Clear	Machine Molded	40		10.1	1
44IWI0399	T26-7 RE	A	Bottle Glass	Clear	Machine Molded	40-20		17.1	8
44IWI0399	T26-7 RE	A	Bottle Glass	Clear	Blown in mold	20-30		6.5	4
44IWI0399	T26-7 RE	A	Iron Other	Wire		40-30		2.9	2
44IWI0399	T26-7 RE	A	Iron Nail	Unidentified			25-50	6.3	2
44IWI0399	T26-7 RS	A	Bottle Glass	Clear	Blown in mold	30-10		8.6	8
44IWI0399	T26-7 RS	A	Bottle Glass	Clear	Blown in mold	55		6.1	1
44IWI0399	T26-7 RS	A	Bottle Glass	Clear	Blown in mold	40		2.4	1
44IWI0399	T26-7 RS	A	Bottle Glass	White (Milky)	Machine Molded	15		0.1	1
44IWI0399	T26-7 RS	A	Iron Other	Metal Fragments		10-35		17.2	3
44IWI0399	T26-7 RS	A	Iron Other	Wire		50-30		3.3	2
44IWI0399	T26-7 RS	A	Iron Nail	Wire			55	3.6	1
44IWI0399	T26-7 RS	A	Iron Nail	Cut			40	2.6	1
44IWI0399	T26-7 RS	A	Iron Nail	Unidentified			10-55	25.7	15
44IWI0399	T26-7 RS	A	Whiteware	Hand Painted	Brown	20		1.2	1
44IWI0399	T26-8	A	Bottle Glass	Light Aqua	Blown in mold	30-20		4.4	2
44IWI0399	T26-8	A	Glass	Black Marble		10		3.1	1
44IWI0399	T26-8 RN		Brick					3.1	
44IWI0399	T26-8 RN	A	Bottle Glass	Clear	Machine Molded	10-25		1.2	3
44IWI0399	T26-8 RN	A	Bottle Glass	Amber	Blown in mold	15-30		12.8	6
44IWI0399	T26-8 RN	A	Iron Other	Fragment		30		3.9	1

44IWI0399	T26-8 RN	A	Iron Other	Wire		50-30	10.6	3
44IWI0399	T26-8 RN	A	Iron Nail	Unidentified		15-35	8.3	7
44IWI0399	T27-5	B	Bottle Glass	Clear	Machine Molded	60	19.8	1
44IWI0399	T27-5 RE	A	Bottle Glass	Clear	Blown in mold	20	0.9	1
44IWI0399	T27-5 RE	A	Bottle Glass	Clear	Machine Molded	25-10	1.9	2
44IWI0399	T27-5 RE	A	Bottle Glass	Clear	Machine Molded	15	0.5	1
44IWI0399	T27-5 RE	A	Bottle Glass	Clear	Blown in mold	25-20	10.0	4
44IWI0399	T27-5 RE	A	Iron Other	Wire		100	3.5	1
44IWI0399	T27-5 RE	A	Iron Other	Wire		60-30	4.6	2
44IWI0399	T27-5 RE	A	Iron Nail	Unidentified		25	0.8	1
44IWI0399	T27-5 RE	A	Iron Nail	Unidentified		45	3.4	1
44IWI0399	T27-5 RS	A	Bottle Glass	Clear	Machine Molded	20	0.77	1
44IWI0399	T27-5 RS	A	Iron Other	Wire		15.5	21.29	1
44IWI0399	T27-5 RS	A	Iron Nail	Unidentified		2.1-4.:	9.25	4
44IWI0399	T27-6	A	Bottle Glass	Clear	Machine Molded	35	4.82	1
44IWI0399	T27-6 RE	A	Bottle Glass	Clear	Blown in mold	30	4.3	1
44IWI0399	T27-6 RW	A	Bottle Glass	Amber	Blown in mold	25	2.0	1
44IWI0399	T27-6 RW	A	Bottle Glass	Clear	Machine Molded	55	4.7	1
44IWI0399	T27-6 RW	A	Iron Other	Metal Fragments		15	1.3	2
44IWI0399	T27-7	B	Bottle Glass	Amber	Machine Molded	15-25	2.0	2
44IWI0399	T27-7	B	Bottle Glass	Amber	Machine Molded	30	1.3	1
44IWI0399	T27-7	B	Bottle Glass	Clear	Machine Molded	35-10	5.8	1
44IWI0399	T27-7	B	Bottle Glass	Clear	Machine Molded	25	0.7	1
44IWI0399	T27-7	B	Bottle Glass	Clear	Machine Molded	25	1.2	1
44IWI0399	T27-7	B	Bottle Glass	Clear	Blown in mold	10-15	1.1	2
44IWI0399	T27-8	A	Bottle Glass	Clear	Machine Molded	20	1.8	1
44IWI0399	T27-9	A	Bottle Glass	Clear	Machine Molded	40	6.5	1
44IWI0399	T27-9 RE	A	Bottle Glass	Clear	Machine Molded	15-30	3.1	3
44IWI0399	T27-9 RE	A	Bottle Glass	Clear	Blown in mold	30	2.0	1
44IWI0399	T27-9 RE	A	Bottle Glass	Amber	Blown in mold	20-30	2.3	2
44IWI0399	T27-9 RE	A	Iron Other	Wire		70-35	21.6	9
44IWI0399	T27-9 RE	A	Iron Nail	Wire		60	5.4	1
44IWI0399	T27-9 RE	A	Iron Nail	Unidentified		10-35	3.3	4
	T22-10	A	Bottle Glass	Clear	Machine Molded	80	32.5	1
	T22-10	A	Bottle Glass	Clear	Machine Molded	10-45	34.0	6

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DWAYNE W. PICKETT, RPA
34 St Simons Dr.
Bluffton, SC 29910
Phone: (843) 422-5556
Email: dwayne.pickett@gmail.com

EDUCATION:

M.A. in Anthropology, The College of William & Mary

EMPLOYMENT:

2023-Present **Assistant Director of Cultural Resources**, *Hurt & Proffit, Lynchburg, VA*

- Plan, coordinate, and manage numerous archaeological projects.
- Successfully bid on archaeological projects by coming up with competitive budget proposals.
- Direct and organize field excavations as well as supervise archaeological technicians and Crew Chiefs.
- Compile background research in publishable format.
- Author detailed reports as well as proposals and marketing material.
- Coordinate with clients, landowners, and review agencies resulting in the timely completion of projects.

2007-Present **Director,** *Pickett Educational Resources LLC, Bluffton, SC*

- Develop, schedule, and teach educational programs for K-12 students and adults with museums, local schools and homeschool groups.
- Work with museums to create unique and insightful programs using real and replica artifacts.
- Prepare written lesson plans for teaching interdisciplinary history and archaeology courses as well as for educational DVDs.
- Write and present lectures for mainstream and academic audiences.
- Maintain website and conduct online marketing as well as use social media to promote educational DVDs that the company produced.
- Create proposals and cost-effective budgets for programs.

2002-2023 **Cultural Resource Specialist**, Self-Employed, Bluffton, SC

- Successfully bid on archaeological projects by coming up with competitive budget proposals.
- Direct and organize field excavations as well as supervise archaeological technicians and volunteers.
- Catalogue artifacts and prepared them for curation in accordance with federal standards set by the National Park Service's 36 CFR Part 79.
- Help local historical sites with identifying, cataloging and preserving collections including a letter by Thomas Jefferson valued at $700,000.
- Conduct historical research, author reports as well as give lectures.
- Coordinate efforts between multiple agencies and landowners resulting in assured cooperation and the timely completion of projects.

2000-2002 **Project Manager**, *TRC Garrow and Associates, Inc., Durham, NC*

- Team leader who arranged, organized and directed multiple archaeological projects.
- Complied information from various sources, wrote reports and proposals.
- Prepared artifacts for curation in accordance with federal standards.
- Presented research findings at professional conferences and to the public.

1998-2000 **Assistant Director**, *CHRS, Inc., North Wales, PA*

- Planned, coordinated, and managed numerous archaeological projects as a team leader.
- Complied background research in publishable format.
- Prepared artifacts for curation in accordance with federal standards set forth by the National Park Service's 36 CFR Part 79.
- Authored detailed reports as well as proposals and marketing material.
- Presented research findings at professional conferences and to the public.
- Coordinated with clients, landowners, and review agencies resulting in the timely completion of projects.

1993-1998 **Project Director**, *Colonial Williamsburg, Williamsburg, VA*

- Planned, organized and managed multiple archaeological projects.
- Conducted intensive historical research and wrote reports.
- Developed and lead educational programs.
- Cataloged and accessioned artifacts and prepared them for curation.
- Gave public and professional lectures.
- Taught advanced archaeological field school.

VOLUNTEER EXPERIENCE:

2013-2020 **Instructor**, *Osher Lifelong Learning Institute at University of South Carolina Beaufort, SC*

- Taught classes on 16th and 17th history of the southeastern United States and Beaufort County, South Carolina.
- Classes were based on two books that I have written or co-authored.

2018-2019 **President Board of Directors**, *Lowcountry Montessori, Beaufort, SC*

- Provided direction for achieving the school's mission statement.
- Served on Fundraising Committee.
- Strengthen programs and services to achieve academic goals.
- Evaluated performance of the Director.

MEMBERSHIPS:

Register of Professional Archaeologists (RPA)
Society for Historical Archaeology
National Trust for Historic Preservation

SELECT PUBLICATIONS:

Phase III Archaeological Excavation of the Mead's Tavern Basement (44CP0244), Campbell County, Virginia. Prepared for Liberty University, Lynchburg, Virginia. In progress.

Phase I Archaeological Survey of the Proposed Springfield Solar Site. Westmoreland County, Virginia. Prepared for Springfield Solar LLC, Charlottesville, Virginia. October 2021. Archaeological Survey of the Banister River, Pittsylvania County, Virginia. Prepared for the Virginia Department of Historic Resources, Richmond. September 2021.

Phase I Archaeological Survey of the Proposed Dry Bridge Energy Center, LLC Chesterfield County, Virginia. Prepared for Dry Bridge Energy, LLC Charlottesville, Virginia. January 2021.

Captain William Hilton and the Founding of Hilton Head Island. The History Press. July 1, 2019

Archaeological Survey in Advance of Construction Activities at the Morris Center for Lowcountry Heritage Ridgeland, South Carolina. Prepared for The Morris Center for Lowcountry Heritage. June 2018.

Going Green at Jamestown. *Dig Magazine*. July 1, 2014

The European Struggle to Settle North America: Colonizing Attempts by England, France and Spain, 1521-1608. McFarland. Feb 8, 2011

Pivotal Decisions in American History: Revolution or Resolution? Bacon's Rebellion in Virginia 1676. Educational DVD. © Pickett Educational Resources LLC. 2008

Meet Joan Peirce "an honest, industrious woman" Living History at Historic Jamestowne. Educational DVD. © Pickett Educational Resources LLC. 2007

Archaeological Excavations and Monitoring of Construction Activities at Historic Elk Landing, Elkton, Maryland. Aug. 2004.

Historical and Archaeological Research into the Entrance Avenue to Tryon Palace Historic Sites & Gardens New Bern, North Carolina. Tryon Palace research publication. Oct. 2003

Limited Archaeological Testing Within the Foundation of the Log Structure at Historic Elk Landing, Elkton Maryland. For the Historic Elk Landing Foundation, Inc. Oct. 2002.

Archaeological Survey and Testing at Historic Elk Landing, Elkton Maryland. For the Historic Elk Landing Foundation, Inc. Aug. 2002.

Maryland's War of 1812 Battlefield Sites: An Archaeological Assessment. *Maryland Humanities*. Sept 2001

Archaeology of the Tucker House Revisited: Recent Excavations of the Kitchen. *Bermuda Journal of Archaeology and Maritime History*. Volume 10. Oct. 1998

Phase III Data Recovery in Advance of Waterproofing Activities at Site 44YO755, the Thomas Pate House, Yorktown, Virginia. Department of Archaeological Research Publications, Colonial Williamsburg Foundation. Jan. 1998

The John Page House Site: An Example of the Increase in Domestic Brick Architecture in Seventeenth-Century Tidewater Virginia. Masters Thesis. Dec. 1996

Changing Landscapes: Recent Excavations at the John Page House Site. *The Colonial Williamsburg Interpreter*, volume 16 number 4, pages 9-13. Dec. 1995

CONFERENCE PAPERS:

"It was a busy bustling place": The Rise and Decline of Commerce at Elk Landing. Paper presented at the Society for Historical Archaeology conference, January 2003, Providence, Rhode Island.

Frenchtown to Elkton: Upland Investigations of the War of 1812 in Maryland. Paper presented at the Society for Historical Archaeology conference, January 2001, Long Beach California.

Mr. Madison's War: An Archaeological Assessment of Maryland's War of 1812 Battlefield Sites. Paper presented at the American Battlefield Protection Program conference, November 2000, Baltimore Maryland.

The John Page House Site: An Artifactual Analysis of a Colonial Chesapeake Home. Paper presented at the Society for Historical Archaeology Conference, January 1997, Corpus Christi, Texas.

The John Page House Site: 1996 Update. Paper presented at the Jamestown Conference, November 1996, Jamestown, Virginia.

Changing Landscapes: The Adoption of Brick Architecture in Seventeenth-Century Tidewater Virginia. Paper presented at the Society for Historical Archaeology Conference, January 1996, Cincinnati, Ohio.

Excavations at the John Page House Site. Paper presented at the Jamestown Conference, November 1995, Jamestown, Virginia.

COMMONWEALTH of VIRGINIA

Travis A. Voyles
Acting Secretary of Natural and Historic Resources

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director
Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

August 10, 2023

Melissa Schmidt
Hurt & Proffitt
2524 Langhorne Road
Lynchburg, VA 24501

RE: Courthouse Highway Solar
Isle of Wight County, VA
DHR File No. 2023-4205

Dear Ms. Schmidt:

DHR received for review two reports titled *A Reconnaissance Architecture Survey, Courthouse Highway Solar Site Isle of Wight County, Virginia*, and *Archaeological Survey, Courthouse Highway Solar Site Isle of Wight County, Virginia,* prepared by Hurt & Proffitt (H&P), on behalf of Courthouse Highway Solar 1, LLC. There is no indication in the submission that the applicant will apply to the Department of Environmental Quality for a Permit-by-Rule to construct and operate a small solar project or seek a Certificate of Public Convenience and Necessity (CPCN) from the Virginia State Corporation Commission (SCC). We provide the following comments as technical assistance to assess potential impacts to historic properties.

Archaeology

H&P submitted a phase I archaeological survey report to DHR for review. The archaeological survey identified three (3) previously unrecorded sites with nineteenth- and twentieth-century diagnostic materials, seven (7) isolated post-colonial historic artifact loci, and two isolated precolonial Native American artifacts. The isolated finds are not considered archaeological sites are not eligible for listing in the Virginia Landmarks Register (VLR) or the National Register of Historic Places (NRHP). A phase II evaluation is necessary for DHR to provide a formal recommendation of eligibility for an archaeological site. Therefore, there is insufficient information to evaluate the eligibility of sites 44IW0397, 44IW0398, and 44IW0399 for listing in the VLR and NRHP. However, DHR concurs with the consultant's recommendation that archaeological deposits with the APE associated with these resources do not appear to retain sufficient integrity to contribute significant information to the understanding of history. These deposits are unlikely to contribute to the overall eligibility of any of the identified archaeological sites. No additional archaeological investigations are recommended.

