

A G E N D A
ISLE OF WIGHT COUNTY PLANNING COMMISSION
May 24, 2022

1. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

2. ROLL CALL/DETERMINATION OF A QUORUM

BRIAN CARROLL, CHAIRMAN

BOBBY BOWSER, VICE-CHAIRMAN

CYNTHIA TAYLOR

JAMES FORD

THOMAS DUERIG

JENNIFER S. BOYKIN

GEORGE RAWLS

THOMAS J. DISTEFANO

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

4. APPROVAL OF AGENDA

5. CONSENT AGENDA

A. APRIL 21, 2022 ACTION LIST BOARD OF SUPERVISORS

B. APRIL 26, 2022 REGULAR MEETING MINUTES

6. CITIZENS' COMMENTS

7. PUBLIC HEARINGS

A. Route 10 Waterline Booster Station Conditional Use Permit Request

Application of Kenneth Turner, PE, applicant, and Smithfield Packing Company Inc., property owner, for a conditional use permit for the Route 10 waterline booster pump station on 1.01 acres located at 10200 Old Stage Highway (Rte. 10) on property with tax map number 21-01-001B. The application also includes a request for an exception to Section 6-1010.A.11 of the Highway Corridor Overlay (HCO) District requirements to allow a six foot tall black vinyl coated chainlink fence.

B. Sawco Self-Storage Conditional Zoning Amendment Request

Application of Carrollton Ventures, LLC, property owner, for a change in conditional zoning to allow 120,000 square feet of mini-warehouses, also known as self-storage units, and outdoor motor vehicle storage on 8.08 acres located at 15411 Carrollton Blvd. (Rte. 17) on property with tax parcel numbers 34-01-108 and 34-01-108B

8. OLD BUSINESS

9. NEW BUSINESS

A. COUNTY ATTORNEY'S REPORT

B. PLANNING DIRECTOR'S REPORT

10. CLOSED MEETING

11. ADJOURNMENT

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
APRIL 21, 2022 ACTION LIST BOARD OF SUPERVISORS	Cover Memo	4/25/2022

Action List
Board of Supervisors
April 21, 2022

1. Approval of Agenda: Supervisor McCarty moved that the agenda be approved as presented. The motion was adopted unanimously (4-0) with Supervisors Jefferson, McCarty, Grice and Rosie voting in favor of the motion; no Supervisor voting against the motion; and Supervisor Acree absent from the meeting.
2. Special Presentations/Appearances

Compensation & Classification Study by Evergreen Solutions: For the Board's information.
3. Closed Meeting

There was no action taken following the closed meeting.
4. Citizens Comment
 - A. Steven Kirkpatrick, Board of Directors, Western Tidewater Free Clinic, acknowledged past financial support from the County and reported on services provided by that clinic to County residents last year.
 - B. Volpe Boykin of District 5 requested the Board approve the Resolution to Amend the Budget and Appropriate Funding from Community Partners for the Sheriff's Office National Night Out Program (\$2,000) under the Consent Agenda.
 - C. Shelly Perry of District 3 expressed concern with increases in taxes and her water bill.
 - D. Herb DeGroft of Mill Swamp Road spoke on the importance of School Resources Officers in the County's elementary schools.

5. Consent Agenda

- A. Resolution to Appoint Gary L. Eanes, Partner, of Wampler-Eanes Appraisal Group Ltd., Assessor for the FY23 General Reassessment of Real Estate for Isle of Wight County

Assignment: Storm

- B. Resolution to Amend the FY2021-22 Grant Fund Budget and Appropriate Funds from the Virginia Department of Motor Vehicles Animal Friendly License Plate Program (\$960)

Assignment: S. Humphries

- C. Resolution to Amend the Budget and Transfer Funds to the Debt Service Reserve Fund (\$437,000)

Assignment: S. Humphries

- D. Resolution to Amend the FY2021-22 Grant Fund Budget and Appropriate Coronavirus (COVID-19) Pandemic Safe Opening and Operation Work Eligible for FEMA Public Assistance (\$208,669)

Assignment: S. Humphries

- E. Resolution to Amend the Budget and Appropriate Funding from Community Partners for the Sheriff's Office National Night Out Program (\$2,000)

Assignment: S. Humphries

- F. Resolution to Designate the Month of May 2022 as Business Appreciation Month

Assignment: Morello

G. Employment Agreement for the County Attorney

Assignment: Jones

H. Resolution to Budget and Appropriate Insurance Proceeds from VaCorp Risk Management and Progressive Insurance for Repairs of County Property (\$3,407)

Assignment: S. Humphries

I. Resolution for Support for Development of the Tyler's Beach Harbor

J. Minutes

- . January 10, 2022 Retreat Minutes
- . March 3, 2022 Work Session Minutes
- . April 7, 2022 Work Session Minutes

Assignment: Storm

Supervisor McCarty moved that the Consent Agenda be adopted as presented. The motion was adopted unanimously (4-0) with Supervisors Jefferson, McCarty, Grice and Rosie voting in favor of the motion; no Supervisor voting against the motion; and Supervisor Acree absent from the meeting.

6. Regional and Inter-Governmental Reports

No reports were offered.

7. Appointments

Economic Development Authority: Chairman Jefferson moved that James Ford be reappointed to represent District 3 on the Economic Development Authority. The motion was adopted unanimously (4-0) with Supervisors Jefferson, McCarty, Grice and Rosie voting in favor of the motion; no

Supervisor voting against the motion; and Supervisor Acree absent from the meeting.

Assignment: Storm

8. Special Presentations

Tommy Catlett, Franklin Residency, VDOT, Tommy Catlett, Franklin Residency, VDOT, provided updates on maintenance and construction.

Supervisor McCarty notified Mr. Catlett of substantial potholes on Smith's Neck Road and Titus Creek. He further continued there is not adequate room for a vehicle to wait before merging into oncoming traffic coming out of Channel Way.

9. County Attorney's Report

No report was offered.

10. Public Hearings

- A. Resolution to Approve the VDOT FY2023-2028 Secondary Six-Year Improvement Plan: Supervisor McCarty moved that the Resolution be adopted. The motion was adopted unanimously (4-0) with Supervisors Jefferson, McCarty, Grice and Rosie voting in favor of the motion; no Supervisor voting against the motion; and Supervisor Acree absent from the meeting.

Assignment: Oliver

- B. Proposed Operating and Capital Budgets for Fiscal Year 2022-23, Related Ordinances, and the FY2023-32 Capital Improvements Plan: The Board is required to wait at least seven days before action can be taken relative to the Operating and Capital budgets.

- C. Ordinance Amendment for Electronic Summons: Supervisor McCarty moved that the ordinance amendment be adopted. The motion was adopted unanimously (4-0) with Supervisors Jefferson, McCarty, Grice and Rosie voting in favor of the motion; no Supervisor voting against the motion; and Supervisor Acree absent from the meeting.

Assignment: Jones

- D. Updates to the Cable Franchise Ordinance: Supervisor McCarty moved that the revisions to the Cable Franchise ordinance be adopted. The motion was adopted unanimously (4-0) with Supervisors Jefferson, McCarty, Grice and Rosie voting in favor of the motion; no Supervisor voting against the motion; and Supervisor Acree absent from the meeting.

Assignment: Jones

11. County Administrator's Report

- A. Judy Winslow, Director of Tourism, reviewed the Smithfield & Isle of Wight Tourism 2021 Annual Report.
- B. Jamie Oliver, Transportation Planner, advised that the CTB did vote to approve the Nike Park extended additional funding request and a revised agreement will be forthcoming; that VDOT did agree to add an extra mowing cycle to the schedule; and added Smith's Neck paving to the paving schedule from Greystone to Titus Creek. Staff is currently working with the Town of Smithfield on a push button pedestrian project at Main and South Church streets.
- C. The Board was invited to attend four Business Popups during the month of May.

Assignment: Kristy

B. County Administrator Keaton provided a status on the following:

- . Tax Credits/Volunteers: Staff is to proceed with sending the letters out for the June credit.
- . Suffolk Borrow Pit Public Hearing
- . Springfest begins on Friday; the carnival and rodeo are Friday and Saturday; and the Demolition Derby is on Sunday.

12. Unfinished/Old Business

A. Ordinance Amendment Allowing Deer/Bear Hunting with Rifles: Supervisor Rosie moved to adopt the ordinance amendments. The motion was adopted (3-0-1) with Supervisors McCarty, Grice and Rosie voting in favor of the motion; Supervisor Acree absent from the meeting; and Chairman Jefferson voting in opposition to the motion.

Assignment: Ring

B. Application of James River Crossings, Inc. Proposed Proffer Amendment: Supervisor McCarty moved that the revised proffer conditions be approved. The motion was adopted unanimously (4-0) with Supervisors Jefferson, McCarty, Grice and Rosie voting in favor of the motion; no Supervisor voting against the motion; and Supervisor Acree absent from the meeting.

Assignment: Ring

13, New Business

No new business was offered for discussion.

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
APRIL 26, 2022 REGULAR MEETING MINUTES	Cover Memo	5/19/2022

**MINUTES OF THE MEETING OF THE ISLE OF WIGHT COUNTY
PLANNING COMMISSION HELD ON THE TWENTY-SIXTH DAY OF
APRIL IN THE YEAR TWO THOUSAND AND TWENTY-TWO**

CALL TO ORDER

Bobby Bowser, Vice-Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on April 26, 2022, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Commissioner Boykin delivered the invocation.

PLEDGE OF ALLEGIANCE

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

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT

Bobby Bowser, Vice-Chairman
Cynthia Taylor
James Ford
Jennifer S. Boykin
George Rawls
Thomas Duerig
Thomas Distefano

A quorum was determined.

ABSENT

Brian Carroll

ALSO IN ATTENDANCE

Robert W. Jones, Jr., County Attorney
Don Roberts, Assistant County Administrator
Amy Ring, Community Development Director
Jeryl Phillips, Assistant Director of Planning and Zoning
Joshua Bateman, Principal Planner
Sandy Robinson, Zoning Coordinator
Amanda Landrus, Secretary

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

Vice-Chairman Bowser asked if there were any requests to table or withdrawal agenda items. Amy Ring, Community Development Director, stated there were no requests.

APPROVAL OF AGENDA

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

APPROVAL OF CONSENT AGENDA

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

CITIZENS' COMMENTS

Vice-Chairman Bowser opened the floor for any citizen comments. There being no comments, Vice-Chairman Bowser closed citizen comments.

PUBLIC HEARINGS

Vice-Chairman Bowser called for the public hearing on the following application.

Application of Earl S. and Diane P. Griffin and Christine Piersall TRS SE & DAB Irrevocable Trust, property owners, for a change in zoning classification of tax parcel number 24-01-036DD from Rural Agricultural Conservation (RAC) to Conditional Rural Residential (C-RR) for single family residential use.

Sandy Robinson gave the following presentation.

**Rezoning Application
ZA-01-22 to C-RR
of
S. Earl & Diane P. Griffin
Christine Piersall
Griffin Irrevocable Trust**

**Sandra Walker Robinson Zoning Coordinator
Planning Commission April 26, 2022**

DETAILS

- ▶ Tax Map ID#: 24 -01-036DD
- ▶ Location: Vellines Lane
- ▶ Current Zoning: RAC
- ▶ Proposed Zoning: Conditional Rural Residential
- ▶ Election District: Newport (D2)
- ▶ Purpose: Conditionally rezone the property with proffers for one residential unit with a limit of two future family member lots

BACKGROUND

- ▶ Parcel contains 13.59 acres.
- ▶ Parcel was created as an agricultural/silvicultural tract in 2021.
- ▶ Parcel contains 7.3 acres of open land and 6.3 acres of woods and wetlands.
- ▶ The proposed rezoning is conditioned on single family residential use and the option for two family member transfer lots.
- ▶ The surrounding properties are single family residential.

Agency Review

- ▶ Emergency services – Stated no concerns.
- ▶ County Attorney – Stated no concerns.
- ▶ Environmental Planner – Stated the parcel is in the CBPA and a wetlands delineation will be required to develop or re-subdivide the parcel.
- ▶ VDOT - There does not appear to be any new or additional impacts to state maintained right of way.
- ▶ Historical Resources – Stated no concerns.
- ▶ Health Department – Reviewed engineer soil evaluation, and the soil is suitable for individual septic and water.

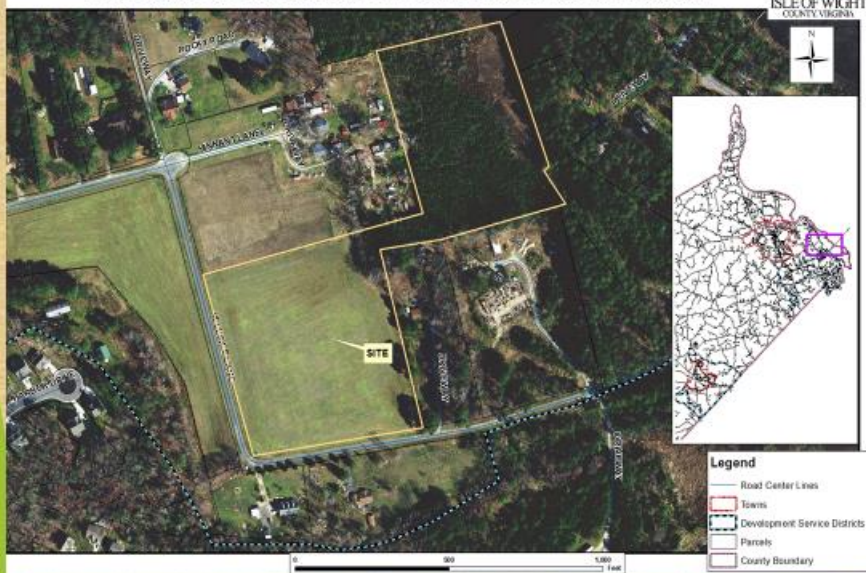
LOCATION MAP

ZA-01-2022 GRIFFIN REZONING LOCATION MAP



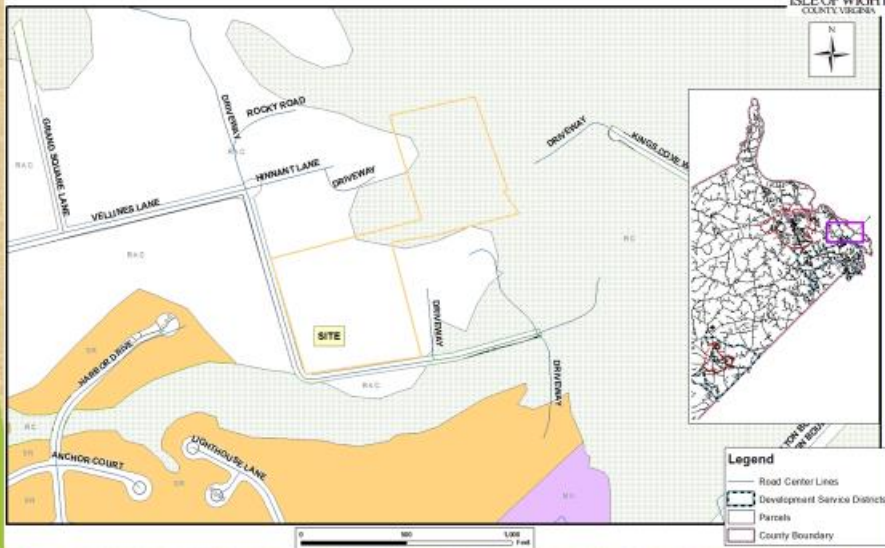
LOCATION MAP ENLARGEMENT

ZA-01-2022 GRIFFIN REZONING LOCATION MAP ENLARGEMENT



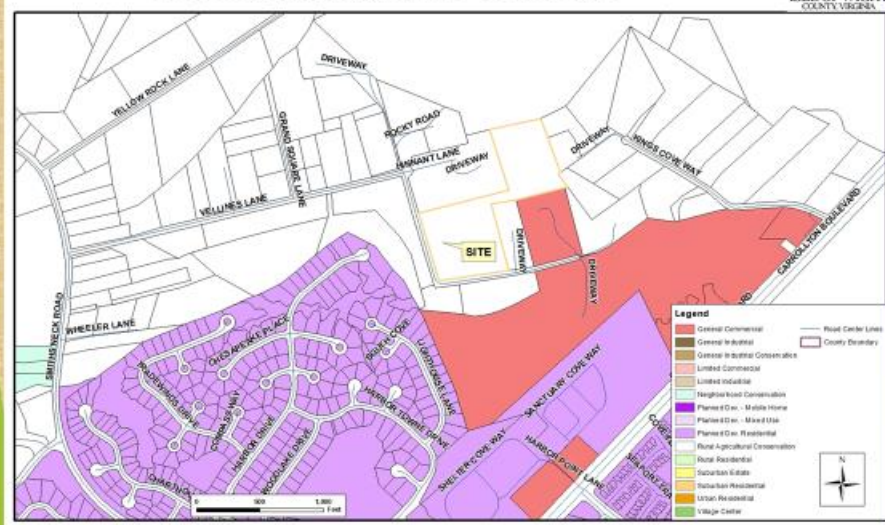
LAND USE MAP

ZA-01-2022 GRIFFIN REZONING LAND USE MAP

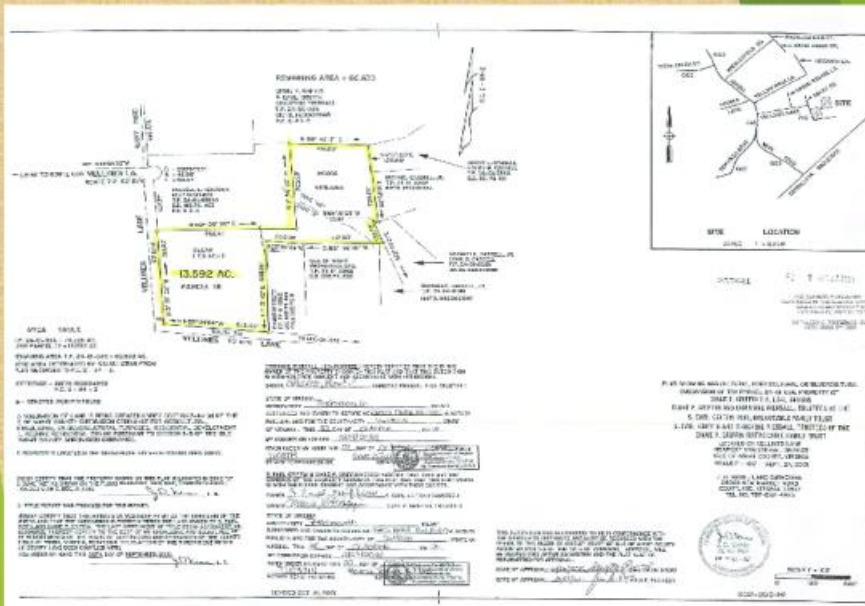


ZONING MAP

ZA-01-2022 GRIFFIN REZONING - ZONING MAP



REZONING EXHIBIT



STRENGTHS AND WEAKNESSES

Strengths:

- ▶ The proposal is consistent with County plans and ordinances.
- ▶ The application is compatible with the existing land uses in the vicinity and with the guidelines of the future Recommended Land Use Plan Designation.

Weaknesses:

- ▶ Staff has not identified any weaknesses at this time.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning application with proffered conditions.

NEXT STEP

A subdivision plat will be required to be submitted and approved, if and when, any family member transfers are requested.

Following the presentation, Vice-Chairman Bowser opened the public hearing and invited the applicant to speak.

William Riddick, representing applicant, stated that Mr. Griffin, current owner, and the potential buyers are present. Mr. Riddick stated this property was mistakenly subdivided as an agricultural

lot which prohibits development. Mr. Riddick added that they are here to correct the error with this rezoning application and would be happy to answer any questions.

Jerry Sheppard, 12457 Rocky Road, stated he had concerns with what was being said about the rezoning and wanted clarity. Mr. Sheppard stated he was confused why the property needed to be rezoned when RAC allowed for a single-family residence.

Sean Sousa, 22312 Vellines Lane, spoke against the application with concerns about multiple subdivisions of the property. Mr. Sousa added that he didn't understand the need for a rezoning when the current zoning allows for a house and stated he opposes this application.

Russell Hendrick, 23071 Hinnant Lane, spoke against the application with concerns that this lot is being used as access to the lot behind his to build multiple houses.

Richard Cassell, 23261 Vellines Lane, spoke against the application stating that a rezoning was not needed when others built houses on Vellines Lane, and he believes the only reason for a rezoning would be for future development.

Beverly Walkup, representing applicant and buyer, clarified that the land was subdivided as an agricultural exemption, which means a single-family residence would not be allowed. Ms. Walkup added that during closing it was noticed that with an agricultural exemption there is a note on the plat that states residential development requires rezoning. Ms. Walkup stated that there is no option to build a house on this lot without a rezoning. Ms. Walkup added the applicant has offered conditions which include only a single-family residence to be built with the potential to have two family member transfers. Ms. Walkup added the remaining 55 acre lot is not within the development service district and would only allow for one house unless a rezoning or family member transfer was to occur.

Edna Cassell, 23261 Vellines Lane, asked the Planning Commission to do the right thing with this application and consider the effects of weather, marsh, and the animals in the area it may cause.

Ed Via, 22495 Vellines Lane, stated he sent in the letter of opposition when he received the information that seven houses could be built. Mr. Via apologized for the miscommunication and stated he will welcome the applicant as new neighbors but does not want to see this become a subdivision or apartments.

Ryan and Kathy Bugg, applicant, 33 River Crest Drive, Portsmouth, stated they have no plans of developing the lot with more than a single-family home with potentially two family member transfers for their two children. Mr. Bugg added he has no plans to purchase the 55-acre parcel.

Carolyn Smith, 23005 Vellines Lane, asked why this property cannot be rezoned to RAC to match the other properties on Vellines Lane and does not understand why this needs to be different. Ms. Smith asked for this lot to have the same designation as the surrounding properties.

Thomas Donahue, 23142 Vellines Lane, stated he does not understand why the requirement for rezoning. Mr. Donahue added he would like to see it continue to be a rural agricultural area and not a big development.

Mr. Riddick addressed the Planning Commission stating the public's comments were all from the same misunderstanding. Mr. Riddick added that Zoning Ordinance does not allow a house to be built unless rezoned to Conditional Rural Residential and the conditions include it is only for one single family residence with the potential for two family member transfers. Mr. Riddick stated the 55 acre parcel has nothing to do with this application.

Vice-Chairman Bowser closed the public hearing and called for discussion from the commissioners.

Commissioner Distefano stated he agreed that a large development would not belong here. Commissioner Distefano asked for better explanation on why the rezoning is necessary.

Sandy Robinson stated that when this application was first submitted it did not include any conditions and believed staff couldn't support this application, because this lot could potentially be cut seven times under the RR zoning district. Ms. Robinson stated the applicant agreed to change to conditional zoning, because they only wanted one lot with the option for two family member transfer lots. Ms. Robinson added the conditions are what regulates what can and cannot be done on the property.

Bobby Jones added that the existing lots on Vellines Lane were subdivided when the zoning ordinance allowed for a farm zoned agricultural to be subdivided to RAC which the current ordinance prohibits.

Commissioner Duerig asked how the 55 acre parcel is going to be accessed.

Amy Ring clarified that there is deeded access from Rocky Road. Ms. Ring added that the only way the 55 acre lot could be subdivided from the other piece was through an agricultural subdivision, and on the plat the property owners sign, it clearly states there shall be no residential uses on the property. Ms. Ring stated this is the remaining agricultural lot that the owner now wants to rezone to allow for residential uses.

Commissioner Boykin asked if anything can be done to the rear, land locked wooded lot.

Sandy Robinson stated that there is a deeded twelve-foot easement and would allow for one or two houses but would need to verify.

Commissioner Taylor stated that the conditions proposed will stay with the lot, which allows a total for a potential of three lots on these thirteen acres. Taylor added that if anything different is proposed they would need to come back in front of the Planning Commission.

Commissioner Distefano moved to recommend to the Board of Supervisors approval of the Conditional Rezoning with the proffered conditions. Commissioner Ford seconded the motion,

which was adopted with Commissioners Boykin, Distefano, Duerig, Ford, Rawls, Taylor, and Bowser voting in favor of the motion and no Commissioners voting against the motion (7-0).

Motion was carried and will go to the Board of Supervisors on May 19, 2022.

Vice-Chairman Bowser called for the public hearing on the following application.

Application of Saunders and Ojeda, P.C., applicant, on behalf of James River Crossings, Inc., property owner, for a change in zoning from Rural Agricultural Conservation to Conditional Planned Development – Mixed Use for 12.24 acres located at 23067 Channell Way on Tax Parcel Number 34-01-070B for 52 single family detached residences.

Joshua Batmen gave the following presentation.

JAMES RIVER CROSSINGS CONDITIONAL REZONING APPLICATION NUMBER ZA-81





Joshua A. Bateman, AICP – Principal Planner
Isle of Wight Planning Commission – April 26, 2022

SUMMARY



Requested Action: Rezone 12.24-acre parcel located at 23067 Channell Way with proffered conditions (i.e., conditional rezoning).

Purpose: Planned residential neighborhood consisting of 52 single-family detached dwelling units as a future phase of the adjacent mixed-use development known as the Crossings with a condominium system of property ownership.

