Agenda
Board of Supervisors
Isle of Wight County
April 17, 2025

1. Call to Order (5:00 P.M.)
2. Approval of Agenda
3. Closed Meeting
4. Reconvene Open Meeting at 6:00 P.M.
5. Invocation - Supervisor Thomas Distefano
6. Citizens' Comments
7. Board Comments
8. Consent Agenda
    A. Budget Amendment - Debt Service Reserve Fund

       Resolution to Amend the FY2024-25 Budget and Appropriate Funding for Transfer to the Debt Service Reserve ($239,489)
    B. Budget Amendment - Fire Programs Grant

       Resolution to Amend the Budget and Appropriate Fire Programs Grant Funding ($14,291)
    C. Budget Amendment - HEAT Program Grant

       Resolution to Amend the Budget and Appropriate Funding from the Virginia State Police HEAT Program ($5,499)
    D. Budget Amendment - Enterprise GIS Software Grant

       Resolution to Amend the Grant Fund Budget and Appropriate Grant Funds from the Virginia 9-1-1 Service Board ($3,000)
    E. Budget Amendment - V-STOP Grant

Resolution to Amend the Budget and Appropriate Grant Funds for the DCJS Violence Against Women's Act Grant for Calendar Year 2025 ($30,795)

F. Vehicle Acquisition - Sheriff's Office

Authorization for Vehicle Acquisition for the Sheriff's Office

G. 2024 Planning Commission Annual Report

2024 Planning Commission Annual Report

9. Regional and Inter-Governmental Reports

A. Regional Reports

10. Appointments

A. Appointments List

11. County Attorney's Report

12. Public Hearings

A. REZN-24-14 Williams Conditional Residential Rezoning Request

Application REZN-24-14 of Williams Timberlands, LLC, Property Owner, for a Change in Zoning Classification from Rural Agricultural Conservation (RAC) to Conditional Rural Residential (C-RR) of Five Acres with a Proffered Condition for no Further Subdivision of the New Lot

B. CSUP-24-5 Pyramid Network Services Communication Tower Request

Application CSUP-24-5 of Pyramid Network Services, Applicant, Elizabeth Chabot, Joseph T. Epps Jr., and Deborah Dashiell, Property Owners, for a Conditional Use Permit to Establish a Communication Tower Use on Approximately One Acre Located on Old Stage Highway (Rte. 10) in the Rural Agricultural Conservation Zoning District

C. Proposed Industrial Use and Utility Cabinet Setback Zoning Ordinance Revisions

   Proposed Revisions to the Industrial Use and Utility Cabinet Zoning Ordinance Setback Requirements

D. Carrollton Forest Pump Station Replacement

   Authorization of Carrollton Forest Pump Station Replacement Project Condemnation

13. County Administrator's Report

A. Bradby Park Update

   Staff Update re: Bradby Park Development

B. Matters for the Board's Information

14. Unfinished / Old Business

A. Proposed FY2025-26 Operating and Capital Budgets

   Discussion of the Proposed FY2025-26 Operating and Capital Budgets

15. New Business

A. Budget Amendment - Fire/Rescue Apparatus

   Resolution to Amend the Budget and Appropriate Funding for Fire/Rescue Apparatus

16. Adjournment

ISSUE:

Resolution to Amend the FY2024-25 Budget and Appropriate Funding for Transfer to the Debt Service Reserve ($239,489)

BACKGROUND:

The Board may wish to appropriate additional funding sales tax revenue collections to the Debt Service Reserve Fund to have sufficient funds for future debt service.

Funding in the amount of $239,489 is currently available for transfer.

BUDGETARY IMPACT:

The total General Fund budget will increase by $239,489 for the increase in revenue to be transferred to the Debt Service Reserve Fund.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate funds for transfer to the Debt Service Reserve Fund.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	4/14/2025

RESOLUTION TO AMEND THE FY2024-25 BUDGET AND APPROPRIATE FUNDING FOR TRANSFER TO DEBT SERVICE RESERVE

WHEREAS, the Isle of Wight County Board of Supervisors desires to transfer funds to the Debt Service Reserve Fund to provide sufficient funds for future Debt Service; and,

WHEREAS, the Board of Supervisors needs to amend the FY2024-25 General Fund budget using the increase in sales tax revenue collections and appropriate funding for the transfer from the General Fund to the Debt Service Reserve Fund.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia that the FY 2024-25 Budget is hereby amended, and funds appropriated in the amount of $239,489 for the Transfer to the Debt Service Reserve Fund for future debt service; and,

BE IT FURTHER RESOLVED that the County Administrator of Isle of Wight County, Virginia is authorized to make the appropriate accounting adjustments and to do all things necessary to give this resolution effect.

Adopted this 17th day of April, 2025.

_____
Don G. Rosie, II, Chairman

_____
Katheryn L. Mayes, Clerk

Approved as to Form:

_____
Robert W. Jones Jr., County Attorney

ISSUE:

Resolution to Amend the Budget and Appropriate Fire Programs Grant Funding ($14,291)

BACKGROUND:

The Virginia Fire Services Board has awarded the County a mini grant in the amount of $14,291. The grant funds will be used for the acquisition of turnout gear for firefighters.

BUDGETARY IMPACT:

Adoption of the attached resolution will increase the FY2025 Grant Fund Budget by $14,291. There is no match required.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate grant funding.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	4/11/2025
Award Letter	Backup Material	4/9/2025

RESOLUTION TO AMEND THE FY 2024-2025 GRANT FUND BUDGET AND APPROPRIATE FUNDING FROM THE VIRGINIA FIRE SERVICES BOARD

WHEREAS, the Virginia Fire Services Board has awarded the County of Isle of Wight, Virginia grant funding in the amount of $14,291; and,

WHEREAS, the Isle of Wight County Board of Supervisors desires to budget and appropriate grant funds in the amount of $14,291 from the Virginia Fire Services Board to the FY 2024-2025 Grant Fund budget of Isle of Wight County for the acquisition of turnout gear.

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia, that the FY 2024-2025 Grant Fund budget be amended and grant funds in the amount of $14,291 from Virginia Fire Services Board be appropriated for the acquisition of turnout gear.

BE IT FURTHER RESOLVED that the County Administrator of the County of Isle of Wight, Virginia is authorized to make the appropriate accounting adjustments in the budget and to do all things necessary to give this resolution effect.

Adopted this 17th day of April 2025.

_____
Don G. Rosie, II, Chairman

_____
Katheryn L. Mayes, Clerk

Approved as to form:

_____
Robert W. Jones, Jr., County Attorney

COMMONWEALTH of VIRGINIA

Virginia Department of Fire Programs

Brad Creasy
EXECUTIVE DIRECTOR

Nicholas Nanna
DEPUTY DIRECTOR

Theresa Hunter
CHIEF OF ADMINISTRATION

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April 4, 2025

Lieutenant Christopher Smith
Logistics Officer, Isle of Wight County
13080 Great Springs Road
Smithfield, VA 23430

Dear Lieutenant Smith,

On behalf of the Virginia Fire Services Board, we are pleased to advise Isle of Wight County, **Virginia** of a **grant award of up to $14,290.92 according to the scope of work included in the original application submitted** for the Mini Grant program. Due to the overwhelming responses and limited funding, applicants will receive up to 48% of their requested amount. The Virginia Fire Services Board (VFSB) approved the grant funding on March 27, 2025.

To remain eligible for this award, the enclosed Award Acceptance Certification must be returned no later than May 5, 2025.

Please be aware the performance period for this grant is 4/4/2025 – 7/1/2026, work performed outside this performance period will NOT be reimbursable under this grant. Accordingly, the **County has until July 1, 2026, to collect their award** consistent with the terms and conditions of the mutually executed Agreement.