Architecture:
H&P submitted an architectural survey to DHR for review and this survey met DHR's QA/QC standards on July 11, 2023. The architectural survey included one (1) previously recorded resource and thirteen (13) newly identified resources within the area of potential effects (APE) for the project. None of the resources are recommended to be eligible for National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR) listing.

H&P recommends Wilson House (DHR ID # 046-0052) eligible for VLR/NRHP listing and it is DHR's opinion that the resource is potentially eligible and further survey is needed to formally determine the eligibility status. DHR recommends an intensive level survey, although this is likely outside the scope of this project. H&P recommends no adverse impact to 046-0052 and DHR concurs. Please see eligibility and impact details in the Architectural Table below.

If you have any questions or comments regarding the project in general or our review of this project, please do not hesitate to contact me via email at adrienne.birge-wilson@dhr.virginia.gov or via telephone at (804) 482-6092.

Sincerely,

Adrienne Birge-Wilson, Architectural Historian
Review and Compliance Division

Architectural Table

DHR ID #	Resource Name	H&P Eligibility	DHR Eligibility	H&P Impact	DHR Impact
046-0052	Wilson House	**Eligible**	**Potentially Eligible**	No Adverse	No Adverse Impact
046-5790	House	Not Eligible	Not Eligible	N/A	N/A
046-5791	House	Not Eligible	Not Eligible	N/A	N/A
046-5792	House	Not Eligible	Not Eligible	N/A	N/A
046-5793	House	Not Eligible	Not Eligible	N/A	N/A
046-5794	House	Not Eligible	Not Eligible	N/A	N/A
046-5795	House	Not Eligible	Not Eligible	N/A	N/A
046-5796	House	Not Eligible	Not Eligible	N/A	N/A
046-5797	House	Not Eligible	Not Eligible	N/A	N/A
046-5798	Farm	Not Eligible	Not Eligible	N/A	N/A
046-5799	House	Not Eligible	Not Eligible	N/A	N/A
046-5800	House	Not Eligible	Not Eligible	N/A	N/A
046-5801	House	Not Eligible	Not Eligible	N/A	N/A
046-5802	Barn	Not Eligible	Not Eligible	N/A	N/A

TABLE KEY:	Warrants Mitigation	Needs Attention	**DHR does not concur**

TABLE KEY:	Warrants Mitigation	Needs Attention	**DHR does not concur**

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

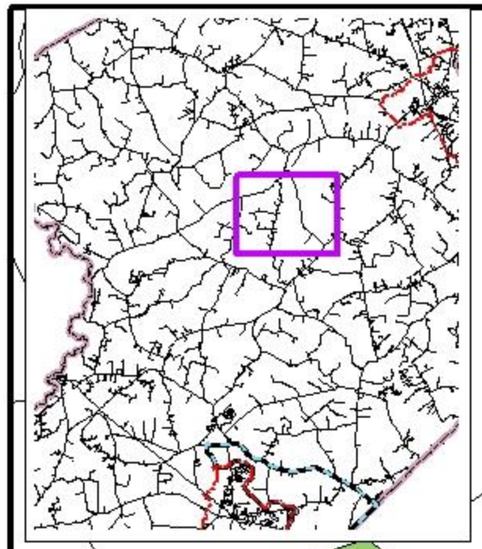
Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

CUP-3-23 - Conditional Use Permit- Location Map

CUP-3-23 - Conditional Use Permit- Location Closeup Map

CUP-3-23 - Conditional Use Permit - Zoning Map



HARRY WILSON ROAD

COURTHOUSE HIGHWAY

BOB WHITE ROAD

POOR HOUSE ROAD

JOLLY CIRCLE

SITE

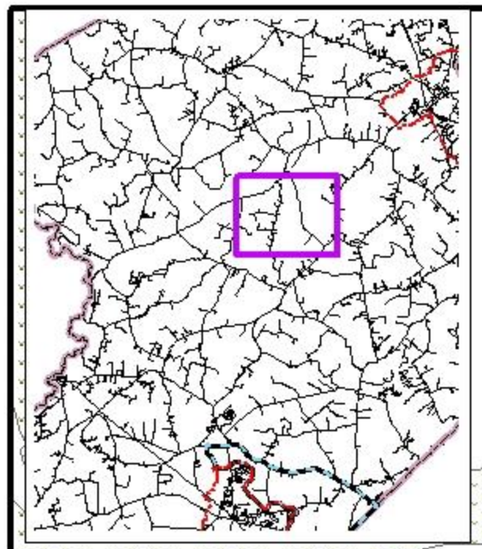
N

0 500 1,000 Feet

Legend

- C-GC
- C-UR
- GC
- GI
- GIC
- LC
- LI
- NC
- PD-MH
- PD-MX
- PD-R
- RAC
- ROAD
- RR
- SE
- SR
- TOWN
- UR
- VC

CUP-3-23 - Conditional Use Permit - Land Use Map



HARRY WILSON ROAD
COURTHOUSE HIGHWAY
BOB WHITE ROAD
POOR HOUSE ROAD
JOLLY CIRCLE
ORB
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SITE
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VC

PLANNING REPORT

APPLICATION:

Application of Courthouse Hwy Solar 1, LLC, applicant, and Micheal S. Doggett, property owner, for a conditional use permit for a major utility service, specifically a 3 MW utility-scale solar energy generation facility, on eighteen acres located at 16419 Courthouse Highway with tax parcel number 39-01-017 in the Rural Agricultural Conservation (RAC) zoning district. The application includes a request to withdraw eighteen acres from the Courthouse Agricultural/Forestal District.

ELECTION DISTRICT:

District 3

LOCATION:

The proposed project address is 16419 Courthouse Highway (Rte.258). The access road to the site is located on Poorhouse Road. To the West of the site is the county complex. The current use of the property is agriculture. There are few parcels of residential development to the northwest of the site along Courthouse Highway. There is additional agriculture land with scattered residential development to the east along Poorhouse Road. A property location map is attached to this staff report.

BACKGROUND:

The project is sited on a parcel consisting of approximately 148 acres primarily consisting of pastures and agricultural fields. The property is in the RAC zoning district. Not all acreage comprising this parcel is proposed for the solar facility. The remaining 130.97 acres not proposed as part of the facility will continue to be used for agriculture.

On October 4, 2023, the Agricultural and Forestal District Advisory Committee held a public meeting to consider the withdrawal approximately eighteen acres of land from the Courthouse Agricultural/Forestal District. The Committee recommended approval of the request.

DESCRIPTION:

The applicant has proposed a three megawatt (MW) solar energy generation facility the northwest portion of the property. Any acreage of the property not within the project area will remain in their current uses. An existing electric line that bisects the project area will also serve as the interconnection point. The project will consist of solar panels along with their racking systems and metal posts, inverters, and fencing.

A perimeter fence containing approximately 14.8 acres will encompass the solar panels and ancillary equipment and will be harmonious with the rural agricultural and historical character of the County. An existing access road will be stabilized to serve the solar facility and the remaining agricultural operation. The site will bolster the existing vegetation present and provide screening around the site in accordance with the County's requirements.

Public Facility Impacts:

There is some concern from the Virginia Department of Transportation (VDOT) with the ability of the existing secondary road infrastructure to support the construction traffic loads for projects of this nature.

Any roadway damage within the right-of-way which occurs after project construction begins will be documented and analyzed by both the applicant and VDOT. All costs for damage repairs will be paid by the applicant. The approved truck route will be monitored and enforced as a condition of approval, with permit revocation an option if violations occur.

In establishing the use, the enjoyment of neighboring properties may also be temporarily impacted by construction traffic and noise generation.

In order to ensure adequate provision of emergency services, the Fire/EMS Department has reviewed this application and has no concerns. The applicant has proposed to submit an Emergency Response Plan with the submission of the Preliminary Site Development Plan. The plan shall include a training program to be provided, at the discretion of the County, to County emergency responders with regard to safety for on-site emergency response. The applicant shall install Knox Box or other remote access technology at the facility access gates. The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility. A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site map, evacuation routes and muster points, emergency response chain of command, directions to the closest hospital, coordinates to closest designated life flight landing area, and other pertinent information associated with the facility during an emergency response.

Environmental Assessment:

The project lies within the in the County's Chesapeake Bay Preservation Area (CBPA) Overlay District. There are no impacts proposed to any wetlands, resource protection area or floodplain with this project.

Courthouse Hwy Solar retained Labella to prepare an Environmental Protected Resources Assessment for the project in November 2022. The project is situated within an existing hay field that will not require any deforestation which will not remove any potential habitat to the Northern Long-Eared, Little Brown and Tricolored bats. State agency responses to the submitted assessments have been attached to this staff report

Cultural Resources Assessment:

A Phase 1 Cultural Resources Survey of the project area was conducted by Hurt & Proffitt (H&P). This report was sent by the applicant to the Virginia Department of Historic Resources (VDHR) for their review and concurrence with the survey findings and recommendations. A letter from VDHR was provided with the application and is included as an attachment to this staff report. The letter was provided as technical assistance to assess potential impacts to historic properties.

The archaeological survey identified three previously unrecorded sites with nineteenth- and twentieth-century diagnostic materials, seven isolated post-colonial historic artifact loci, and two isolated pre-colonial Native American artifacts. The isolated finds are not considered archaeological sites and are not eligible for listing in the Virginia Landmarks Register (VLR) or the National Register of Historic Places (NRHP). A phase II evaluation is necessary for DHR to provide a formal recommendation of eligibility for an archaeological site. Therefore, there is insufficient information to evaluate the eligibility of the three sites (44IW0397, 44IW0398, and 44IW0399) for listing in the VLR and NRHP. However, DHR concurs with the consultant's recommendation that the archaeological deposits within the area of potential effects (APE) do not appear to retain sufficient integrity to contribute significant information to the understanding of history. These deposits are unlikely to contribute to the overall eligibility of any of the identified archaeological sites. No additional archaeological investigations are recommended.

The architectural survey included one previously recorded resource and thirteen newly identified resources within the APE for the project. None of the newly identified resources are recommended to be eligible for National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR) listing. H&P recommends Wilson House (DHR ID # 046-0052) eligible for VLR/NRHP listing, and it is DHR's opinion that the resource is potentially eligible and further survey is needed to formally determine the eligibility status. DHR recommends an intensive level survey, although this is likely outside the scope of this project. H&P recommends no adverse impact to 046-0052 and DHR concurs.

Economic Impact Assessment:

The proposed project area is 18.23 acres consisting of 14.21 acres within the fenced area, 1.8 acres within landscape/buffer areas, and the remaining 2.22 acres as open and unfenced areas within an easement. The remaining 130 acres (88%) of the parcel will continue to be used for agricultural purposes.

Per the applicants analysis, the land is assessed at $334 per acre in Land Use with a tax rate of 0.85 per $100. The current taxes generated from the facility (18.23 acres) is around $51 to the County. The County currently receives approximately $51 per year in real estate taxes from the proposed facility area.

Staff sent the project's fiscal impact analysis to the Commissioner of Revenue for review. The Commissioner of Revenue stated that because of the wattage, the project will not be assessed by the State Corporation Commission. Instead, the assessment will be performed locally by the Commissioner of the Revenue.

The real estate tax estimate appears to be based on the entire parcel being subject to rollback taxes. Rollback taxes are assessed on property that is either rezoned or has a change in use. The conditional use application is for 18.23 acres of land, and the rollback taxes will be assessed once construction on the project begins. Courthouse Hwy Solar will be assessed only for the 18.23 acres and not the entire 148.97 acres of the parcel. The study incorrectly estimates the one-time rollback taxes to be $2,700. Based on the 18.23 acres for the conditional use permit, the rollback taxes will be $238.12. Additionally, the study estimates the real estate taxes based on the $0.85 tax rate, which was in effect prior to July 1, 2023. The current tax rate has been reduced to $0.71, resulting in a reduction in revenue from $2,384.31 to $1,966.00 annually. The corrected tax will have a negative impact on the 2% per year increase in real estate taxes, as presented in their fiscal study, since the base year revenue will be lower than estimated. The County's July 1, 2023, general reassessment of real estate changed the assessment methodology for solar farm projects. The change resulted in the buffer area of the solar projects being assessed at $15,000 per acre and not $3,500 per acre. The entire area of the conditional use permit will be assessed at $15,000 per acre. The result is additional revenue from the buffer area.

In regard to personal property tax revenue projections, the Commissioner of Revenue stated the personal property revenue estimates on the solar equipment appear to be in line with the current assessment methodology and rates.

Viewshed Analysis:

A viewshed analysis of present-day conditions was provided by the applicant of various vantage points. Visual renderings were also provided showing proposed landscaping buffers. A conceptual-only landscape screening plan has been included with the proposed concept plan. A detailed landscape screening plan will be included with the Preliminary Site Development Plan and approved with the Final Site Plan. All proposed landscape screening will require a Landscape Surety Agreement between the property owner, applicant, and the County to ensure enforcement, and a Certificate of Occupancy for this use will not be issued until a final landscape installation inspection is conducted by staff. The surety will be held for two years to ensure viability of all plantings, and any plantings determined to be not viability must be replaced at the applicant’s expense. Both the agricultural-style fence and the Landscape Plan must be approved by the Zoning Administrator prior to final site plan approval.

COMPREHENSIVE LAND USE PLAN:

The future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) and Environmental Conservation (EC) under the adopted Comprehensive Plan. Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses. Other uses such as resource extraction and utility-scale solar facilities are also permitted when appropriately sited with a Conditional Use Permit. Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities.

Solar energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The areas designed as EC are outside of the proposed project area and should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area. The proposed use will be required to use screening landscaping and appropriate fencing to minimize its visual impacts on the surrounding area.

ORDINANCE REVIEW:

The zoning district classification for the subject parcels is RAC. The RAC zoning district is intended to preserve and protect areas of the County that are predominantly in agricultural and forestal uses and to maintain the existing land base to support those activities.

The applicant proposes to establish a three MW utility scale solar energy facility which is classified as a major utility service use type in the Zoning Ordinance. These facilities are permitted as conditional uses in the RAC zoning district and may be considered compatible with appropriate conditions to mitigate any potential negative impacts on the surrounding community.

The parcel is located just outside of 500-foot Highway Corridor Overlay District (HCOD) boundary line. Equipment is shown outside of the HCOD boundary line. At a minimum, the project will be required to meet the minimum setbacks of 75 feet from adjacent property lines and 125 feet from residential use parcels as required by the Zoning Ordinance. There is also a 250-foot setback requirement for all inverters and electrical equipment.

Following approval of the CUP request, the applicant will be required to submit a site plan application for review and approval that demonstrates compliance with all current plan criteria contained in Section 5-5003.M.4, supplemental use regulations for utility scale solar energy facilities, of the Zoning Ordinance.

The parcel is located in the Courthouse Agricultural/Forestal District and have been recommended by the Agricultural and Forestal District Advisory Committee for withdrawal at their meeting on October 4, 2023.