Location: Parcel No. 34-01-070B (the “Tower Site”)

Election District: D2 (formerly Newport)

Current Zoning: Rural Agricultural Conservation (RAC)

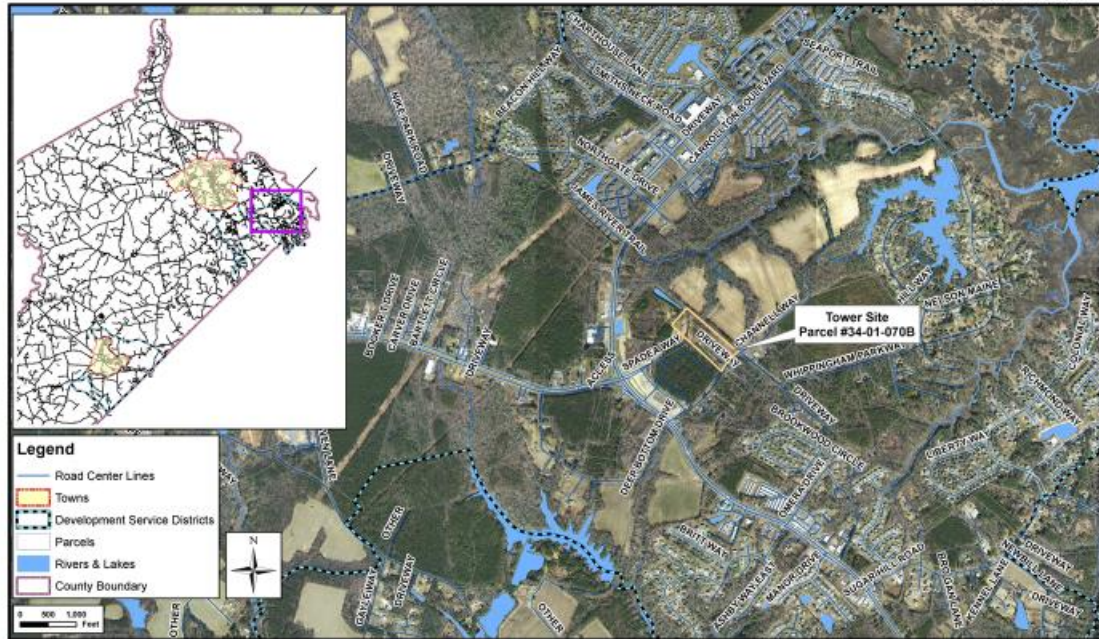
Requested Zoning: Conditional Planned Development – Mixed Use (C-PD-MX)

BACKGROUND

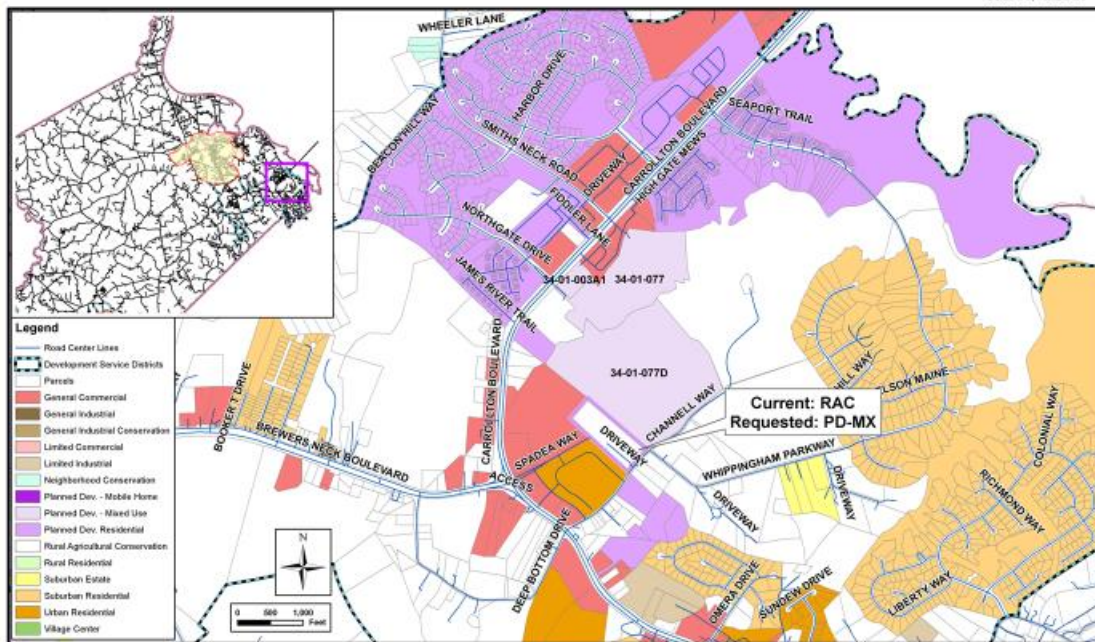


- Parcel 34-01-070B has frontage on, and driveway access to, Channell Way and is located at the end of Spadea Way adjacent to the Crossings and South Harbor
- Parcel contains 4 radio towers which will be removed.
- Phase 1 Cultural Resources Survey reported one isolated historic shovel test find and a late twentieth century radio station on the property. Determined to be ineligible for listing on the National Register of Historic Places (NRHP).
- Parcel consists of an open field with a buffer of mature forest running along the northern and southern property lines. The property is drained by former agricultural ditches which convey runoff off-site to the northwest and contains 0.342 ac. of emergent wetlands.
- Subject property surrounded by parcels previously rezoned for development.
- Last remaining property west of Channell Way, south of the Garrett Farm Property (Parcel 34-01-077C), and not having frontage on Carrollton Boulevard zoned Rural Agricultural Conservation (RAC).

James River Crossings Conditional Rezoning - Vicinity Map



James River Crossings Conditional Rezoning - Zoning Map





VIEW OF PROPERTY LOOKING WEST-NORTHWEST FROM CHANNELL WAY



VIEW FROM PROPERTY TOWARD THE SOUTHWEST (SPADEA WAY) AND
NORTHEAST (LIPPE PARCEL)

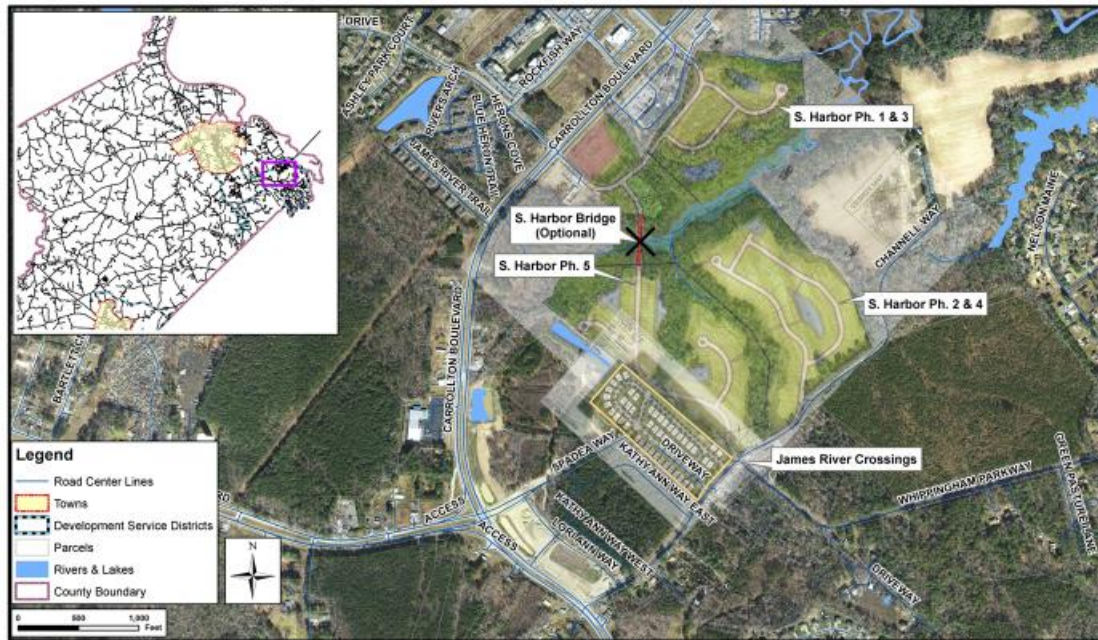


**VIEW FROM PROPERTY TO THE WEST AND NORTHWEST OF THE
CROSSING COMMERCIAL PARCEL**



**WOODED AREA ALONG PROPERTY LINE ADJOINING THE LIPPE PARCEL
(SOUTH HARBOR PHASES 2, 4 AND 5)**

James River Crossings Conditional Rezoning - Property Map



TRANSPORTATION & TRAFFIC IMPACTS

- Traffic Impact Analysis (TIA) prepared by Kimley-Horn and Associates, Inc. for James River Crossings. Also serves as an update to the South Harbor TIA ("No Bridge" scenario).
- Planned street connections to South Harbor and Channell Way change the way trips are allocated throughout the local road network, but do not result in significant additional delays or declines in operational conditions compared to previous traffic studies.
- Average daily vehicle trips (ADTs) generated by the development (491) have minimal impact due to the small amount of new traffic being generated relative to the high volume of traffic experienced along the Carrollton Boulevard corridor currently (in addition to projected future traffic background growth).
- No declines in service levels are expected at the Spadea Way and Channell Way intersections of Carrollton Boulevard, compared to scenarios in which the project site remains undeveloped.

ROAD NETWORK: PROFFERED IMPROVEMENTS



- Spadea Way: Serves as the primary entrance into the Crossings. Designed having one inbound and two outbound lanes with a curbed median.
- Routes 17/258: Northbound right and southbound left turn lanes added from Carrollton Blvd. to Spadea Way having 200 feet of storage length. The eastbound approach on Brewers Neck Blvd. was widened to provide a dedicated through lane in addition to the two dedicated left turn lanes.
- Channell Way: Collects traffic from The Crossings and South Harbor phases 2, 4, and 5. Eastbound approach to Carrollton Boulevard will be improved with one shared through/left-turn lane and one exclusive right turn lane. The existing two-lane road will be widened between Carrollton Boulevard and Whippingham Parkway.

PROPOSED STREET NETWORK (AT PRESENT)



PROPOSED STREET NETWORK (WITH PROJECT)



CAPITAL IMPACTS



- Enlargement of stormwater management pond (BMP #5) in The Crossings commercial development.
- Public water and sewer lines extended to the community from The Crossings to serve the proposed development.
- Projected student generation is 20 to be served by schools with adequate capacity based on latest school enrollment.
- Adequate fire, rescue and public facilities available.



REVIEWING DEPARTMENTS & AGENCIES



- TIA: VDOT Concurred with the findings of the TIA for the 52-unit James River Crossings development.
- Cultural resources survey: IOW Museum had no objections or concerns with the Cultural Resources Survey or Application. The nearest cultural, archaeological and/or historic resources to the site do not appear to be adversely impacted by the proposed rezoning.
- Utilities and stormwater: Utilities noted water and sewer capacity/availability for the Tower parcel and adequate sewer capacity in the new Crossings pump station. Stormwater will review the stormwater management plan for the project site and upgrades to BMP #5 upon submission of the construction plan.
- Other County departments reviewing the plan either issued no comments or comments that have been satisfied by the applicant.

CONCLUSIONS



Strengths:

1. Consistent with the Comprehensive Plan's recommendations for Land Use Plan (Mixed-Use) and Newport DSD. Extension and connection of Spadea Way to South Harbor and Channell Way will result in improved street connectivity for residents of Carrollton and increased options for residents to access the adjoining highway network.
2. Provision of open space and construction of sidewalks and trails provides recreational amenities and improves pedestrian connectivity to commercial areas for residents of the subdivision
3. Forested areas along the edges of the property provide an excellent opportunity to save mature and specimen trees, particularly within the open space area lying adjacent to the northern property line

Weakness:

1. Overall future traffic congestion on Carrollton Boulevard is worsening, with service levels falling to E and F during the AM and PM peak hours for many of the side street approaches. Although proposed development does not contribute significantly to the projected deterioration in service levels, applicant is proposing to extend the Spadea Road right-of-way to connect to the adjacent South Harbor subdivision giving motorists optional access to Carrollton Boulevard from adjacent neighborhoods.

RECOMMENDATION



Due to the preponderance of the strengths cited herein, staff recommends approval of the amendment to the proffered conditions and associated exhibits as presented.

Following the presentation, Vice-Chairman Bowser asked if there were any questions.

Commissioner Boykin asked if VDOT has any comments on the bridge.

Joshua Bateman stated that VDOT will not accept a bridge that is not built to their concrete and steel bridge specifications.

Commissioner Taylor stated on the concept plan where it shows the stub out on Spadea Way, it states “future connection by others” and asked who the others are.

Joshua Bateman stated South Harbor.

Commissioner Taylor asked if the developer of the Crossings will be responsible to take that road to the property line.

Amy Ring clarified it would be the Crossings’ responsibility to stub it out to the property line, so the connection can be made.

Vice-Chairman Bowser opened the public hearing and invited the applicant to speak.

Wit Harper, 705 W. Washington Street, Suffolk, representing applicant, stated he is here to answer any questions the Planning Commission may have.

There being no public comment, Vice-Chairman Bowser closed the public hearing and called for discussion from the commissioners.

Commissioner Duerig asked if VDOT has requirements for the road coming from Spadea Way.

Amy Ring stated VDOT has given the developer minimum specifications for the road improvements for them to accept the road into the system.

Commissioner Duerig asked what the lot sizes are.

Ms. Ring stated they are set up in the style of single family detached houses, and the lots will be under a condominium style ownership.

Jerry Bowman, applicant, stated the minimum lots would be 55 feet by 100 feet, and there will be some lots with more than six-thousand square feet. Mr. Bowman added the houses will be 2400 to 2600 square feet. Mr. Bowman stated there is a lot of open area, with more than twelve percent of this parcel in open space. Mr. Bowman stated the condominium association enhances the overall quality of the project and the long-term maintenance of the project.

Commissioner Rawls asked what the proposed changes for Channell Way are.

Joshua Bateman stated the widening of Channell Way was proffered with Phase 2 of South Harbor.

Ms. Ring stated the TIA for the Tower Site and the South Harbor revised TIA incorporates Archers Mead traffic as background growth.

Joshua Bateman stated the development with the biggest impact is going to the responsible one to fix the problem.

Ms. Ring stated the near-term improvements to Channell Way with South Harbor's development are to pave and stripe Channell Way and add two feet of gravel shoulders on each side. Mrs. Ring added the County is currently working with VDOT on another study for Route 17 on arterial preservation management.

Commissioner Rawls asked if it will be all off street parking.

Jerry Bowman stated it will be mostly off-street parking and some on street parking.

Ms. Ring stated for single family detached residences the ordinance requires off street parking accommodate two vehicles. Ms. Ring added the applicant would also like additional on-street parking.

Commissioner Taylor moved to recommend to the Board of Supervisors approval of the Conditional Rezoning. Commissioner Distefano seconded the motion, which was adopted with Commissioners Distefano, Duerig, Ford, Rawls, Taylor, and Bowser voting in favor of the motion and Commissioner Boykin voting against the motion (6-1).

Motion was carried and will go to the Board of Supervisors on May 19, 2022

Vice-Chairman Bowser called for the public hearing on the following application.

Application of Morris G. Hall, Deacon, and the Trustees of Emmanuel Baptist Church, property owner, for a conditional use permit for the expansion of an existing cemetery on property not currently used as a church cemetery located at 11150 Emmanuel Church Road on property with tax map number 20-01-010

Amy Ring gave the following presentation.

Emmanuel Baptist Church Cemetery Expansion Conditional Use Permit Request



Planning Commission Regular Meeting
April 26, 2022

SITE DESCRIPTION

Tax Map ID#:	20-01-010
Location :	11150 Emmanuel Church Road (Rte. 708)
Current Zoning :	Rural Agricultural Conservation (RAC)
Election District:	D5 (formerly Hardy)
Request:	CUP request to allow the expansion of an existing cemetery on adjacent 0.75 acres not currently used as church cemetery

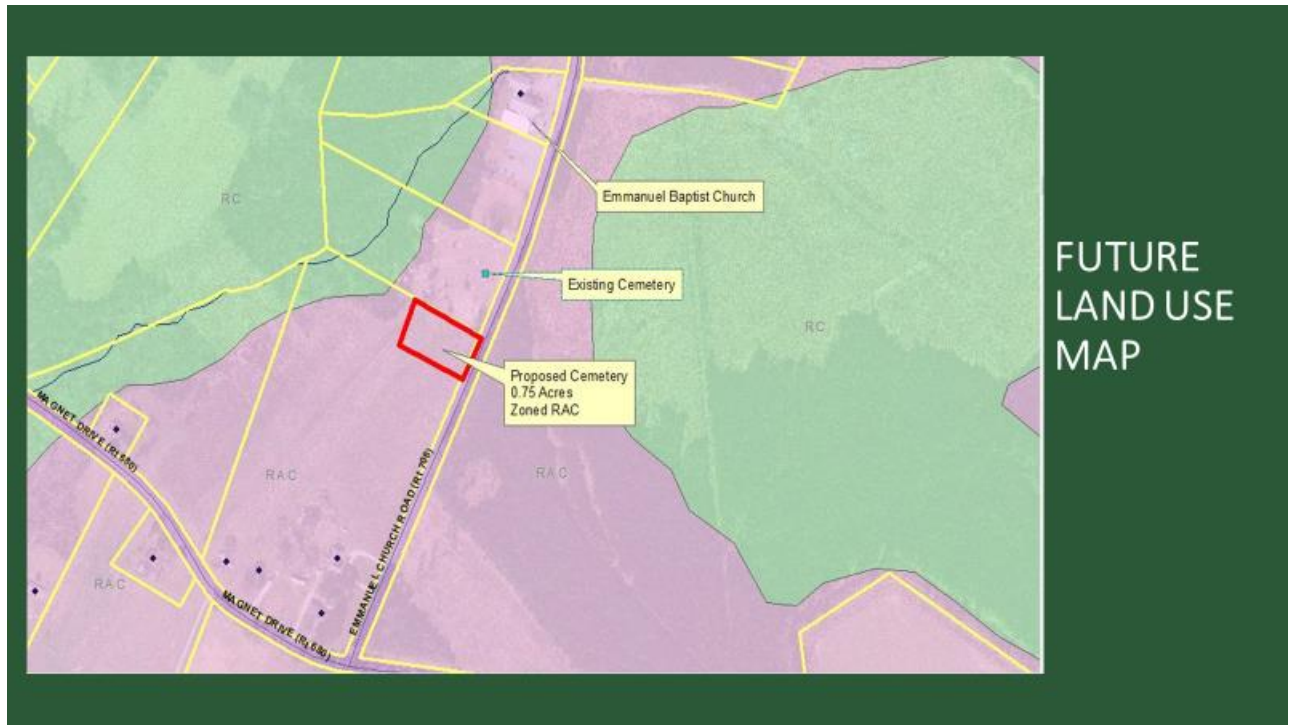


BACKGROUND

- Emmanuel Baptist Church seeks to expand their existing cemetery in order to accommodate more gravesites.
- The Church has been existence since 1867. The original structure was destroyed by fire in 1962 and was rebuilt.
- Proposed cemetery will be on adjacent 0.75 acre site currently in agricultural use.
- New cemetery will be served by an existing driveway that provides access to Emmanuel Church Road (Rte. 708).
- Proposed cemetery adjacent to existing cemetery and existing farm field.









SOUTH VIEW
TOWARDS
MAGNET
DRIVE



WEST VIEW
FROM
EMMANUEL
CHURCH ROAD



NORTH
VIEW FROM
NEW SITE

PROJECT DESCRIPTION

- Applicant states that the newly expanded cemetery will be able to accommodate up to 700 gravesites.
- New cemetery will be served by an existing driveway that may be relocated to provide access to Emmanuel Church Road (Rte. 708). No new driveways are proposed to be installed.
- No other structures are proposed for the site.



CONCEPT PLAN



COMPREHENSIVE PLAN CONSISTENCY

- Future recommended land use designation for this property is Rural Agricultural Conservation (RAC) under the adopted Comprehensive Plan.
- Appropriate uses for 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.
- Religious assembly uses are defined as civic use types in the County Zoning ordinance and may be considered compatible in RAC areas due to the nature of their use requiring large tracts of land and access to public roads.
- The proposed cemetery is consistent with the historic adjacent cemetery and religious assembly use of the property.



CRITERIA FOR CUP CONSIDERATION (Section 1-1017)

1. Will not be detrimental to or endanger the public health, safety, and general welfare;
2. Will not be injurious to the use and enjoyment of other nearby property nor substantially impair the use of other property within the immediate proximity;
3. Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements will be provided;
4. Adequate measures will be taken for ingress and egress/traffic control;
5. Not contrary to the goals and objectives of the Comprehensive Plan;
6. Will conform to ordinance regulations; and
7. Will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.



DEPARTMENT AND AGENCY REVIEW

Staff distributed the application to the following departments for review and comment:

- Health Department - Staff could find no record of any existing well, drainfield or septic tank in the vicinity of the proposed cemetery;
- Virginia Department of Transportation - Staff stated they had no concerns with the application as proposed; and
- Historic Resources – Staff had no concerns.



STAFF ANALYSIS

Strengths:

- The proposed use will conform with the general character of the surrounding community and historic nature of adjacent uses;
- The proposed use is generally consistent with the future recommended land use designation; and
- The proposed use will not negatively impact public services or facilities.

Weaknesses:

- Staff did not identify any weaknesses.



RECOMMENDATION

Based on the strengths of the application, staff recommends approval of the conditional use permit.

Following the presentation, Vice-Chairman Bowser opened the public hearing and invited the applicant to speak.

Morris Hall, 13407 Crest Circle, Smithfield, stated there will be 400 graves instead of the proposed 700 due to the setback requirement.

Commissioner Boykin moved to recommend to the Board of Supervisors approval of the Conditional Use Permit. Commissioner Ford the motion, which was adopted with Commissioners Boykin, Distefano, Duerig, Ford, Rawls, Taylor, and Bowser voting in favor of the motion and no commissioners voting against the motion (7-0).

Motion was carried and will go to the Board of Supervisors on May 19, 2022

OLD BUSINESS

Amy Ring confirmed there was no old business.

NEW BUSINESS

Amy Ring introduced Jeryl Phillips, the new Community Development Assistant Director of Planning and Zoning.

Amy Ring gave an overview of the draft “Share the Isle: Isle of Wight County’s Plan for an Age and Mixed Ability Inclusive Community.” She added that the draft Plan would be available for public review and comment in June.

Commissioner Duerig asked what the tax income is from the aging community and suggested that the Board of Supervisors develop a budget for these new services.

Commissioner Bowser asked where the resources to fund this will come from.

Commissioner Taylor asked about future opportunities with the new hospital coming for services they could offer. Commissioner Taylor suggested senior care centers will be needed.

Commissioner Duerig asked who the current provider for IRIDE is in the county.

Ms. Ring stated Senior Services of Southeastern Virginia is the current provider.

Commissioner Boykin asked about extending the routes.

Don Robertson stated the county is working with Senior Services, City of Franklin and Southampton County to get a state grant to do a study to look at transportation needs of the county with hopes to provide interconnection to the three separate routes the county currently has in addition to the connection to the City of Suffolk.

Commissioner Boykin asked for a follow-up to the borrow pit in Suffolk.

Ms. Ring stated when the Planning Commission letter was delivered to the City of Suffolk, she as well as Randy Keaton had a meeting with City of Suffolk Planning staff. They discussed the County’s concerns, and Mr. Keaton scheduled a demonstration showing that the County’s trash trucks could not physically pass each other on Sandy Ridge Road going opposite directions

without hitting each other. Ms. Ring added that several locations on Sandy Ridge Road do not have shoulders which creates a public safety concern. Ms. Ring stated Suffolk Planning Staff recommended denial at their Planning Commission. The Suffolk Planning Commission recommended denial of the application, and it will now go to their City Council meeting in May.

Commissioner Rawls Amy Ring to share the update on Stormwater policies pertaining to solar panels.

Ms. Ring stated the State is changing their stormwater standards to include solar panels as impervious surfaces and more information would be forthcoming.

COUNTY ATTORNEY'S REPORT

Bobby Jones confirmed there was no items for the County Attorney's Report.

CLOSED MEETING

There were no items to discuss in closed meeting.

ADJOURNMENT

There being no further information to discuss, Vice-Chairman Bowser adjourned the meeting at 8:13PM.

Adopted this _____ day of _____, 2022.

Chairman, Isle of Wight County Planning Commission

Attest: _____
Secretary

PLANNING REPORT

APPLICATION:

Application of Kenneth Turner, PE, applicant, and Smithfield Packing Company Inc., property owner, for a conditional use permit for the Route 10 waterline booster pump station on 1.01 acres located at 10200 Old Stage Highway (Rte. 10) on property with tax map number 21-01-001B. The application also includes a request for an exception to Section 6-1010.A.11 of the Highway Corridor Overlay (HCO) District requirements to allow a six foot tall black vinyl coated chainlink fence.

ELECTION DISTRICT:

District 5

LOCATION:

The proposed booster station site is located at 10200 Old Stage Highway (Rte. 10) approximately 187 feet north of the Smithfield Town limits. The property is bounded on the eastern side by Rte. 10, to the west and south by property zoned Rural Agricultural Conservation (RAC) currently in agricultural use, and to the north by single family uses on property zoned RAC. The property directly across Rte. 10 is also zoned RAC and is in agricultural use.