Funds disbursement for the Mini Grant award are reimbursement only for items identified in the original application. Reimbursement will be made based on actual costs incurred by the jurisdiction and will be made in one (1) payment upon completion of the project. A brief summary/after-action report is required along with the submission of supporting documentation of eligible cost (invoices, receipts, and proof of payment from financial systems).

If you have any questions, feel free to contact me at my office 804-249-1954 or via email at Deshaun.Steele@vdfp.virginia.gov.

Respectfully,

Deshaun Steele Jr.
Grants Analyst

Award Acceptance Certification

Directions

- All completed acceptance statements **must be received by VDFP no later than 5:00pm Monday, May 5, 2025**; VDFP assumes no responsibility for lost, delayed, or incomplete paperwork. Properly completed acceptances not otherwise received timely may result in the award having then expired.
- It is solely the grant award recipient's responsibility to assure that all FIN, FIPS, and EFT information is complete & accurate. Be sure that if a transfer (EFT) into other than your jurisdiction's ATL allocation receiving account is used, that the proper account information is listed and returned on or before the deadline.
- All entries must be made in ink or type-written, and this original Award Acceptance Form must be returned to VDFP to the attention of the Grants Management Unit at Grants@vdfp.virginia.gov .

VFSB Stipulation(s)

"

Isle of Wight County

The locality has been awarded a Mini Grant from the Virginia Fire Services Board in the amount of $14,290.92. This grant is to supply the locality with the following PPE and/or Operational items as stated in the application:

Coats, Pants, Helmets, Nighthawks and Hoods

It is a pleasure to be able to support the locality and its efforts.

"

The offer of this award shall **expire effective 5:00pm Monday, May 5, 2025**, if not otherwise accepted by that time. This grant is awarded effective this date for acceptance of any above specific terms & conditions and the general terms & conditions as enumerated under the Board's current Mini-Grant policy. In accepting this award the recipient agrees to use such funds only for the specific purpose(s) granted and further agrees, in the event of non-compliance, to the full repayment of all grant monies received, such made to the Commonwealth's FIRE PROGRAMS FUND through a prompt & complete reimbursement to the "*Treasurer of Virginia*" and tendered to the VIRGINIA DEPARTMENT OF FIRE PROGRAMS.

↓ Mark only one – failure to complete this entry may result in expiration of the award

The award is…	☐ **Accepted** ☐ Declined

(Signature) (Date)

(Typed / Printed Name) (Title)

FORM MUST BE SIGNED BY: County Administrator / Executive, City Manager, Town Mayor / Town Administrator, Deputy – or – Other duly authorized official whereby the application is accompanied by a copy of an 'Ordinance' or other such formal instrument clearly granting that party such authority.

State of Virginia }
}
City / County of _____ }

On this _____ day of _____ in 20___, before me, the undersigned a Notary Public for the Commonwealth of Virginia, personally appeared _____ to me known (or to me proved) to be the identical person named herein and having in my presence executed the above, and acknowledged that they executed same as their voluntary act and deed.

My Commission expires: _____ _____
Notary Public

ISSUE:

Resolution to Amend the Budget and Appropriate Funding from the Virginia State Police HEAT Program ($5,499)

BACKGROUND:

The Isle of Wight County Sheriff's Office has from time to time received grant money from the Virginia State Police HEAT (Help Eliminate Auto Theft) program. These funds are traditionally used for educational materials, handouts, and other promotional materials.

The Isle of Wight County Sheriff's Office received $5499 from the Virginia State Police HEAT Program. These funds will be used for promotional materials.

BUDGETARY IMPACT:

The Grant Fund budget will increase by $5,499.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate grant funds.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	4/2/2025

RESOLUTION TO AMEND THE FY 2024-2025 GRANT FUND BUDGET AND APPROPRIATE FUNDING FROM THE VIRGINIA STATE POLICE HEAT PROGRAM

WHEREAS, the Sheriff's Office of the County of Isle of Wight, Virginia has received a grant in the amount of $5,499 from the Virginia State Police for the HEAT Program; and,

WHEREAS, the Isle of Wight County Board of Supervisors desires to budget and appropriate grant funds in the amount of $5,499 from the Virginia State Police to the FY 2024-2025 Grant Fund budget of Isle of Wight County for promotional materials.

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia, that the FY 2024-2025 Grant Fund budget be amended and grant funds in the amount of $5,499 be appropriated for the Virginia State Police HEAT Program promotional materials.

BE IT FURTHER RESOLVED that the County Administrator of the County of Isle of Wight, Virginia is authorized to make the appropriate accounting adjustments in the budget and to do all things necessary to give this resolution effect.

Adopted this 17th day of April 2025.

_____
Don G. Rosie, II, Chairman

_____
Katheryn L. Mayes, Clerk

Approved as to form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Resolution to Amend the Grant Fund Budget and Appropriate Grant Funds from the Virginia 9-1-1 Service Board ($3,000)

BACKGROUND:

The Virginia Public Safety Answering Point (PSAP) provides funding to cover or offset the cost of GIS software commonly used for editing so that GIS data critical for Next Generation 9-1-1 may be kept current and at Next Generation 9-1-1 quality.

As Virginia localities complete the Next Generation 9-1-1 GIS Onboarding project and transition to maintenance with PSAP deployments, critical path items for GIS data layer development, enhancement, transfer, and quality are met. Focus now shifts to supporting localities in maintaining the currency and accuracy of their GIS data for 9-1-1. The Board funding for GIS software up to $3,000 per year ensures that all PSAPs will have the ability to maintain the GIS data critical for Next Generation 9-1-1.

BUDGETARY IMPACT:

Approval will increase the FY2025 Grant Fund Budget by $3,000.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate funding for the Virginia 9-1-1 Service Board Enterprise GIS Software Grant.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	4/14/2025

RESOLUTION TO AMEND THE FY 2025 GRANT FUND BUDGET AND APPROPRIATE FUNDING FOR THE VIRGINIA 9-1-1 ENTERPRISE GIS SOFTWARE GRANT

WHEREAS, the Board of Supervisors of the County of Isle of Wight, Virginia must budget and appropriate funds to the FY 2025 Grant Budget in the amount of $3,000 for Virginia 9-1-1 Service Board funding for the Enterprise GIS Software Grant; and,

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY 2025 Grant Fund budget is hereby amended, and funds appropriated in the amount of $3,000 for GIS software.

BE IT FURTHER RESOLVED that the County Administrator of Isle of Wight County, Virginia is authorized to make the appropriate accounting adjustments and to do all things necessary to give this resolution effect.

Adopted this 17th day of April 2025.

_____
Don G. Rosie, II, Chairman

_____
Katheryn L. Mayes, Clerk

Approved as to form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Resolution to Amend the Budget and Appropriate Grant Funds for the DCJS Violence Against Women's Act Grant for Calendar Year 2025 ($30,795)

BACKGROUND:

The County has been awarded the 2025 Department of Criminal Justice Services (DCJS) Violence Against Women's Act Grant totaling $30,795 (federal $23,096; local match $7,699). The program funds serve to increase the apprehension, prosecution, and adjudication of persons committing violent crimes against women.

BUDGETARY IMPACT:

Approval will increase the General Fund Budgeted transfers by $7,699 from unassigned fund balance, and the Grant Fund Budget by $30,765 from $23,096 in grant funding with a local match from the General Fund of $7,699.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate DCJS Violence Against Women's Act Grant Funds.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	4/14/2025

RESOLUTION TO AMEND THE FY 2025 BUDGET AND APPROPRIATE FUNDING FOR THE DCJS VIOLENCE AGAINST WOMEN'S ACT GRANT

WHEREAS, the Board of Supervisors desires to accept funding from the Virginia Department of Criminal Justice Services (DCJS) for the Violence Against Women's Act Grant; and,

WHEREAS, the Board of Supervisors desires to amend the FY2025 Budget and appropriate Federal Grant funding in the amount of $23,096 with a local match transferred from General Fund Unassigned Fund Balance of $7,699 for the apprehension, prosecution and adjudication of person committing violent crimes against women.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY2025 Budget is hereby amended, and federal funds appropriated in the amount $23,096 with a local match of $7,699.