Section 1-1017 of the Zoning Ordinance provides standards for review of a conditional use permit application that the Planning Commission and Board of Supervisors shall consider before granting a conditional use permit. They are as follows:

1. That the establishment, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, safety, and general welfare;
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially impair the use of other property within the immediate proximity;
3. That adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements have been or will be provided;
4. That adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion on the public streets;
5. That the proposed conditional use is not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;
6. That the conditional use shall, in all other respects, conform to the applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and,
7. That the use(s) at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

In addition to the standards and other guidelines described in the Zoning Ordinance, the Board may impose conditions or limitations on any approval, including the posting of performance guarantees. Such conditions may include, but are not necessarily limited to:

1. The number of persons living or working in the immediate area and the proposed hours of operation, as may be applicable;
2. Traffic conditions, including facilities for pedestrians, such as sidewalks and parking facilities; the access of vehicles to roads; peak period of traffic; and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future;

3. The orderly growth of the neighborhood and community and the fiscal impact of the County;
4. The effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise upon the use of surrounding properties;
5. Facilities for police, fire protection, sewerage, water, trash and garbage collection and disposal, and the ability of the County or persons to supply such services;
6. The degree to which the development is consistent with generally accepted engineering and planning principles and practices;
7. The structures in the vicinity such as schools, houses of worship, theatres, hospitals, and similar places of public use;
8. The purposes set forth in this ordinance, the County's Comprehensive Plan, and related studies for land use, roads, parks, schools, sewers, water, population, recreation, and the like;
9. The environmental impacts, the effect on sensitive natural features, and opportunities for recreation and open space; and,
10. The preservation of cultural and historic resources or landmarks.

Following approval of the CUP, the applicant will be required to submit a site plan for review and approval in accordance with the Zoning Ordinance requirements and conditions of approval.

AGENCY REVIEW:

The application was forwarded to the following departments for their review:

- Economic Development: No concerns
- Environmental Planner: All concerns addressed.
- Emergency Services: Staff will work with applicant during site plan review on required Emergency Response Plan to include annual training.
- Utility Services: Staff will review site plan for compliance with State Stormwater regulations.
- Isle of Wight County Museum: No Concerns.
- Virginia Department of Transportation (VDOT): Recommends that all roads be inspected prior to starting construction and after construction is complete and video documented in accordance with Isle of Wight Zoning Ordinance 5-5003, Section M – 4.G.ii. All roads damaged by solar farm construction to be repaired by the applicant. We additionally recommend that this provision be clearly stated in a conditions document included with the application materials.
- Commissioner of Revenue: Review comments are included in the project description section and are attached to the staff report.

  Please note that, should the conditional use permit be approved, the project will be subject to site plan review and approval from all necessary agencies.

STAFF CONCLUSIONS:

Strengths:

1. The proposed use is consistent with the County's adopted Comprehensive Plan for the Rural Agricultural Conservation (RAC) future land use designation.
2. The proposed use is consistent with the County's Conditional Use Permit criteria as set forth in the Zoning Ordinance.
3. The amount of acreage for the proposal is minimal and a majority of the site will continue to be agricultural.

Weaknesses:

1. The proposed use would remove agricultural land from production.
2. Temporary impact to residential development in the area from construction traffic and noise is expected during the construction phase.
3. There is a concern with the ability of the secondary roads to handle the type of traffic related to the construction of this nature.

STAFF RECOMMENDATION:

Staff recommends approval of the CUP and the Courthouse AFD withdraw request with the following conditions: 1. Topsoil shall be stockpiled on the site and shall be stored out of view from adjacent properties and public roads. 2. The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan. 3. The applicant will work directly with Isle of Wight County's Chamber of Commerce the Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process. 4. The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR. 5. A sign shall be installed at the entrance of the site with contact information for the facility. 6. A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site map, evacuation routes and Muster Points. Emergency Response Chain of Command, directions to the closest hospital, coordinates to closest designated life flight landing area, and other pertinent information associated with the facility during an emergency response. 7. Adherence to the proposed Transportation Plan shall be required for all facility traffic. Truck traffic shall be limited to only the routes shown in the transportation plan. No other local routes in Isle of Wight County may be used. 8. Excluding the bufferyards, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with moving and/or grazing. 9. Hours of operation for construction and post-construction operation shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. Saturdays from 7:00 a.m. to 5:00 p.m. No construction is to occur on Sundays by any party involved with the project. 10. As part of the site plan review, the Applicant shall provide documentation that the selected panels and all power-generating equipment onsite are "Tier 1" modules, as established by the most recent "PV Module Tier 1 List" issued by Bloomberg NEF or a similar third party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power-generating equipment initially installed and replaced on the site mut qualify, for disposal purposes only, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g., TCLP). 11. The applicant shall implement a program for the collection of baseline data establishing pre-construction soil conditions for the production of row crops for the agricultural areas within the project area. The program shall establish the relevant characteristics of the topsoil. The baseline data shall be derived from field and laboratory testing of soil conditions, including depth, density and quality from representative locations. Laboratory testing shall be conducted by an accredited laboratory. Parameters for assessing soil quality may include the following: infiltration rate, bulk density, water holding capacity, pH, percent organic matter, cation exchange capacity, Phosphorous/Phosphate (P), Nitrogen (N), and Potassium/Potash (K). After 30 years of operation and again after 35 years of operation, soil conditions shall be determined for the same sampling locations using the same parameters and the results used to plan soil restoration activities. After equipment is removed as part of decommissioning, soil conditions shall be determined for the same sampling locations using the same parameters. Soil restoration activities shall be performed as necessary during operations or decommissioning to return soil conditions to at least baseline conditions. The County will be provided with data of soil conditions within 30 days after the receipt of results. 12. The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility.

ATTACHMENTS:

Description	Type	Upload Date
Narrative	Backup Material	10/17/2023
Application	Backup Material	10/17/2023
Visual Impact Analysis	Backup Material	10/17/2023
Economic Impact Analysis	Backup Material	10/17/2023
Transportation Plan	Backup Material	10/17/2023
Concept Plan	Backup Material	10/17/2023
Phase 1 Study	Backup Material	10/17/2023
Phase 1 Study	Backup Material	10/17/2023
VDHR Response	Backup Material	10/17/2023
Commissoner of Revenue Response	Backup Material	10/17/2023
Location Map	Backup Material	10/17/2023
Location Closeup Map	Backup Material	10/17/2023

Zoning Map	Backup Material	10/17/2023
Land Use Map	Backup Material	10/17/2023
PC Resolution	Resolution	10/18/2023

PLANNING REPORT

APPLICATION:

Proposed Sign Ordinance Revisions Discussion

BACKGROUND:

On August 1, 2024, the Board of Supervisors directed staff and the Planning Commission to review the County's sign regulations for possible revisions after considering input from a community input survey. The Board also asked for a report on the number and type of sign violations the County experienced over the last year.

Since August 2024, Code Enforcement has record of 21 sign violations. Most of the violations include signs installed without permits and temporary signs being up too long. A sign survey was conducted from March 11, 2025, until May 1, 2025. A summary of the responses received is attached to this staff report. In addition, a table showing a comparison of County sign regulations with other area localities is attached to the report.

DESCRIPTION:

Based on feedback received from the community survey as well as issues experienced by staff in administering and enforcing the sign regulations in Article IX, "Signs," of the Zoning Ordinance, staff developed draft revisions to the sign ordinance.

In addition to the feedback received during the Planning Commission discussion at their May 27, 2025, regular meeting, staff received initial feedback from the Economic Development and Tourism Departments. Staff made additional revisions to the draft ordinance summarized below:

1. Allow for total permitted wall sign area to be split among on all exterior building walls. The total wall sign area will remain a maximum of 10% of the area of the building facade with road frontage or 200 square feet, whichever is less.
2. Exempt temporary signs from permits up to ninety days per calendar year as long as they are in good repair (not ripped, torn, frayed or faded) and are not hanging from a prohibited structure. Nonresidential properties will be permitted a total of two flag signs and one banner sign as well as an A-Frame sign or other portable sign as defined in the Ordinance. Any more would be

prohibited. Temporary signs will only be permitted where a permanent sign already exists.

3. Permitted sign colors will include the Benjamin Moore Williamsburg Color Palette or other formally recognized historic palette as approved by the Zoning Administrator. Officially trademarked logos with other colors may be incorporated into the sign face.
4. Sign material requirements have been removed. Prohibited sign materials are now listed under prohibited and restricted items which states that signs made from materials that are not durable or rust/corrosion-resistant, such as plywood, cardboard, scrap materials and the like, are prohibited.

A copy of the latest proposed revisions is attached to this staff report.

STAFF RECOMMENDATION:

No action is recommended at this time. This item is for Planning Commission review and discussion only.

ATTACHMENTS:

Description	Type	Upload Date
Draft Sign Revisions revised June 13, 2025	Backup Material	6/13/2025
Sign Survey Results Summary	Backup Material	5/20/2025
Sign Regulation Comparison Table	Backup Material	5/21/2025

Article IX. Signs.

Sec. 9-1001. Findings, purpose and intent; interpretation.

A. Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this article is to regulate the size, color, illumination, movement, materials, location, height and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of neighborhoods, the creation of a convenient, attractive and harmonious community, the protection against destruction of or encroachment upon historic areas, to encourage the effective use of signs as a means of visual communication in the county, to maintain and enhance the county's ability to attract sources of economic development and growth, to improve pedestrian and traffic safety, and to enable the fair and consistent enforcement of these sign restrictions. This article allows for adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of signs in the community. This article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this article which can be given effect without the invalid provision. These sign restrictions are adopted under the zoning authority of the county in furtherance of the more general purposes set forth in this ordinance.

B. Signs not expressly permitted as being allowed by right or by special use permit under this article, by specific requirements in other portions of this chapter, or otherwise expressly allowed by the board of supervisors are forbidden.

C. A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein shall be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this article is to establish limitations on signs in order to ensure they are appropriate to the land, building or use to which they are appurtenant and are adequate for their intended purpose while balancing the individual and community interests identified in subsection A of this section.

D. These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.

E. These regulations distinguish between portions of the county designed for primarily vehicular access and portions of the county designed for primarily pedestrian access.

F. These regulations do not regulate every form and instance of visual speech that may be displaced anywhere within the jurisdictional limits of the county. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.

G. These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.

H. These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by federal, state or local government. The inclusion of "government" in describing some signs does not intend to subject the government to regulation, but instead helps illuminate the type of sign that falls within the immunities of the government from regulation. (3-14-18.)

Sec. 9-1002. Definitions.

A-frame sign\ means a two-faced sign with supports that are connected at the top and separated at the base, forming an "A" shape not more than four (4) feet high. These are also referred to as "sandwich board" signs. They are included in the term "portable sign."

Advertising\ means any words, symbol, color or design used to call attention to a commercial product, service, or activity.

Animated sign\ means a sign or part of a sign that is designed to rotate, move or appear to rotate or move. Such a sign is sometimes referred to as a "moving sign."

Awning sign\ means a sign placed directly on the surface of an awning.

Banner\ means a temporary sign of flexible material affixed to a framework or flat surface.

Building frontage\ means the length of the main wall of a building which physically encloses usable interior space and which is the architecturally designed wall that contains the main entrance for use by the general public. Said frontage shall be measured at a height of ten (10) feet above grade.

Business sign\ means a sign which directs attention to a product, service or commercial activity available on the premises.

Canopy sign\ means a sign attached to a canopy.

Chalk-board sign\ means a single-faced, framed slate or chalk-board that can be written on with chalk or similar markers.

Changeable copy sign\ means a sign or part of a sign that is designed so that characters, letters or illuminations can be changed or rearranged without altering the face or surface of the sign.

Comprehensive sign plan\ means a plan for the signage of a property that includes single or multiple tenants or owners with shared parking or other facilities.

Feather sign\ means a lightweight, portable sign mounted along one (1) edge of a single, vertical, flexible pole the physical structure of which may resemble a sail, bow, or teardrop.

Flag\ means a piece of cloth or similar material, typically oblong or square, attachable by one (1) edge to a pole or rope and used as a symbol or decoration; this includes pennants.

Flashing sign\ means a sign that includes lights that flash, blink, or turn on and off intermittently.

Freestanding sign\ means any non-portable sign supported by a fence, retaining wall, or by upright structural members or braces on or in the ground and not attached to a building.

Grand opening\ means an event, often publicized, which signifies the official public opening of a facility such as a commercial business.

Ground-mounted\ sign means a sign that is supported by structures or supports in or upon the ground and independent of any support from any building or wall.

Height\ means the maximum vertical distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:

(1) Existing grade prior to construction; or

(2) The newly established grade after construction, exclusive of any filling, berming, mounding or excavating primarily for the purpose of mounting or elevating the sign.

Holiday displays\ means displays erected on a seasonal basis in observation of religious, national, or state holidays which are not intended to be permanent in nature and which contain no advertising material.

Illegal sign\ means any sign erected without a required permit or which otherwise does not comply with any provision of this article.

Illuminated sign\ means a sign that is backlit, internally lit, or indirectly lit, but does not include a neon sign.

Marquee\ means a permanent structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.

Marquee sign\ means a sign attached to and made a part of a marquee or any similar projections from a building, with changeable, fixed or both types of lettering in use.

Monument sign\ means a sign affixed to a structure built on grade in which the sign and the structure are an integral part of one another; not a pole sign.

Neon sign\ means a sign containing exposed tubes filled with light-emitting gas.

Nonconforming sign\ means any sign which was lawfully erected in compliance with applicable regulations of the county and maintained prior to the effective date of this article and which fails to conform to current standards and restrictions as set forth herein.

Off-premises sign\ means a sign that directs attention to a business, product, service or activity conducted, sold or offered at a location other than the premises on which the sign is erected.

Pole sign\ means a sign that is mounted on one (1) or more freestanding poles.

Portable sign\ means any temporary sign not affixed to a building, structure, vehicle or the ground. It does not include a flag or banner.

Projecting sign\ means any sign, other than a wall, awning or marquee sign, affixed to a building and supported only by the wall on which it is mounted.

Public area\ means any public place, public right-of-way, any parking area or right-of-way open to use by the general public, or any navigable body of water.

Public art\ means items expressing creative skill or imagination in a visual form, such as painting or sculpture, which are intended to beautify or provide aesthetic influences to public areas which are visible from the public realm that does not direct attention to a business, product, service or activity.

Roof sign\ means a sign erected or constructed, in whole or in part, upon or above the highest point of a building with a flat roof, or the peak of a roof for any building with a pitched roof.

Sign\ means any device (writing, letter work or numeral, pictorial presentation, illustration or decoration, emblem, device, symbol or trademark, flag, banner or pennant or any other device, figure or character) visible to and designed to communicate information to a person in a public area. However, the term "sign" does not include public art, holiday displays, or architectural features, except those that identify products or services or advertise a business use. The term "sign" shall not include the display of merchandise for sale on the site of the display.

Sign face\ means the portion of a sign structure bearing the message.

Sign structure\ means any structure bearing a sign face.

Temporary sign\ means any sign constructed of cloth, canvas, vinyl, paper, wood, fabric, or other lightweight material not well suited to provide a durable substrate or, if made of some other material, is neither permanently

installed on the ground nor permanently affixed to a building or structure which is permanently installed in the ground.

Vehicle or trailer sign\ means any sign attached to or displayed on a vehicle, if the vehicle or trailer is used for the primary purpose of advertising a business establishment, product, service or activity. Any such vehicle or trailer shall, without limitation, be considered to be used for the primary purpose of advertising if it fails to display current license plates and inspection sticker, if it is inoperable, if evidence of paid-to-date local taxes cannot be made available, or if the sign alters the standard design of such vehicle or trailer.