BACKGROUND:

Kenneth Turner, the project engineer serving as the applicant on behalf of Smithfield Packing Company Inc., property owner, requests a conditional use permit for a booster pump station for the new Route 10 waterline extension at 10200 Old Stage Highway (Rte. 10) on property with tax map number 21-01-001B. The facility will lie on approximately 1.01 acres out of a total of 1.23 acres.

The applicant also seeks an exception from HCO requirements in order to allow a six foot tall vinyl coated chainlink fence.

The property is in the RAC zoning district and is vacant and currently forested. The property is directly adjacent to other properties in the RAC zoning district. Isle of Wight County seeks to purchase the property from the current property owner in order to build the booster pump station to serve the new waterline currently under construction along Route 10.

DESCRIPTION:

The proposed booster pump station will serve the planned waterline extension along Old Stage Highway between the Town of Smithfield and the new Hardy Elementary School. The new waterline will serve both the new school as well as provide pressure to fill the elevated water storage tank behind the school. The new water tank will provide the minimum flow necessary for the school's fire suppression system as well as provide adequate pressure for future public water service to nearby community well systems currently owned by Isle of Wight County.

The proposed booster pump station will include a 20 foot by 40 foot (800 square feet) concrete building with brick veneer and a gabled roof to house the pump itself and associated equipment. The site will be accessed by a single gravel driveway and turnaround area. The building itself will be surrounded by a black vinyl coated chainlink fence for which the applicant seeks a HCO district exception. Although the concept plan makes reference to barbed wire on top of the fence, staff has requested that no barbed wire be installed. There is also a generator shown that will be required to be moved outside any required setback and landscape bufferyard during site plan review. There is no outdoor storage proposed for the site. The only traffic generated by the site will be occasional trips for maintenance and repairs by Utility Services staff.

COMPREHENSIVE LAND USE PLAN:

The future land use designation for these properties is Rural Agricultural Conservation (RAC) on the Future Recommended Land Use map in the adopted Comprehensive Plan. Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, scattered low-density residential. Non-farm uses such as agricultural and forest product processing and distribution, resource extraction, and uses reliant on large areas of land such as solar farms and agritourism activities may also be appropriate when sited correctly. Similar to solar farms which are another major utility land use type, the booster station can be considered appropriate when designed so as not to unduly disrupt the rural character of the district.

ORDINANCE REVIEW:

The proposed booster pump station is classified as a major utility service in the

Zoning Ordinance. Major utility services require a conditional use permit in the RAC zoning district. The site also falls within the HCO district. Although the proposed site plan and elevation comply with HCO requirements, the applicant seeks an exception to Section 6-1010.A.11 which prohibits the use of chainlink fence with no allowances for utility facilities. According to Section 6-1015, exceptions to HCO requirements may be approved by the Board of Supervisors following a recommendation by the Planning Commission. The Board may grant such exceptions after considering the following criteria:

1. Such exception shall be no less beneficial to the residents or occupants of the development, as well as neighboring property, that would be obtained under the applicable regulation;
2. That the exception is reasonable because of the high level of design and construction that will be incorporated in the development; and
3. That the exception will result in design and construction that is in accordance with accepted engineering and building standards.

The proposed booster station site is currently in agricultural use and has no environmentally sensitive features or identified archeological or architectural resources. The site is shown as having moderate potential for archeological resources according to the County's 2005 archeological study. The site lies in the Chesapeake Bay Preservation Overlay District, but no water quality impact assessment is required.

Section 1-1017 of the Zoning Ordinance provides the following criteria for review of a conditional use permit application that the Planning Commission and Board of Supervisors shall consider before granting the permit:

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 designed 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 set forth in the Zoning Ordinance, the Board may impose reasonable 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 applicable;
2. Traffic conditions, including facilities for pedestrians, such as sidewalks and parking facilities; the access of vehicles to roads; peak periods 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 on 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, theaters, 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 impact, the effect on sensitive natural features, and opportunities for recreation and open space; and
10. The preservation of cultural and historic resources or landmarks.

Staff's analysis of the project finds that the criteria for granting the conditional use permit is met, including protecting the health, safety, and welfare of the public from the effects of the project and ensuring that the use will conform to the general character of the neighborhood to which the proposed use will apply.

In addition to obtaining approval for a conditional use permit, the applicant will be required to submit a preliminary site plan that meets all Ordinance requirements and obtain any necessary state permits prior to establishing the use.

AGENCY REVIEW:

Staff distributed the application to the following departments for review and comment:

1. Virginia Department of Transportation - Staff stated they had no concerns.
2. Isle of Wight County Museum (Historic Resources) - Staff stated they had no concerns with the application as proposed.
3. Environmental Planning - Staff verified the absence of sensitive features on site.

STAFF CONCLUSIONS:

Strengths:

1. The proposed use will conform with the general character of the surrounding community and rural nature of adjacent uses;
2. The proposed use is generally consistent with the future recommended land use designation;
3. The proposed use will not negatively impact public services or facilities; and
4. The proposed use will provide safe drinking water and fire suppression capability for the new school and water service customers.

Weaknesses:

1. The application includes a request for an exception from the HCO district ordinance to allow a chainlink fence.

STAFF RECOMMENDATION:

Based on the strengths of the application, staff recommends approval of the application with the condition that the chainlink fence be black vinyl chainlink coated with no barbed wire.

ATTACHMENTS:

Description	Type	Upload Date
-------------	------	-------------

Booster Station CUP Narrative	Backup Material	5/17/2022
Booster Station Concept Plan	Backup Material	5/17/2022
Booster Station Elevation	Backup Material	5/17/2022
Booster Station Location Map	Backup Material	5/17/2022
Booster Station Land Use Map	Backup Material	5/17/2022
Booster Station Zoning Map	Backup Material	5/17/2022
CUP-5-22 Booster Station PC Resolution	Backup Material	5/17/2022

Statement of Reasons for Seeking Conditional Use Permit

Old Stage Road Booster Pump Station

Isle of Wight County, VA
Timmons Group Project #48527
March 1, 2022

The proposed Old Stage Road Booster Pump Station will be constructed in Isle of Wight (IOW) County on the western side of Route 10 (Old Stage Highway), just north of the Town of Smithfield. The existing parcel (ID# 21-01-001B) is within the Rural Agricultural Conservation (RAC) Zoning District and the Highway Corridor Overlay District (HCOD). The pump station project is a component of the overall Hardy Elementary School Water Main Extension Project. The pumps are intended to provide the water needed to fill the new elevated water storage tank to serve the elementary school and surrounding communities.

The proposed pump station site is a 1.01-acre existing parcel (Parcel ID# 21-01-001B) currently owned by Smithfield Packing Company. The parcel is located at 10200 Old Stage Highway (Route 10). The IOW Utility

Services Division will make improvements on 0.506-acre of the site which will include frontage along Route 10. A Conditional Use Permit is required to construct the Utility Services Pump Station housing the booster pump and associated equipment within the RAC Zoning district. The building will also be constructed within 500 feet of Route 10 BUS within the HCOD.

Narrative Description of Property

Old Stage Road Booster Pump Station

Isle of Wight County, VA

Timmons Group Project #48527

March 1, 2022

The proposed Old Stage Road Booster Pump Station will be constructed in Isle of Wight (IOW) County on the western side of Route 10, just north of the Town of Smithfield. The booster pump station will provide water to fill the elevated water storage tank at Hardy Elementary School. The pump station is a component of the overall Hardy Elementary School Water Main Extension Project. The pumps will connect to the new water main constructed during the Phase 2 water main portion the extension project.

The proposed pump station site will be purchased 1.01-acre parcel (Parcel ID# 21-01-001B), currently owned by Smithfield Packing Company, located at 10200 Old Stage Highway (Route 10). The parcel is currently undeveloped, comprising mainly of trees and vegetation. The IOW Public Utilities Department will make improvements on 0.506 acres of the existing parcel for the new Booster Pump Station. Purchase negotiations are currently in progress between the IOW Utilities Department and Smithfield Packing Company. The new pump station building will be approximately 800 square feet with a gravel driveway off of Route 10.

The existing parcel of interest (ID# 21-01-001B) is located within the Rural Agricultural Conservation (RAC) Zoning District and the Highway Corridor Overlay District (HCOD). A Condition Use Permit (CUP) will be submitted to develop a utility service building within the RAC Zoning District. A HCOD Exception will be submitted to develop the booster pump station building within the 500 feet of the Route 10 Right of Way. A final plat will be prepared for the new booster pump station parcel with a total area of 0.506 acres of disturbed area.



MSA, P.C.
5032 Rouse Drive, Suite 200
Virginia Beach, VA 23462-3764
757-490-9264 | www.msaonline.com

Environmental Sciences • Surveying • Civil & Environmental Engineering

March 9, 2022

Donald Jennings
Isle of Wight County
17140 Monument Circle
Isle of Wight, VA. 23397

**RE: Supplemental Environmental Assessment
Route 10 Water Main Pump Station
MSA # 19321A**

Dear Mr. Jennings,

MSA, P.C. is pleased to provide this supplemental environmental assessment for the approximately +/- 0.83-acre Parcel 21-01-001B, located on the west side of State Route 10 north of the Smithfield Packing Company, in Isle of Wight County, Virginia. The overall project involves extending a water main from the Town of Smithfield, which the County wishes to directionally drill under the Pagan River and extend it northward along the State Route 10 right-of-way to the Hardy Elementary School property. The goal of the project is to provide additional water supply to numerous businesses including the Smithfield Packing Company and the Hardy School, which is scheduled for replacement. Parcel 21-01-001B is the proposed location of a pump station to provide water pressure for the northern section of the proposed water main.

Environmental features that may be impacted by directionally drilling the proposed water main under the Pagan River were evaluated during the Joint Permit Application (JPA), submitted to obtain wetland permits for that activity. However, the pump station site was not included in the JPA, as no wetlands are present and no impacts are required for the pump station. This supplemental assessment is to review environmental features, specifically wetlands, listed species, and historic resources within or near the pump station parcel that may be affected by its construction and long-term operation.

The pump station parcel is currently a wooded, vacant parcel, overgrown with a variety of common tree, shrub and herbaceous plant species including several invasives. Route 10 comprises the eastern border of the property, with the other three sides bordered by wooded and vacant in a similar condition to the project location.

Wetlands:

Wetlands were delineated along the path of the proposed water main, and during that effort, MSA reviewed the pump station parcel for the presence of wetlands. None were identified within the pump station parcel, and Datapoint 3 of the Jurisdictional Determination Request submitted to the Corps documented site conditions therein, and the lack of wetland indicators, approved under NAO-2021-1883 via a letter dated March 2, 2022.

Threatened and Endangered Species:

Regarding threatened and endangered species, MSA obtained a radius search of known occurrences within two miles of the project site (attached) from the Virginia Department of Game and Inland

Fisheries, Virginia Fish and Wildlife Information Service (VFWIS). Based on the radius search, no known threatened or endangered species are known to occur within two (2) miles of the project site. The Pagan River, located more than one half mile southeast of the project site, is listed as a potential anadromous fish use stream due to potential for salt to fresh water fish species to occur therein, though no specific species are listed. One colonial waterbird survey is present, more than one mile south of the project location. Predicted habitat is present in the vicinity for the federal threatened and state endangered eastern black rail (*Laterallus jamaicensis*), state endangered canebrake rattlesnake (*Crotalus horridus*), and state threatened Henslows sparrow (*Centronyx henslowii*) and Mabee's salamander (*Ambystoma mabeei*). The black rail and Henslows sparrow are marsh dependant species, the habitat for which is not present in the immediate vicinity of the project. Canebrakes are known to a few isolated populations, and based on distance to known populations of this species, no impacts are expected. Mabee's salamanders require vernal pool habitats, and the project site lacks wetlands of any kind, including vernal pools, reducing the likelihood that it provides habitat to this species.

Bald eagles are present along the major waterways in the vicinity, with the nearest nests identified by VFWIS more than one quarter mile northeast of the project site. The Center for Conservation Biology mapping portal indicates the nearest eagle nest is +/- 1,750 feet southeast of the project site, near the banks of the Pagan River. This nest was last checked in 2021, and was in use at the time. Based on the distance of the project site from known eagle activity, construction and operation of the proposed pump station is not expected to impact eagle habitat or nesting.

Although not mentioned in the report, several bat species including the Northern long-eared bat (*Myotis septentrionalis*) are listed as threatened, and may occur in the vicinity. Trees of the site are secondary growth and do not appear to provide ideal roosting areas for bats, based on visual observation of the trees for cavities and other suitable structures for roosting. The project site is also not located near waterways, further reducing its potential for use by long-eared bats. Based on the location and condition of the project site, the known occurrences of threatened or endangered species in the area, construction of the pump station is not expected to impact listed species, or the habitats thereof.

Historic Resources:

Regarding historic resources, MSA obtained a search from the Virginia Department of Historic Resources, Virginia Cultural Resource Information Service (VCRIS), maps attached. The nearest known architectural resource are several buildings located south of the Smithfield Packing Plant, more than 3,300 feet south of the project site. The nearest known archaeological resources are adjacent to the Hardy Elementary School, more than 4,300 feet north of the project site. Based on distance, no direct or indirect impacts to known historic resources are expected from construction and operation of the proposed pump station.

Let me know if you have any questions about this assessment.

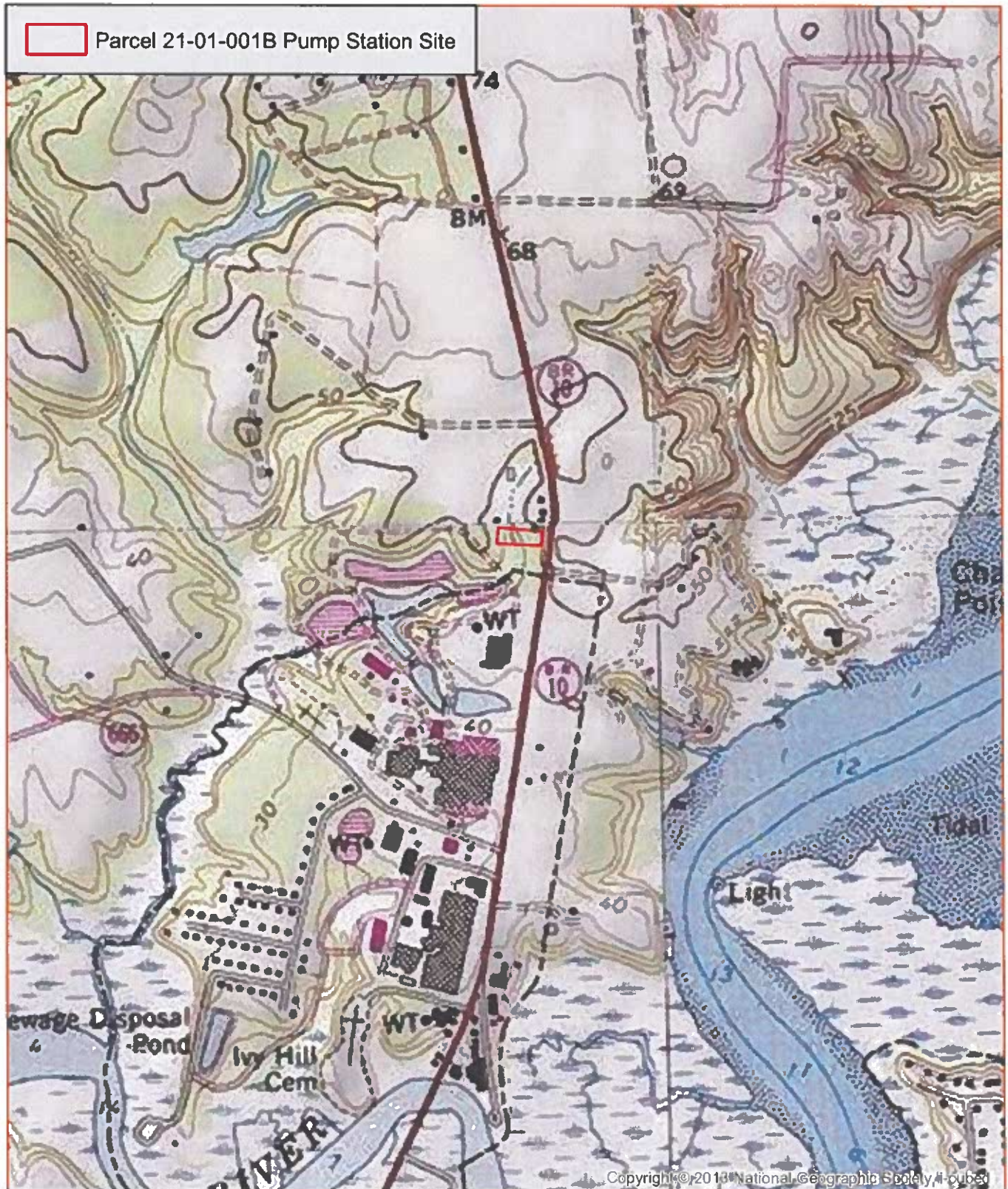
Sincerely;



Brian R. Owen, PWD
Wetland Specialist



Parcel 21-01-001B Pump Station Site



Mapped by BRO

Smithfield and Bacons Castle, VA USGS Quadrangle Topographic Maps

0 500 1,000 2,000 3,000 Feet



USGS TOPOGRAPHIC VICINITY EXHIBIT

SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT STATE ROUTE 10 PUMP STATION

SMITHFIELD AND ISLE OF WIGHT COUNTY, VIRGINIA



MSA JOB #
19321A

MSA, P.C.
Environmental Sciences, Surveying,
Civil & Environmental Engineering
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www.msaonline.com



DATE:
MARCH 8, 2022

MAPPED BY:
BRO

SCALE
AS SHOWN

-  Parcel 21-01-001B Pump Station Site
-  Water Main Path
-  Datapoints (during wetland delineation)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Mapped by BRO

0 100 200 400 600 Feet

Smithfield and Bacons Castle, VA USGS Quadrangle Topographic Maps



AERIAL PHOTOGRAPH EXHIBIT

SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT

STATE ROUTE 10 PUMP STATION

SMITHFIELD AND ISLE OF WIGHT COUNTY, VIRGINIA



MSA JOB #
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DATE:
MARCH 8, 2022

MAPPED BY:
BRO

SCALE
AS SHOWN

Known or likely to occur within a **2 mile radius around point 36.9998916 -76.6279472**
in **093 Isle of Wight County, VA**

[View Map of
Site Location](#)

480 Known or Likely Species ordered by Status Concern for Conservation
(displaying first 30) (30 species with Status* or Tier I** or Tier II**)

BOVA Code	Status*	Tier**	Common Name	Scientific Name	Confirmed	Database(s)
010032	FESE	Ib	Sturgeon, Atlantic	Acipenser oxyrinchus		BOVA
030071	FTST	Ia	Turtle, loggerhead sea	Caretta caretta		BOVA
040144	FTST	Ia	Knot, red	Calidris canutus rufa		BOVA
040110	FTSE	Ia	Rail, eastern black	Laterallus jamaicensis jamaicensis		BOVA,Habitat
050022	FTST	Ia	Bat, northern long-eared	Myotis septentrionalis		BOVA
030064	SE	Ia	Turtle, eastern chicken	Deirochelys reticularia reticularia		BOVA
050020	SE	Ia	Bat, little brown	Myotis lucifugus		BOVA
050034	SE	Ia	Bat, Rafinesque's eastern big-eared	Corynorhinus rafinesquii macrotis		BOVA
050027	SE	Ia	Bat, tri-colored	Perimyotis subflavus		BOVA
020052	SE	IIa	Salamander, eastern tiger	Ambystoma tigrinum		BOVA
030013	SE	IIa	Rattlesnake, canebrake	Crotalus horridus		Habitat
040096	ST	Ia	Falcon, peregrine	Falco peregrinus		BOVA
040293	ST	Ia	Shrike, loggerhead	Lanius ludovicianus		BOVA
040379	ST	Ia	Sparrow, Henslow's	Centronyx henslowii		Habitat
020044	ST	IIa	Salamander, Mabee's	Ambystoma mabeei		BOVA,Habitat

040292	ST		Shrike, migrant loggerhead	Lanius ludovicianus migrans		BOVA
030067	CC	IIa	Terrapin, northern diamond-backed	Malaclemys terrapin terrapin	Yes	BOVA,Habitat,SppObs
030063	CC	IIIa	Turtle, spotted	Clemmys guttata		BOVA
070131		Ic	Isopod, Phreatic	Caecidotea phreatica		BOVA
020063		IIa	Toad, oak	Anaxyrus quercicus		BOVA,Habitat
020002		IIa	Treefrog, barking	Hyla gratiosa	Yes	BOVA,SppObs
040052		IIa	Duck, American black	Anas rubripes		BOVA
040033		IIa	Egret, snowy	Egretta thula		BOVA
040029		IIa	Heron, little blue	Egretta caerulea caerulea		BOVA
040036		IIa	Night-heron, yellow-crowned	Nyctanassa violacea violacea		BOVA
040181		IIa	Tern, common	Sterna hirundo		BOVA
040320		IIa	Warbler, cerulean	Setophaga cerulea		BOVA
040140		IIa	Woodcock, American	Scolopax minor		BOVA
040105		IIb	Rail, king	Rallus elegans		BOVA
040304		IIc	Warbler, Swainson's	Limnothlypis swainsonii		BOVA

To view **All 480 species** [View 480](#)

*FE=Federal Endangered; FT=Federal Threatened; SE=State Endangered; ST=State Threatened; FP=Federal Proposed; FC=Federal Candidate; CC=Collection Concern

**I=VA Wildlife Action Plan - Tier I - Critical Conservation Need;

II=VA Wildlife Action Plan - Tier II - Very High Conservation Need;

III=VA Wildlife Action Plan - Tier III - High Conservation Need;

IV=VA Wildlife Action Plan - Tier IV - Moderate Conservation Need

Virginia Wildlife Action Plan Conservation Opportunity Ranking:

a - On the ground management strategies/actions exist and can be feasibly implemented.;

b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.;

c - No on the ground actions or research needs have been identified or all identified conservation opportunities have been exhausted.