BE IT FURTHER RESOLVED that the County Administrator of the County of Isle of Wight, Virginia is authorized to make the appropriate accounting adjustments in the budget and to do all things necessary to give this resolution effect.

Adopted this 17th day of April 2025.

_____
Don G. Rosie, II, Chairman

_____
Katheryn L. Mayes, Clerk

Approved as to form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Authorization for Vehicle Acquisition for the Sheriff's Office

BACKGROUND:

The Sheriff is requesting authorization to utilize salary savings in FY2024-25 to acquire a replacement vehicle. Acquisition of the vehicle in the current fiscal year will reduce the number vehicles needed in the FY2025-26 Operating Budget.

BUDGETARY IMPACT:

Funding for the vehicle will come from salary savings.

RECOMMENDATION:

Authorize the acquisition of a vehicle for the Sheriff's Office.

ATTACHMENTS:

Description	Type	Upload Date
Procurement Worksheet	Backup Material	4/11/2025

Virginia Public Body Procurement Worksheet

The Virginia Sheriffs' Association's Vehicle Procurement Program is open to all public bodies within the Commonwealth of Virginia.
For assistance with the worksheet and any questions regarding this Procurement Program please contact Anna Martin at (919) 459-1072.

Disclaimer: *Please contact awarded dealer before issuing purchase order. Pricing is subject to change.*
Click on the dealer directory below for all contact information.
Dealer Directory

CONTRACT: 25-08-0917
ITEM #150

Awarded Dealer	Type of Vehicle	Zone	Base Unit Price
Sheehy Ford of Richmond	2024 Ford Expedition XL 4X4 (U1G)	Dogwood	$51,881.00
Sheehy Ford of Richmond	2024 Ford Expedition XL 4X4 (U1G)	Colonial	$51,856.00
Sheehy Ford of Richmond	2024 Ford Expedition XL 4X4 (U1G)	Heritage	$51,856.00
Sheehy Ford of Richmond	2024 Ford Expedition XL 4X4 (U1G)	Chesapeake	$51,806.00
Sheehy Ford of Richmond	2024 Ford Expedition XL 4X4 (U1G)	No Delivery	$51,756.00

Purchasing Agency: **Isle of Wight**

Color (Specify Color per Quantity): **Silver NT247815**

Quantity	(Please select your zone from drop down menu below)		Unit Price	Qty Price
1	**Chesapeake**		$51,806.00	$ 51,806.00

Order Code Add Options

1	4X4 EXPEDITION XLT	U1J	$4,732.00	$4,732.00
1	3.5L Ecoboost V6 Engine	998	STD	
1	Equipment Group	202A	$3,567.30	$3,567.30
1	HD Trailer Tow Package	536	$935.30	$935.30
1	Engine Block Heater	41H	$94.00	$94.00
1	Skid Plates	41K	$94.00	$94.00
1	20" 6-Spoke Gloss Black Painted Wheels	641	$1,034.00	$1,034.00
	EXTERIOR PAINT:			
1	Iconic Silver Metallic	JS		
	INTERIOR:			
1	Black Onyx, ActiveX Seating Material	VH		
	Dealer Installed Non-Contracted Item:			
1	Window Tint 5% all around with 5% windshield strip		$375.00	$375.00
	TOTAL PER UNIT			$ 62,637.60
	Total of All Units			$ 62,637.60

Please use a separate worksheet per vehicle when ordering multiple vehicles with different options. ***A quantity must be entered for all desired options.***

When ordering vehicles with the exact same options, please enter the number of vehicles as the quantity for all options below. For example, ***if you are ordering 2 vehicles, enter 2 for all requested option(s).***

Next Steps: *Please submit completed worksheet to contracted dealer to confirm all pricing as pricing is subject to change. Original purchase order must be sent to contracted dealer.* ***A copy of all purchase orders must be sent to Kaylyn Mitman at kmitman@virginiasheriffs.org***

ISSUE:

2024 Planning Commission Annual Report

BACKGROUND:

The Planning Commission develops an annual report in conformance with Section 15.1-2221 of the Code of Virginia. This Section states that local planning commissions shall make recommendations and an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

This item is for informational purposes only. No action is required.

ATTACHMENTS:

Description	Type	Upload Date
2024 Planning Commission Annual Report	Backup Material	4/7/2025

Local Roots,
Global Reach

ISLE OF WIGHT COUNTY PLANNING COMMISSION
2024 ANNUAL REPORT

ADOPTED BY THE
ISLE OF WIGHT COUNTY PLANNING COMMISSION
FEBRUARY 25, 2025

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

CHAIRMAN'S MESSAGE

To Members of the Board of Supervisors and Citizens of the County of Isle of Wight, Virginia:

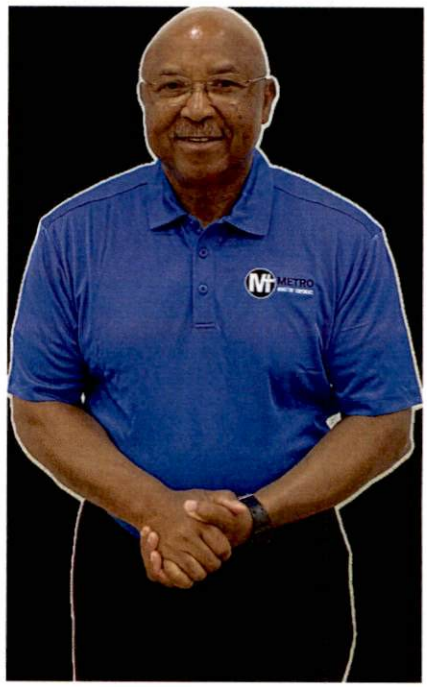
The following report is a formal submittal of the Planning Commission for the year 2024. The intent of the report is to give an overview of the works of the Planning Commission to the residents of our County. This Commission takes great pride in its attempt to make the best decisions based on the information provided for the citizens of our county and to work hand-in-hand with the Board of Supervisors along with county staff.

In 2024, the county's population continued to grow at approximately the same rate as over the last four years. The management of this growth is in line with our current Comprehensive Plan, "Envisioning the Isle." For the past five months the Planning Commission along with other citizens completed the five year review of the Comprehensive Plan. Some of the challenges tackled in the Plan were affordable housing in the county; continued management of growth throughout the county; secondary road plans; infrastructure improvements; short term rentals; and solar energy facilities. The Commission held its annual retreat in the fall and reviewed our mission, future goals, new planning techniques and community outreach activities.

The overall goal of the Planning Commission along with county staff is to try our best to be as proactive as possible. In stating that, the Planning Commission is reaching out to the Town of Smithfield to work more closely with upcoming development projects to better manage growth and traffic issues throughout the county. In 2024, the approved housing development projects in the town and the county require our attention to future planning.

Finally, in 2024 one of our planners, Rick Sienkiewicz of district 4 resigned due to personal reasons leaving a vacancy on the commission. We are hoping his position will soon be filled as we strive to work together for the common good of Isle of Wight County.