Wall sign\ means any sign attached to a wall or painted on or against a flat vertical surface of a structure.

Window sign\ means any sign visible outside the window and attached to or within eighteen (18) inches in front of or behind the surface of a window or door. (3-14-18.)

Sec. 9-1003. Permits required.

A. Generally. Except as otherwise provided in section 9-1004, a sign permit is required prior to the display of any sign and no sign greater than one (1) square foot in area may be constructed, erected, moved, enlarged, illuminated or substantially altered, except in accordance with the provisions of this ordinance and in accordance with zoning and building permits.

B. Application process. Applications for sign permits shall be submitted to the department of planning and zoning on forms furnished by the department. The applicant shall provide detailed renderings, including colors, sizes, lighting and location for all signs to determine if the proposed sign is permitted under this ordinance and other applicable laws, regulations, and ordinances. An application for a temporary sign shall state the dates intended for the erection and removal of the sign.

C. Permit fee. A nonrefundable fee, as set forth in the uniform fee schedule adopted by the board of supervisors, as it may be amended from time to time, shall accompany all sign permit applications.

D. Duration and revocation of permit. If a sign is not installed within six (6) months following the issuance of a sign permit, ~~(or within thirty (30) days in the case of a temporary sign permit),~~ the permit shall be void. ~~The permit for a temporary sign shall state its duration, not to exceed thirty (30) days unless another time is provided for in this ordinance.~~ The county reserves the right to revoke a sign permit under any of the following circumstances:

   (1) The county determines that information in the application was materially false or misleading;

   (2) The sign as installed does not conform to the sign permit application; or

   (3) The sign violates the zoning ordinance, building code, or other applicable law, regulation or ordinance.

E. Overlay district regulations. All signs in the historic overlay districts require approval of the historic architectural review committee (HARC) except as otherwise set forth in section 6-3006 and when a sign permit is not required as provided in section 9-1004. (3-14-18.)

Sec. 9-1004. Exemptions.

A. The following signs are exempt from regulation under this article without a zoning permit so long as such signs are located a minimum of ten (10) feet from any property line, are located outside of VDOT right-of-way and are located outside of any sight triangles related to public or private roadways, driveways, or other points of ingress or egress:

   1. Signs one (1) square foot or less in area;

   2. Signs erected by a governmental body or required by law;

3. Flag(s) up to thirty-two (32) square feet in size not containing any commercial advertising provided that no freestanding pole shall be erected in the public right-of-way and shall have a setback of one (1) foot horizontally for each foot in height from the base of the pole to any adjoining property line, service drive, travel lane or adjoining street. All such flags shall be mounted in a permanent fashion with no more than two (2) flags on a single pole. No more than three (3) multiple flag pole displays are permitted. Flags shall be maintained in good repair and shall not constitute a hazard to vehicular or pedestrian traffic;

4. The changing of messages on marquees and the repair of an existing permitted sign, except that repair of a nonconforming sign must comply with section 9-1010 below.

5. Temporary signs as follows:

   (i) One (1) sign, no more than thirty-two (32) square feet in area and eight (8) feet in height, located on property where a building permit is active.

6. On any property for sale or rent, a sign may be placed in accordance with the following criteria:

   (i) On-premises signs.

      a. On-premises signs shall be limited to one (1) sign per lot per street frontage or frontage on navigable waterway.

      b. Signs on an individual single-family parcel shall not exceed four (4) square feet in size and a maximum of four (4) feet in height.

      c. Signs on a multi-family parcel shall not exceed thirty-two (32) square feet in size and a maximum of ten (10) feet in height.

      d. Signs in Rural Agricultural Conservation zoning districts shall not exceed sixteen (16) square feet in size and a maximum of six (6) feet in height.

      e. Signs in commercial and industrial zoning districts shall not exceed thirty-two (32) square feet in size and a maximum of ten (10) feet in height. The height of all signs shall represent a measurement from ground level to the top of the sign structure.

   (ii) Off-premises signs.

      a. Off-premises signs shall not be erected for more than three (3) days in a calendar week.

      b. Such signs shall be limited to eight (8) square feet in size and a maximum of four (4) feet in height.

7. Official notices or advertisements posted or displayed by or under the direction of any public or court officer in the performance of his or her official or directed duties provided that all such signs shall be removed no more than ten (10) days after their purpose has been accomplished.

8. No more than four (4) temporary signs not more than four (4) square feet in area or one (1) temporary sign not more than sixteen (16) square feet in area in residential and agricultural zoning districts and which are removed within ninety (90) days after being erected.

9. No more than one (1) A-frame or portable sign per unit. A-frame signs may be up to a maximum of ten (10) square feet in size on the sidewalk immediately adjacent to the building facade for which the promotion, sale or service is located. The sign surface area shall be calculated by using the area of only one (1) side of such sign. The height of the sign shall not exceed four (4) feet. Signs shall not reduce required ingress/egress to less than five (5) feet on a sidewalk. Other portable signs, such as mobile changeable copy signs, may not exceed 32 square feet, six feet in height, and must be located a minimum of ten (10) feet from the right-of-way, outside any sight triangle, and shall not impair the visibility of any traffic control sign. Portable signs do not include banner or flag signs.

10. Signs which use pennants, balloons, ribbons, streamers, banners, spinners, strings of lights or other similar devices are permitted for a period of five (5) days prior to and not to exceed fifteen (15) days from the grand opening of an establishment. (3-14-18; 1-21-21.)

11. Temporary signs. Each parcel in a nonresidential or nonagricultural zoning district shall be allowed the following temporary signage up to ninety (90) days per calendar year subject to the following criteria. All temporary signage shall be kept in good repair with no rips, tears, frayed ends, etc. and shall not be faded. Temporary signs are only permitted on properties with existing permitted, permanent signs. Temporary signs not meeting the criteria specified herein shall be prohibited and subject to immediate removal by the County.

    1. Feather sign(s), up to two (2) feather signs, with or without advertising, subject to the following criteria:

        a. Maximum of thirty-two (32) square feet in sign area and no more than ten (10) feet in height.

        b. All feather sign(s) shall be placed a minimum of ten (10) feet from the right-of-way, outside any sight triangle, and shall not impair the visibility of any traffic control sign.

    2. One (1) banner sign is permitted subject to the following criteria;

        a. Maximum sign face area of twenty-four (24) square feet.

        b. No banner shall be hung from a freestanding sign, site lighting, trees, utility poles, or the like.

        c. Banner signs shall be placed a minimum of ten (10) feet from the right-of-way, outside any sight triangle, and shall not impair the visibility of any traffic control sign.

    3. Any feather signs or banners found to be in violation of the requirements of this section shall result in the following penalties:

        a. Immediate removal of the violating sign by the county.

        b. Loss of privileges to display temporary signs for a period of four (4) months for a first violation, six (6) months for a second violation, and one (1) year for any subsequent violations.

Sec. 9-1005. General sign restrictions and prohibitions.

A. Prohibited. In addition to those signs prohibited elsewhere in this Code or by applicable state or federal law, the following signs are prohibited:

1. Signs that violate any law of the Commonwealth of Virginia relating to outdoor advertising.
2. Signs that are attached to or utilize utility poles, trees or other signs are prohibited. Signs attached to fences or walls are prohibited unless otherwise specifically allowed by this ordinance.
3. Signs simulating, or which are likely to be confused with, a traffic control sign or any other sign displayed by a governmental authority. Any such sign is subject to immediate removal and disposal by an authorized county agent or official as a nuisance.
4. Vehicle or trailer signs.
5. Any sign displayed without complying with all applicable regulations of this article.
6. Signs that revolve or that utilize movement or apparent movement to attract the attention of the public are prohibited.
7. Signs, which contain or consist of pennants, balloons, ribbons, streamers, banners, spinners, strings of lights, or other similar moving or stationary devices, are prohibited, unless otherwise specifically allowed by section 9-1004 of this ordinance.

8. Signs promoting activities which are illegal under federal, state, or local laws or regulations are prohibited.

9. Except for movie theater and gasoline station uses, as defined in this ordinance, changeable sign copy shall not be incorporated into a sign face, unless the changeable component of the sign face occupies less than half the total area of the sign face. If changeable copy is used, it shall be located adjacent to or integrated into the sign face, and lettering shall be of a single style and of uniform color and size.

10. Signs shall not obstruct any window, door, fire escape, stairway, ladder or opening intended to provide light, air or ingress and egress for any building or structure.

11. No wall sign shall be higher than the peak of the roof or the parapet wall of any building to which the sign is attached.

12. No sign may be located within the sight triangle as determined by this ordinance or so that it interferes with the view necessary for motorists to proceed safely through intersections or to enter onto or exit from public streets or private roads.

13. No signs or supporting structures shall be located within or over any public right-of-way unless specifically approved by the regulatory authority.

14. Portable and off-premises signs shall be prohibited unless otherwise specifically allowed by this ordinance.

15. Animated signs. This subsection does not apply to flags expressly permitted under this article.

16. Flashing signs or other signs displaying flashing, scrolling or intermittent lights or lights of changing degrees of intensity.

17. Signs consisting of illuminated tubing or strings of lights outlining property lines or open sales areas, rooflines, doors, windows or wall edges of any building, except for holiday displays.

18. Signs that emit smoke, flame, scent, mist, aerosol, liquid, or gas.

19. Signs that emit sound.

20. Any electronic sign that is generated by a series of moving images, such as an LED, digital display, or other video technology, whether displayed on a building, vehicle, or mobile unit.

21. Signs erected on public land other than those approved by an authorized county official in writing, required by law without such approval, or permitted under section 24.2-310(E) of the Code of Virginia (1950, as amended). Any sign not so authorized is subject to immediate removal and disposal by any authorized agent or official of the county. Removal of the sign under this provision does not preclude prosecution of the person responsible for the sign. (3-14-18.)

22. Signs made from materials that are not durable or rust/corrosion-resistant, such as plywood, cardboard, scrap materials and the like, are prohibited.

Sec. 9-1006. Permitted signs.

A. ~~Temporary signs. Each parcel in a nonresidential or nonagricultural zoning district shall be allowed the following temporary signage.~~ (MOVED TO EXEMPT SIGNS SECTION ABOVE)

~~1. Feather sign(s), up to two (2) feather signs, with or without advertising, up to thirty-two (32) square feet in size, subject to the following criteria:~~

~~a. Each feather sign(s) may be placed for a period of no more than~~ ninety (90) days per calendar ~~year, thirty (30) days, and no additional feather sign(s) shall be placed for a period of thirty (30) days from removal of the previous feather sign(s).~~

b. All feather sign(s) shall be placed a minimum of ten (10) feet from the right-of-way, outside any sight triangle, and shall not impair the visibility of any traffic control sign.

2. Temporary sign(s), one (1) temporary sign, up to thirty-two (32) square feet in size, subject to the following criteria:

a. A temporary sign may be placed for a period of no more than ninety (90) days per calendar year. thirty (30) days, and no additional temporary sign shall be placed for a period of thirty (30) days from removal of the previous temporary sign.

b. All temporary signs shall be placed a minimum of ten (10) feet from the right-of-way, outside any sight triangle, and shall not impair the visibility of any traffic control sign.

c. No temporary sign shall be hung between or from a freestanding sign, site lighting, trees, utility poles, or the like.

3. Banners, allowed one (1) banner, up to twenty-four (24) square feet in size, subject to the following criteria:

a. A banner may be placed for a period of no more than ninety (90) days per calendar year. thirty (30) days.

b. Each unit placing a banner shall not place another banner for a period of thirty (30) days from removal of a previously placed banner.

c. A banner shall be displayed by being securely affixed to a building wall, window, or permanent structure.

d. No banner shall be hung between a freestanding sign, site lighting, trees, utility poles, or the like.

4. On any property with a shopping center as defined in article II, the following additional criteria shall apply:

a. Additional criteria.

i. The number of signs shall be based on the building size of the shopping center as follows:

(a) Twenty-five thousand (25,000) square feet or less - Three (3) temporary signs with a minimum of twenty (20) feet of separation between signs.

(b) Twenty-five thousand and one (25,001) to fifty thousand (50,000) square feet - Four (4) temporary signs with a minimum of twenty-five (25) feet of separation between signs.

(c) Fifty thousand and one (50,001) to one hundred thousand (100,000) square feet - Five (5) temporary signs with a minimum of thirty (30) feet of separation between signs.

(d) One hundred thousand (100,000) square feet and above - Six (6) temporary signs with a minimum of thirty-five (35) feet of separation between signs.

ii. Any feather signs, temporary signs, or banners found to be in violation of the requirements of this section shall result in the following penalties:

(a) Immediate removal of the violating sign by the county.

(b) Loss of privileges to display feather signs, temporary signs, or banners for a period of four (4) months for a first violation, six (6) months for a second violation, and one (1) year for any subsequent violations.

B. Wall signs. Each nonresidential establishment, except for planned developments, home occupations, and shopping centers, regulated separately, shall be allowed to erect one (1) or more wall signs ~~on the side of the building with road frontage~~ so long as such signs shall be limited to not more than ten (10) percent of the area of the wall of the side of the building with road frontage on a public street or highway, or two hundred (200) square feet, whichever is less, and shall meet the following standards:

1. All signage on an individual parcel shall utilize a coordinated and cohesive design for all lettering and logos, colors, sizes, fonts, and images.

2. In the village center district, nonresidential establishments shall be limited to a total of one (1) or more wall signs ~~on a wall fronting a public street~~, limited to not more than five (5) percent of the area of wall fronting or facing a public street or highway or sixteen (16) square feet, whichever is less.

3. In the case of mixed-use buildings which are not shopping centers, each building shall be allowed a ~~total of~~ one (1) or more wall signs attached to an exterior wall ~~fronting on a public street~~. Such signs shall be limited to not more than ten (10) percent of the area of the wall it is attached to or forty (40) square feet, whichever is less.

4. Each establishment or, in the case of mixed use buildings which are not shopping centers, each building is allowed one (1) projecting sign in lieu of one (1) wall sign, which meets the following standards:

   a. Each projecting sign shall be limited to not more than ten (10) percent of the area of the wall it is attached to ~~fronting or facing a public street or highway~~, or forty (40) square feet in size, whichever is less.

   b. Nonresidential establishments in the village center district shall be limited to six (6) square feet in size, or less.

   c. All projecting signs shall be mounted such that the bottom of the sign is a minimum of eight (8) feet above grade.

   d. No projecting sign shall extend more than forty-eight (48) inches from the building or structure it is attached to.

5. Canopy or awning signs shall be allowed in addition to the one (1) wall sign or one (1) projecting sign, provided that the total sign square footage for the nonresidential establishment does not exceed the maximum allowed by this section. The area of canopy or awning signs shall be calculated as specified in section 9-1007.

6. Canopies or awnings used for building accents over doors, windows, etc. shall not be internally lit (i.e., from underneath or behind the canopy or awning). Canopies or awnings containing lighting fixtures that illuminate only items below the canopy or awning, but not the canopy or awning itself, shall be permitted.

C. Freestanding signs. Each nonresidential establishment, except for planned developments, home occupations, and shopping centers, regulated separately, shall be allowed a total of one (1) freestanding sign per lot or parcel on each street frontage which must meet one (1) of the design options below.