[View Map of All Query Results from All Observation Tables](#)

Bat Colonies or Hibernacula: **Not Known**

Anadromous Fish Use Streams (1 records)[View Map of All
Anadromous Fish Use Streams](#)

Stream ID	Stream Name	Reach Status	Anadromous Fish Species			View Map
			Different Species	Highest TE*	Highest Tier**	
P127	Pagan river	Potential	0			Yes

Impediments to Fish Passage (1 records)[View Map of All
Fish Impediments](#)

ID	Name	River	View Map
394	TORMENTO DAM	TORMENTO CREEK	Yes

Colonial Water Bird Survey (1 records)[View Map of All Query Results
Colonial Water Bird Survey](#)

Colony_Name	N Obs	Latest Date	N Species			View Map
			Different Species	Highest TE*	Highest Tier**	
Southside, Benns Church, Isle of Wight	1	May 17 2013	1			Yes

Displayed 1 Colonial Water Bird Survey

Threatened and Endangered Waters

N/A

Managed Trout Streams

N/A

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests (3 records)[View Map of All Query Results
Bald Eagle Nests](#)

Nest	N Obs	Latest Date	DGIF Nest Status	View Map
IW0102	4	Jan 1 2003	HISTORIC	Yes
IW0402	9	Apr 23 2008	UNKNOWN	Yes

Displayed 3 Bald Eagle Nests

Habitat Predicted for Aquatic WAP Tier I & II Species

N/A

Habitat Predicted for Terrestrial WAP Tier I & II Species (6 Species)

[View Map of Combined Terrestrial Habitat Predicted for 6 WAP Tier I & II Species Listed Below](#)

ordered by Status Concern for Conservation

BOVA Code	Status*	Tier**	Common Name	Scientific Name	View Map
040110	FTSE	Ia	Rail, eastern black	Laterallus jamaicensis jamaicensis	Yes
030013	SE	IIa	Rattlesnake, canebrake	Crotalus horridus	Yes
040379	ST	Ia	Sparrow, Henslow's	Centronyx henslowii	Yes
020044	ST	IIa	Salamander, Mabee's	Ambystoma mabeei	Yes
030067	CC	IIa	Terrapin, northern diamond-backed	Malaclemys terrapin terrapin	Yes
020063		IIa	Toad, oak	Anaxyrus quercicus	Yes

Public Holdings:

N/A

Compiled on 3/8/2022, 9:24:16 AM III68244.0 report=IPA searchType= R dist= 3218 poi= 36.9998916 -76.6279472

PixelSize=64; Anadromous=0.02029; BECAR=0.018246; Bats=0.017872; Buffer=0.06375; County=0.062228; Impediments=0.020128; Init=0.091036; PublicLands=0.020726; SppObs=0.265238; TEWaters=0.042251; TierReaches=0.034998; TierTerrestrial=0.10721; Total=0.87255; Tracking_BOVA=0.147614; Trout=0.021326

3 Bald Eagle Nests

36,59,59.6 -76,37,40.6
is the Search Point

Show Position Rings

☒ Yes ☐ No

1 mile and 1/4 mile at the
Search Point

Show Search Area

☒ Yes ☐ No

2 Search distance miles
radius

Search Point is at
map center

Base Map [Choices](#)

Topography ☒

Map Overlay [Choices](#)

Current List: Position, Search,
BAEANests

Map Overlay Legend



Position Rings
1 mile and 1/4
mile at the
Search Point



2 mile radius
Search Area



Bald Eagle nests
660 and 330 foot
management zones

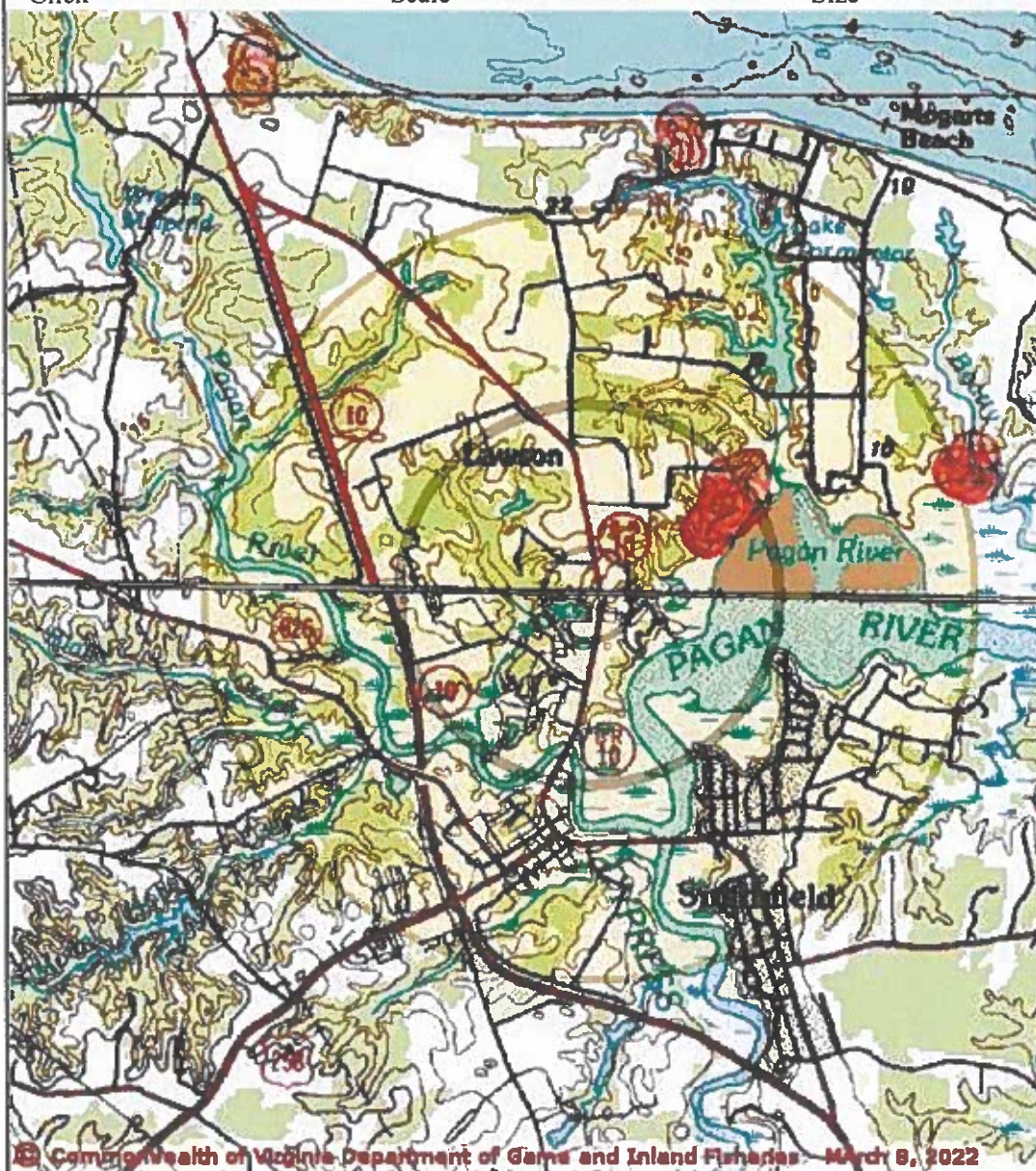
Map
Click



Map
Scale



Screen
Size



N
↑

1 0 1 2 3 4 Kilometers
1 0 1 2 3

Point of Search 36,59,59.6 -76,37,40.6

Map Location 36,59,59.6 -76,37,40.6

- Select **Coordinate System**: ☒ Degrees, Minutes, Seconds Latitude - Longitude
☐ Decimal Degrees Latitude - Longitude
☐ Meters UTM NAD83 East North Zone
☐ Meters UTM NAD27 East North Zone

Base Map source: USGS 1:100,000 topographic maps (see [Microsoft terraserver-usa](#))

Map projection is UTM Zone 18 NAD 1983 with left 350348 and top 4100899. Pixel size is 30 meters. Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 600 columns by 600 rows for a total of 360000 pixels. The map display represents 9600 meters east to west by 9600 meters north to south for a total of 92.1 square kilometers. The map display represents 31501 feet east to west by 31501 feet north to south for a total of 3.1 square miles.

Topographic maps and Black and white aerial photography for year 1990+ are from the United States Department of the Interior, United States Geological Survey. Color aerial photography acquired 2002 is from Virginia Base Mapping Program, Virginia Geographic Information Network.

Shaded topographic maps are from TOPO! ©2006 National Geographic
<http://www.national.geographic.com/topo>

All other map products are from the Commonwealth of Virginia Department of Game and Fisheries.

map assembled 2022-03-08 09:34:48 (qa/qc March 21, 2016 12:20 - tn=1168244.0 d
I)

\$poi=36.9998916 -76.6279472

Legend

-  Architecture Resources
-  Architecture Labels
-  Individual Historic District Properties
-  Archaeological Resources
-  Archaeology Labels
-  DHR Easements
-  USGS GIS Place names
-  County Boundaries



Feet



046-5603

LAWSON

Chalmers Point

300-5005-0001
300-5005
300-5008
300-5006

Title: Route 10 Pump Station

Date: 3/8/2022

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia § 2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Legend

-  Architecture Resources
-  Individual Historic District Properties
-  Archaeological Resources
-  Archaeology Labels
-  DHR Easements
-  USGS GIS Place names
-  County Boundaries



Feet



0 600 1200 1800 Feet
1:36,112 / 1"=3,009 Feet



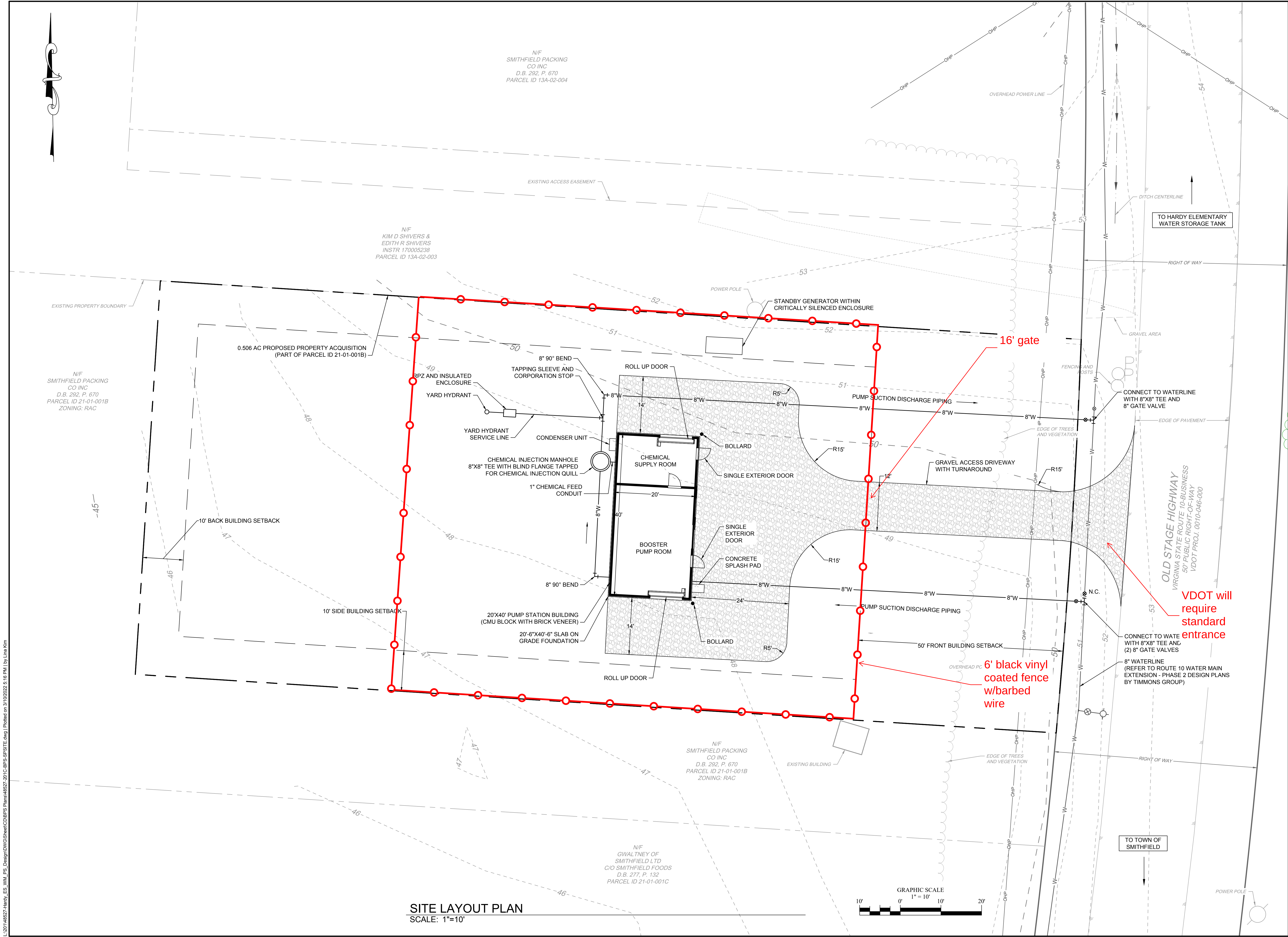
Title: Route 10 Pump Station

Date: 3/8/2022

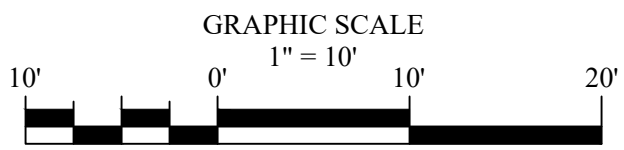
DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

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L:\201148527-Hardy, ES_VML_PS_Design\DWG\Sheet\CD\BPS_Plan\48527-201C-BPS-SP SITE.dwg | Plotted on 3/10/2022 5:16 PM | by Lina Kim



SITE LAYOUT PLAN
SCALE: 1"=10'



PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING PREPARED AT THE
VIRGINIA BEACH OFFICE
2901 South Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452
TEL 757-213-6879 FAX 757-346-1415 www.timmons.com

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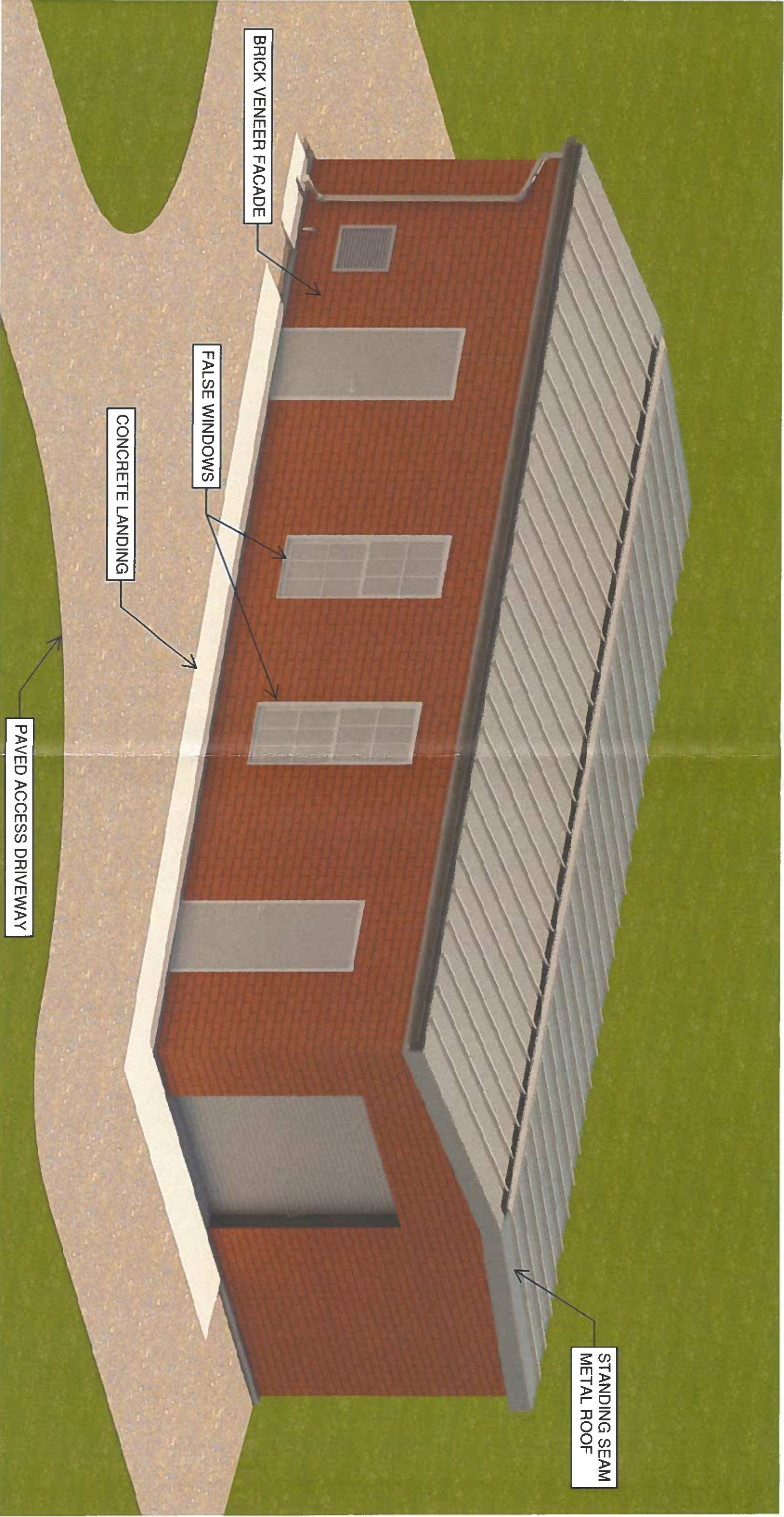
DATE
02/21/2022
DRAWN BY
L. KIM
DESIGNED BY
K. TURNER
CHECKED BY
K. TURNER
SCALE
1" = 10'

TIMMONS GROUP

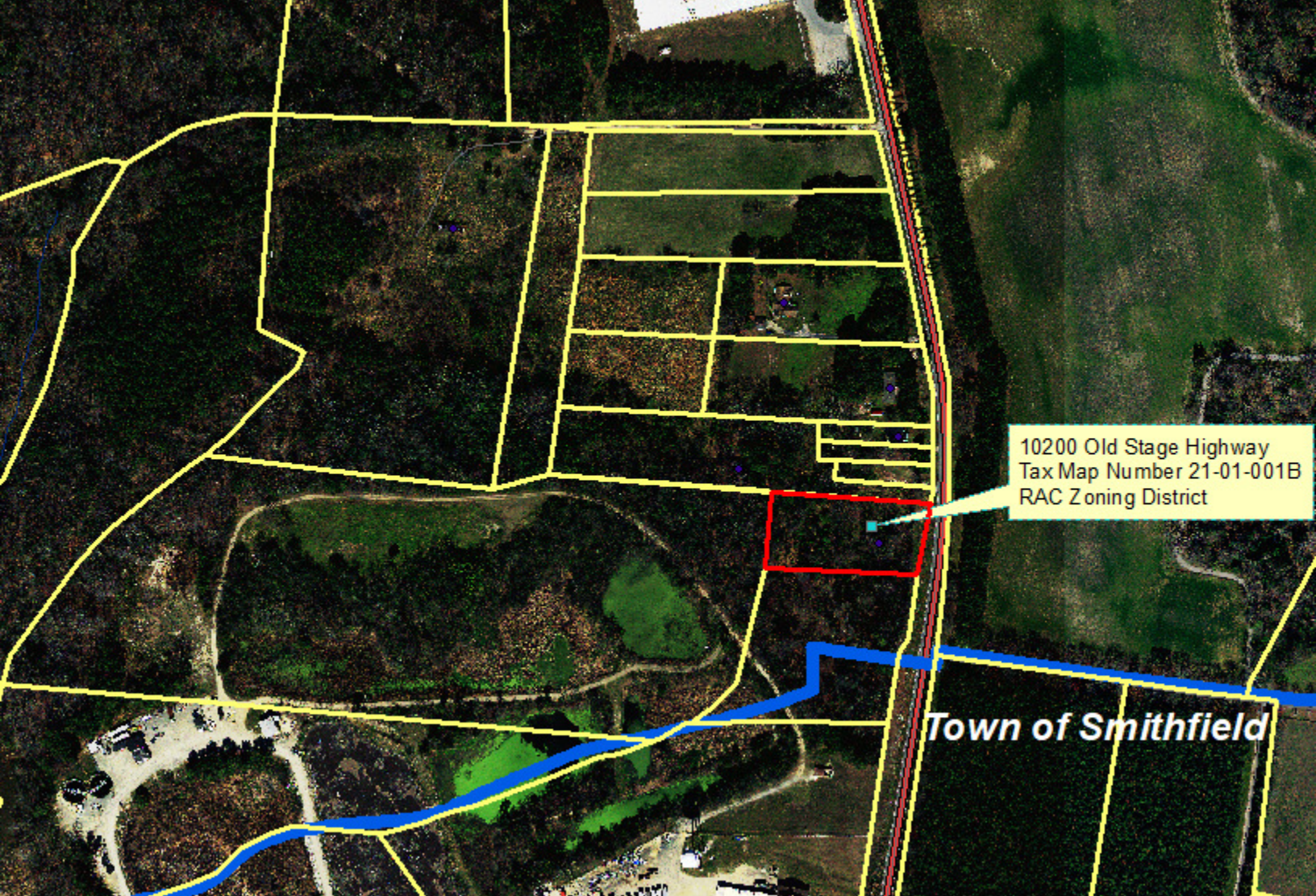
OLD STAGE ROAD BOOSTER PUMP STATION
ISLE OF WIGHT COUNTY - VIRGINIA
BOOSTER PUMP STATION SITE PLAN

JOB NO.
48527
SHEET NO.
C-1

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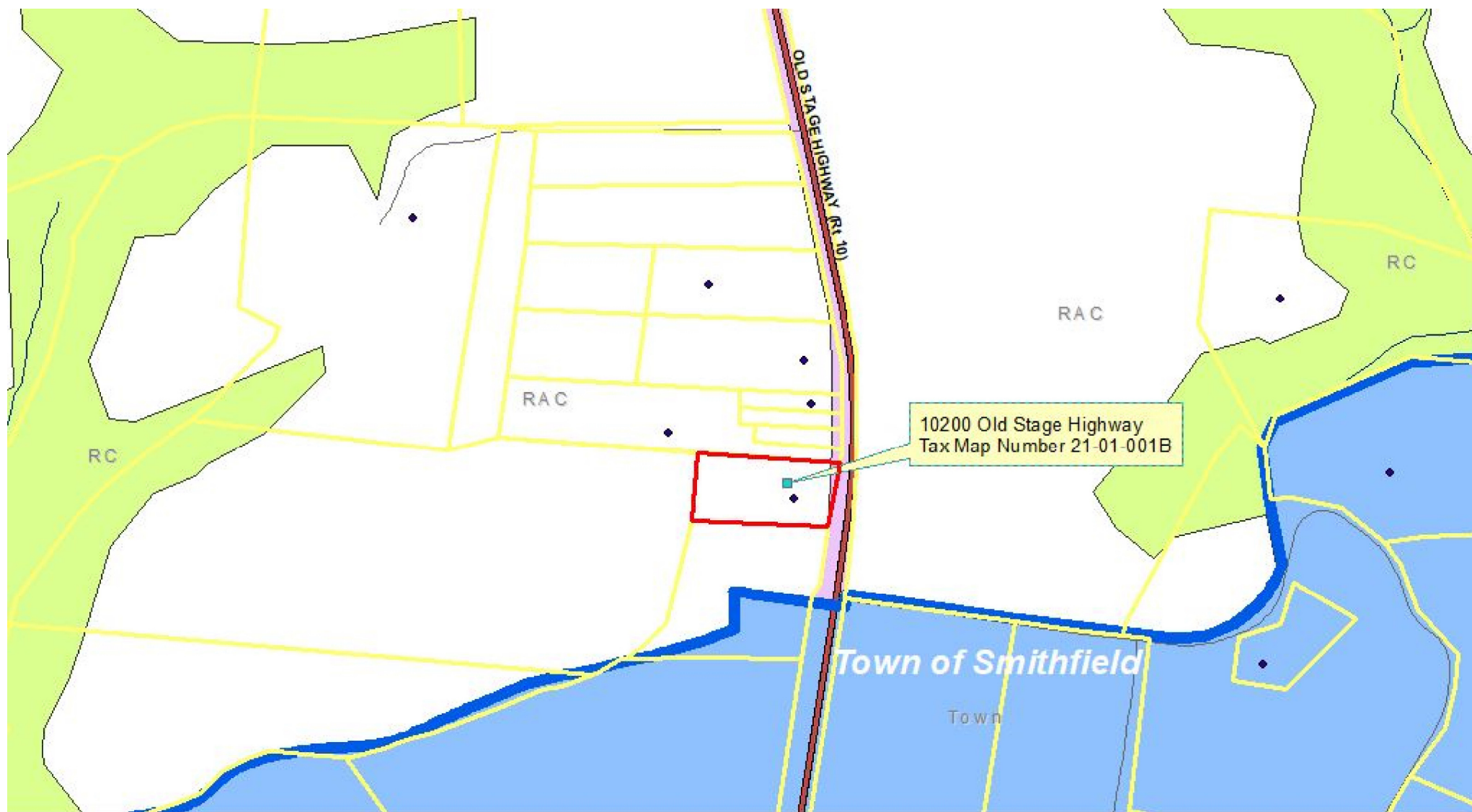
OLD STAGE ROAD BOOSTER PUMP STATION BUILDING RENDERING
PRELIMINARY PLAN APPLICATION
03-23-2022
Not To Scale

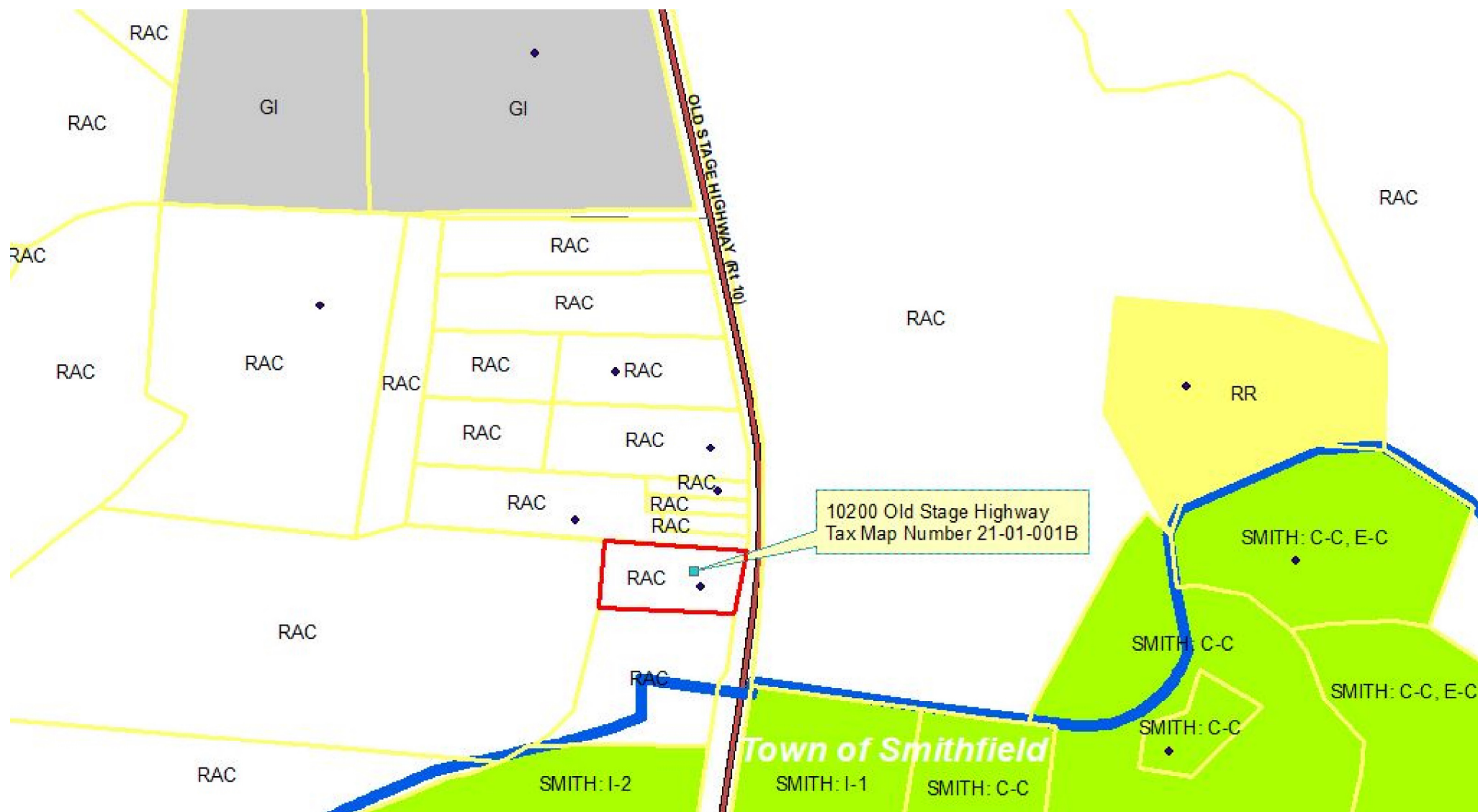


10200 Old Stage Highway
Tax Map Number 21-01-001B
RAC Zoning District

Town of Smithfield







RESOLUTION NUMBER PC-22-05

**ISLE OF WIGHT COUNTY PLANNING COMMISSION
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION
TO THE BOARD OF SUPERVISORS RELATING TO CONDITIONAL USE PERMIT
REQUEST CUP-5-22 TO ALLOW A MAJOR UTILITY SERVICE, SPECIFICALLY A
BOOSTER PUMP STATION FACILITY, ON 1.01 ACRES ON PROPERTY WITH TAX MAP
PARCEL 21-01-001B**

WHEREAS, Kenneth Turner, PE, applicant, on behalf of Smithfield Packing Company Inc., property owner, has requested issuance of a conditional use permit for a portion of a certain tract of land with tax parcel number 21-01-001B situated in Isle of Wight County; and

WHEREAS, the specific request is to permit a major utility service, specifically a waterline booster pump station, in accordance with sections 1-1017 of the Zoning Ordinance; and

WHEREAS the procedural requirements for the consideration of this request by the Planning Commission have been met.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Isle of Wight County, that:

Section 1. Findings.