Bobby A. Bowser, Chairman



2024 Isle of Wight Planning Commission

Bobby Bowser, Chair	District 3
Thomas Distefano, Vice- Chair	District 2
Brian Carroll	District 5
Cynthia Taylor, AICP	District 2
Raynard Gibbs	District 1
Jennifer Boykin	District 5
James Ford	District 3
Matt Smith	District 1
Rick Sienkiewz	District 4
George Rawls	District 4

Robert W. Jones, Jr., County Attorney
Amanda Landrus, Secretary

Isle of Wight County Planning and Zoning Staff

Amy M. Ring, AICP	Community Development Director
Shaunee A. Beussink	Environmental Planner
Trenton Blowe	Planner III
Sandy Robinson	Planner II
Caleb Kitchen	Planner II
Rachel Bass	Zoning Coordinator
Katie Marshall	Codes Enforcement Officer
Amanda Landrus	Planning Services Coordinator

OVERVIEW

The role of the Planning Commission outlined in Section 15.2-2200 of the Code of Virginia (1950, as amended) is to improve the public health, safety, convenience and welfare of the County's citizens through the development and implementation of long-range plans to ensure for adequate transportation, utility, health, housing, educational, economic development, and recreational facilities and to ensure future growth be consonant with the efficient and economical use of public funds. The Planning Commission utilizes the County's Comprehensive Plan as a guide to review current and long-range planning applications to ensure future development proceeds in an orderly and efficient manner.

In furtherance of this effort, the Planning Commission conducted a total of eleven regular meetings, four worksessions, and one special called annual retreat meeting during the 2024 calendar year. The Commission took action on a total of 37 items to include:

- 10 Rezoning requests;
- 9 Conditional use permit requests;
- 10 Waiver and Exception Requests;
- 1 Zoning Ordinance amendment;
- 1 Comprehensive Plan Amendment;
- 5 Agricultural and Forestal District Withdrawal Requests; and
- 2024 Planning Commission Annual Report.

The total number of items considered by Planning Commission in 2024 exceeded the total number of items in 2023 by one. The highest number of applications by type in 2024 consisted of a tie between rezoning requests and waiver and exception requests. The majority of the rezoning applications sought to create new residential lots, whereas three of the applications were for new commercial or industrial uses. Four of the exception requests were to either exceed the maximum lot size or allow a new lot on a private easement that served more than three lots. Other exception requests included exceptions to the sign regulations or Highway Corridor Overlay District design criteria. There was only one Chesapeake Bay Preservation Area Ordinance exception this year.

The Planning Commission recommended approval for 25 out of the 36 applications they took action on in 2024 and denial for the remaining 11 items, representing a 69% approval rating for the year. Of the items considered by the Board of Supervisors as of December 31, 2024, the Board voted consistently with the Planning Commission recommendations 83% of the time.

A series of summary tables are included with this report, including a list of the Commission members' districts, appointment date, and attendance record as well as a record of the Commission's decisions by application type and a comparison table of the number of applications by year.

MEMBERSHIP UPDATE

The Commission continues to reflect a balanced representation of the citizenry of Isle of Wight County with specific interests in rural, agricultural, and historic preservation; environmental protection; community values, quality of life; economic development; and overall land use planning standards that promote balanced growth, community character and enhanced design. The Planning Commission membership is made up of two members appointed by the Board of Supervisors from each of the County's five election districts.

The longest serving members on the Commission are James Ford (District 3), appointed in October 2009, Cynthia Taylor (District 2), appointed in March 2014, and Brian Carroll (District 5), appointed in March 2014. Mr. Bobby Bowser of District 3served as Chairman in 2024, while Thomas Distefano of District 2 served as Vice-Chairman.

The Planning Commission bid farewell to Rick Sienkiewicz of District 4 in 2024 who resigned due to other commitments.

BY-LAW AMENDMENTS AND PROCEDURAL CHANGES

The Planning Commission did not amend its by-laws during 2024.

LONG RANGE PLANNING PROJECTS

The Planning Commission

- The Planning Commission conducted a community feedback survey and completed its initial review of the 2020 Comprehensive Plan with the assistance of the members of the stakeholder working group in accordance with Section 15.2-2230 of the Code of Virginia which stipulates that at least once every five years, the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.
- The Planning Commission initiated a Growth Rate Scenario study in July 2024 performed by the nationally renowned consulting firm, TischlerBise.
- The Planning Commission continued its work to increase the flexibility of development ordinances by removing former prohibitions against stand-alone accessory dwelling units and the use of recreational vehicles as temporary residences.
- Progress was also made this past year on the development of the Rushmere Village Master Plan. Staff conducted a community feedback survey and is using the results in the development of the future Plan.
- The Planning Commission held a full-day retreat on November 1, 2024, to learn more about the upcoming FEMA Floodplain Map Update, the latest trends for battery storage and data center facility development, updates on local economic and demographic trends, and local opportunities for affordable housing.

DEVELOPMENT ACTIVITY

Notable development activity in 2024 include the following projects:

- Riverside Hospital is under construction at Benns Grant;
- Royal Farms opened for business;
- Publix Grocery received its Certificate of Occupancy;
- Go (formerly Rio) Carwash Club is under construction;
- One 75,000 SF indoor and one 88,105 SF outdoor storage facilities near completion;
- Langley Federal Credit Union opened for business;
- Brewers Station Apartments continues construction on three additional buildings;
- Benns Grant Apartments completed construction;
- The new DMV opened for business in Smithfield;
- Route 258 Cross Dock Facility submitted for Final Site Plan Review;
- Archers Meade construction plans approved for 63 residential lots;
- Route 460 Commerce Center began construction;
- Cavalier, Nuby Run, and Solidago Solar completed construction;
- Prairie Solar received final site plan approval;
- Hall Electrical Contractor Storage facility received final site plan approval;
- Dollar Tree is under construction; and
- McDonalds at the Nest site plan submitted for review.

GOALS FOR 2025

It is the goal of the Planning Commission in 2025 to continue the implementation of *Envisioning the Isle* as well as continue its review of applicable ordinances for opportunities to add clarity and flexibility. The Commission plans to hold an educational retreat in the fall of 2025 for its members to review its mission, future goals, new planning techniques, and community outreach activities. The Commission also renews its commitment in 2025 to provide comprehensive, objective and thorough reviews on plans, ordinances, and applications prior to making a recommendation to the Board of Supervisors.

Adopted this 25 day of February 2025.

Bobby Bowser
Chairman, Isle of Wight County
Planning Commission

Attest: Amanda Landrus
Amanda Landrus, Secretary

2022 Planning Commission Actions Summary Tables

ZONING DISTRICTS LEGEND

RAC-Rural Agricultural Conservation
RR-Rural Residential
VC-Village Center
NC-Neighborhood Conservation
SE-Suburban Estate
SR-Suburban Residential
UR-Urban Residential
LC-Limited Commercial
GC-General Commercial
LI-Limited Industrial
GI-General Industrial
GIC-General Industrial Conservation
PD-R-Planned Development Residential
PD-MH-Planned Development Manufactured Home Park
PD-CP-Planned Development Commercial Park
PD-MX-Planned Development Mixed-Use
PD-IP-Planned Development Industrial Park
HCO-Highway Corridor Overlay
NDSO-Newport Development Service Overlay
HO-Historic Overlay
FPMO-Flood Plain Management Overlay

REZONINGS (10)

Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date	
					PC	BOS
31-01-029	D3	Owens	18	Application for a change in zoning classification from (RAC) to (C-RR) of approximately 18 acres. The application includes a proffer for no further subdivision of the parcel, a waiver request to Section 4-3004 for the lot to contain more than ten acres and a request to withdraw the acreage from the Courthouse Agricultural and Forestal District upon rezoning.	Approval (10-0) January 23, 2024	Approved (5-0) February 15, 2024
42-01-007B 42-01-007B1 42-01-007B2	D4	Benns Church Blvd, LLC Blue Sky	3.15	Application for an amendment to conditional zoning to permit additional uses, such as a micro-brewery, distillery, or cidery, restaurant, retail sales, event center, farmers' markets, catering, business or trade school, cabinet, antique or craft shop, itinerant merchants, peddlers, and fine arts studio	Approval (10-0) January 23, 2024	Approved (5-0) February 15, 2024
54-01-086B 54-01-086J 55-01-013	D4	Industrial Development Authority of Isle of Wight and Hollowell Holdings LLC	154.34	Application for a change in the zoning district from Rural Agricultural Conservation to Conditional Limited to allow the following uses: Custom manufacturing, Industry Type 1, Warehousing and Distribution, Industry Type II, and Reconstructed Wetland	Tabled (7-1-1) February 27, 2024 Denial (6-1-1) March 26, 2024	Tabled (5-0) May 16, 2024 Denied (4-1) June 13, 2024
17-01-045	D5	Robert T. Jones	5.3	Application of Robert T. Jones, property owner, for a change in zoning classification from (RAC) to (C-RR) The purpose of the application is to create one single family residential lot around an existing dwelling.	Approval (8-0) March 26, 2024	Approved (5-0) April 18, 2024