1. Design options.

   a. One (1) freestanding sign on each street frontage, limited to no more than sixteen (16) square feet in size and a maximum of six (6) feet in height, and meeting the following setbacks:

      i. Where the right-of-way is greater than or equal to fifty (50) feet, the minimum setback is five (5) feet from the edge of the right-of-way.

      ii. Where the right-of-way is less than fifty (50) feet, the minimum setback is thirty (30) feet from the centerline of the road.

b. One (1) freestanding sign on each street frontage, limited to no more than thirty-two (32) square feet in size and a maximum of six (6) feet in height, and meeting the following setbacks:

i. Where the right-of-way is greater than or equal to fifty (50) feet, the minimum setback is fifteen (15) feet from the edge of the right-of-way.

ii. Where the right-of-way is less than fifty (50) feet, the minimum setback is forty (40) feet from the edge of the centerline of the road.

c. One (1) freestanding sign on each street frontage, limited to no more than fifty (50) square feet in size and a maximum of eight (8) feet in height, and meeting the following setbacks:

i. Where the right-of-way is greater than or equal to fifty (50) feet, the minimum setback is thirty-five (35) feet from the edge of the right-of-way.

ii. Where the right-of-way is less than fifty (50) feet, the minimum setback is sixty (60) feet from the centerline of the road.

d. Freestanding signs for establishments located in the HCO or the NDSO districts shall meet the following additional construction standards:

i. Establishments with a building area of ten thousand (10,000) square feet or less may construct either a monument-type sign as specified in subsection 9-1006.C or a double-post sign as specified in subsection 9-1006.C.

ii. Establishments with a building area greater than ten thousand (10,000) square feet shall construct a monument- type sign as specified in subsection 9-1006.C.

2. Construction standards for freestanding signs.

a. The street address number must be displayed on all permanent freestanding signs in accordance with the following criteria:

i. Numbers used to display the street address shall meet the minimum height requirements specified in section 14.1-15 of the Isle of Wight County Code.

ii. Street address numbers shall be visible from each direction of traffic flow along the street to which the property is addressed.

iii. Street address numbers shall be excluded from sign area computation.

b. All freestanding signs, shall comply with the following standards:

i. Monument-type signs.

(a) The width of the base of the sign shall be equal to or greater than the width of the sign face.

(b) The height of the base of the sign shall be less than or equal to the height of the sign face.

(c) The total height of the sign, including the base, shall be less than the width of the base.

(d) ~~Sign shall be masonry, wood, high density urethane (HDU), or composite panel made from natural and recycled materials which are designed to simulate wood~~.(SEE PROHIBITED SIGNS ABOVE).

(e) Materials, colors, and shapes of proposed signs shall be compatible with the related building(s) located on the site and signs and buildings on adjacent and nearby properties.

(f) Shrubs, flowers, or other landscaping materials which do not obscure the sign face shall be incorporated into the sign installation area.

(g) Signs shall be sufficiently visible from street rights-of-way so that the site entrances can be readily identified by both pedestrians and persons in vehicles.

(h) Colors schemes for signs shall be subtle and the colors for ~~majority of~~ the sign structure shall be ~~limited to earth tones~~ selected from the Benjamin Moore Williamsburg Color Palette or other formally recognized historic palette as approved by the Zoning Administrator. ~~the historic palettes which have been specifically identified for the area.~~ Officially trademarked logos with other colors may be incorporated into the sign face.

(i) All signage on an individual parcel shall utilize a coordinated and cohesive design for all lettering and logos, colors, sizes, fonts, and images and shall all be constructed utilizing the same materials.

ii. Double-post signs.

(a) The sign structure shall consist of two (2) mounting posts, set at least seventy-five (75) percent of the total sign length apart.

(b) Mounting posts shall be a minimum size of four-inch by four-inch or five-inch diameter.

(c) Total sign structure height shall not exceed six (6) feet.

(d) ~~Sign shall be wood, high density urethane (HDU), or composite panel made from natural and recycled materials which are designed to simulate wood~~. .(SEE PROHIBITED SIGNS ABOVE).

(e) Materials, colors, and shapes of proposed signs shall be compatible with the related building(s) located on the site and signs and buildings on adjacent and nearby properties.

(f) Sign face shall be a minimum of one and one-half (1½) inches thick.

(g) Shrubs, flowers, or other landscaping materials which do not obscure the sign face shall be incorporated into the sign installation area.

(h) Signs shall be sufficiently visible from street rights-of-way so that the site entrances can be readily identified by both pedestrians and persons in vehicles.

(i) Colors schemes for signs shall be subtle and colors for ~~the majority of~~ the sign structure shall be ~~limited to earthtones~~ selected from the Benjamin Moore Williamsburg Color Palette or other formally recognized historic palette as approved by the Zoning Administrator. ~~the historic palettes which have been specifically identified for the area.~~ Officially trademarked logos with other colors may be incorporated into the sign face.

(j) All signage on an individual parcel shall utilize a coordinated and cohesive design for all lettering and logos, colors, sizes, fonts, and images and shall all be constructed utilizing the same materials.

iii. Single-post signs.

(a) Single-post signs may be utilized in RAC, RR, and VC districts, or for historical markers in any district.

(b) Sign structure shall be a single, vertical mounting pole.

(c) Sign face shall not be attached directly to the vertical mounting pole and shall utilize a mounting arm attached perpendicular to the vertical mounting pole.

(d) Signs shall not exceed eight (8) feet in height.

(e) Sign area shall not exceed four (4) square feet.

(f) Signs shall be sufficiently visible from street rights-of-way so that the site entrances can be readily identified by both pedestrians and persons in vehicles.

(g) Colors schemes for signs shall be subtle and colors for ~~the majority of~~ the sign structure shall be ~~limited to earthtones~~ selected from the Benjamin Moore Williamsburg Color Palette or other formally recognized historic palette as approved by the Zoning Administrator. ~~the historic palettes which have been specifically identified for the area.~~ Officially trademarked logos with other colors may be incorporated into the sign face.

(h) All signage on an individual parcel shall utilize a coordinated and cohesive design for all lettering and logos, colors, sizes, fonts, and images and shall all be constructed utilizing the same materials.

D. Planned developments.

1. Planned developments shall meet the standards and guidelines of section 9-1006 unless a master signage plan is submitted and approved by the board of supervisors as part of the master development plan specific to the project. A master signage plan submittal shall include the following information:

   a. A site layout which identifies all freestanding signage locations, including any directional signage. This layout shall include proposed dimensions to the right-of-way and property lines, and the proposed square footage of signage including proposed height and width dimension allowances.

   b. Proposed building elevations which identify all facade signage locations. These elevations shall include the proposed square footage of signage including proposed height, width, and area dimension allowances. If proposed elevations are not available the proposed square footage of signage including proposed height, width, and area dimension allowances on a per unit or per building basis shall be specified.

   c. Information on the proposed permitted colors, materials, lighting, landscaping, and any other information the zoning administrator or his/her designee may deem necessary for all signage.

2. In the case of a master signage plan for the parcel(s), changes which do not have a significant impact on the architectural character or overall quality of the development may be approved by the zoning administrator as a minor modification. Minor modifications may include, but are not limited to:

   a. Increase in the total allowable sign square footage for each parcel by less than ten (10) percent.

   b. Changes to the sign design standards such as allowing additional colors, construction materials, or mounting fixture styles.

3. In the case of a master signage plan for the parcel(s), changes which are deemed by the zoning administrator to have a significant impact on the architectural character or overall quality of the development shall be considered a major modification, requiring approval of a master plan amendment by the planning commission and board of supervisors.

E. Home occupations.

1. Home occupations are allowed one (1) freestanding sign per parcel, limited to no more than four (4) square feet in size and four (4) feet in height and meeting the following setbacks:

a. Where the right-of-way is greater than or equal to fifty (50) feet, the minimum setback is five (5) feet from the edge of right-of-way.

b. Where the right-of-way is less than fifty (50) feet, the minimum setback is thirty (30) feet from the centerline of the road.

2. Home occupation signs shall not be illuminated.

F. Shopping centers.

1. All signage within or related to the shopping center shall utilize a coordinated and cohesive design for all lettering and logo colors, sizes, fonts, and images, and freestanding signage shall all be constructed utilizing the same materials.

2. Individual establishments within a shopping center shall each be allowed one (1) facade identification sign which does not exceed ten percent (10%) of the area of the wall frontage dedicated to that establishment.

3. In lieu of a facade identification sign, individual establishments within a shopping center shall each be allowed one (1) projecting sign which does not exceed ten percent (10%) of the area of the wall frontage dedicated to that establishment or twelve (12) square feet, whichever is less.

a. Projecting signs utilized in the village center district shall be limited to six (6) square feet in size.

b. All projecting signs shall be mounted such that the bottom of the sign is at least eight (8) feet above grade.

4. Shopping centers shall be allowed one (1) freestanding identification sign on each ~~per~~ public road frontage, each limited to no more than eight (80) ~~fifty (50)~~ square feet in size and ten (10) ~~eight (8)~~ feet in height and meeting the following setbacks:

a. Where the right-of-way is greater than or equal to fifty (50) feet, the minimum setback is thirty-five (35) feet from the edge of right-of-way.

b. Where the right-of-way is less than fifty (50) feet, the minimum setback is sixty (60) feet from the centerline of the road.

5. Freestanding signs for shopping centers shall meet the construction standards as specified in subsection 9-1006.C.

6. Freestanding signs for shopping centers which include more than one (1) name or logo on the sign face shall utilize a coordinated and cohesive design for all lettering and logos, colors, sizes, fonts, and images installed on the sign.

7. Out parcels platted as part of a shopping center shall be allowed one (1) facade sign per establishment, not to exceed ten percent (10%) of the area of the wall facing a public street. In addition, out parcels platted as part of a shopping center shall be allowed one (1) individual freestanding sign as specified in this article.

8. Individual establishments which are located on the same parcel but which are not part of a platted shopping center shall be permitted one (1) combined freestanding sign which meets the design options and construction standards of subsection 9-1006.C.

G. Directional signage.

1. Civic, office, commercial, and industrial use types, as defined in article III, shall be allowed one (1) freestanding directional sign per building entrance, not to exceed four (4) signs per parcel. Directional signage which is exempt per section 9-1004 shall not be included in the total number of signs calculation.

2. Directional signage shall meet the construction and design standards in subsection 9-1006.C. for all freestanding signs, unless exempt per section 9-1004.

3. The area of directional signs over four (4) square feet in size shall be calculated as specified in section 9-1007.

H. Residential uses.

1. Residential subdivisions, multifamily developments, and mobile home parks shall be allowed one (1) freestanding identification sign per public entrance, meeting the setback and design standards of subsection 9-1006.C.

I. Electronic message board signs.

1. Only one (1) message board per premises is permitted. Such boards shall be permitted only when incorporated with a permitted freestanding sign and shall not exceed fifty percent (50%) of a permitted individual freestanding sign area.

2. The rate of change for the electronic message shall be no less than thirty (30) seconds between changes.

J. Window signs.

1. A permanent window sign, individually or collectively, shall be limited to no more than twenty (20) square feet.

2. The area of window signs shall be deducted from the allowable wall sign area, as specified in subsection 9-1006.B.

K. Wayside stands.

1. Wayside stands shall be allowed one (1) freestanding sign or one (1) facade sign, attached to the wayside stand, no larger than four (4) square feet in size and a maximum of twelve (12) feet in height. (3-14-18; 2-21-19; 7-18-19; 1-21-21.)

Sec. 9-1007. Computation of sign area.

The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing representation, emblem, color or other display, together with any material or color forming a part of the background of the display or used to differentiate the sign from the structure against which it is placed. The area shall not include any supporting framework, bracing or decorative wall or fence when such wall or fence otherwise meets these or other regulations and is clearly incidental to the display itself.

A. For signs consisting of two (2) or more sides, the sign surface area shall be computed as described above in addition to the following criteria:

1. The sign surface area of a two-faced, back-to-back sign shall be calculated by using the area of only one (1) side of such sign, so long as the distance between the backs of such signs do not exceed eighteen (18) inches and the sign message, logo, text, or other display is the same on each side.

2. The sign surface area of a two-faced sign constructed in the form of a "V" shall be calculated by using the area of only one (1) side of such sign (the larger side if there is a size difference), so long as the angle of the "V" does not exceed thirty degrees (30°) and at no point does the distance between the backs of such sides exceed five (5) feet and the sign message, logo, text, or other display is the same on each side.

B. The area of a canopy or awning sign shall be calculated as specified above and the area of such signs shall be deducted from the allowable facade sign area, as specified in subsection 9-1006.A. (3-14-18.)

Sec. 9-1008. Sign illumination and signs containing lights.

Unless otherwise prohibited by this ordinance, signs shall be illuminated using white lighting, provided such illumination is in accordance with this section.

A. External lighting shall be encouraged and shall be provided by concealed and/or screened spot or flood lights and shall be arranged and installed so that direct or reflected illumination does not exceed twenty-five hundredths (0.25) footcandle above background measured at the lot line of any adjoining residential property or street right-of-way.

B. Internal lighting shall be discouraged and shall be limited to internal light contained within translucent letters and/or logos and provided that the background or field on which the copy and/or logos are placed, is opaque and the area illuminated is restricted to the sign face only. The direct or reflected illumination shall not exceed twenty-five hundredths (0.25) footcandle above the background, measured at the lot line of any adjoining residential property or street right-of-way.

C. Lighting directed toward a sign shall be shielded so that it illuminates only the face of the sign and does not shine directly into any public or private right-of-way or residential dwelling.

D. Internally illuminated signs are not permissible in any residential districts. (3-14-18.)

Sec. 9-1009. Maintenance of signs and required permits.

A. All signs and all components thereof, including, without limitation, supports, braces, and anchors, shall be kept in a state of good repair. Components of freestanding signs, (e.g., supporting structures, backs, etc.) not bearing a message shall be constructed of materials that blend with the natural environment or shall be painted a neutral color to blend with the natural environment.

B. If an off-premises sign, other than a billboard, advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall, within ninety (90) days after such abandonment, be removed. The cost for removal shall be the responsibility of the property owner.

C. If the message portion of a sign is removed, leaving only the supporting "shell" of a sign or the supporting braces, anchors, or similar components, the owner of the sign or the owner of the property where the sign is located or other person having control over such sign shall, within ninety (90) days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign. This subsection shall not be construed to alter the effect of section 9-1010, which prohibits the replacement of a nonconforming sign. Nor shall this subsection be construed to prevent the changing of the message of a sign.

D. A zoning permit for a sign shall lapse automatically if the business license for the premises lapses, is revoked, or is not renewed. A zoning permit for a sign shall also lapse if the business activity on the premises is discontinued for a period of ninety (90) days or more.

E. All temporary feather signs, signs, or banners shall be maintained in a state of good repair. Any feather signs, signs, or banners which are in a state of disrepair for a period of three (3) days or longer after notification to the owner by the county shall be taken down or repaired or are subject to immediate removal and disposal by an authorized county agent or official as a nuisance. For the purposes of this ordinance disrepair shall include, but is not limited to:

1. Feather signs, signs or banners which have fallen and are not returned to their display position;

2. Feather signs, signs or banners which are ripped, torn, or broken;

3. Areas where landscaping surrounding feather signs, signs, or banners is not maintained. (3-14-18.)

Sec. 9-1010. Nonconforming signs.