- _____ A. The Isle of Wight County Planning Commission finds that the proposed conditional use permit is reasonable and warranted due to a change in circumstances affecting the property and has considered the following factors and finds that the proposed conditional use permit does not conflict with:
1. the existing use and character of property within the County;
 2. the Comprehensive Plan;
 3. the suitability of the property for various uses;
 4. the trends of growth or change;
 5. the current or future requirements of the community as to land for various purposes as determined by population and economic studies and other studies;
 6. the transportation requirements of the community;
 7. the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services;
 8. the conservation of natural resources;
 9. the preservation of floodplains;

10. the preservation of agricultural and forestal land;
11. the conservation of properties and their values; and
12. the encouragement of the most appropriate use of land throughout the County.

_____ B. The Isle of Wight County Planning Commission does not find that the proposed conditional use permit is reasonable based on the consideration of the factors listed herein.

Section 2. Recommendation to Board of Supervisors.

The Planning Commission recommends to the Board of Supervisors that the request, CUP-05-22, be:

- ___ a. Granted as submitted, and that the Board of Supervisors adopt the proposed Ordinance without modification.
- ___ b. Denied, and that Board of Supervisors not adopt the proposed Ordinance.
- ___ c. Granted with the modifications set forth on the attached listing of specific recommendations, and that the Board of Supervisors adopt the proposed Ordinance with such modifications.

DATE: _____

READ AND PASSED: _____
Chairman, Isle of Wight County Planning Commission

TESTE: _____
Secretary, Isle of Wight County Planning Commission

Approved as to Form:

Robert W. Jones, Jr., County Attorney

PLANNING REPORT

APPLICATION:

Application of Carrollton Ventures, LLC, property owner, for a change in conditional zoning to allow 120,000 square feet of mini-warehouses, also known as self-storage units, and outdoor motor vehicle storage on 8.08 acres located at 15411 Carrollton Blvd. (Rte. 17) on property with tax parcel numbers 34-01-108 and 34-01-108B

ELECTION DISTRICT:

District 2

LOCATION:

The proposed project will be located at 15411 Carrollton Blvd. (Rte. 17) on two parcels with tax parcel numbers 34-01-108 and 34-01-108B. Both properties currently have existing residential and accessory structures. The property is bounded to the west by Carrollton Boulevard (Rte. 17), to the north and east by single family residential uses, and to the south by commercial properties, including an insurance office and a scrap and salvage business. Properties directly across Carrollton Boulevard include single family residential uses. The property is located in the Newport Development Service District.

BACKGROUND:

The Board of Supervisors approved a change in zoning for both properties in 2009 from Rural Agricultural Conservation (RAC) to Conditional General Commercial (C-GC) for the purposes of creating a 94,500 square foot office condominium and retail development. The original proffered conditions expressly prohibited mini-warehouses, or self-storage units, and outdoor motor vehicle storage as permitted uses. The proposed amendment to the existing proffered conditions would permit both of these uses on the property. The property owner also proposes a new concept plan for the property which is attached to this report for your review.

DESCRIPTION:

The property owner proposes to amend the proffered conditions in order to allow the development of a 120,000 square foot self-storage development with outdoor storage for motor vehicles, trailers, and recreational vehicles. The new proffer statement, concept plan, and illustrative building elevation are included with this

staff report for your information.

The site is currently forested but the environmental site assessment found no environmentally sensitive resources on site. In addition, the Phase I cultural resources assessment submitted for the property found no evidence of resources on the site. The existing single family residence will be removed, and the two parcel combined in order to develop the property.

According to the community impact statement, the new use will generate approximately 300 vehicle trips per day, which is a decrease from the 2,709 trips per day projected for the originally planned office and retail development. Due to the decrease in projected traffic, the applicant proposes to install a single right-in/right-out only entrance and remove the proffered turn lane improvements.

Although the concept plan shows the proposed site entrance adjacent to the northern side property line, the Virginia Department of Transportation (VDOT) submitted a comment which indicated the entrance did not meet the minimum commercial entrance separation requirements. They recommend that the entrance be relocated further south to meet the minimum distancing requirements and that a cross parcel access easement be created to allow shared access for future adjacent commercial development. The applicant has indicated their willingness to address VDOT's comments upon submittal of the preliminary site plan. The applicant has proffered to install a multipurpose trail across the frontage of the parcel in accordance with County specifications.

The application states the new facility will have three full-time employees with operating hours of 8:00 AM until 7:00 PM seven days a week. The new facility will utilize public water and sewer.

COMPREHENSIVE LAND USE PLAN:

The recommended future land use designation for this property is business and employment (BE) on the County's Future Recommended Land Use Map in the 2020 Comprehensive Plan. The primary role of BE is defined locations for employment creation and expansion. These areas should be developed with a mix of office, commercial, and light industrial uses. Expected development in BE might include medical offices, an office park in a campus like setting, supporting retail services, community shopping centers, light manufacturing, research and development, and other low intensity industrial uses which are compatible with surrounding development. Nonresidential uses may include parks and trails, or existing community facilities, but siting for new community facilities should be

considered elsewhere first. BE should be connected to residential uses with vehicular and pedestrian access.

The BE land use is best located on major transportation routes and at major intersections. BE should be master planned for coordination with surrounding uses and quality of design internally. BE should also have access to public water and sewer infrastructure with capacity for more intense development.

The proposed use of self-storage is defined as a commercial use type in the Zoning Ordinance and can be considered generally consistent with the recommended future land use designation.

ORDINANCE REVIEW:

The property is in the Conditional-General Commercial zoning district. The property also lies within the Newport Development Service Overlay (NDSO) District and the Chesapeake Bay Preservation Area Overlay District. Due to the project's size and no existing resource protection area features on site, a water quality impact analysis is not required.

Should the amendment to the proffered conditions be approved by the Board of Supervisors, the property owner will be required to submit a site plan demonstrating compliance with all General Commercial zoning District, NDSO district, any proffered conditions, and supplemental use regulations for mini-warehouse and outdoor motor vehicle storage uses.

AGENCY REVIEW:

Staff distributed the application documents to the following departments and agencies for review and comment:

- VDOT - Outstanding comments are attached. The applicant has agreed to address these comments at site plan submittal.
- County Attorney - Proffered conditions are enforceable as written.
- Utility Services - The department has no concerns.
- Environmental Planning - Staff has no concerns.
- Emergency Services - Staff has no concerns.
- Economic Development - Staff has no concerns.

STAFF CONCLUSIONS:

Strengths:

1. The proposed commercial use is generally consistent with the future recommended land use BE designation.
2. The proposed use will create three new jobs in the County.
3. The proposed use will not negatively impact public services or facilities.

Weaknesses:

1. The current proffer statement does not include the property owner's stated commitment to establish an easement for a cross-parcel connection for shared access which could be remedied prior to the Board of Supervisor's public hearing.

STAFF RECOMMENDATION:

Based on the strengths of the application, staff recommends approval of the application with the proffered conditions amended to include the property owner's commitment to establish an easement for a future cross parcel connection to enable shared access for future commercial development.

ATTACHMENTS:

Description	Type	Upload Date
Sawco Project Narrative	Backup Material	5/18/2022
Sawco Community Impact Statement	Backup Material	5/18/2022
Sawco Amended Proffer Statement	Backup Material	5/18/2022
Sawco Concept Plan	Backup Material	5/18/2022
Sawco Building Elevation	Backup Material	5/18/2022
Environmental Assessment	Backup Material	5/18/2022
Phase I CRA	Backup Material	5/18/2022
Carrollton Village 2009 Proffers	Backup Material	5/18/2022
Carrollton Village Concept Plan 2008	Backup Material	5/18/2022
Future Recommended Land Use Map	Backup Material	5/18/2022
Zoning Map	Backup Material	5/18/2022
Planning Commission Resolution	Backup Material	5/18/2022

March 1, 2022

Mrs. Amy Ring
Director of Planning and Zoning
P. O. Box 80
Isle of Wight, VA 23397

RE: Carrollton Ventures, LLC – Request to amend conditional zoning to accommodate the proposed Sawco South Mini-Warehouse facility, Newport District (Tax Parcel # 34-01-108 and 108B)

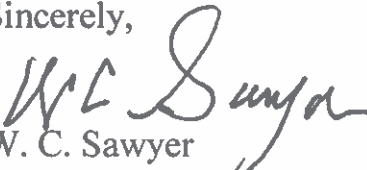
Dear Mrs. Ring:

Please find attached my application and supporting documents requesting to amend conditional zoning as referenced above.

The subject parcel consists of 8.028 acres and was originally rezoned to accommodate office condominium and retail development. The property has been sold and Carrollton Ventures, LLC as the new owner is proposing to develop the property with 120,000 square feet of mini-warehousing and associated outdoor storage of motor vehicles, trailers and recreational vehicles.

I hope that the staff will support this request. Should you need further information, please contact Mitch Wilcox at 757-651-8933 or Beverly Walkup at 757-651-4843.

Sincerely,


W. C. Sawyer
Carrollton Ventures, LLC

Attachment(s)

COMMUNITY IMPACT STATEMENT

Narrative

This request is to amend conditional zoning on tax parcel numbers 34-01-108 and 34-01-108B, containing approximately 8.028 acres of land. The property was rezoned to Conditional-General Commercial (C-GC) on September 15, 2009 for a proposed office condominium and retail development. Since then, the property has been sold and the new owner, Carrollton Ventures, LLC proposes to develop the property with 120,000 square feet of mini-warehousing, including outdoor storage of motor vehicles, trailers, and recreational vehicles. To accomplish this change requires that the conditions of zoning be amended, which is the basis for this request.

The property is located at 15411 Carrollton Boulevard. The property is on the east side of Carrollton Boulevard (Rt. 10) south of Sugar Hill Road (Rt. 661). There is currently a single-family home located on the property which will be demolished to accommodate the proposed use. The design of the property will mimic the applicant's existing mini-warehouse business Sawco Self Storage located at 15111 Carrollton Boulevard with vinyl warehouse units, and a brick office building located on the property's frontage, facing Carrollton Boulevard. See attached preliminary site plan dated December 1, 2021, prepared by Commonwealth Engineering Group, LTD.

The property is located in the Newport Development Service District and has roughly 540 linear feet of frontage along Carrollton Boulevard. The site will

comply with the requirements of the Newport Development Service Overlay District as well as the supplementary use regulations for mini-warehouse facilities.

Adequacy of Existing Public Facilities and Services

A. Water and Sewer Facilities:

The office building will be connected to public water and sewer. There will be approximately three (3) employees on a full-time shift with hours of operation between 8 am and 7 pm. Based upon this, the proposed usage is equivalent to or less than a single-family home.

B. Drainage Facilities and Environmental Considerations:

The site is predominantly forested. No wetlands or resource protection areas have been identified on the site. Preliminary engineering proposes a stormwater pond which will be designed to provide water quality and quantity to satisfy the requirements of both the Chesapeake Bay Preservation Area Act and Isle of Wight County stormwater requirements.

C. School Facilities:

There will be no school impact for this proposed commercial use.

D. Emergency Service Facilities:

The property is located within the primary emergency service area for the Carrollton Volunteer Fire Department and the Isle of Wight Rescue Squad. The site is located within .3 mile of the fire department and 8.1 miles (13 min.) from the rescue squad.

The Isle of Wight Sheriff's Department has the primary responsibility for providing law enforcement to the site. The site is located approximately 14.3 miles (19 min.) from the Sheriff's Office; however, patrol areas are designated to provide strategic response times to the site and throughout the County.

E. Transportation Facilities:

The original rezoning for office condominiums and retail was assigned 2,709 vehicles per day. The new use is proposed to generate 300 vehicle trips per day, a decrease of 2,409 trips. A right-in/right-out entrance with no turn lanes or tapers is deemed sufficient to accommodate the new use. See attached Traffic Data report prepared by Commonwealth Engineering Group, Ltd.

F. Conclusion

With the existing and future density slated for the Newport Development Service District, County residents have shown a need for the type of storage provided by mini-warehousing facilities. This facility will supplement the existing sites within the County which have been filling as quickly as developed demonstrating additional need for these sites/services.

TTC Corporation
Environmental Sciences and Consulting since 1989

TTC Corporation
Business Solutions and Environmental Science since 1989
Wetlands Delineation and CBPA Compliance

Conducted on:
15395 Carrollton Blvd.
Carrollton, Virginia 23314
Project Number: 21035T.WD

For:
Mr. W. C. Sawyer
Carrollton Ventures, LLC
15111 Carrollton Boulevard
Carrollton, Virginia 23314
Issue Date: January 17, 2022

ENVIRONMENTAL CERTIFICATION

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in S312.10 of this part [40 CFR Part 312]. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Environmental due diligence was performed in accordance with the applicable Federal, State and Local Laws, Regulations and Guidelines, that all known information on environmental conditions has been disclosed, that the information presented to Carrollton Ventures, LLC is complete and truthful to the best of his/her knowledge, the report is intended to be used and relied upon by Carrollton Ventures, LLC, the subject property is suitable for residential or public land use.

K M Miller
Keith M. Miller, CES, CWD
President
TTC Corporation

13561 Courthouse Highway
Smithfield, Virginia 23430
Cell 757-409-2869
Email: TTCcorporation@aol.com

Revised Proffer Statement #1 for Rezoning of
Tax Parcel Identification Numbers 34-01-108 and 34-0108B

APPLICANT/OWNER'S NAME: Carrollton Ventures, LLC

PROJECT NAME: Sawco South (Self Storage)

DATE: April 12, 2022

These proffers are made as of the 28th of February, 2022 by Carrollton Ventures LLC ("Owner"), of Tax Map Number 34-01-108 and 108B, containing approximately 8.028 acres of land which is referred to herein as the "Property". Owner is filing an application to amend Conditional-General Commercial (C-GC) zoning to remove Mini Warehouse, and associated outdoor storage of motor vehicles, trailers and recreational vehicles, as a prohibited use.

The Owner does hereby voluntarily proffer the following conditions with respect to the development of the property proposed for amended conditional zoning under this application shall be as follows:

- I. These proffered conditions ("Proffers") shall replace and supersede the voluntary conditions dated September 15, 2009 and are the only conditions offered on this property, and any prior proffered conditions on the Property are hereby superseded by these proffers. These revised proffers shall be applicable to, and binding upon, the property.
- II. There is incorporated by reference and submitted with this application that certain document entitled, Conceptual Plan for W. C. Sawyer, dated December 1, 2021, prepared by Commonwealth Engineering Group, LTD, hereinafter referred to as (the "Plan"). The property shall be developed in general conformance with the Plan and shall be subject to the requirements of the Zoning Ordinance in effect at the time of site plan submittal.
- III. Carrollton Ventures LLC proposes to develop a self-storage facility to include indoor storage as well as outside storage of motor vehicles, trailers and recreational vehicles, etc., hereinafter referred to as (the "Project").
 - a. The following uses shall remain prohibited on the property as defined in the Zoning Ordinance dated August 2005 as Amended:
 1. Nursing Home
 2. Park and Ride Facility
 3. Public Park and Recreational Area
 4. Commercial Assembly and Repair of all equipment normally used in Agricultural, Silvicultural, and Horticultural Operation
 5. Farm Supplies, Equipment Sales and Service, except for Garden Equipment
 6. Farm and Forestry Implement Storage, Sales and Service
 7. Auction Establishment

8. Bed and Breakfast
9. Funeral Home
10. Golf Course
11. Hospital
12. Hotel/Motel/Motor Lodge/Inn
13. Marina
14. Motor Vehicle Dealership New
15. Motor Vehicle Repair Service/Minor
16. Construction Yard;
17. Timbering Operation
18. Livestock Auction Market
19. Commercial Stable not in conjunction with residence
20. Assisted Living Facility
21. Church Cemetery
22. Public Maintenance and Service Facility
23. Commercial Outdoor Entertainment/Sports and Recreation
24. Commercial Outdoor Swimming Pool and Tennis Facility
25. Crematorium
26. Dance Hall
27. Gasoline Station
28. Golf Driving Range
29. Manufactured Home Sale
30. Motor Vehicle Dealership, Used
31. Motor Vehicle Repair Service/Major
32. Motor Vehicle Repair Service/Minor
33. Recreational Vehicle Sales and Service
34. Truck Stop
35. Convenience Center
36. Landfill, Rubble
37. Recycling Center
38. Parking Facility, Surface/Structure
39. Reconstructed Wetland
40. Commercial Accessory Apartments
41. Assembly Repair of Farm Equipment
42. Forestry Operation
43. Amateur Radio Tower

IV. Infrastructure

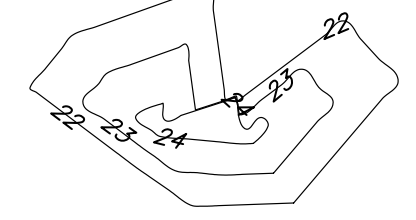
The Applicant shall install a single right-in/right-out entrance to the site per the Traffic Data report accompanying this application. No turn lanes or tapers are required per the analysis.

V. Easements, Right-of-Ways and Buffers

- a. Applicant shall provide a twelve-foot easement to the County for the construction of a pedestrian travel way within the Newport Development Service Overlay District 50-foot setback along Route 17. This path shall be designed and constructed by the Applicant in accordance with the specifications approved by the Zoning Administrator.

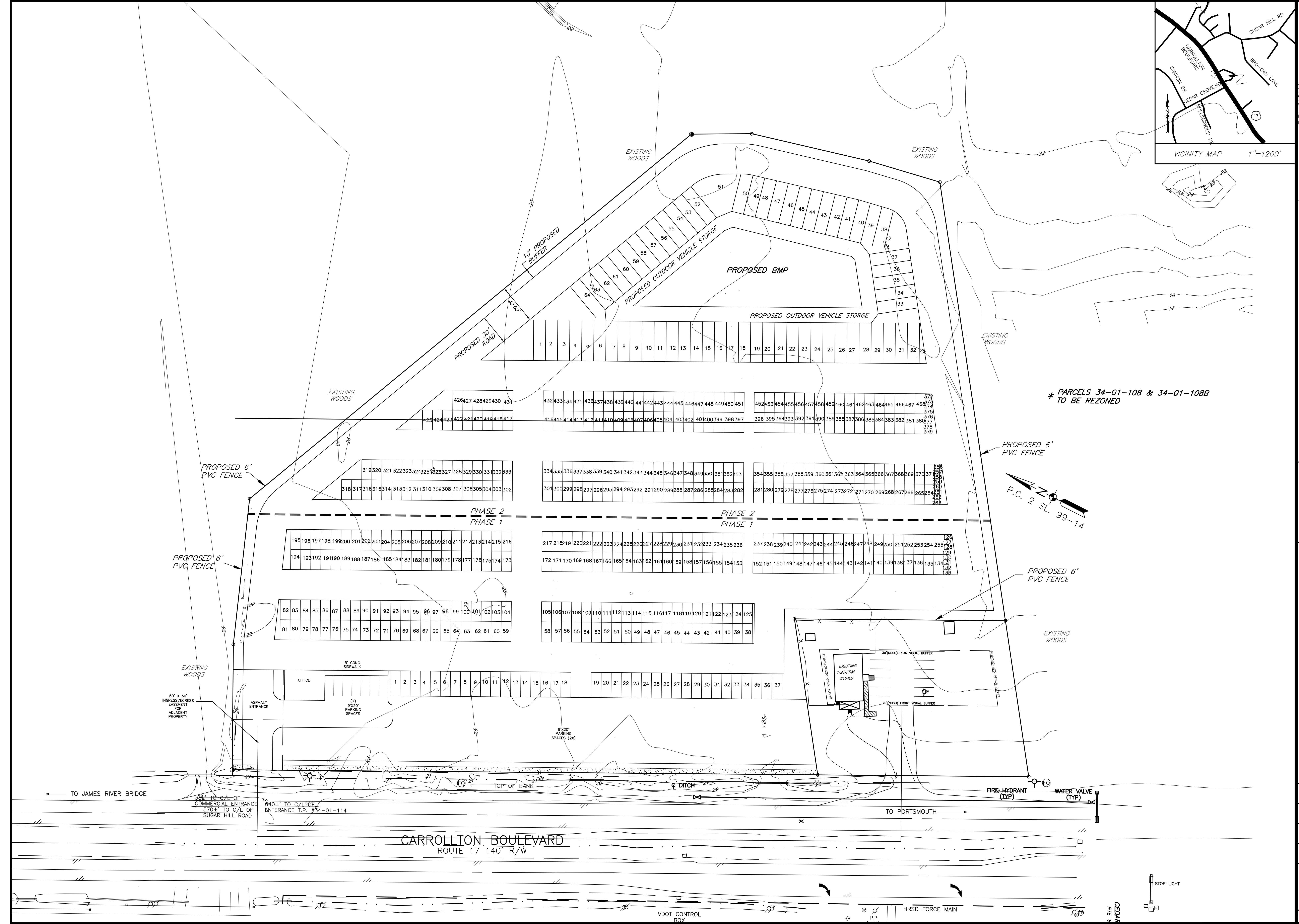
Applicant signature

Date



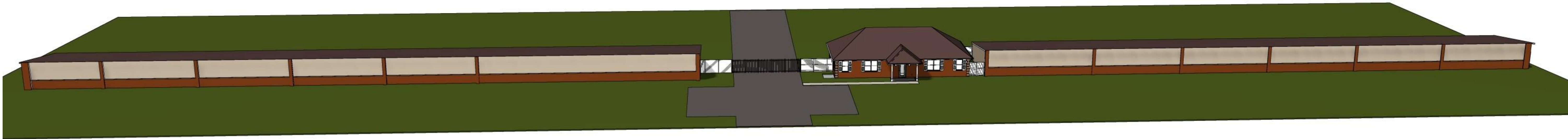
R. MITCHELL WILCOX
R. Mitchell Wilcox
 Lic. No. 018691
 12-1-21

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DESIGNED: RMRW
SCALE: 1"= 40'
DATE: 12/01/2021
SHEET: 1
OF 1
CEG# 21-151

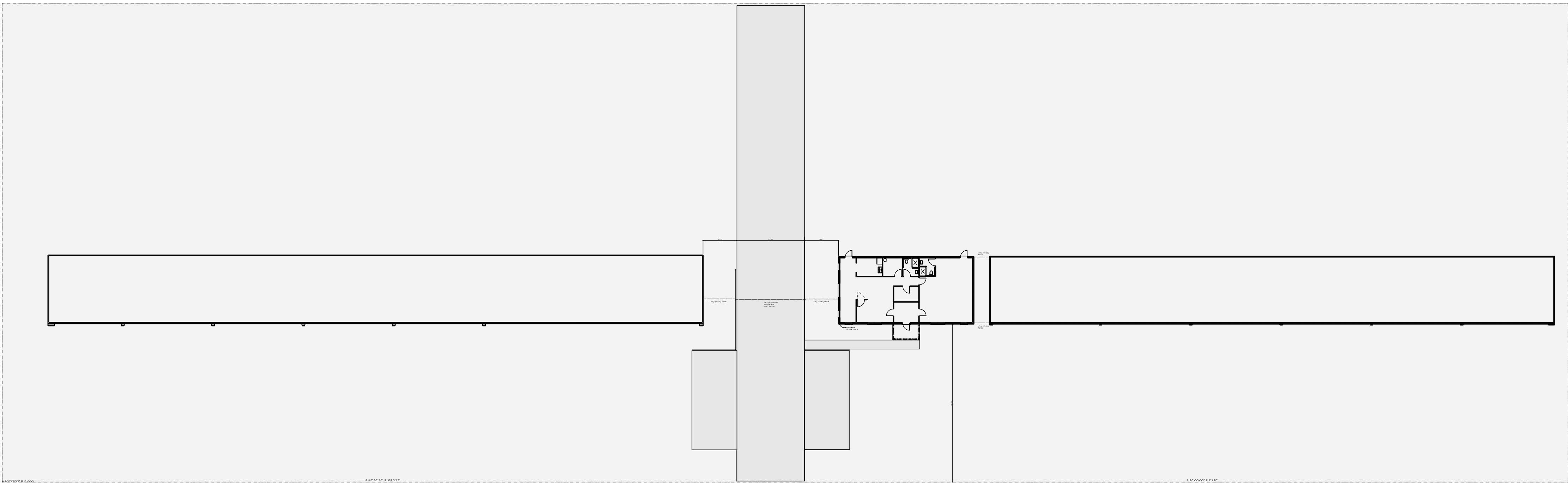




3D ARTIST RENDERING - ENTRY VIEW



3D ARTIST RENDERING - FULL VIEW



SITE PLAN - CONCEPT
SCALE: 1" = 30'-0"

SAWCO SELF STORAGE SOUTH

SAWCO SELF STORAGE SOUTH
Carrollton Blvd
Carrollton
VA
23314
PHONE: 757-870-1982
FAX:
MOBILE: 757-870-1982
wcsawyer21@gmail.com

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

BUILDING CONSULTANTS
Titus Creek Lane
Carrollton
VA
23314
PHONE: 757-651-9084
FAX:
MOBILE: 757-651-9084
starnestormy@aol.com

SCALE: 1" = 30'-0"
DRAWN BY:
DATE: Thursday, December 9, 2021

SECTION
LETTER
A
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NUMBERS
1/1

APPROVED:
CHECKED BY:

PAGE:
1/1
SITE PLAN

TTC Corporation
Environmental Sciences and Consulting since 1989

TTC Corporation
Business Solutions and Environmental Science since 1989
Wetlands Delineation and CBPA Compliance

Conducted on:
15411 & 15395 Carrollton Blvd.
Carrollton, Virginia 23314
Project Number: 21035T.WD

For:
Mr. W. C. Sawyer
Carrollton Ventures, LLC
15111 Carrollton Boulevard
Carrollton, Virginia 23314
Issue Date: January 17, 2022

ENVIRONMENTAL CERTIFICATION

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in S312.10 of this part [40 CFR Part 312]. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Environmental due diligence was performed in accordance with the applicable Federal, State and Local Laws, Regulations and Guidelines, that all known information on environmental conditions has been disclosed, that the information presented to Carrollton Ventures, LLC is complete and truthful to the best of his/her knowledge, the report is intended to be used and relied upon by Carrollton Ventures, LLC , the subject property is suitable for residential or public land use.