51-01-012	D5	Curtis and Brandy Lytle	5.3	Change in zoning classification from Rural Agricultural Conservation to Conditional Rural Residential for approximately 5.3 acres located at 5114 West Blackwater Road (Rt. 603) with tax parcel number 51-01-012 to create four single family residential lots	Approval (10-0) May 28, 2024	No Action Withdrawn by applicant
32-01-061	D3	Coastal Investors	.237	Rezone .237 acres located on Benns Church Blvd. (Rt. 10) with tax map parcel 32-01-061 from Planned Development – Mobile Home to Conditional General Commercial to enlarge commercial parcel 32-01-061C	Approval (9-0) August 27, 2024	Approved (5-0) September 19, 2024
19-01-024B	D3	Christopher and Jessica Hewitt	34.9	Change in zoning classification from Rural Agricultural Conservation (RAC) to Conditional-Rural Residential (C-RR) of 3.19 acres and to Conditional-Rural Agricultural Conservation (C-RAC) of the remainder of 34.9 acres. The application includes a proffer for no further subdivision of the new lot or remainder.	Approval (9-0) September 24, 2024	Approved (5-0) October 17, 2024
59-01-001D	D5	Karen Marie and Robert B. Meade	6	Change in zoning classification from Rural Agricultural Conservation (RAC) to Conditional-Rural Residential (C-RR) of approximately six acres which includes a proffer for no further subdivision of the new lot	Approval (7-0) November 12, 2024	Approved (4-0) December 12, 2024
13-01-048	D3	Anthony Porter	1.68	Change in zoning classification from Rural Agricultural Conservation (RAC) to Rural Residential (RR) of 1.68 acres	Approval (7-0) November 12, 2024	Approved (4-0) December 12, 2024
49-01-007	D4	Jennifer and Donald Schneider II	49	Change the zoning district from Rural Agricultural Conservation (RAC) to Conditional-Rural Residential of approximately 49 acres located off of Murphy Mill Road and Lake Point Dr.	Approval (7-0) November 12, 2024	Approved (4-0) December 12, 2024

CONDITIONAL USE PERMITS (9)

Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date	
					PC	BOS
55-01-035A	D4	Robert M. and Hollis G. Bridges	10.34	Operation of a commercial kennel	Approval (8-0) March 26, 2024	Approved (5-0) April 18, 2024
11-01-017 11-01-018 11-01-023 11-01-023A	D5	Moonlight Solar	523	Major Utility Service, 44 MW utility-scale solar energy generation facility CUP-10-23	Send to public hearing (7-2) April 23, 2024 Denial (10-0) May 28, 2024	Denied (4-0) June 13, 2024
09-01-001 16-01-002 16-01-002A 16-01-003 16-01-005 16-01-008 16-01-009 17-01-003 17-01-003C 17-01-001 17-01-002 17-01-011 27-01-003 27-01-004	D5	Sycamore Cross Solar A	1,795	Major Utility Service, 214 MW utility-scale solar energy generation facility and a medium voltage line CUP-8-23	Denial (8-2) May 28, 2024	Tabled (4-0) July 11, 2024 Tabled (4-0) August 15, 2024 Approved (3-2) September 19, 2024
10-01-017 11-01-015 10-01-023 10-01-025 10-01-027 10-01-028A 10-01-030 11-01-005	D5	Sycamore Cross Solar B	240	Expansion of an existing major utility service, specifically a six MW utility-scale solar energy generation facility and associated six medium voltage lines CUP-5-24	Denial (8-2) May 28, 2024	Tabled (4-0) July 11, 2024 Tabled (4-0) August 15, 2024 Approved (3-2) September 19, 2024
13-01-005	D3	Elk Development	27.32	Major Utility Service, 3 MW utility-scale solar energy generation facility CUP-6-23	Denial (10-0) June 25, 2024	Tabled (4-0) August 15, 2024 Denied (3-2) September 19, 2024
43A-06-025	D4	Jeremy and Lucy Kooiman	2	Short-term rental CUP-7-24	Approval (6-3) July 23, 2024	Approved (4-0) August 15, 2024

39-01-026	D4	Elk Development	28.84	Major Utility Service, 3 MW utility-scale solar energy generation facility CUP-7-23	Denial (7-2) July 23, 2024	Approved (3-1) August 15, 2024
66-01-010 66-01-010A	D5	Isle of Wight School Board	.5	Modular Classroom	Approval (9-0) July 23, 2024	Approved (4-0) August 18, 2024
06-01-027	D3	Anthony Robinette	1.25	Garage Ministry, Religious assembly	Approval (8-1-0) September 24, 2024	Approved (5-0) October 17, 2024

EXEMPTIONS, WAIVERS, EXCEPTIONS, MODIFICATIONS AND APPEALS REQUESTS (10)

Tax PIN Application Number	Election District/Location	Owner/Applicant	Application Description	Recommendation/Action/Vote/Date	
				PC	BOS
31-01-029	D3	Owens	A waiver request to Section 4-3004 for the lot to contain more than ten acres	Approval (10-0) January 23, 2024	Approved (5-0) February 15, 2024
21-01-001B	D5	Isle of Wight County	Exception to Section 6-1010.A.5 and A.11 of the Highway Corridor Overlay (HCO) District requirements for the Route 10 waterline booster pump	Denial (8-0) March 26, 2024	Denied (4-1) April 14, 2024
32-01-102	D3	Riverside Health	Exception for Certain Signs as shown on the Coordinated Signage Scheme Plan to be located at Riverside Hospital	Approval (10-0) May 28, 2024	Approved (5-0) June 13, 2024
34-01-070E 34-01-070D1	D2	James River Crossings	Exception to allow one sign on either side of Spadea Way as shown on the proposed amended master sign plan on property	Approval (10-0) May 28, 2024	Approved (5-0) June 13, 2024

53-01-080A 53-01-081	D4	Air Station General	Exception to Section 6-1010.A.2 of the Zoning Ordinance pertaining to the Highway Corridor Overlay District architectural and design guidelines for non-residential uses	Approval (9-0) September 24, 2024	Approved (5-0) October 17, 2024
34A-01-F006 34A-01-F005	D2	Bolt	After-the-fact exception under the Chesapeake Bay Preservation Area Ordinance for an unauthorized retaining wall with fill in the fifty-foot seaward Resource Protection Area (RPA) buffer at 15407 and 15437 Laurelwood Drive on tax map numbers 34A-01-F006 and 34A-01-F005 as well as a request to place a swimming pool within the fifty-foot seaward RPA buffer and a replacement shed within the fifty-foot landward RPA buffer on tax map 34A-01-F006	Tabled (9-0) October 22, 2024	Not heard in 2024
31-01-019A	D4	Davis	Waiver to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to allow a family member subdivision from tax map parcel 31-01-019A on a private thirty-foot ingress/egress easement not built to public standards which serves more than two lots	Approval (9-0) October 22, 2024	Approved (5-0) November 21, 2024
42-06-004	D4	Hall Family Partnership LLC	Exception to Section 6-2010.A.3.a of the Newport Development Service Overlay (NDSO) District Regulations in the Zoning Ordinance for the property located at 20168 Regal Circle with Tax Map Number 42-06-004 for an Exception to the NDSO Design Standards for building façades	Approval (9-0) October 22, 2024	Approved (5-0) November 21, 2024
13-01-048	D3	Anthony Porter	Waiver to Section 4-3004 of the Zoning Ordinance to allow a private driveway on a primary state highway.	Approval (7-0) November 21, 2024	Approved (4-0) December 12, 2024
49-01-007	D4	Jennifer and Donald Schneider II	Waiver to Section 4-3004 of the Zoning Ordinance is also requested to create two lots larger than ten acres.	Approval (7-0) November 21, 2024	Approved (4-0) December 12, 2024