A. Subject to the restrictions of this ordinance, nonconforming signs that were otherwise lawful on the effective date of this ordinance may be continued unless such signs are required to be removed pursuant to section 9-1009 or 9-1011 of this ordinance.

B. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign. No nonconforming sign may be enlarged or altered in such a manner as to aggravate the nonconforming condition. Nor may illumination be added to any nonconforming sign.

C. A nonconforming sign may not be moved or replaced except to bring the sign into compliance with the requirements of this ordinance.

1. Exceptions.

(i) A sign which does not conform to setback requirements under this ordinance that identifies a legally established use existing prior to the adoption of the first zoning ordinance dated February 6, 1970, may be replaced or repaired provided that the following requirements are met:

(a) The use identified is a permitted or conditional use under the provisions of this ordinance in effect at the time of replacement;

(b) The replacement sign does not encroach closer into the required yard; and

(c) The replacement sign shall not increase the structures nonconformity in regard to, but not limited to size, height, construction standards, and sight triangle requirements.

D. If a nonconforming sign is destroyed or damaged in any manner, to the extent that the cost of restoration to its condition before such an occurrence shall exceed fifty percent (50%) of the current replacement value at the time of damage, the sign shall not be replaced except in compliance with the provisions of this section and the ordinance; it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this ordinance, and the remnants of the former sign structure shall be cleared from the property.

1. Exceptions.

(i) A sign which does not conform to setback requirements under this ordinance that identifies a legally established use existing prior to the adoption of the first zoning ordinance dated February 6, 1970, may be replaced or repaired provided that the following requirements are met:

(a) The use identified is a permitted or conditional use under the provisions of this ordinance in effect at the time of replacement;

(b) The replacement sign does not encroach closer into the required yard; and

(c) The sign otherwise complies to the provisions of this ordinance, including, but not limited to, size, height, construction standards, and sight triangle requirements.

(d) Signs destroyed by vandalism or theft may be replaced in their original location and size dimensions.

E. The message of a nonconforming sign may be changed so long as this does not create any new nonconformities by creating circumstances where such a sign would not be allowed.

F. Subject to the other provisions of this section, nonconforming signs may be repaired and renovated so long as the cost of such work does not exceed, within any twelve-month period, fifty percent (50%) of the value of such sign.

G. If a nonconforming billboard remains blank for a continuous period of ninety (90) days, that billboard shall be deemed abandoned and shall, within thirty (30) days after such abandonment, be altered to comply with this ordinance or be removed by the sign owner, owner of the property where the sign is located, or any other person having control over such sign. For purposes of this section, a sign is "blank" if:

1. It advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted;

2. The message it displays becomes illegible in whole or substantial part; or

3. The advertising copy paid for by a party other than the sign owner or promoting an interest other than the rental of the sign has been removed.

H. A preexisting nonconforming off-premises sign may be replaced within six (6) months of such sign being damaged or destroyed, provided the replacement sign is located in the same location and the replacement sign is no greater than four (4) square feet in size. (3-14-18.)

Sec. 9-1011. Removal or abandonment of signs.

A. Removal of signs. The zoning administrator may order the removal of any sign erected or maintained in violation of this ordinance upon thirty (30) days' written notice to the owner of such signs, or the owner of the building, structure or premises on which such sign is located, to remove the sign or to bring such sign into compliance. Upon failure to comply with this notice, the zoning administrator or his duly authorized representative may remove the sign at cost to the owner. The zoning administrator may remove a sign immediately and without notice if, in his opinion, the condition or location of the sign is such as to present an immediate threat to the safety of the public.

B. Abandoned signs. A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises. (3-14-18.)

Sec. 9-1012. Exceptions.

A. A request for an exception to the requirements of article IX, signs, shall be made in writing to the zoning administrator for consideration by the board of supervisors following a recommendation by the planning commission in accordance with section 7-2000 (development review). The request shall be accompanied by those documents determined by the zoning administrator to be necessary for the board of supervisor's consideration of the request.

B. The board of supervisors in formulating a decision shall consider the following:

1. Such exception shall create no greater impact to the residents or occupants of the development, as well as the neighboring property, than that which would be obtained under the applicable regulation;

2. Such exception is reasonable because of the high level of design and construction that will be incorporated in the development; and

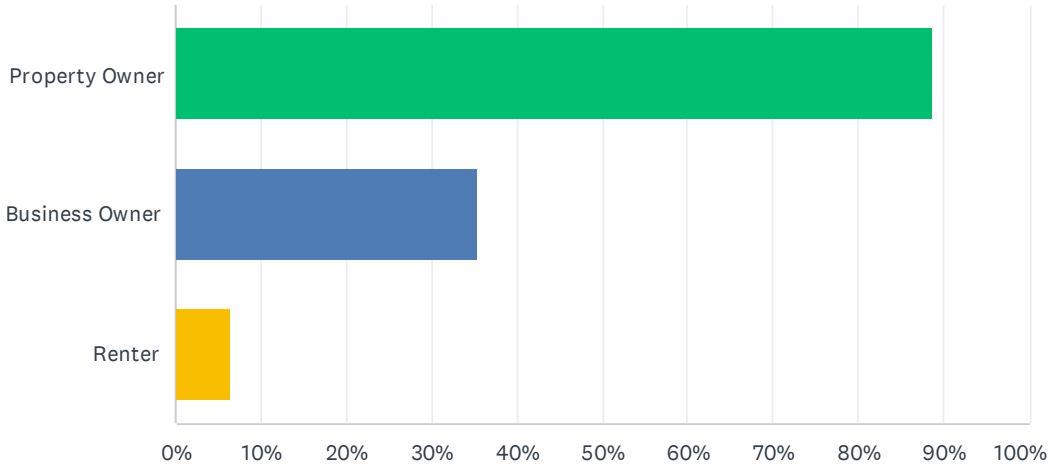
3. Such exception will result in design and construction that is in accordance with accepted engineering and building standards.

C. Applicants shall be informed in writing of the outcome of the board of supervisors and the process for appeal, should the request be denied.

D. Any person or persons jointly or severally aggrieved by a decision of the board of supervisors may present to the Circuit Court of the County of Isle of Wight a petition specifying the grounds on which aggrieved within thirty (30) days after the final decision of the board of supervisors. (3-14-18.)

Q1 Are you a resident, property owner, or business owner in the County? Select all that apply.

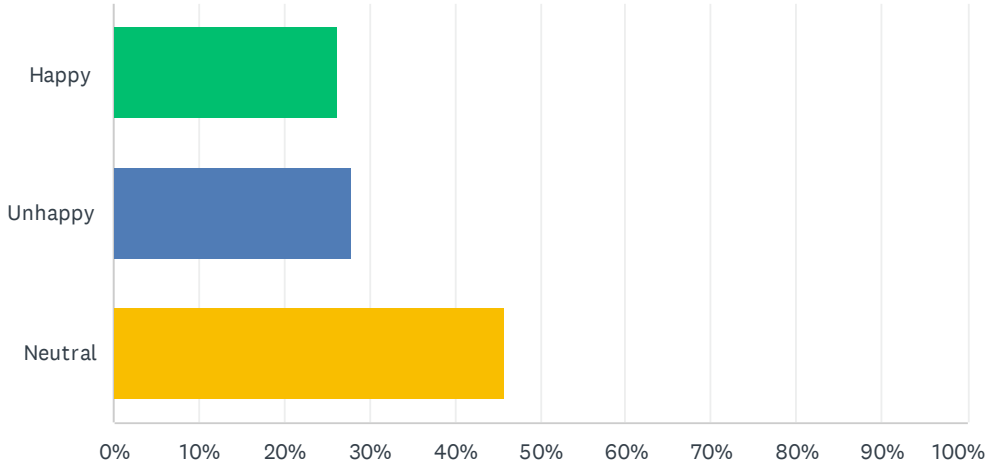
Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
Property Owner	88.71%	55
Business Owner	35.48%	22
Renter	6.45%	4
Total Respondents: 62		

Q2 Are you happy or unhappy with how signs are regulated in the County?

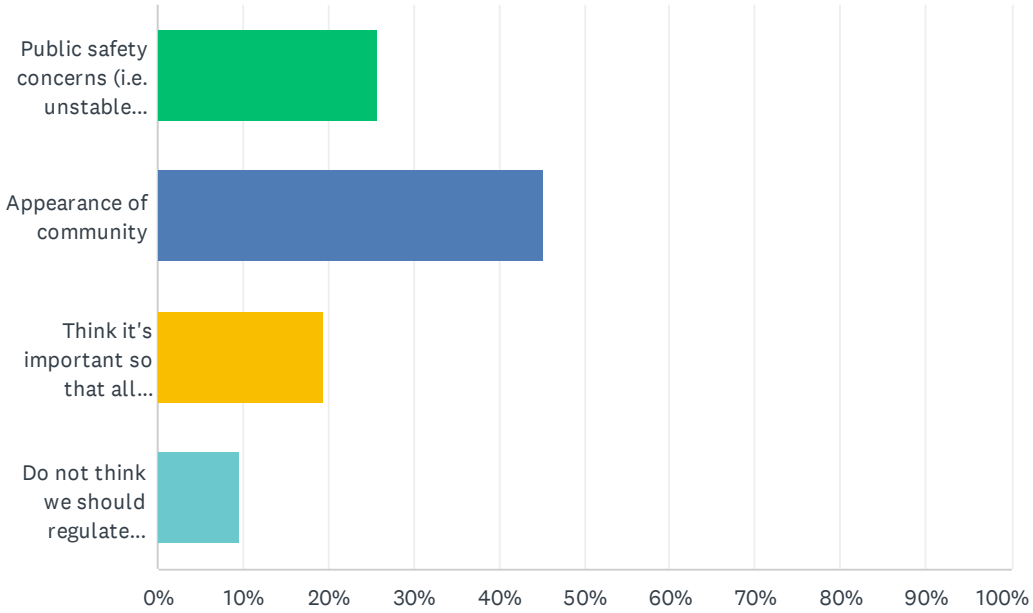
Answered: 61 Skipped: 1



ANSWER CHOICES	RESPONSES	
Happy	26.23%	16
Unhappy	27.87%	17
Neutral	45.90%	28
TOTAL		61

Q3 What do you think is the most important reason to regulate signage in the County?

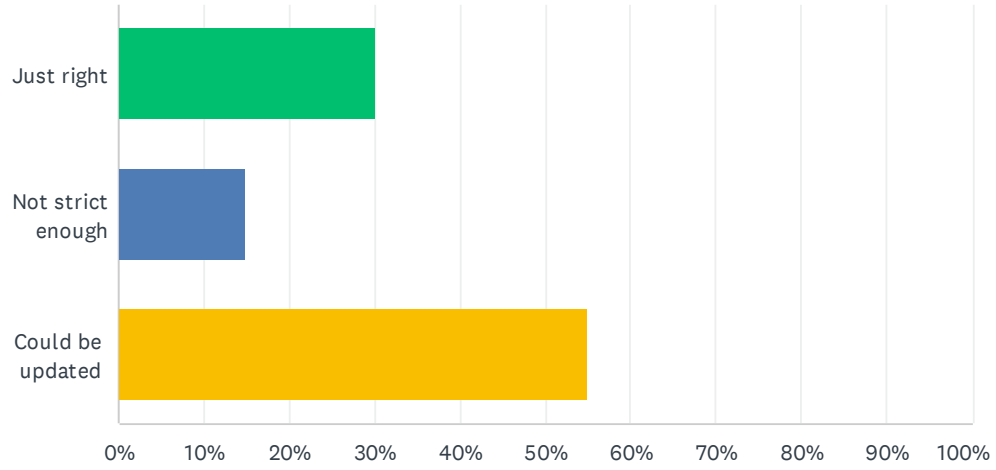
Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
Public safety concerns (i.e. unstable construction, electrical work, etc.)	25.81%	16
Appearance of community	45.16%	28
Think it's important so that all businesses are treated equally	19.35%	12
Do not think we should regulate signage	9.68%	6
TOTAL		62

Q4 Please choose a response: Do you feel the sign regulations in the County are:

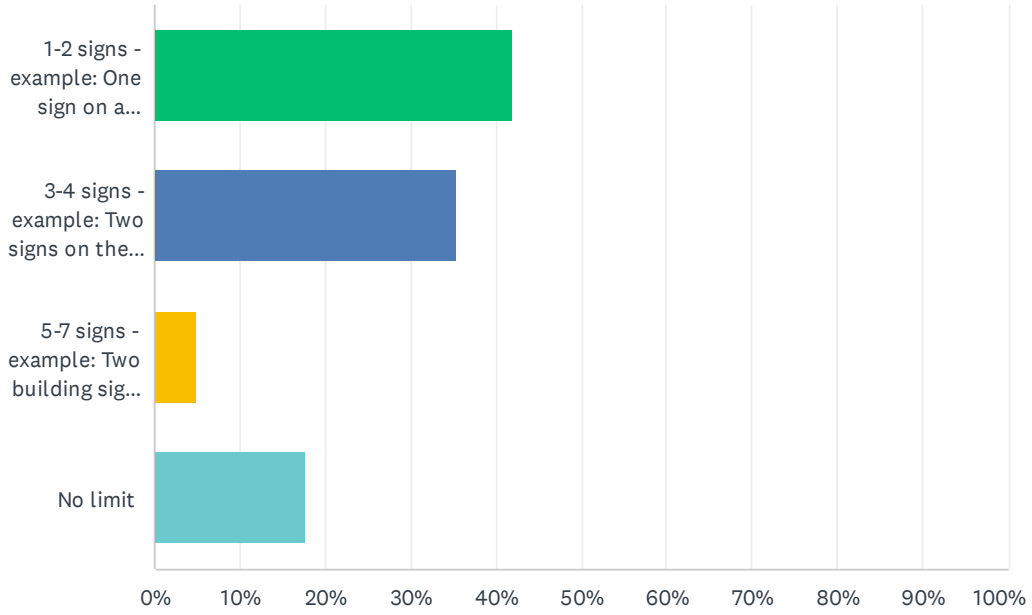
Answered: 60 Skipped: 2



ANSWER CHOICES	RESPONSES	
Just right	30.00%	18
Not strict enough	15.00%	9
Could be updated	55.00%	33
TOTAL		60

Q5 How many signs on the property or on a building do you think are appropriate for a commercial use?