K M Miller

Keith M. Miller, CES, CWD
President
TTC Corporation

13561 Courthouse Highway
Smithfield, Virginia 23430
Cell 757-409-2869
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ENVIRONMENTAL PROFESSIONAL

Environmental Professional means:

A person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases on, at, in, or to a property, sufficient to meet the objectives and performance factors.

SUMMARY

Based on a detailed field inspection of the property and surrounding parcels, the National wetlands Inventory Map, the Isle of Wight County CBPA Map and historical aerial photography there are no potential jurisdictional wetlands or CBPA resources located on the subject property.

INTRODUCTION

TTC Corporation was requested by Mr. Sawyer perform a wetlands and CBPA site Assessment of the property located at 15411 and 15395 Carrollton Boulevard in Carrollton, Virginia. TTC Corporation utilizes the standards set by the 1986 CWA Regulations, the 1987 Wetlands Delineation Manual, Atlantic and Gulf Coast Regional Supplement, SWANCC and Rapanos Guidance as currently followed by the US ACOE, EPA and USDA and, the Isle of Wight County CBPA Ordinance (8-21-06) Section 62.1-44. 15:67 et seq. Code of Virginia. It is understood that Mr. Sawyer and his agents and assignees are using this information as part of their decision making process regarding the site, as such, the information in this report may be relied upon for the purpose of due diligence.

PURPOSE AND SCOPE OF ESA

The purpose of this Wetlands and CBPA site Assessment is to identify and record existing, potential or suspect conditions that may impose environmental liabilities to, or restrict the use of the subject property.

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This Environmental Assessment has four major components:

1. Records review - The purpose of the Records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property.

2. Site Reconnaissance - A physical inspection of the property to observe and record information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

3. Interviews - Interviews with current and past owners, property managers, individuals familiar with the subject property and Government officials that may lead to information indicating the presence of recognized environmental conditions on the property.

4. Report - The Report will spell out our Observations, Conclusions and Recommendations in accordance with the guidelines as set forth in ASTM E1527 - 21.

This Assessment does not include any sampling or testing of suspect Environmental Conditions such as soil, water, air, Hazardous or non hazardous materials, debris, general waste or special waste materials.

By performing this Assessment and subsequent report the Environmental Professional has not taken on any role as Environmental Manager of the subject property and is not recommending any remedial activity or removal and disposal of hazardous or non hazardous materials.

On January 14, 2022 we visited the above referenced site and conducted an Environmental Site Assessment at your request. The following report will spell out our OBSERVATIONS, CONCLUSIONS and RECOMMENDATIONS regarding this property.

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This work has been performed using reasonable care within the scope of work and in accordance with budgetary limitations, in keeping with industry standards and in accordance with generally accepted environmental science standards and practices. No other warranty expressed or implied is made.

DETAILED SCOPE OF SERVICES

The following tasks were completed during the course of this assessment:

Records review (including but not limited to) examination of city records, maps, surveys, zoning and any other information pertaining to property location and use.

Site reconnaissance (including but not limited to) site visit and assessment, site conditions, topography, land use, adjoining property and it's uses past and present, roads, water, sewer, exterior and interior observations, and other potential environmental liabilities on the subject property.

Review of zoning requirements, types of businesses and activities operating in the area, surrounding land uses to reveal potential environmental influence on the subject property.

Review of other available historical records and agency lists to reveal potential concern of prior impacts on the property.

Performance of appropriate interviews with individuals knowledgeable of environmental practices affecting the property.

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Period of investigation: January 12th through 17th , 2022. The weather was seasonable with temperatures in the 40's.

SIGNIFICANT ASSUMPTIONS

Our Conclusions and Recommendations are based upon our observations at the site, the reviewed documentation, any test results reviewed, interviews and other information provided and our previous experience in this area. The Conclusions And Recommendations assume that data and other information provided are reasonably accurate. It must be recognized that available agency records and other information reviewed in this assessment are often incomplete, contain errors, may not be current, may list alternative facility names or addresses, or may provide otherwise misleading data. Verification of agency data, determination of facility locations that are listed by post office box, continuous updating and other tasks related to data base information are generally beyond the scope and cost allowance of this assessment. However, the Environmental Professional performing the review has made a reasonable effort to compensate for errors or insufficiencies in the information reviewed that are in light of other information actually known to the Environmental Professional. It should also be recognized that information may be available which was not found or reviewed in this assessment. The Conclusions and Recommendations are based on a limited review of the site and cannot provide complete assurance that all liabilities were detected. The Conclusions and Recommendations do not reflect variations in site conditions not visually apparent or which could exist intermediate of the sample locations or which could exist in the future.

TTC Corporation has analyzed the information obtained in this audit in keeping with existing guidelines and regulations, but cannot accurately predict what actions or interpretations any given agency or individual may take presently.

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This Environmental Assessment does not constitute an Environmental Compliance Audit or a Business Environmental Risk Audit. These services are considered to be outside the scope of this Assessment.

This Assessment is partially based on information that is practically reviewable. Practically Reviewable means that information that is relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable.

USER RELIANCE

TTC Corporation is pleased to assist Mr. Sawyer in the assessment of environmental conditions at the subject property, as outlined in this report. This report has been prepared for the exclusive use of Mr. Sawyer, his agents and assignees for specific application to the property as assessed and may be relied upon for the purpose of due diligence.

SITE DESCRIPTION

LOCATION and DESCRIPTION

The property is located on the east side of Carrollton Boulevard in Carrollton, Virginia. The property consists of approximately 8.028 acres of land. The surrounding area is residential and commercial. The site is topographically flat with grades of 1 % to 2% with surface drainage generally to the east into the stream system.

CURRENT USE of the PROPERTY:

The site is currently utilized as vacant land

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FINDINGS AND CONCLUSIONS

Conclusions

We have performed an Environmental Assessment for the presence of Jurisdictional Wetlands and CBPA Resources in conformance with the scope and limitations of the current Wetlands Regulations and Guidelines and the applicable CBPA Regulations and Local Ordinance of the property located at 15395 Carrolton Boulevard in Carrollton, Virginia. There were no Potential Jurisdictional Wetlands or CBPA Resource areas noted the day of our site assessment and no further investigation is warranted.

Recommendations

There are no environmental recommendations at this time.

SITE ASSESSMENT DISCLAIMER AND LIMITATIONS

TTC Corporation is pleased to assist Mr. Sawyer in the assessment of environmental conditions at the subject property, as outlined in this report. This report has been prepared for the exclusive use of Mr. Sawyer, his agents and assignees for specific application to the property as assessed.

Our Conclusions and Recommendations are based upon our observations at the site, the reviewed documentation, any test results reviewed, interviews and other information provided and our previous experience in this area. It must be recognized that available agency records and other information reviewed in this assessment are often incomplete, contain errors, or may provide otherwise misleading data.

However, the Environmental Professional performing the review has made a reasonable effort to compensate for errors or insufficiencies in the information reviewed that are in light of other information actually known to the Environmental Professional. It should also be recognized that information may be available which was not found or reviewed in this assessment. The Conclusions and Recommendations are based on a limited review of the site and cannot provide complete assurance that all liabilities were detected. The Conclusions and Recommendations do not reflect variations in site conditions not visually apparent or which could exist intermediate of the sample locations or which could exist in the future.

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TTC Corporation has analyzed the information obtained in this audit in keeping with existing guidelines and regulations, but cannot accurately predict what actions or interpretations any given agency or individual may take presently, or what standards and practices may apply to the site in the future. Should such variations in regulations, guidelines or site conditions become apparent in the future, it will be necessary to reevaluate our Conclusions and Recommendations based upon additional analyses and on-site observations as appropriate.

Unless known conditions indicate other durations, it is generally assumed that a site assessment is valid for a period of 90 days.

Thank you for the opportunity to be of service to you at this time.

Signature of Environmental Professional

Sincerely,

K M Miller

Keith M. Miller, CES, CWD
President
TTC Corporation

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Smithfield, Virginia 23430
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**A PHASE IA CULTURAL RESOURCES ASSESSMENT OF
APPROXIMATELY 10.6 ACRES AT THE COHEN PROPERTY IN
ISLE OF WIGHT COUNTY, VIRGINIA**

DRAFT REPORT

Prepared for:

**Commonwealth Engineering Group
17226 Commerce Lane
Smithfield, VA 23430**

Prepared by:

**Kevin Goodrich
Project Archaeologist
Aimee J. Leithoff
*Principal Investigator***

**Jocelyn Pitts
Assistant Architectural Historian
Ellen M. Brady
*Vice President***

**Cultural Resources, Inc.
2200 Colonial Avenue, Suite 226
Norfolk, VA 23517
(757) 626-0558**

ABSTRACT

In April 2008, Cultural Resources, Inc. (CRI) conducted a cultural resource assessment of two tracts of land totaling approximately 10.6-acres in Isle of Wight County, Virginia. The study area is located in Carrollton, and consists of two areas (east and west of Carrollton Blvd) north of the intersection of Route 17 and Cedar Grove Road. The tract of land on the west side of Carrollton Boulevard (Tax Parcels 34B-01-14 through 34B-01-18) is approximately 2.58 acres and consists of four house lots and one vacant lot. The house lots contain lawns, driveways, and some wooded areas throughout. The vacant lot contains a drainage ditch and an associated wetland/ swampy area. The tract of land on the east side of Carrollton Boulevard (Tax Parcels 34-01-108 and 34-01-108B) is approximately 8.02 acres and consists of two house lots, a large wooded area, and a fallow field.

This Phase IA cultural resources assessment was conducted at the request of Commonwealth Engineering Group. A Phase IA assessment report may not completely satisfy state or federal regulatory requirements for a Phase I-level cultural resources identification survey, but it does allow clients to quickly review the nature and scope of previously identified and possible cultural resource issues associated with a potential undertaking. The goal of the assessment fieldwork was to determine the nature of the soils and topography of the study area, as well as to provide information on previously identified cultural resources such as prehistoric sites, historic domestic farmsteads, gravesites, standing structures, or military encampment areas present within the bounds of the study area. This effort also identifies areas of high and low potential for cultural resources within the tract and has been developed to serve as a possible planning tool for proposed development within the study area. Determinations of high and low potential were based upon soil properties, drainage, and topography as well as observations made in the field.

To facilitate systematic testing, factors such as slope, soils, and water are examined, allowing the study area to be classified in zones of varying probability for the location of archaeological remains. The total study area consisted of approximately 10.6 acres. The entire 10.6 acres of land was classified as retaining a low potential for archaeological resources. The majority of the project area is residential and is characterized by a fallow field, a large wooded area, a vacant lot with a ditch and wetlands, six house lots with lawns, driveways, sheds, and wooded areas throughout. The project area is characterized as low probability with saturated soils and low swampy areas except right around the houses. The house pads are likely artificial landforms that have been infilled to allow for construction. The fallow field contains an area of standing water, possibly wetlands and may have been planted at one time but has not been for a number of years. The large wooded area contains a swamp in the northwest section. All of the house lots and commercial lot have been graded/ landscaped prior to construction and therefore have been disturbed.

No additional archaeological fieldwork is recommended for this project. The entire project area retains a low probability for the recovery of intact archaeological deposits.

A total of 11 shovel tests, encompassing an approximate 10% sample of the area were excavated during the Phase IA investigation.

Six standing structures are present within the project area. Two of these buildings date to the 1960s and do not meet the criteria for consideration as historic resources. Three of the remaining four buildings are one-story dwellings that are just over 50 years in age. These dwellings are typical of the mid-twentieth century development of the Route 17 corridor in Suffolk and Isle of Wight County. All of the dwellings are in poor condition and do not exhibit exceptional defining traits and therefore, no further work is recommended.

V. PROJECT RESULTS

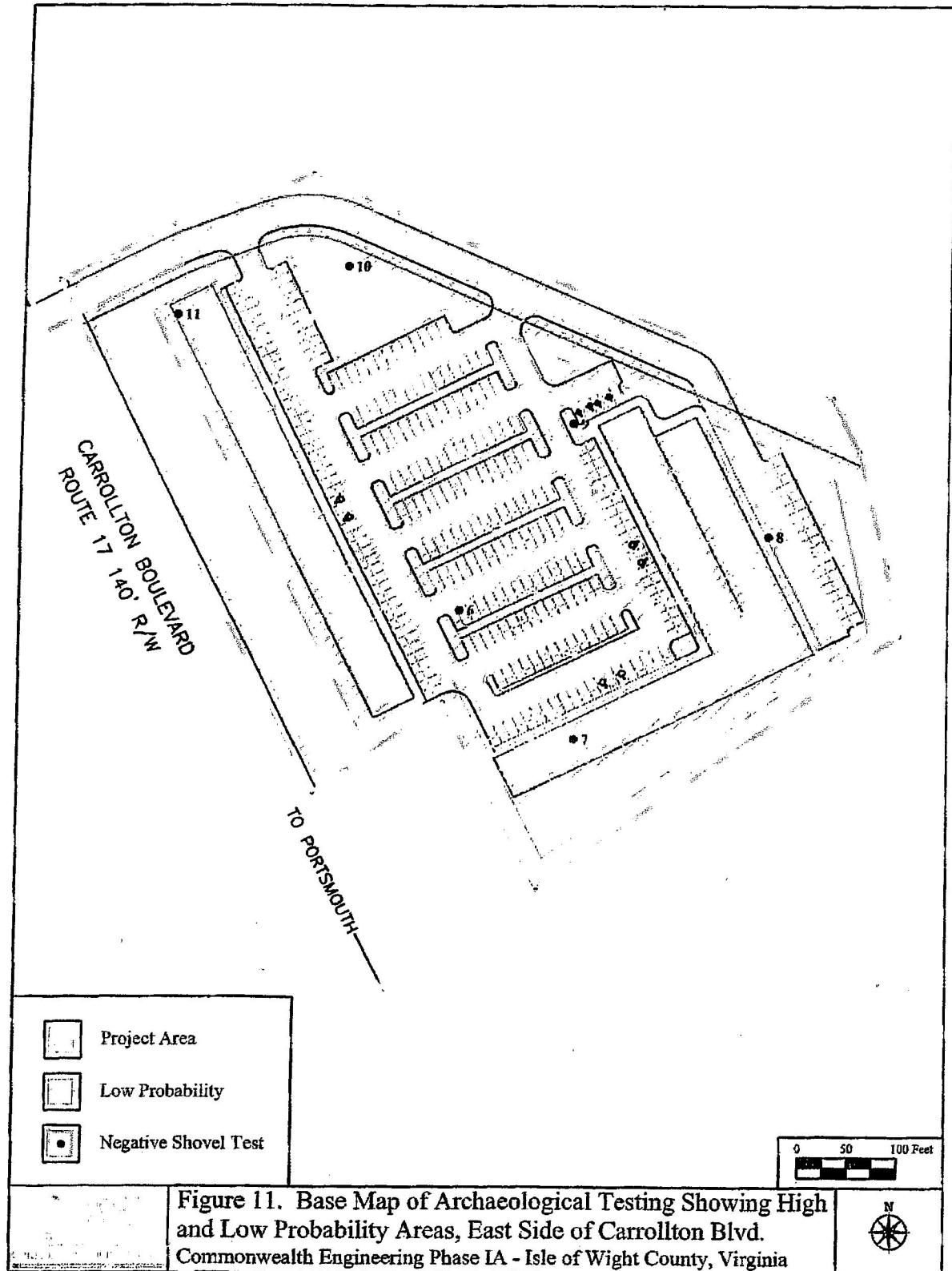
The Phase IA fieldwork examined all areas of the 10.6-acre study area in Isle of Wight County, Virginia. The field work consisted of a visual survey and walk-over of the property, along with selected subsurface archaeological testing consisting of judgmental excavation of 11 shovel tests (Figures 11-12). Also included in the fieldwork was a photographic documentation of four houses on the approximate three acre tract of land on the west side of Carrollton Boulevard and two houses on the approximate eight acre tract of land on the east side of Carrollton Boulevard. The project area is located within a high sensitivity area based on William and Mary's 2005 study *More than Meets the Eye: An Archaeological Assessment of Isle of Wight County and the Towns of Smithfield and Windsor, Virginia* (Monroe et al 2005). The assessment identified potential areas of high and low probability for archaeological resources.

Archaeology

The results of the walkover survey and judgmental shovel testing contributed to the development of a map that presents potential for high and low probability areas for archaeological resources within the project area (Figures 11-12). These divisions were based upon soil type, drainage, topography, and areas of previous disturbance. The project area was systematically walked-over in order to identify disturbances or other notable features. No areas of high probability were identified during the assessment. The northwest section of east side of Carrollton Boulevard contains a swamp (wetlands) which is low probability. Nearly all of the western section of Carrollton Boulevard are house lots with saturated flat lawns and some areas of wetlands present and are therefore considered to be low probability.

The majority of the project area is residential and is characterized by a fallow field (Figure 13), a large wooded area (Figure 14), a vacant lot with a ditch (Figure 15) and wetlands (Figure 16), six house lots with lawns, driveways, sheds, and wooded areas throughout (See architecture below). The majority of the project area is low probability with saturated soils and low swampy areas except right around the houses. The fallow field contains an area of standing water, possibly wetlands and may have been planted at one time but has not been for a number of years. The large wooded area contains a swamp in the northwest section. The vacant lot (lot # 34B-01-016) contains a wetland swamp with a drainage ditch. All of the house lots and commercial lot have been graded/landscaped prior to construction and therefore have been disturbed.

A total of 11 shovel tests were judgmentally placed and excavated in the project area to determine the potential for cultural resources. Five shovel tests were placed in the project area on the west side of Carrollton Boulevard, one on each house lot and one on the vacant lot. Six shovel tests were placed in the project area on the east side of Carrollton Boulevard, three in the wooded area, two in the fallow field, and one in the lawn area behind the house at 15411 Carrollton Boulevard. The subsurface archaeological testing



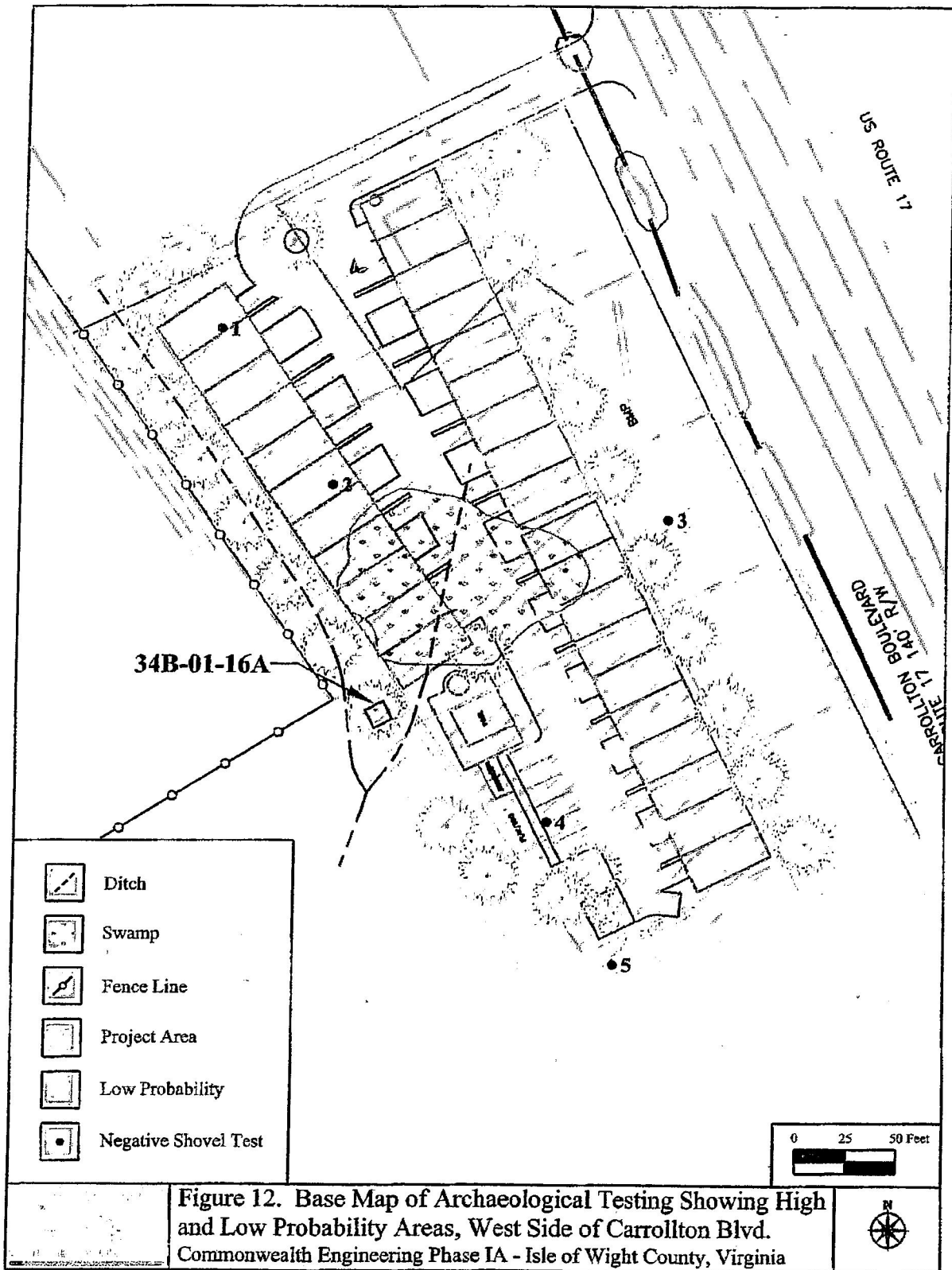




Figure 13. View of grassy field on East parcels from STP 7, facing north northeast.



Figure 14. View of wooded area on east parcel, from STP 9, facing southeast.



Figure 15. View of ditch that runs through west parcels, facing north.