ZONING ORDINANCE AMENDMENTS (1)

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
An ordinance to amend the following sections of Appendix B. Zoning: Article V (Supplementary Use Regulations), Section 5-5002.L, "Recreational Vehicles (RVs) and Watercraft," to allow the use of RVs for temporary residential use under certain conditions, Section 5-5001.K, "Wayside Stands," to reduce the front yard setback requirements subject to height and sight triangle requirements, and Section 5-5002.A, "Accessory Apartments," to allow stand-alone accessory dwelling units subject to size and height requirements.	Approval (9-0) September 24, 2024	Approved (5-0) November 21, 2024

SUBDIVISION ORDINANCE AMENDMENTS (0)

COMPREHENSIVE PLAN AMENDMENTS (1)

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
Application LUP-1-23 of the Industrial Development Authority of Isle of Wight and Hollowell Holdings LLC, property owners, and Meridian Property Purchaser, LLC, applicant, for a Comprehensive Plan Amendment on 154.3 acres located on properties with tax map numbers 54-01-086J and 55-01-013 to amend the Comprehensive Plan Future Recommended Land Use Map designation from Mixed Use to Planned Industrial	Tabled (7-1-1) February 27, 2024 Denial (6-1-1) March 26, 2024	Tabled (5-0) May 16, 2024 Denied (4-1) June 13, 2024

AGRICULTURAL/FORESTAL DISTRICTS AMENDMENTS (5)

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
Owens rezoning request ZA-8-23 to withdraw the acreage from the Courthouse Agricultural and Forestal District.	Approval (10-0) January 23, 2024	Approved (5-0) February 15, 2024
Moonlight Solar request CUP-10-23 to Withdraw Approximately 523 Acres from the Moonlight Agricultural/Forestal District	Send to public hearing (7-2) April 23, 2024 Denial (10-0) May 28, 2024	Denied (4-0) June 13, 2024
Sycamore Solar request CUP-8-23 to withdraw approximately 860 acres that are part of tax map numbers 09-01-001, 16-01-003, 16-01-008, 16-01-009, 17-01-003C, 27-01-003 and 17-01-011 from the Moonlight Agricultural and Forestal District.	Denial (8-2) May 28, 2024	Tabled (4-0) July 11, 2024 Tabled (4-0) August 15, 2024 Approved (3-2) September 19, 2024
Orbit Road Utility Scale Solar request CUP-7-23 to withdraw 22.02 acres from the Courthouse Agricultural and Forestal District.	Denial (7-2) July 23, 2024	Approved (3-1) August 15, 2024
Application AFD-1-24 of Todd and Kristi Bryant, owners, to withdraw 27 acres of land located near Trump Town Road (Rt. 651) on Elmwood Lane on tax map parcel 29-01-029 from the Courthouse Agricultural District.	Approval (9-0) August 27, 2024	Approved (5-0) September 19, 2024

PLANNING COMMISSION ANNUAL REPORT

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
2023 Planning Commission Annual Report	Approved February 27, 2024 (10-0)	Informational / No Action Required

2024 ISLE OF WIGHT COUNTY PLANNING COMMISSIONERS

NAME	DISTRICT	APPOINTED	TERM EXPIRES
Bobby Bowser, Chairman	District 3	April 20, 2017	February 2025
Thomas Distefano, Vice-Chair	District 2	February 21, 2019	February 2027
Brian Carroll	District 5	March 20, 2014	February 2026
Cynthia Taylor	District 2	March 20, 2014	February 2025
Jennifer Boykin	District 5	February 15, 2018	February 2027
James Ford	District 3	October 15, 2009	February 2028
George Rawls	District 4	August 16, 2018	February 2027
Rick Sienkiewicz	District 4	August 18, 2022	February 2025
Raynard Gibbs	District 1	September 1, 2022	February 2027
Matthew Smith	District 1	September 1, 2022	February 2028

2024 MEETING STATISTICS

Regular Meetings	Members Absent
January 23, 2024	
February 27, 2024	Distefano
March 26, 2024	Smith, Sienkiewz
April 23, 2024	Smith
May 28, 2024	Ford, Bowser
July 23, 2024	Ford
August 27, 2024	Carroll
September 24, 2024	Distefano
October 22, 2024	Smith
November 12, 2024	Gibbs, Smith
December 14, 2024	Meeting Cancelled
WORK SESSIONS/SPECIAL MEETINGS	
July 9, 2024	Smith, Carroll
August 13, 2024	Rawls, Sienkiewicz
September 10, 2024	Gibbs, Sienkiewicz
October 8, 2024	Smith
November 1, 2024	Bowser

2024 Attendance Percentage	
Bobby Bowser	93%
Thomas Distefano	87%
Brian Carroll	87%
Cynthia Taylor	100%
Jennifer Boykin	100%
James Ford	87%
George Rawls	93%
Rick Sienkiewz	75%
Raynard Gibbs	87%
Matthew Smith	62%

PLANNING COMMISSION REVIEW
FIVE YEAR DEVELOPMENT APPLICATION COMPARISON CHART

APPLICATIONS/PROJECTS	2024	2023	2022	2021	2020
Rezonings	10	4	6	5	5
Conditional Use Permits	9	8	9	4	5
Special Use Permits	0	0	0	0	0
Site Plans	0	0	0	0	0
Subdivision Plats	0	0	0	0	0
Comp Plan Update/Master Plans	0	0	0	0	0
Comp Plan Amendments/Land Use	1	0	1	0	0
Zoning Ordinance Amendments	1	3	2	2	2
Subdivision Ordinance Amendments	0	1	1	1	1
CBPA Ordinance Amendments	0	1	0	1	0
Agricultural/Forestal Districts	5	5	1	1	0
Waivers, Exceptions, Appeals	10	14	5	3	4
Miscellaneous	0	0	0	0	1
CBPA Ordinance Exceptions/WQIA	1	0	0	0	1
Historic Overlay Districts	0	0	0	0	0
TOTAL NUMBER OF APPLICATIONS/PROJECTS	**37**	**36**	**25**	**17**	**19**

BACKGROUND:

The Board of Supervisors has previously directed that an opportunity be provided for monthly status briefings from Board members who serve as representatives on various regional committees and authorities on behalf of the County.

BUDGETARY IMPACT:

None

RECOMMENDATION:

Receive the report.