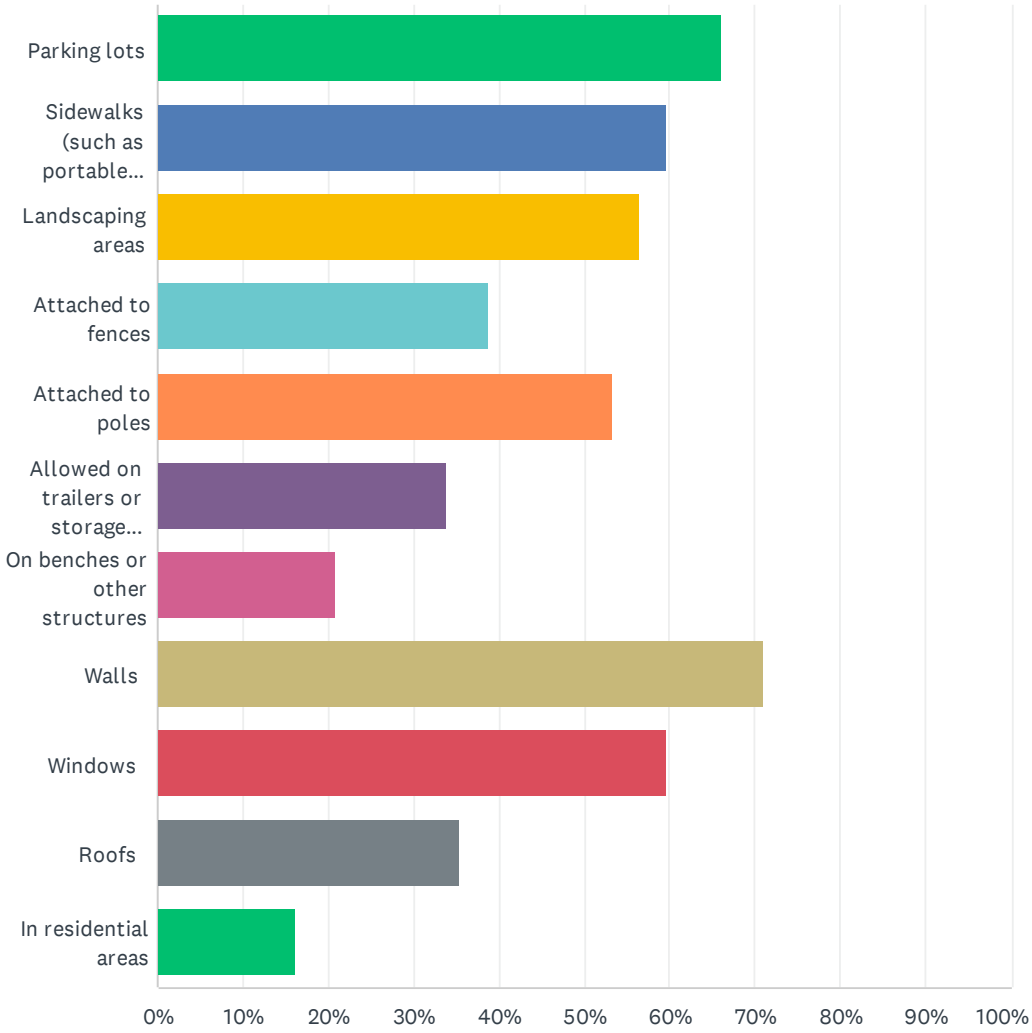
Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
1-2 signs - example: One sign on a building and one street sign (not including window signs)	41.94%	26
3-4 signs - example: Two signs on the building, a street sign (not including window signs)	35.48%	22
5-7 signs - example: Two building signs, a street sign and two permanent flag/decorative signs (not including window signs)	4.84%	3
No limit	17.74%	11
TOTAL		62

Q6 Where should signs be allowed to be located/be attached to? Check all that apply.

Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
Parking lots	66.13%	41
Sidewalks (such as portable sandwich board signs or chalkboards)	59.68%	37
Landscaping areas	56.45%	35
Attached to fences	38.71%	24
Attached to poles	53.23%	33
Allowed on trailers or storage containers	33.87%	21
On benches or other structures	20.97%	13
Walls	70.97%	44
Windows	59.68%	37
Roofs	35.48%	22
In residential areas	16.13%	10
Total Respondents: 62		

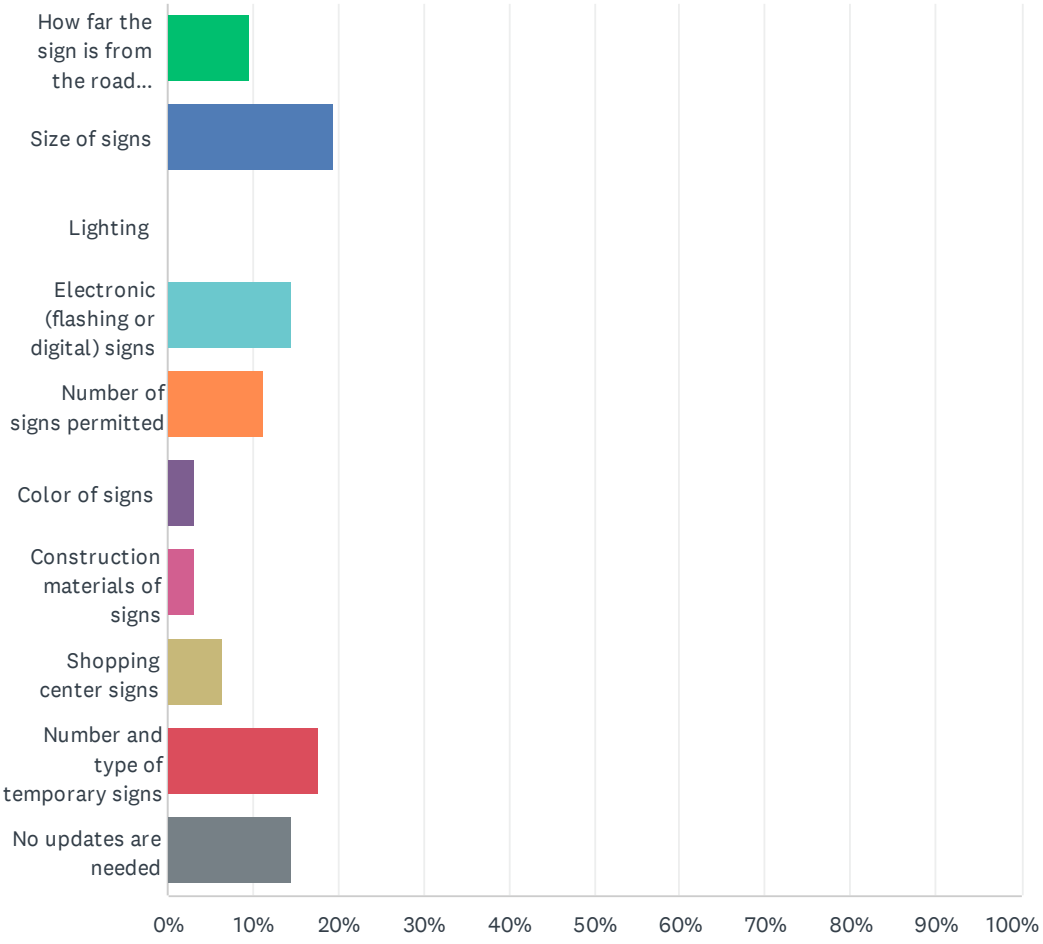
Q7 Do you have suggestions for sign requirements from other jurisdictions that would work for the County?

Answered: 20 Skipped: 42

1 See Attached

Q8 What part of the sign regulations is most important to update?

Answered: 62 Skipped: 0



ANSWER CHOICES	RESPONSES	
How far the sign is from the road (setbacks)	9.68%	6
Size of signs	19.35%	12
Lighting	0.00%	0
Electronic (flashing or digital) signs	14.52%	9
Number of signs permitted	11.29%	7
Color of signs	3.23%	2
Construction materials of signs	3.23%	2
Shopping center signs	6.45%	4
Number and type of temporary signs	17.74%	11
No updates are needed	14.52%	9
TOTAL		62

Q9 Please tell us anything else you would like to change about the sign ordinance.

Answered: 20 Skipped: 42

*See Attached

Sign Ordinance Community Feedback Survey Open Responses Received March 11-May 1, 2025

Do you have suggestions for sign requirements from other jurisdictions that would work for the County?	Please tell us anything else you would like to change about the sign ordinance.
	Shopping center signs need to be updated regularly so that the existing ones are not faded, broken, or up to date
Unknown, board should be doing this research as due diligence to any new or updates to proposals.	I feel that signs should not be placed obstructing any traffic views, roadways, walkways, or other businesses. I do feel that not allowing for some variety defeats the purpose of a business owner researching & creating their own marketing strategies.
You should be free to have whatever sign you want. As long as it does not block visibility of a neighboring business and or its signage. Also shoukd not block road signs or traffic lights or any other safety concerns “roads , turns etc.”. PS I despise flag signs in our town they are ugly and make the town look like trash.	I am all about some freedom for business or residents to do what they see fit on their own property. We have way too many laws as it is . That being said limit flag signs they look trashy and allow more “A” frame type and other temporary options. Limit tobacco and vape store lights because they are also trashy looking. Maybe vape stores shouldn’t be here period lol. Thanks
	The small signs cluttering the sides of the roads are eyesores. These aren’t only business signs. We need limits on at least quantity and time allowed to remain.
Better idea: Lets be creative for once instead of using other jurisdictions oppressive regulations.	Yes, the entire ordinance in Isle of Wight County needs to be revised with a focus exclusively on legitimate public safety concerns — specifically life safety, fire hazards, or businesses with a recurring pattern of using an excessive number of signs. Even in those cases, no enforcement action should be taken unless the business is found to be in clear violation of the ordinance by a panel of no fewer than five business owners. This panel should be selected through a random lottery, convened only when such a review is necessary. Drop all of it — except where signage clearly creates a public safety risk, such as obstructing visibility of oncoming traffic or posing a danger of accidents. Or in cases where a business displays a grossly excessive number of signs (Liberty Tax Services and certain car dealerships have been examples of this in the past). No permits for signage should be required under any circumstance. You are here to serve the public — not to line county coffers through unnecessary fees and burdensome restrictions. If you insist on continuing to restrict signage beyond those limited, justifiable exceptions, then you must hold yourselves to the exact same standards and burdens you impose on business owners. If you write the rules, you must live by them too — and that applies to every entity operating within Isle of Wight County, whether locally owned, globally operated, privately held, or publicly funded. This includes all forms of government — county departments, public schools, municipal services, and independent towns located within the county such as Smithfield and Windsor. No special treatment. No carve-outs. No exceptions. No exclusions. Everyone must be held to the same standard — period.
size based on sq ft of building	
none	none
	The county looks trashy
	Temporary signs should not require a permit and should be allowed to be bigger.
	The distance from the road is the biggest but I think most of the options in question 8 are needed.

	Number of signs should be limited as well as construction materials. I don't think businesses should be able to hang banner signs on their fences, business trucks and temporary structures. I think sign lighting should be restricted to maintain our historic charm. Flashing signs with bright colors shouldn't be permitted. I recently noticed the vape shop on Church st in Smithfield, and I was very disappointed that the town allowed this!
York County	Needs to be better enforcement of temporary signs. They seem to litter Route 17.
None known	
Limit the amount of colors per sign, as in "Permanent signs may incorporate a maximum of four (4) colors per sign".	It will do no good to alter the sign ordinance without an education and enforcement plan and an appropriate agency to target those who intend to repeatedly violate it. Attention needs to be equally tended to on both aspects of the excess of signs in violation, removal AND timely replacement or repair of long existing signs. In regard to neighborhoods, places like Benns Grant having a neighborhood sign in front of the road that will be the hospital entrance is confusing. Why is the neighborhood sign not at the entrance to the actual neighborhood where the homes begin? It would also be helpful to have ordinances more divided by Commercial/Business Signage, Residential Signage, Business within a residence signage, etc as the current code is all encompassing and consumes too much time to sift through when looking for a specific guideline. Flashing lights that are not necessary for safety detract from the aesthetic appeal of the area. Given that a large portion of the area is to remain rural, much care should be taken in regard to signs that will impact higher density residential areas. Shopping Centers do best when one main sign showing the shops is erected and visual for motorists from far away and then have a singular sign on the storefront itself. Too many businesses here have a plethora of signs on the sidewalk and things taped to their windows- this looks junky. The area is windy and care to customers needing to maneuver with ambulatory accommodations should be considered with all the signs in a walkway for businesses. The small advertising signs that get stuck in the grass areas and left should be prohibited as a whole. It is cluttered and often dangerous to motorist's view but rarely are they removed promptly or even installed securely.
No	N/A
Updated signage	We need to update the signs for all entrances into Smithfield with the city signature pig statues. We need to make our water towers COLORFUL!!
No	Time limitation of sign posting upon serving its purpose. Control vegetation and clutter around signage.
Focus more quality versus quantity. Permanent signage versus flags. Allow any signage on property that is permanent.	
Don't follow the Town of Smithfield. The Food Lion and Kroger shopping center signs look horrible. Food lion SC sign hasn't even lit up at night in years.	I saw a sign in someone's yard yesterday for a heating a cooling company that just did work on that house. You can't even see the work they did, so it is basically a company advertising in residential yards.
Avoid huge and ugly.	Avoid huge and ugly.
	The extremely bright LEDs that seem to come with every vape shop in the region are a huge eye sore.
The signs are getting a bit out of hand - frequently blocking view for traffic. They are never policed especially in areas outside of Smithfield and Windsor. They become tacky and outdated and during bad weather, a hazard.	
Nope	
no	

No	I think the property size and location needs to factor in. My experience & participation in the downtown area makes me value that the area maintains an overall quaint look.
I do! Back off and let the business owners and residents do what they do. It isn't for government to regulate speech, of any kind.	You need to update the city map at the bus station that has old businesses listed and not any new ones that have been opened the past year or so.
Signs should not be so small that you can't find the business	

Signage Regulation Comparison
As of 5/21/2025

LOCALITY	SIGN						
	Type	**Max Size**	**Max Height**	**Number**	**Materials**	**Colors**	**Other**
Isle of Wight County	Free Standing	50 SF	8 Ft.	1	wood, high density urethane (HDU), or composite panel made from natural and recycled materials which are designed to simulate wood.	Earthtone/Neutral/Historic	Max size based on setback. Closest sign permitted is 5 feet from the edge of a road whose ROW is 50 feet or greater for a max 16 SF sign.
	Wall	200 SF	N/A	1 per frontage	same	Earthtone/Neutral/Historic	
	Temporary	32 SF	4-16 feet	up to 2 feather signs, 1 banner	same	Earthtone/Neutral/Historic	
	Shopping Center	50 SF	8 FT	1 per frontage	same	same	
Surry County	Free Standing	50 SF in B zones, 100 SF in Ind zones	30 FT	1 per business	n/a	n/a	portable signs, on wheels, carriages, or on fixed supports shall be considered as freestanding signs and shall be included in any measurement of permitted sign area whether or not a permit is required.
https://library.municode.com/va/surry_county/codes/code_of_ordinances?nodeId=PTIILADEOR_APXAZO_ARTVGEDEGUDEREPR_5-600SI	Wall	up 200 SF	n/a	1 per frontage	n/a	n/a	Illuminated signs inside of show windows and within five feet of such windows shall be included in the computation of sign area, and shall be limited to 10% of the total glass area of the window in which they are placed
	Temporary	6 SF	15 FT	1 per 50 LF of frontage	n/a	n/a	All portable signs shall be included in the measurement of permitted sign area.
	Shopping Center	100 SF	30 FT	1 if 3 units or more	n/a	n/a	
James City County	Free Standing	32 SF if less than 75 ft from ROW (5 ft min setback); 50 SF if 75-150 ft; 60 SF if more than 150 ft setback	15 FT	1 on each frontage	shall complement the character of surrounding development and shall be in keeping with the historic and/or rural ambience of the county and Williamsburg.	same	2 on each frontage allowed if placed on either side of entrance, not more than 32 SF combined and not more than 8 feet tall
https://library.municode.com/va/james_city_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24ZO_ARTIISPRE_DIV3EXSI	Wall	60 SF	N/A	1 per frontage	shall complement the character of surrounding development and shall be in keeping with the historic and/or rural ambience of the county and Williamsburg.	same	If the footprint of a building for an individual use exceeds 40,000 square feet on property zoned M-1, M-2, PUD-C, or RT, the applicant may request an exception to allow the building face sign(s) to exceed 60 square feet.
	Temporary	24 SF for banners in shopping centers only; 12 SF for A-Frame	8 ft for banners; 5 ft for A-frame	n/a	n/a	n/a	Flags used as signs shall be allowed by permit, provided that the same are installed in a permanent fashion, are maintained in good repair, and will not constitute a hazard to vehicular or pedestrian traffic.
	Shopping Center	32 SF or up to 42 SF for MU district	8 ft. or 15 ft if MU	up to 2 per frontage	same	same	
Suffolk City	Free Standing	16 to 100 SF based on district and LF of frontage	4 to 12 ft based on district	1 in ag/residential districts; otherwise 2 per frontage	Required in special overlay districts	Required in special overlay districts	