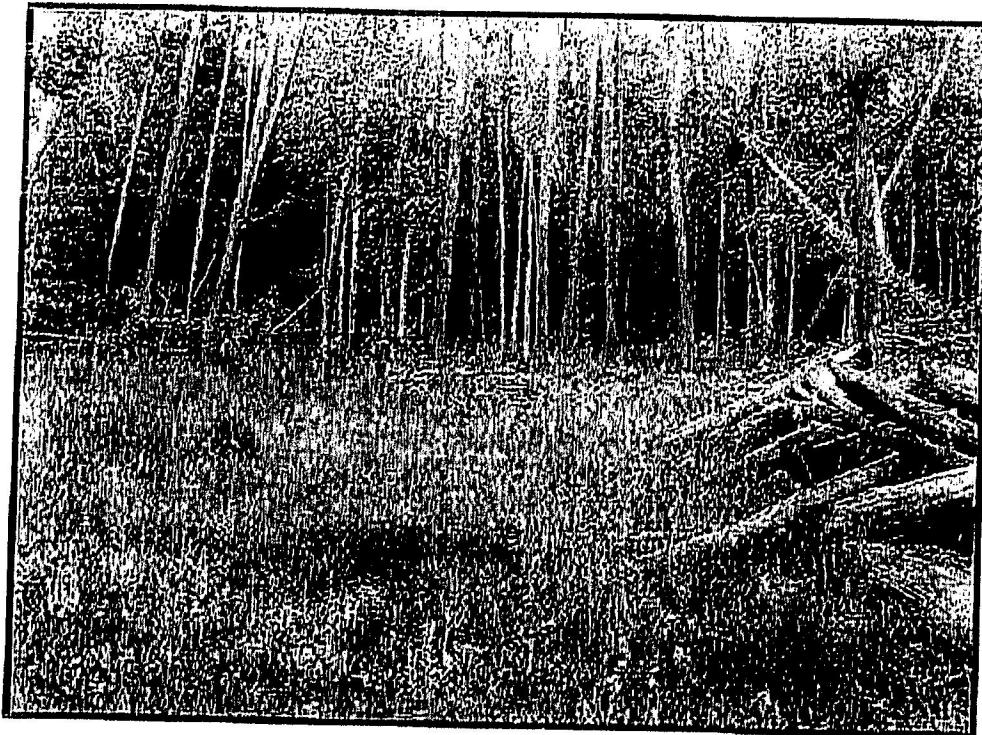


Figure 16. View of wetlands from STP 3, facing east.

for a Phase IA does not represent a systematic and complete archaeological survey of the study area. The soil conditions do not significantly vary much across the project area.

A representative soil profile (Figures 17-18) from a shovel test (ST 6) placed in a back lawn next to a wooded area on the larger tract of land of the project area (east side of Carrollton Boulevard) consisted of stratigraphy with one strata sealing sterile subsoil. Stratum I was a very dark grayish brown (10YR3/2) sandy silt loam that extended to a depth of 0.6 feet below ground surface. Stratum II consisted of a grayish brown (10YR5/2) sterile sandy silt clay mottled with a yellowish brown (10YR5/8) sandy clay subsoil that was excavated to a depth of 1.2 feet below the ground surface. This soil contains redoximorphic features that are diagnostic of a hydrated soil.

A soil profile in the west side of Carrollton Boulevard was represented by ST 4 (Figures 17 & 19). Shovel Test 4 was located in the back yard of lot # 34B-01-017. This area consists of a marshy lawn with a lightly wooded area behind the lot. Three strata were present. Stratum I consisted of a brown (10YR4/3) sandy silt loam that extended to a depth of 0.4 feet. Stratum II was composed of a light yellowish brown (10YR6/4) sandy clay extending 0.8 feet below ground surface. Stratum III consisted of a light yellowish brown (10YR6/4) sterile sandy clay subsoil mottled with a yellowish brown (10YR5/6) sandy clay and was excavated to a depth of 1.2 feet below the ground surface. This soil is also a hydrated soil containing features that are diagnostic of a hydrated soil.

All 11 shovel tests were negative. No artifacts were found and no archaeological sites, locations, or isolated finds were identified.

Architecture

No previously recorded architectural resources were located in the project area, however, six existing buildings (five houses and one business) located within the project area were photographed (Figure 20). These were built between 1948 and 1968, and are described below.

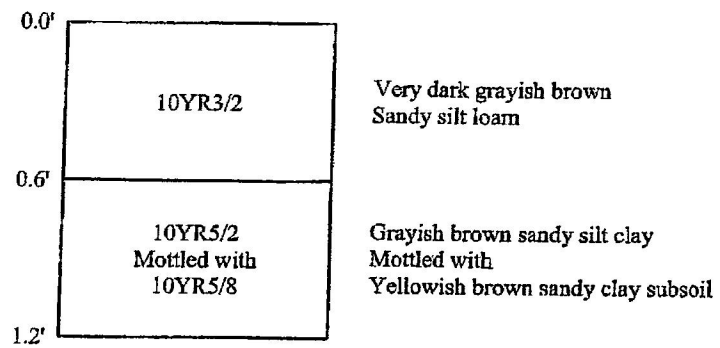
Structure 1: Garage, 15300 Carrollton Boulevard

Located west of Carrollton Boulevard, Structure 1 is a ca. 1948 garage that is utilized for commercial purposes. Facing east, this one-story garage is constructed of concrete block. Other features include a garage door, a four-light two-panel door, decorative wood shingles within the gable end, a front-gable metal roof, and an interior brick chimney flue (Figures 20-21).

Structure 2: House, 15344 Carrollton Boulevard

Located west of Carrollton Boulevard, Structure 2 is a ca. 1950 house (Figures 20, 22). Facing east, this one-story dwelling is constructed of concrete-block and clad in stucco siding. Along the primary elevation are an engaged full-width screen porch with wooden posts, a centrally-located door, and double-hung sash windows. Other features include

Representative Shovel Test 6



Representative Shovel Test 4

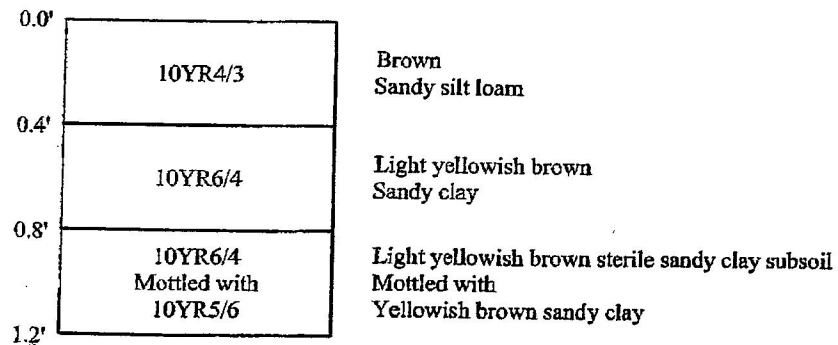


Figure 17. Representative Shovel Test Profiles.
Commonwealth Engineering Phase IA
Isle of Wight County, Virginia



Figure 18. View of STP 6.

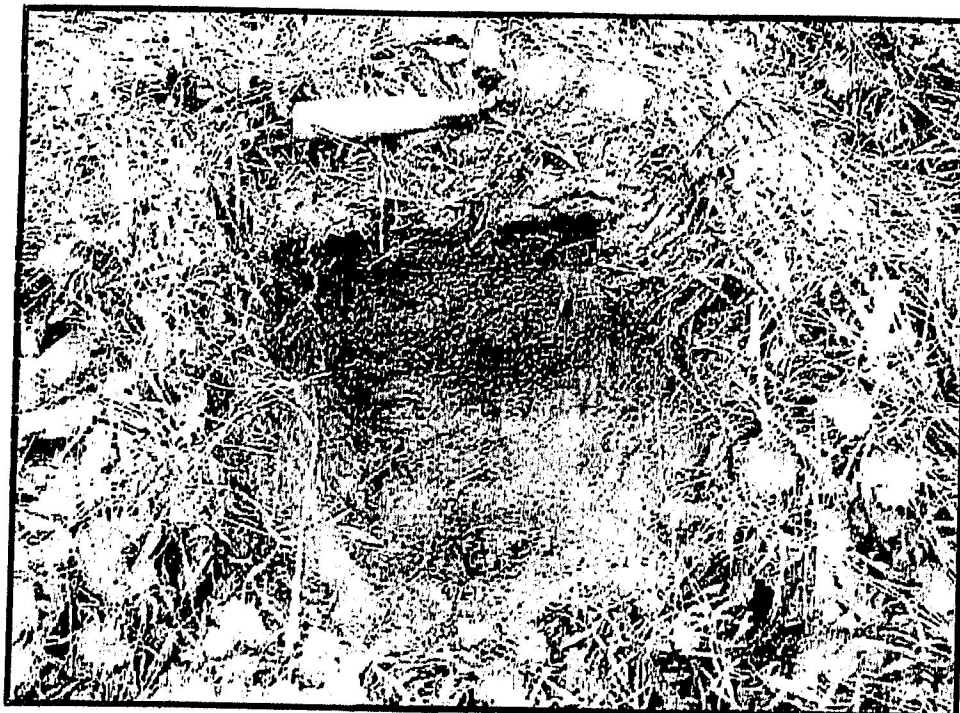


Figure 19. View of STP 4.

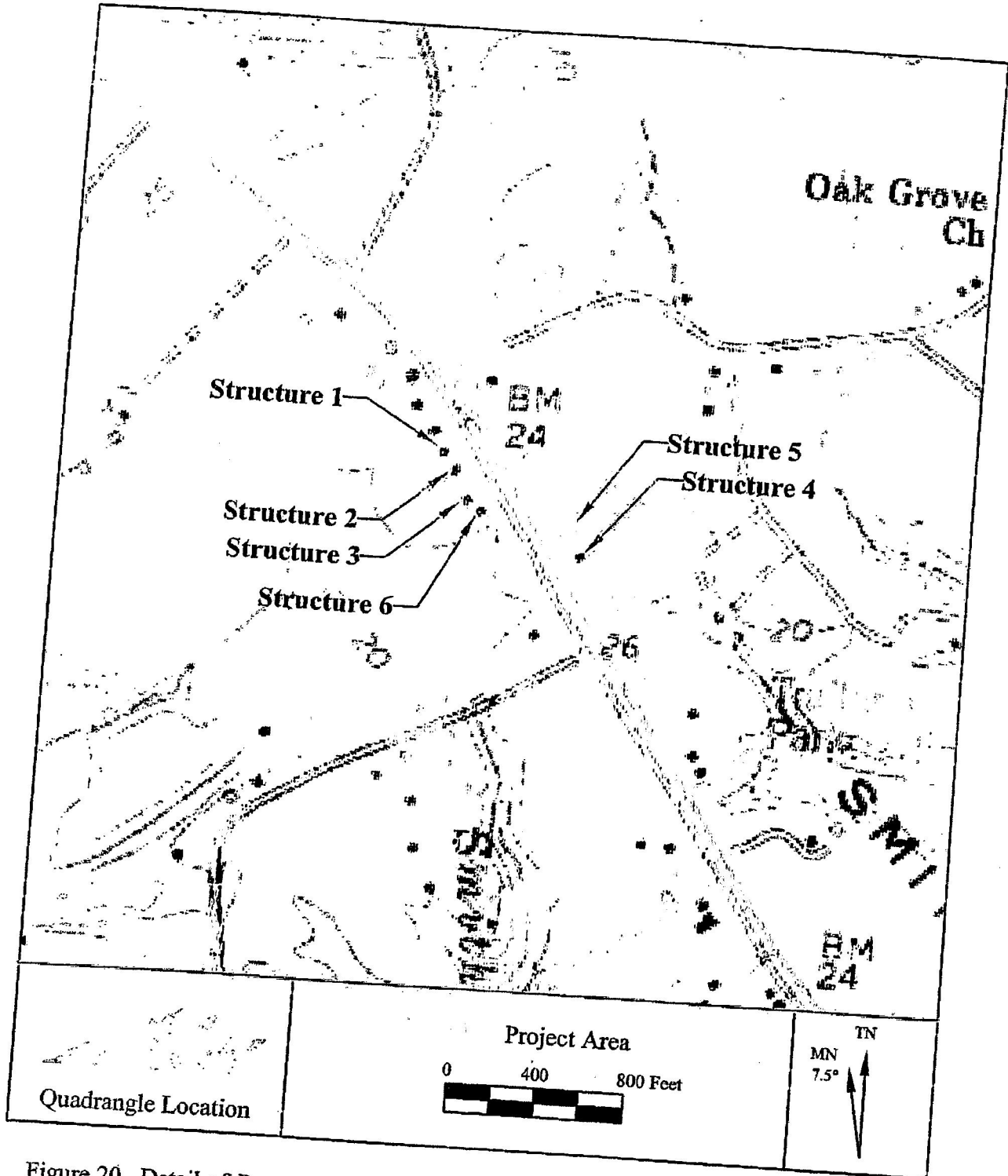


Figure 20. Detail of *Benns Church, VA* USGS 7.5 minute series Quadrangle Depicting Architectural Resources within the Project Area (USGS/Maptech 1998).



Figure 21. East Elevation of Garage (Structure 1) at 15300 Carrollton Boulevard.



Figure 22. Southeast Oblique of House (Structure 2) at 15344 Carrollton Boulevard.

exposed rafter tails, a hipped roof covered in asphalt shingles, and an exterior-end concrete-block chimney flue.

Structure 3: House, 15358 Carrollton Boulevard

Located west of Carrollton Boulevard, Structure 3 is a ca. 1952 house. Facing east, this one-story frame dwelling rests on a concrete-block foundation and is clad in vinyl siding. Along the primary elevation are a nine-light two-panel door and six-over-six double-hung sash windows. This house also features a side gable roof covered in asphalt shingles and an exterior-end brick chimney.

Structure 3a: Shed

Southwest of the house (Structure 3) is a one-story shed (Structure 3a). This frame shed is clad in weatherboard siding and features a six-over-six double-hung sash window, gable roof covered in asphalt shingles, and gable-roof addition sheathed in plywood on the northwest elevation (Figure 24). It likely dates to the period of the primary dwelling.

Structure 4: House, 15411 Carrollton Boulevard

Located east of Carrollton Boulevard, Structure 4 is a ca. 1954 house (Figure 25). Facing west, this one-story frame dwelling rests on a concrete-block foundation and is clad in aluminum siding. Along the primary elevation the main entrance is accessed from a one-bay entry porch. Windows on this elevation include paired six-over-six double-hung sash windows and a three-part window comprising of a single-light central window flanked by four-over-four double-hung sash windows. The windows also feature brick sills, louvered shutters, and metal awnings. Other features include a concrete-block porch with a metal roof along the southeast elevation, a side-gable roof sheathed in asphalt shingles, and an interior brick chimney.

Structure 4a: Garage

Southeast of the house (Structure 4) is a one-story, concrete-block garage (Structure 4a). This building features an open bay along the southwest elevation, a shed-roof addition on the northeast elevation, shingle siding within the gable ends, and a front-gable roof sheathed in tar paper (Figure 26).

Structure 5: House, 15395 Carrollton Boulevard

Located east of Carrollton Boulevard, Structure 5 is a ca. 1968 house (Figure 27), and does not meet the definition of a historic resource.

Structure 6: House, 15366 Carrollton Boulevard

Located west of Carrollton Boulevard, Structure 6 is a ca. 1961 house (Figure 28), and does not meet the definition of a historic resource.

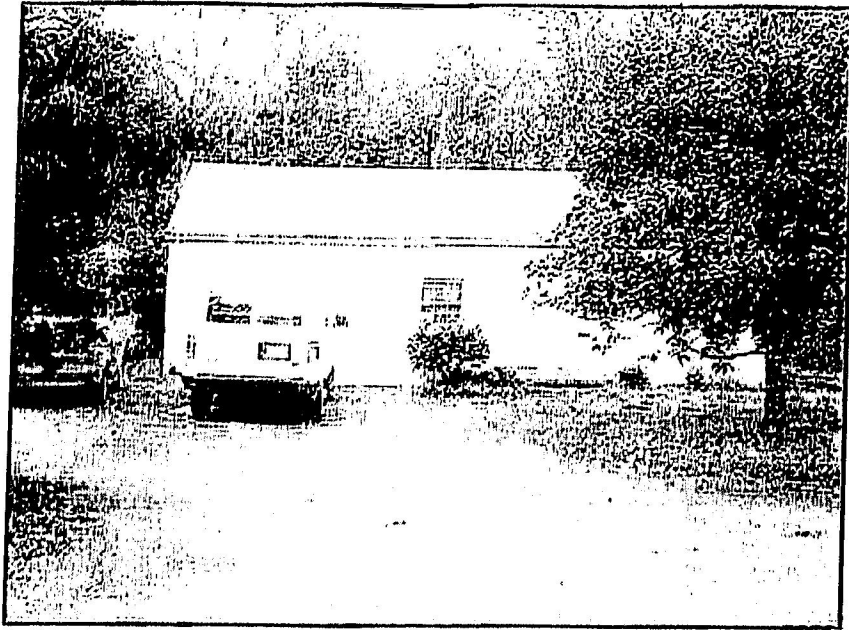


Figure 23. East Elevation of House (Structure 3) at 15358 Carrollton Boulevard.



Figure 24. View of House (Structure 3) and Shed (Structure 3a), Facing Northeast.

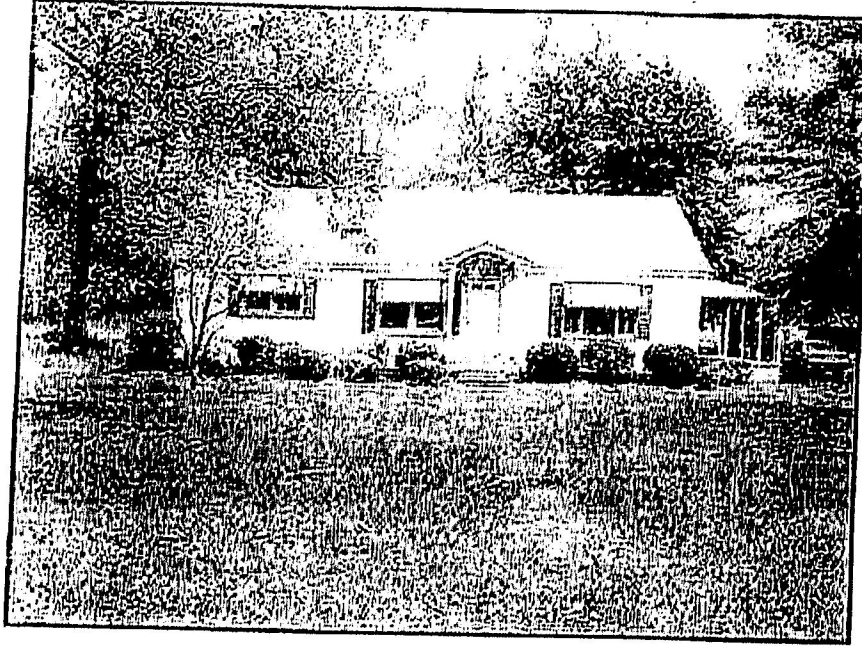


Figure 25. West Elevation of House (Structure 4) at 15411 Carrollton Boulevard.

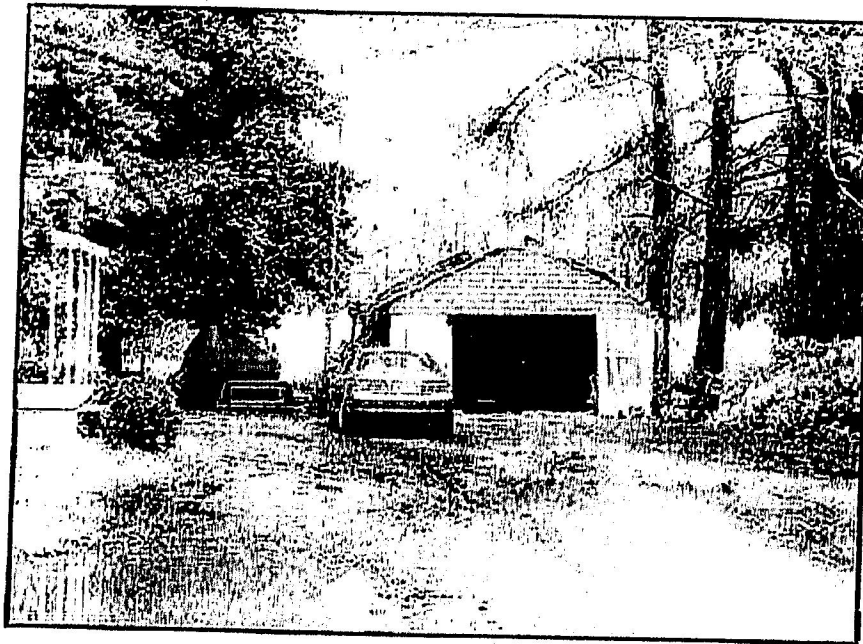


Figure 26. East Elevation of Garage (Structure 4a).



Figure 27. West Elevation of House (Structure 5) at 15395 Carrollton Boulevard.



Figure 28. Northeast Oblique of House (Structure 6) at 15366 Carrollton Boulevard.

Isle of Wight grew at an unprecedented rate after the Second World War, and today the county has a total of 28,500 residents, more than double the population at the turn of the twentieth century. In 1975, the state took over the James River Bridge and removed the tolls; as a result, Isle of Wight County quickly developed into a bedroom community of Newport News, with residential developments springing up along the Route 17 corridor (King 1993). The six resources described above are a result of the growth in Isle of Wight County during the second half of the twentieth century. While four of the resources in the project area meet the definition of a historic resource, these houses do not represent significant examples of houses of this period. Structure 4 does retain some elements associated with the mid-twentieth century but does not represent an exceptional example of this style. Numerous houses of similar style are located throughout the Hampton Roads area. The houses were built individually over a period of years as a result of an expanding suburban area. Most of the dwellings and the commercial building are in poor condition and do not exhibit exceptional defining traits. These buildings do not exhibit significant elements qualifying them for inclusion on the NRHP. Therefore it is recommended that these buildings are not eligible for listing on the NRHP and no further documentation is necessary.

Summary

The results of the Phase IA assessment of the 10.6-acre project area indicate that there is a low probability for the identification of significant historic resources. While it is possible that deposits associated with the extant architectural resources may be present, these deposits would be characterized as modern trash deposits and not identified as archaeological sites. It is unlikely that archaeological deposits dating to either the prehistoric period or early historic periods would be present in the project area. As a whole, the project area appears to have been historically wet with numerous drainage ditches and areas of fill. The mid-twentieth century house sites appear to be situated on artificial uplands created specifically for the construction of these resources.

Native American sites are typically found in areas of well-drained soils and in close proximity to rivers, streams, and tributaries of the larger waterways. The current project area does not meet these general criteria and therefore, there is a low potential for the identification of Native American resources in the project area.

No areas of high probability for the identification of archaeological sites were documented during the assessment. A total of 11 shovel tests, resulting in an approximate 10% sample, were excavated in the low probability project area and no sites, locations, or isolated finds were discovered. Additionally, the architectural resources identified in the project area are typical examples of the mid-twentieth century development along the Route 17 corridor in Suffolk and Isle of Wight County. These resources are in generally poor condition and do not exhibit traits qualifying them for inclusion on the NRHP. Therefore it is recommended that no further work is necessary for this project area.

VI. CONCLUSION AND RECOMMENDATIONS

The project area encompasses approximately 10.6 acres. The current assessment considered the entire tracts of land. The entire project area was identified as having low probability.

Low Potential Areas

Based on topography, previous disturbance, drainages, and historic research, the entire 10.6 acre project was determined to retain a low probability for the identification of archaeological and historic resources. It is unlikely that cultural resources would be identified in the low-lying or swampy areas of the project area. The project area appears to have been historically wet and swampy. The project area appears to have been logged, drained, and otherwise disturbed further minimizing the potential for the identification of archaeological deposits.

Architecture

No previously recorded architectural resources were located in the project area, however, six standing structures, two with associated outbuildings, were identified during this assessment. These houses and a commercial building were constructed from 1948-1968. Isle of Wight grew at an unprecedented rate after the Second World War, and today the county has a total of 28,500 residents, more than double the population at the turn of the twentieth century. In 1975, the state took over the James River Bridge and removed the tolls; as a result, Isle of Wight County quickly developed into a bedroom community of Newport News, with residential developments springing up along the Route 17 corridor (King 1993). The six resources described above are a result of the growth in Isle of Wight County during the second half of the twentieth century. While four of the resources in the project area meet the definition of a historic resource, these houses do not represent significant examples of houses of this period. The houses were built individually over a period of years as a result of an expanding suburban area. All of the dwellings are in poor condition and do not exhibit exceptional defining traits and that these resources are not eligible for listing on the NRHP.

Recommendations

This Phase IA cultural resources assessment was conducted at the request of Commonwealth Engineering Group. The goal of the assessment fieldwork was to determine the nature of the soils and topography of the study area, as well as to provide information on previously identified cultural resources such as prehistoric sites, historic domestic farmsteads, gravesites, standing structures, or military encampment areas present within the bounds of the study area. This investigation also identifies areas of high and low potential for cultural resources within the property and has been developed to serve as a possible planning tool for proposed development within the study area. Determinations of high and low probability areas were based upon soil properties, drainage, and topography as well as observations made in the field.