ATTACHMENTS:

Description	Type	Upload Date
BOS Regional Committees by Org & Member	Backup Material	4/11/2025

2025
BOARD OF SUPERVISORS'
REGIONAL ORGANIZATIONS (BY MEMBER)

ACREE

- *Hampton Roads Planning District Commission*
- *Hampton Roads Transportation Accountability Commission*
- *Hampton Roads Transportation Planning Organization*
- *Western Tidewater Community Transportation Collaborative*

ROUNTREE

- *Hampton Roads Workforce Council*
- *Western Tidewater Community Services Board*
- *Western Tidewater Water Authority*

JEFFERSON

- *Western Tidewater Regional Jail*

DISTEFANO

- *Eastern Virginia Regional Industrial Facility Authority*
- *Western Tidewater Regional Jail*
- *Western Tidewater Water Authority*

ROSIE

- *Hampton Roads Military Federal Facilities Alliance*

KEATON

- *Hampton Roads Planning District Commission*
- *Hampton Roads Transportation Planning Organization*
- *Southeastern Public Service Authority*
- *Western Tidewater Regional Jail*
- *Western Tidewater Water Authority*

Updated: March 2025

2025
BOARD OF SUPERVISORS'
REGIONAL ORGANIZATIONS (BY ORGANIZATION)

Eastern Virginia Regional Industrial Facility Authority	*Distefano*
Hampton Roads Military & Federal Facilities Alliance:	*Rosie*
Hampton Roads Planning District Commission:	*Acree* *Keaton*
Hampton Roads Transportation Accountability Committee:	*Acree*
Hampton Roads Transportation Planning Organization:	*Acree* *Keaton*
Hampton Roads Workforce Council	*Rountree*
Southeastern Public Service Authority	*Keaton* *Etheridge - (Alternate)*
Western Tidewater Community Transportation Collaborative	*Acree*
Western Tidewater Regional Jail:	*Jefferson* *Distefano* *Keaton*
Western Tidewater Water Authority:	*Rountree* *Acree* *Keaton*

Updated: March 2025

BACKGROUND:

Board members will consider and make appointments of individuals to various local and region organizations as noted on the Appointments Page.

BUDGETARY IMPACT:

None

RECOMMENDATION:

Appoint individuals to various local and region organizations as noted on the Appointments Page.

ATTACHMENTS:

Description	Type	Upload Date
Appointments Page	Backup Material	4/17/2025
Correspondence from DSS - Boone-Randolph	Backup Material	1/30/2025
Correspondence from DSS - Joyner	Backup Material	1/30/2025
Correspondence from EDA - Maddox	Backup Material	2/19/2025
Fire Rescue Advisory Board	Backup Material	4/11/2025

BOARDS/COMMISSIONS/COMMITTEES

DISTRICT	BOARD/COMMISSION/COMMITTEE	APPOINTEE	CONTACT	EXPIRATION	
District 1	Commission on Aging	Reappoint Brenda Reynolds		May	2025
District 2	Board of Zoning Appeals	Replace Dale Baugh - Resigned			
District 2	Commission on Adults with Disabilities	Vacant			
District 2	Commission on Aging	Reappoint Thomas Finderson		May	2025
District 2	Planning Commission	Vacant			
District 3	Board of Buliding Appeals	Reappoint - Michelle Jones		March	2025
District 3	Historical Archictural Review Committee	Replace Lee Duncan		January	2023
District 4	Economic Development Authority	Reappoint Sharon Cory Stallings	(757) 242-6486	April	2024
District 4	Blackwater Regional Library Board	Vacant		June	2025
District 4	Board of Zoning Appeals	Reappoint George Rawls		May	2025
District 4	Social Services Board	Replace Regina Joyner - Resigned		June	2023
District 5	Social Services Board	Replace Linda Boone Randolph	(757) 390-6066	June	2024
District 5	Commission on Adults with Disabilities	Vacant			
District 4	Commission on Aging	Ruth Hartsfield		April	2025

NOT BY DISTRICT					
	BOARD/COMMISSION/COMMITTEE	APPOINTEE	CONTACT	EXPIRATION	
Town of Windsor	Economic Development Authority	Replace Reverend Samual Askew			
At-Large	Wetlands Board	Replace Sharon Hart			
	Fire Rescue Advisory Board	Appoint Tyler Butler to Replace Weston Jamison			
Town of Smithfield	Economic Development Authority	Tim Hillegass		April	2025
	Community Transportation Advisory Committee	James Collins		April	2025

Local Roots, Global Reach

ISLE OF WIGHT
COUNTY, VIRGINIA
DEPARTMENT OF SOCIAL SERVICES

Family Focused *Child Centered* *Community Impact*

January 13, 2025

Dear Don Rosie, II,

Linda Boone-Randoph has not been able to fulfill her obligations as a member of the Isle of Wight County Department of Social Services Administrative Board due to personal illness.

The Isle of Wight County Department of Social Services Administrative Board is asking that you appoint a replacement at your earliest convenience in order for the Board to continue to provide necessary guidance and support to the agency.

Please notify us when a replacement has been selected so that person can begin to attend our monthly meetings.

We look forward to hearing from you soon.

Sincerely,

Barbara Stafford

Barbara Stafford
Administrative Board Chair
Isle of Wight County Department of Social Services

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

DEPARTMENT OF SOCIAL SERVICES

Family Focused *Child Centered* *Community Impact*

January 13, 2025

Dear Joel Acree,

In August, 2024, Regena Joyner submitted her resignation as a member of the Isle of Wight County Department of Social Services Administrative Board. She is no longer eligible to represent your district as she has moved out of the area. Your office has been notified of this resignation.

The Isle of Wight County Department of Social Services Administrative Board is asking that you appoint a replacement at your earliest convenience in order for the Board to continue to provide necessary guidance and support to the agency.

Please notify us when a replacement has been selected so that person can begin to attend our monthly meetings.

We look forward to hearing from you soon.

Sincerely,

Barbara Stafford

Barbara Stafford
Administrative Board Chair
Isle of Wight County Department of Social Services

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

ECONOMIC DEVELOPMENT AUTHORITY

TO: The Honorable Board of Supervisors

FROM: Kristi Sutphin, EDA Secretary-Treasurer / Economic Development Director

SUBJECT: EDA Board Member Nominee – Town of Windsor Representative

DATE: February 18, 2025

On behalf of EDA Chairman Carroll Keen, Jr., I wanted to make you aware that we received a candidate recommendation from the Town of Windsor to fill the unexpired term of the EDA Board's Town of Windsor seat.

Chairman Keen and I met with the candidate to provide an overview of the EDA to ensure that he understands the duties and commitments of an EDA Board member.

On behalf of Chairman Keen, I am sharing the name of the recommended nominee, as per the EDA By-Laws, for consideration and appointment by the Board of Supervisors.

Town of Windsor representative: **Mr. Michael Maddox** – 201 Robinson Way, Windsor

Please contact me if you have any questions.

cc: EDA Board of Directors
Robert W. Jones, Jr., County Attorney
Randy R. Keaton, County Administrator
Don Robertson, Assistance County Administrator
Katheryn Mayes, Clerk to the Board of Supervisors

Attachment: Maddox, Michael

P. O. Box 80
17146 Monument Circle
Isle of Wight, VA 23397
(757) 356-1962
InsideTheIsle.com

Fire Rescue Advisory Board Appointments

Department	Primary	Alternate
Carrollton VFD	Chuck Mullen - 757-817-3978 cmullen@carrolltonfiredept.org 107 Titus Court, Carrollton, VA 23314	Jimmy Hickman - 757-903-6118 jameshickman5210@gmail.com 15276 Brogan Lane, Carrollton, VA 23314
Carrsville VFD	Judson West - 757-375-8589 jwest@carrsvillevfd.com	Tyler Butler - 757-653-6155 rtbutler20@gmail.com 4444 Stevens Drive, Carrsville, VA 23315
Rushmere VFD	Brandon Jefferson - 757-771-3266 Brando114@aol.com	Kevin Parker - 757-262-7714 kparker7714@gmail.com
Windsor VFD	Dale Scott - 757-650-8781 tdalescott@gmail.com 9 Virginia Avenue, Windsor, VA 23487	Daniel Crocker - 757-635-5880 daniel.crocker40@gmail.com 5228 Duck Town Road, Zuni, VA 23898
Smithfield VFD	Chris Edwards - 757-620-9289 edwardsc@smithfieldvfd.com	Charlie Kempton - 757-342-9428 kemptonc@smithfieldvfd.com
Isle of Wight Rescue	Brian Carroll - 757-647-8628 bcarroll@isleofwightus.net	Chad Owens 765-465-7019 cowens.iwvrs@gmail.com
Windsor Vol. Rescue	Keith Griffin - 757-871-3394 kkeith.griffin@yahoo.com	Beth Hecker - 757-778-5420 bethhecker4320@yahoo.com
Isle of Wight Fire Rescue	Garry Windley - 757-567-6641 gwindley@isleofwightus.net	Will Drewery- 757-615-2316 wdrewery@isleofwightus.net

ISSUE:

Application REZN-24-14 of Williams Timberlands, LLC, Property Owner, for a Change in Zoning Classification from Rural Agricultural Conservation (RAC) to Conditional Rural Residential (C-RR) of Five Acres with a Proffered Condition for no Further Subdivision of the New Lot

BACKGROUND:

The parent parcel contains fifty acres and is identified as tax map number 46-01-035A. It is located on the west side of Tar Road (Rte. 645) approximately one mile west of Courthouse Highway (Rte. 258). The parent parcel and proposed new five acre lot are forested, and there are agricultural and scattered single family residential uses in the area.