https://library.municode.com/va/suffolk/codes/unified_development_ordinance?nodeId=SUFFOLK_UNIFIED_DEVELOPMENT_ORDINANCE_ART7SUUSRE_S31-714SIRE	Wall	16 SF to 125 SF based on district and LF of building frontage	n/a	1 in residential districts; 1 per building frontage in other districts	Required in special overlay districts	Required in special overlay districts	
	Temporary	banner signs up to 32 SF, feather signs up 12 SF	8 ft for feather, n/a for banner	max of 2 banner and 1 feather based on frontage	n/a	n/a	No permits required for temporary signage but cannot be posted more than 90 days per year - size based on LF of building or frontage
	Shopping Center	up 100 SF	15 ft	up to 2 if served by two streets	Required in special overlay districts	Required in special overlay districts	
York County	Free Standing	40 - 64 SF for monument; 12 - 50 SF for pole type based on district	6-10 ft for monument; 6-20 ft for pole based on district	1 sign per parcel, except for corner or through lots	Required in special overlay districts	Required in special overlay districts	
https://library.municode.com/va/york_county/codes/code_of_ordinances?nodeId=CD_ORD_CH24.1ZO_ARTVIISI	Wall	1 sq. ft. per linear foot of principal building width	n/a	1 sign per parcel, except for corner or through lots	Required in special overlay districts	Required in special overlay districts	
	Temporary	40 SF	6 ft	1 per frontage in residential districts; 2 in nonresidential districts	n/a	n/a	Can be up 120 days max
	Shopping Center	up to 150 SF; 200 SF cumulative	10 ft.	1 per frontage	n/a	n/a	
Williamsburg*	Free Standing	5 to 32 SF depending on district	up to 12 ft. based on district	Number based on LF of frontage but no more than 2	Permitted sign colors shall be from the approved color palette in the City of Williamsburg Design Review Guidelines, Chapter VII, Signs.		*Sign regulations are addressed separately for each of the five sign districts. Please see link for more information.
https://library.municode.com/va/williamsburg/codes/code_of_ordinances?nodeId=PTIITHCO_CH21ZO_ARTVISI_S21-736IN	Wall	min of 16 SF and max of 32 SF	n/a	1 per frontage as well as one for rear entrance	Permitted sign colors shall be from the approved color palette in the City of Williamsburg Design Review Guidelines, Chapter VII, Signs.		
	Temporary*						
	Shopping Center*						

PLANNING REPORT

APPLICATION:

Proposed Battery Energy Storage System (BESS) Zoning Ordinance Requirements Discussion

BACKGROUND:

In February 2023, the Board of Supervisors established the Energy Task Force (ETF) to assess Isle of Wight County's current energy infrastructure, the remaining capacity of high-voltage transmission lines, potential future energy generation projects, emerging energy technologies, and other related items. The ETF made several key recommendations for the County's next steps. Implementation steps with the highest priority include consideration of location requirements for battery storage and data center facilities as well as a review of emergency management protocols for emerging energy technologies.

Staff developed a draft ordinance based on models from several other jurisdictions, including the City of Chesapeake, Hanover County, and Amelia County as well including performance criteria from the County's existing utility scale solar requirements. A copy of the draft Ordinance is attached to this staff report for the initial review and discussion by the Planning Commission at their June 24, 2025, regular meeting.

ORDINANCE REVIEW:

The proposed BESS requirements would follow the existing Utility Scale Solar Energy Generation facility requirements in Section 5-5003.M of the Zoning Ordinance which includes supplemental use regulations for major utility services. BESS uses would be defined a major utility service which would fall under the civic use types listed in Section 3-4000 of the Ordinance. Major utility services are defined as follows:

> Utility service/major.\ A service of a regional nature which normally entails the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, community wastewater treatment plants, and water supply and production in excess of fifty thousand (50,000) gallons per day. Included in this definition are also electric, gas and other utility transmission lines of a regional nature that are not otherwise reviewed and approved by the Virginia State Corporation

Commission.

AGENCY REVIEW:

Staff will distribute the initial draft of the Ordinance to other departments and agencies for review and feedback following discussion by the Planning Commission at their June 24, 2025, regular meeting.

STAFF RECOMMENDATION:

This item is for Planning Commission discussion only. No action is required.

ATTACHMENTS:

Description	Type	Upload Date
Draft Battery Storage Ordinance	Backup Material	6/13/2025

Draft Battery Energy Storage System Regulations
June 13, 2025

Article V. - Supplementary Use Regulations

M. Utility services, major.

5. Battery Energy Storage Systems. (NEW ITEM)

1. As used in this section, the following terms shall have the meanings indicated:

Battery(ies): A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this article, batteries utilized in consumer products are excluded from these requirements.

Battery energy storage system (BESS): One (1) or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A battery energy storage system is classified as a Tier 1 or Tier 2 battery energy storage system as follows:

a. Tier 1 battery energy storage systems have an aggregate energy capacity less than or equal to six hundred (600) kWh for onsite use only and, if in a room or enclosed area, consist of only a single energy storage system technology.
b. Tier 2 battery energy storage systems have an aggregate energy capacity greater than six hundred (600) kWh or are comprised of more than one (1) storage battery technology in a room or enclosed area.

Cell: The basic electrochemical unit, characterized by an anode and cathode, used to receive, store, and deliver electrical energy.

Dedicated-use building: A building that is built for the primary intention of housing battery energy storage system equipment, as defined in the latest adopted editions of the Virginia Uniform Statewide Building Code ("Uniform Code") and the International Building Code, and complies with the following:

a. The building's only use is battery energy storage, energy generation, and other electrical grid-related operations.
b. No other occupancy types are permitted in the building.
c. Occupants in the rooms and areas containing battery energy storage systems are limited to personnel that operate, maintain, service, test, and repair the battery energy storage system and other energy systems.
d. Administrative and support personnel are permitted in areas within the buildings that do not contain battery energy storage system, provided the following:
    i. The areas do not occupy more than ten (10) percent of the building area of the story in which they are located.

ii. A means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing battery energy storage systems or other energy system equipment.

Energy Code: The Virginia Energy Conservation Code, as amended.

Uniform Code: The Virginia Uniform Statewide Building Code adopted pursuant to § 36-98 of the Code of Virginia, as amended.

2. In addition to any conditional use permit application requirements, the applicant shall provide the following at the time of application:
   a. A conceptual plan showing the proposed layout of all structures, adjacent properties, screening, landscaping, internal roadways, easements, environmentally sensitive features including proposed wildlife corridors;
   b. A visual impact analysis demonstrating through project siting and proposed mitigation, if necessary, that the solar project minimizes impacts on the visual character of a scenic landscape, vista, or scenic corridor;
   c. A transportation plan showing vehicular access to the site, proposed construction traffic route to the site, parking areas, and laydown yards;
   d. An estimated time frame and proposed hours of operation for construction activity;
   e. Economic impact analysis of the project including projected net new tax revenue as well as loss of active agricultural and silvicultural lands and its indirect impact to associated local businesses;
   f. An environmental resource impact analysis discussing any proposed activities within designation resource conservation areas;
   g. A historical and cultural resources impact analysis; and
   h. Written comments from the relevant electric company regarding the capacity of the transmission lines as part of any use permit application. An applicant may meet this requirement by submitting a third-party report that provides relevant transmission capacity information.

3. In addition to any conditions of approval, the following requirements shall be met for the approval of a battery energy storage facility:

   a. Battery energy storage facilities shall be constructed, maintained, and operated in accordance with national industry standards and regulations including the most current adopted edition of the National Electrical Code, International Fire Code of the International Code Council, and the National Fire Protection Association Fire Code. The batteries will be NFPA (National Fire Protection Agency) compliant. In the event of a conflict between the national industry standards and these conditions, the national industry standards shall control so that, as technology advances, updated technology may be used.

   b. Battery cells shall be placed in a battery energy storage system ("BESS") with a battery management system ("BMS"). The BESS shall provide a secondary layer of physical containment to the batteries and be equipped with cooling, ventilation, and fire suppression systems. Each individual battery shall have 24/7 automated fire detection and extinguishing technology built in. The BMS shall monitor individual battery module

voltages and temperatures, container temperature and humidity, off-gassing of combustible gas, fire, ground fault and DC surge, and door access and be able to shut down the system before thermal runaway takes place.

c. Provide soil testing for any contaminants directly attributable to the solar panels before and after construction and every five (5) years during the interim until the facility is decommissioned. Owner/operator must provide copies of initial baseline report and subsequent reports to the zoning administrator. Should a negative finding indicating contamination from the solar panels occur, contamination must be remedied by the owner/operator to applicable state and federal standards.

d. The battery energy storage system shall be placed on an appropriate foundation and screened with vegetation outside of environmentally sensitive areas.

    1) All battery storage facilities shall maintain a minimum of 5,000-foot setback from all public roads and property lines; however, the Board of Supervisors may approve through the conditional use permit process conditions that allow a battery storage facility to locate closer than 5,000 feet, but no closer than 1,000 feet from public roads and property lines, if the specific site conditions, the nature of the project and the permit conditions adequately address public safety concerns and appropriately mitigate impacts of the facility on the surrounding community.
        a. Setbacks shall be kept free of all structures and parking lots; and
        b. Setbacks shall not be required along property lines adjacent to other parcels which are part of the solar energy system with the exception of structures with documented historical significance, a cemetery, a cultural resource, or a school, however, should properties be removed from the system, setbacks must be installed along all property lines of those properties remaining within the project and which are adjacent to a parcel which has been removed.

    2) All battery storage facilities shall be completely surrounded by a berm in addition to being contained in an appropriate and approved structure.

    3) No topsoil shall be removed from the site.

    4) All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way.

    5) The following landscaping standards shall apply:
        i. In the case where the minimum setbacks have been reduced by the Board of Supervisors, the project must follow the landscaping standards for utility scale solar energy facilities found in Section 5-5003.M.4;
        ii. Where the minimum setbacks for BESS facilities are met as listed in this Section, the facility shall meet the industrial use landscaping requirements found in Article VIII and shall be installed exterior to any fencing and berm;
        iii. Existing vegetation that meets the minimum landscaping specifications may be used to meet required landscaping;

iv. No silvicultural activities or removal of required landscaping materials shall occur in the required bufferyards except as approved by the Zoning Administrator; and
v. If the land area being leased was under crop cultivation prior to lease, it shall be maintained and cut annually during the growing season prior to August 1 until site construction begins.

6) Access to all batteries and electrical switchgear shall be from the exterior for normal operation and maintenance. Access to the container interior shall not be permitted while the system is in operation except for safety personnel and first responders.

7) Qualifications and experience from selected developers and integrators shall be provided including disclosure of fires or other hazards at facilities.

8) Safety testing and failure modes analysis data from selected developers and manufacturers shall be provided.

9) The latest applicable product certifications shall be provided.

10) The BESS facility operator or owner shall be responsible for any environmental remediation required by the county or the state and the costs of such remediation. All remediation shall be completed in a timely manner.

11) Battery storage shall be developed in collaboration with technical experts and first responders to utilize technology-appropriate best practices for safe energy storage systems including, but not limited to, the following:

i. Adequate access/egress for the first responders;
ii. Adequate facility signage (on battery chemistry and person to contact);
iii. Accessible safety data sheets;
iv. System-specific emergency response plans;
v. Training for first responders on the type of system, potential hazards and risks, and system-specific emergency response plans;
vi. Adequate water sources and fire suppression appliances for the firefighters if required in the emergency response plans;
vii. Signage on hazardous materials present in the vicinity;
viii. Emergency lighting;
ix. Separate battery modules to make it easier to isolate a failed battery from the rest;
x. Sufficient disconnect and shutdown capability including a master kill switch to disable and discharge batteries;
xi. System-appropriate sensors and alarms;
xii. Air ventilation and fire suppression systems;
xiii. Drainage for water runoff; and
xiv. Other practices as recommended by experts or local first responders.

4. Prior to final site plan approval, an owner, lessee, or developer of real property shall enter the following agreement and provide them to the zoning administrator for review and approval:
    a. The applicant shall submit an Emergency Response Plan in accordance with the section above at the time of site development plan application for review and approval by the County, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided to emergency responders about safety for on-site incident response. Initiation and frequency of training will be coordinated between the Department of Emergency Services and the facility operator. The applicant shall install a Knox Box or other remote access technology at the facility to ensure emergency responders have access to the facility should the need arise.
    b. The operator shall post a notification sign at each site entrance that states (a) the rated nameplate capacity, (b) the name of the project owner, and operator (if different from the owner), (c) the street address of the site, and (d) a 24-hour emergency contact phone number for the operator.
    c. A written agreement to decommission the BESS equipment, facilities, or devices upon the following terms and conditions:
        i. If the party that enters into such written agreement with the county defaults in the obligation to decommission such equipment, facilities, or devices in the timeframe set out in such agreement, the locality has the right to enter the real property of the record title owner of such property without further consent of such owner and to engage in decommissioning; and
        ii. Such owner, lessee, or developer shall provide financial assurance of such performance to the county in the form of certified funds, cash escrow, bond, letter of credit, or parent guarantee, based upon an estimate of a professional engineer licensed in the commonwealth, who is engaged by the applicant, with experience in preparing decommissioning estimates and approved by the county; such estimate shall not exceed the total of the projected cost of decommissioning, plus a reasonable allowance for estimated administrative costs related to a default of the owner, lessee, or developer, and an annual inflation factor.
        iii. Decommissioning of discontinued or abandoned BESS shall include the following:
            a) Physical removal of all BESS equipment and above-ground appurtenant structures from the subject property including, but not limited to, buildings, machinery, equipment, cabling and connections to transmission lines, equipment shelters, security barriers, electrical components, roads, unless such roads need to remain to access buildings retrofitted for another purpose, or the landowner submits a request to the board of supervisors that such roads remain.
            b) Below-grade structures, such as foundations, underground collection cabling, mounting beams, footers, and all other equipment installed with the system shall be completely removed: however, these structures may be allowed to remain if a written request is submitted by the landowners and a waiver is granted by the Board of Supervisors.
            c) Compacted soils shall be decompacted as agreed to by the landowner.

d) Restoration of the topography of the project site to is pre-existing condition, except that any landscaping or grading may remain in the after-condition if a written request is submitted by the landowner and a waiver is granted by the board of supervisors.
e) Proper disposal of all solid or hazardous materials and wastes from the site in accordance with local, state, and federal solid waste disposal regulations.