To facilitate systematic testing, factors such as slope, soils, and water are examined, allowing the study area to be classified in zones of varying probability for the location of archaeological resources. The total study area consisted of approximately 10.6 acres. The total area was classified as retaining a low potential for archaeological resources is the entire 10.6 acres. It is generally recommended following a Phase IA assessment that 100% of high probability areas and 10% of low probability areas be examined for the potential identification of cultural resources. However, in this case, no areas of high potential were identified as the project area is generally low-lying and swampy except in the immediate vicinity of the extant buildings. During the course of this assessment, a ten percent sample of the low probability areas was achieved during the selective shovel testing. *No archaeological sites, locations, or isolated finds were identified, therefore CRI recommends that no further archaeological work is necessary.*

In addition, the six architectural resources within the project area are typical examples of mid-twentieth century construction along the Route 17 in Suffolk and Isle of Wight County. Two of these resources do not meet the criteria to be considered historic. The remaining four resources date primarily to circa 1950-1954 and are in poor condition. These resources are not exceptional examples of mid-twentieth century architecture and are in varying states of repair. *It is therefore recommended that these resources are not eligible for listing on the NRHP and no further documentation is necessary.*



COUNTY of ISLE OF WIGHT

THE COURTHOUSE

October 1, 2009

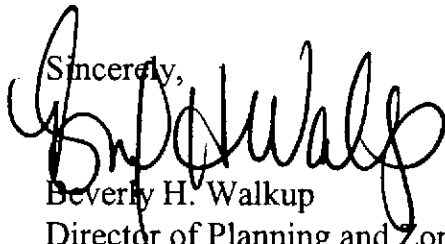
Mr. Elliot Cohen
Carrollton Village, LLC
3613 Point Elizabeth Drive
Chesapeake, VA 23321

RE: The request of Carrollton Village LLC, owner, and Commonwealth Engineering, applicant, for a rezoning of Tax Map Parcels 34-01-108 and 34-01-108B in the Newport Development Service District from Rural Agricultural Conservation (RAC) to Conditional-General Commercial (C-GC). Said property, approximately 8.028 acres, is located on the east side of Carrollton Boulevard (Rt. 17), south of Sugar Hill Road (Rt. 661) in the Newport Election District. The proposed use of the property is for a proposed office condominium and retail development.

Dear Mr. Cohen:

The Isle of Wight County Board of Supervisors, at its meeting on September 24, 2009, considered and approved the above-referenced application, as proffered per the attached "Revised Proffer Statement for Rezoning of Tax Parcel Identification Numbers 34-01-108 and 34-01-108B" dated September 15, 2009.

Should you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

Beverly H. Walkup
Director of Planning and Zoning

BHW/mjg
Attachment

cc: Mr. R. Mitchell Wilcox, P.E.
Commonwealth Engineering Group, Ltd.
17226 Commerce Lane
Smithfield, VA 23430

Mr. Herb Finch, IT Department (Zoning Notification Form)

**Revised Proffer Statement for Rezoning of
Tax Parcel Identification Numbers 34-01-108 and 34-01-108B**

TO: The Honorable Board of Supervisors and Planning Commission for the
County of Isle of Wight, Virginia

DATE: September 15, 2009

APPLICATION NUMBER: ZA-12-08

In reference to the above request for rezoning:

Conditions: The undersigned hereby proffers that the development of the above-referenced properties (individually and collectively, the "Property") shall be in accordance with the conditions in this submission.

Property Owner:

Carrollton Village, LLC

By: Elliot Cohen
Elliot Cohen, Owner

Introduction

There is incorporated by reference that certain document entitled, Conceptual Drawing submitted to the Planning Commission on October 28, 2008 and Conceptual Plan dated April 10, 2009 with this rezoning application hereinafter referred to as (the "Plan"). The Property shall be developed in general conformance with the Plan and shall be subject to the requirements of the Zoning Ordinance in effect at the time of site plan submittal.

Carrollton Village, LLC proposes to develop an office condominium and retail development on the Property for the purpose of providing neighborhood services for the residents of Isle of Wight County, hereinafter referred to as (the "Project").

These revised Proffers shall be applicable to, and binding upon, the Property, and upon approval of these Proffers by the Board of Supervisors and subsequent actions required by the County to officially effectuate this rezoning, then these revised Proffers supersede and replace all prior Proffers heretofore submitted with the rezoning application for the Property.

PROFFERS

The Property Owner, hereinafter referred to as (the "Applicant"), for rezoning does hereby voluntarily proffer the following conditions with respect to the Property subject to the rezoning as follows:

I. Design and Unit Count

- A. The Applicant shall construct an office condominium and retail development not to exceed 94,500 square feet.
- B. The building shall be generally consistent with the Conceptual Drawing dated October 28, 2008 and included with these proffers (attached). Building materials will be an alternating color scheme of brick veneer or alternating cementitious siding with brick veneer with dormer windows and a peaked roof.
- C. There shall be no outside storage or repair work on the site.
- D. The following uses shall be prohibited on the property as defined in the Zoning Ordinance dated August 2005 as Amended:
 - 1. Nursing Home
 - 2. Park and Ride Facility
 - 3. Public Park and Recreational Area
 - 4. Commercial Assembly and Repair of all equipment normally used in Agricultural, Silvicultural, and Horticultural Operation
 - 5. Farm Supplies, Equipment Sales and Service, except for Garden Equipment
 - 6. Farm and Forestry Implement Storage, Sales and Service
 - 7. Auction Establishment
 - 8. Bed and Breakfast
 - 9. Funeral Home
 - 10. Golf Course
 - 11. Hospital

12. Hotel/Motel/Motor Lodge/Inn
13. Marina
14. Motor Vehicle Dealership/New
15. Motor Vehicle Repair Service/Minor
16. Construction Yard;
17. Timbering Operation
18. Livestock Auction Market
19. Commercial Stable not in conjunction with residence
20. Assisted Living Facility
21. Church Cemetery
22. Public Maintenance and Service Facility
23. Commercial Outdoor Entertainment/Sports and Recreation
24. Commercial Outdoor Swimming Pool and Tennis Facility
25. Crematorium
26. Dance Hall
27. Gasoline Station
28. Golf Driving Range
29. Manufactured Home Sales
30. Mini Warehouse
31. Motor Vehicle Dealership, Used
32. Motor Vehicle /Outdoor Storage
33. Motor Vehicle Repair Service/Major
34. Motor Vehicle Repair Service/Minor

35. Recreational Vehicle Sales and Service

36. Truck Stop

37. Convenience Center

38. Landfill, Rubble

39. Recycling Center

40. Parking Facility, Surface/Structure

41. Reconstructed Wetland

42. Commercial Accessory Apartments

43. Assembly Repair of Farm Equipment

44. Forestry Operation

45. Amateur Radio Tower

II. Infrastructure

A. The Applicant shall install, when shopping center construction begins, improvements recommended in the Traffic Impact Assessment for Carrollton Boulevard Parcels, dated December 22, 2008, including off-site improvements, which include, at a minimum, the following:

1. A single right-in/right-out entrance to the site;
2. A 200-foot right turn lane with a 200-foot taper on Carrollton Boulevard northbound lane; and
3. The existing northbound and southbound left turn lanes on Route 17 at the intersections of Sugar Hill Road and with Cedar Grove Road shall be increased to a 200-foot taper with 200-foot storage.

- B. In order to provide connectivity between adjacent parcels and minimize the need for traffic entering and exiting Carrollton Boulevard (Rt. 17), the Applicant shall grant cross access to provide unobstructed passage of vehicles and pedestrians between the Property and tax parcels 34-01-114 and 34-01-115. The Applicant shall construct a drive aisle on his property to the adjacent property line at the time building permits have been issued for both properties. No barriers, fences or other obstructions shall be erected or maintained on the Property that prevent or obstruct vehicular or pedestrian traffic thereon, except for temporary barriers or obstructions reasonably required in connection with the construction, replacement or repair of improvements located on the Property.

The Applicant reserves the right at any time and from time to time to exclude and restrain any person or entity from utilizing the access as thru-way to other property.

Relief from this provision may be granted by the Zoning Administrator, should the proposed use of tax parcels 34-01-114 and 34-01-015 be substantially altered from the use(s) proposed in the current Rezoning Application #ZA-14-08.

- C. This property owner shall construct a connecting road within the boundary of this property to any future public road constructed adjacent to the property

III. Easements, Right-of-Ways and Buffers

- A. Applicant shall provide a twelve foot easement to the County for the construction of a pedestrian travel way within the Newport Development Service Overlay District 70 foot setback along Route 17. This path shall be designed and constructed by the Applicant in accordance with the specifications approved by the Zoning Administrator.
- B. The Applicant shall reserve a 50-foot right-of-way for a future connection road along the northern property line as shown on the Conceptual Plan dated April 10, 2009 and included with these proffers (attached).

IV. Property Owners' Association and Restrictive Covenants

A. Applicant shall form a Property Owners' Association which may also include sub-associations, in accordance with Virginia law. Upon the sale of 80% of the total units the Association shall become responsible for the maintenance of the following shared features and shall carry sufficient reserves and insurance to cover any damages thereto:

1. Stormwater Management Facilities (BMP's);
2. All shared private roadways;
3. All common areas; and
4. All community amenities provided for the use of more than any single owner, including, but not limited to, management office space, community meeting room, and parking areas.

B. Restrictive covenants and restrictions for the Property shall be recorded prior to any outsales in the land records of Isle of Wight County and shall contain all applicable items referred to in these proffers.

C. Trash pick up shall be restricted to no pick up on weekends. Regular pick up shall be no earlier than 7 a.m. provided there is a vendor willing to abide by these rules.

V. Cash Proffers

A. The Applicant proffers to pay \$596.00 per 1,000 square feet of office space and \$632.00 per 1000 square feet of retail space.

VI. Reversion of Zoning

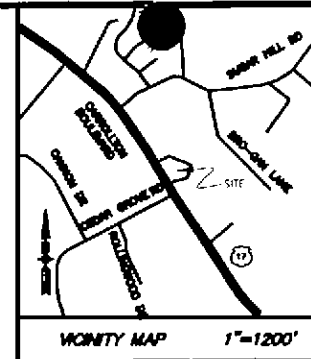
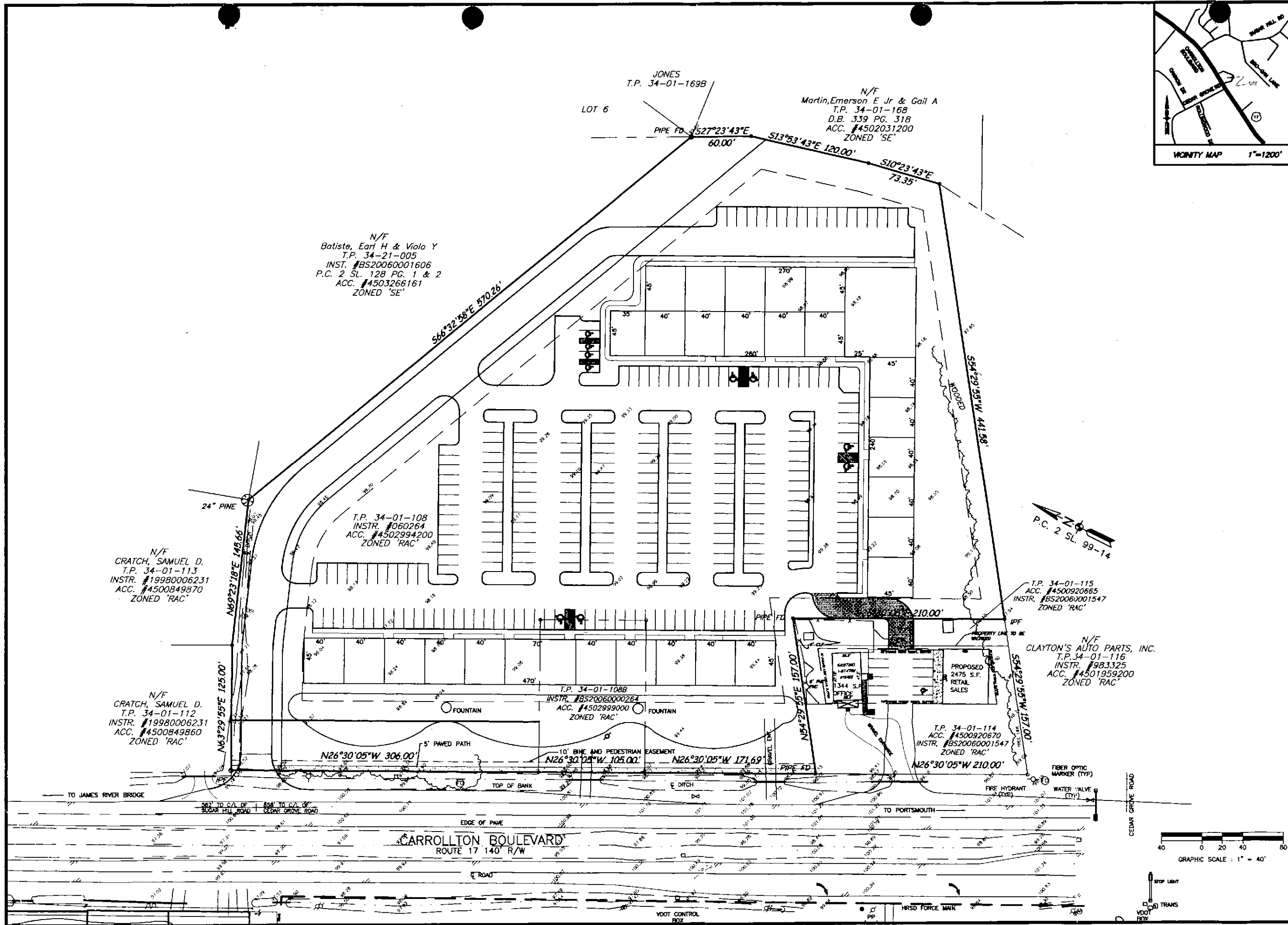
If a building permit is not issued by the County of Isle of Wight for approval in accordance with County ordinances within 7 years from the date of approval of this application for a change in zoning classification, then the Applicant shall not oppose any action taken by the Board of Supervisors to change the zoning classification back to its original zoning classification in effect prior to the filing of this application.

VII. Landscaping

1. Applicant agrees to install a 6' tall fence along the common property line with Tax Parcel 34-21-005. The landscape buffer shall use to the maximum extent possible the following plants:

Landscape Buffer List

ARBORVITAE BLUE CONE 7 GAL
CYPRESS LEYLAND* 15 GAL
CYPRESS DWARF HINOKI* 7 GAL
CYPRESS GOLD MOP* 3 GAL
BARBERRY CRIMSON PYGMY 3 GAL
JUNIPER ROBUSTA GREEN 7 GAL
AUCUBA GOLD DUST 7 GAL
CLEYERA JAPANESE 7 GAL
HOLLY BLUE GIRL (PP# 2434) 7 GAL
HOLLY BLUE BOY (PP# 2435) 3 GAL
HOLLY CARISSA* 3 GAL
LOROPETALUM ZHUZHOU* (ESP) 15 GAL
CRAPEMYRTLE CENTENNIAL SPIRIT- RED 7 GAL
CRAPEMYRTLE CATAWBA- PURPLE 3 GAL
NANDINA GULFSTREAM (PP# 5656) 3 GAL
NANDINA FIREPOWER DWARF 3 GAL

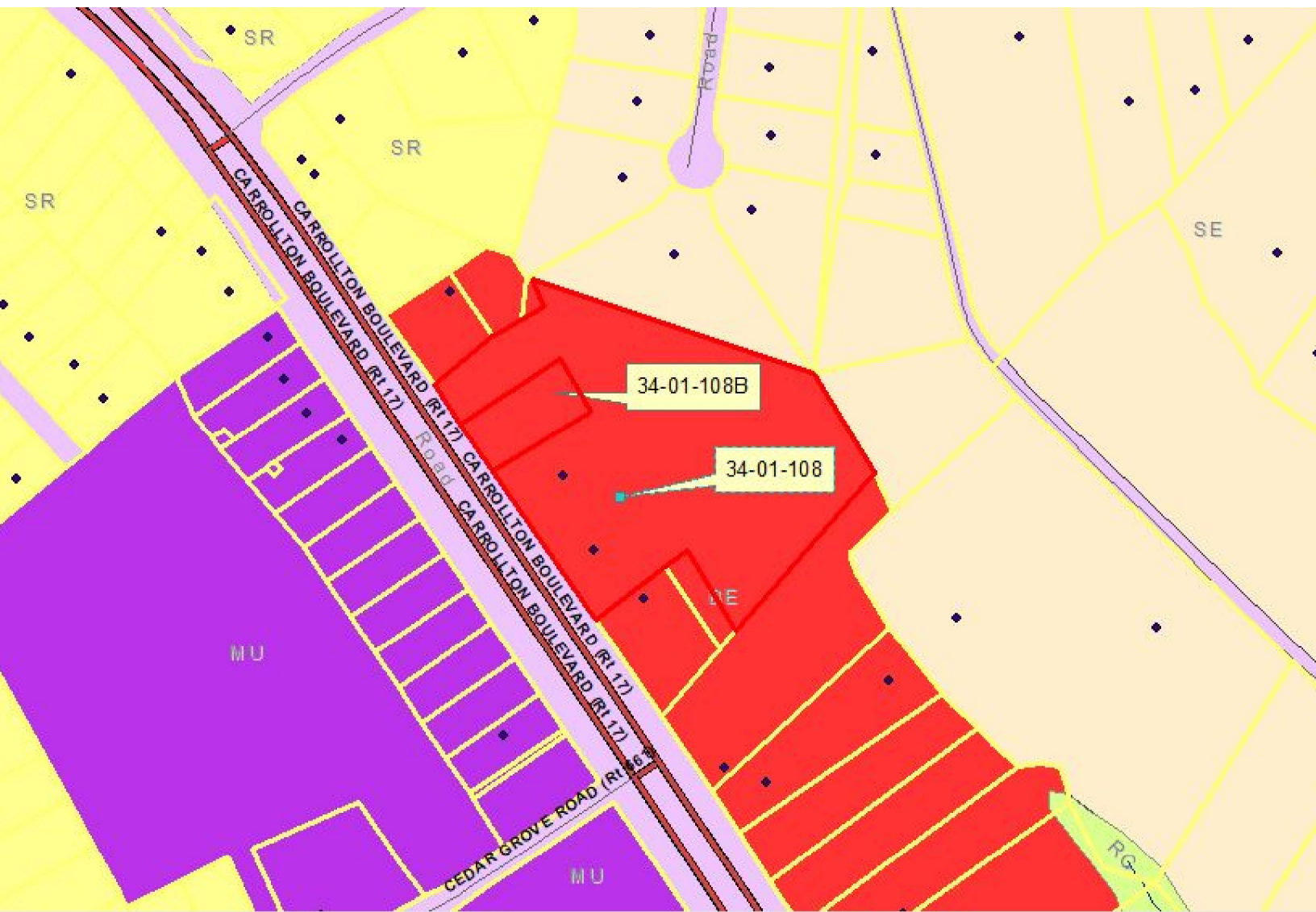


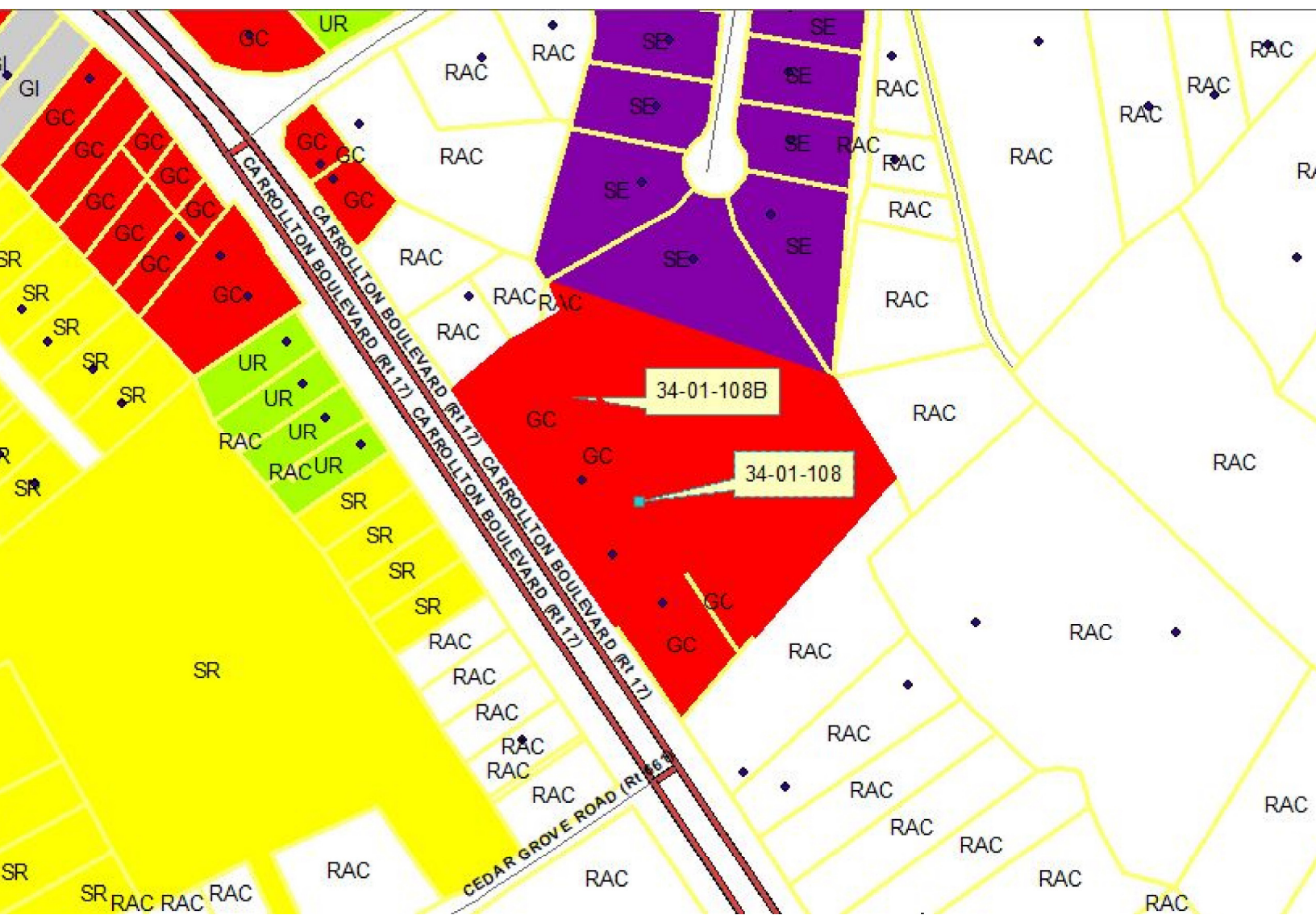
REVISIONS	
DATE	DESCRIPTION

Commonwealth Engineering Group, Ltd.
 CIVIL ENGINEERS - PLANNERS
 17226 COMMERCE LANE
 SMITHFIELD, VIRGINIA 23430
 757-356-9140 FAX 757-356-9142

PRELIMINARY SITE PLAN FOR THREE COINS NEWPORT NEWS MAGISTERIAL DISTRICT ISLE OF WIGHT COUNTY, VIRGINIA

DRAWN: M.W.C.
 DESIGNED: M.F.H.
 SCALE: 1"= 40'
 DATE: 05/07/08
 SHEET: 1 OF 1
 CEG# 07-193E





**ISLE OF WIGHT COUNTY PLANNING COMMISSION
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION
TO THE BOARD OF SUPERVISORS FOR AN AMENDMENT TO CONDITIONAL ZONING
REQUEST ZA-011-21 TO ALLOW FOR A MINI-WAREHOUSE USE WITH OUTDOOR
MOTOR VEHICLE STORAGE ON PROPERTY WITH TAX MAP PARCELS
34-01-108 AND 34-01-108B**

WHEREAS, Carrollton Ventures, LL, property owner, has requested an amendment to Conditional General Commercial zoning on property with tax map numbers 34-01-108 and 34-01-108B to allow up to 120,000 square feet of mini-warehouse storage units with outdoor storage for motor vehicles, trailers, and recreational vehicles; and

WHEREAS the procedural requirements for the consideration of this request by the Planning Commission have been met.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Isle of Wight County, that:

Section 1. Findings.

- _____ A. The Isle of Wight County Planning Commission finds that the proposed amendment to conditional zoning is reasonable and warranted due to a change in circumstances affecting the property and has considered the following factors and finds that the proposed rezoning does not conflict with:
1. the existing use and character of property within the County;
 2. the Comprehensive Plan;
 3. the suitability of the property for various uses;
 4. the trends of growth or change;
 5. the current or future requirements of the community as to land for various purposes as determined by population and economic studies and other studies;
 6. the transportation requirements of the community;
 7. the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services;
 8. the conservation of natural resources;
 9. the preservation of floodplains;
 10. the preservation of agricultural and forestal land;

11. the conservation of properties and their values; and

12. the encouragement of the most appropriate use of land throughout the County.

_____ B. The Isle of Wight County Planning Commission does not find that the proposed zoning map amendment is reasonable based on the consideration of the factors listed herein.

Section 2. Recommendation to Board of Supervisors.

The Planning Commission recommends to the Board of Supervisors that the request, ZA-11-21, be:

- ___ a. Granted as submitted, and that the Board of Supervisors adopt the proposed Ordinance without modification.
- ___ b. Denied, and that Board of Supervisors not adopt the proposed Ordinance.
- ___ c. Granted with any proffered conditions and modifications set forth on the attached listing of specific recommendations, and that the Board of Supervisors adopt the proposed Ordinance with such modifications.

DATE: _____

READ AND PASSED: _____
Chairman, Isle of Wight County Planning Commission

TESTE: _____
Secretary, Isle of Wight County Planning Commission

Approved as to Form:

Robert W. Jones, Jr., County Attorney