This parcel along with five others were purchased in 2008 from Sustainable Forests LLC. In 2013, this parcel was divided into two parts, including one on the east side of Tar Road of 252 acres, and another fifty acre parcel on the west side of Tar Road. Under the sliding scale option in the Rural Residential (RR) Zoning District, one new single family residential lot is allowed to be created. If this request is approved, there will be no more rezoning options for the parent parcel. The property owner has also proffered to have no further subdivisions from the new lot including family member transfers.

A full analysis of the consistency of the application with County plans and ordinances is included in the attached Planning Commission staff report.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

The Planning Commission voted to recommend approval of the application as conditioned by unanimous vote (8-0) at its March 25, 2025, regular meeting. Based on the strengths of the application, staff also recommends approval of the rezoning application as conditioned.

ATTACHMENTS:

Description	Type	Upload Date

Staff Report	Cover Memo	4/7/2025
Application	Backup Material	2/28/2025
Exhibit	Backup Material	2/28/2025
Location Map	Backup Material	3/18/2025
Zoning Map	Backup Material	3/18/2025
Land Use Map	Backup Material	3/18/2025
Pic 1	Backup Material	3/18/2025
Pic 2	Backup Material	3/18/2025
Ordinance	Ordinance	4/7/2025

PLANNING REPORT

APPLICATION:

Application REZN-24-14 of Williams Timberlands, LLC, property owner, for a change in zoning classification from Rural Agricultural Conservation (RAC) to Conditional Rural Residential (C-RR) of five acres with a proffered condition for no further subdivision of the new lot

ELECTION DISTRICT:

D5

LOCATION:

The parent parcel contains fifty acres and is identified as tax map number 46-01-035A. It is located on the west side of Tar Road (Rte. 645) approximately one mile west of Courthouse Highway (Rte. 258). The parent parcel and proposed new five acre lot are forested, and there are agricultural and scattered single family residential uses in the area.

BACKGROUND:

This parcel along with five others were purchased in 2008 from Sustainable Forests LLC. In 2013, this parcel was divided into two parts, including one on the east side of Tar Road of 252 acres, and another fifty acre parcel on the west side of Tar Road. Under the sliding scale option in the Rural Residential (RR) Zoning District, one new single family residential lot is allowed to be created. If this request is approved, there will be no more rezoning options for the parent parcel. The property owner has also proffered to have no further subdivisions from the new lot including family member transfers.

DESCRIPTION:

The entire property is vacant and woodlands. The application proposes to allow one lot to be used for one single family residence. A proffered condition of the rezoning to C-RR prohibits the proposed new lot from being subdivided further to include family member subdivisions. The capital impact model results show there is existing capacity for public facilities in the southern service area.

COMPREHENSIVE LAND USE PLAN:

The future recommended land use designation for this property is Rural Agricultural Conservation (RAC) with a small area at the rear of the property designated as Environmental Conservation (EC) on the future land use map in the 2020 Comprehensive Plan. The Plan describes appropriate uses for the RAC land use designation as agriculture, horticulture, forest lands, and scattered low-density residential uses. Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities.

ORDINANCE REVIEW:

The required lot area in the RR zoning district is a minimum of 40,000 square feet. The minimum lot frontage is 120 feet with 150 feet of lot width at the front setback line. The proposed lot meets the minimum requirements of the RR zoning district. The lot exceeds the minimum net developable area required. The proposed lot does not

contain a special flood zone designation, and the proposed lot is not in the Chesapeake Bay Preservation Area Overlay District.

Following Board of Supervisor's approval, a subdivision plat is required. Once the plat is approved and recorded, a site plan for a single family residence can be submitted.

AGENCY REVIEW:

The following departments have stated no concerns with the application as presented:

- Fire and Rescue;
- General Services;
- Environmental Planner;
- Virginia Department of Transportation;
- Health Department; and
- County Attorney.

STAFF CONCLUSIONS:

Strengths:

1. The proposed use is compatible with the existing land uses in the vicinity.
2. The proposed use is within the guidelines of the future Recommended Land Use Plan Designation.

Weaknesses:

1. None determined at this time.

STAFF RECOMMENDATION:

Based on the strengths of the application, staff recommends approval of the rezoning application as conditioned.

ATTACHMENTS:

Description	Type	Upload Date
Application	Cover Memo	2/28/2025
Exhibit	Backup Material	2/28/2025
Location Map	Backup Material	3/18/2025
Zoning Map	Backup Material	3/18/2025
Land Use Map	Backup Material	3/18/2025
Pic 1	Backup Material	3/18/2025
Pic 2	Backup Material	3/18/2025

Application Information

Edit

Applicant*

Owner

Type of Rezoning*

Rezoning

Project Name*

Williams Timberlands Rezoning

Proposed Use or Activity*

Rural Residential Lot

Are voluntary proffered conditions attached*

Yes

Comprehensive Plan Designation*

RAC

Tax Parcel Information

Add Tax Parcel Information

Edit

Tax Parcel ID #*

46-01-035A

Number of Acres to be Rezoned:*

5.00

Requesting Zoning District Changed from:

RAC

Requesting Zoning District Changed to:*

C-RR

Total Property Acres*

50.15

Water Type*

Private Well

Sewer Type *

Private Septic

Disclosures and Signature Edit

No application shall be certified as complete unless the following information is provided. Ten (10) full-size copies of all application documents and (1) reduced 11'x17' copy of concept plan must be provided in addition to a digital upload on the next screen.

The required number of copies may be increased or reduced with permission of the Zoning Administrator, depending on the review needs.

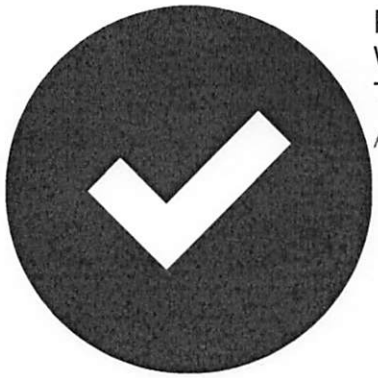
All plans over 11"x17" in size are required to be folded to be processed for review.

Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process to more effectively review the application and prepare the staff reports for the appropriate review.

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents, and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete, and correct information available. I understand that any section not completed in its entirety may delay the processing of this application.

I understand my application will not be processed until I deliver paper copies to Central Permitting at 17140 Monument Circle Building B Isle of Wight, VA 23397.

Applicants Signature*



Peter Williams,
Williams
Timberlands LLC
Aug 7, 2024

A minimum of one (1) hardcopy of ALL application documents MUST be submitted to begin the review process. More copies may be requested during application review.

Current Property Use and Condition Narrative

Isle of Wight County parcel 46-01-035A has a long history as a timber tract, planted in loblolly pine most recently in 1998. Located along Tar Road, it has been used solely as a timber tract for many years.

Statement for Rezoning

Williams Timberlands LLC wishes to rezone a portion of Isle of Wight County 46-01-035A from rural agricultural (RAC) to conditional rural residential (C-RR) for the purpose of creating a 5-acre residential lot.

It is our desire to conditionally rezone the 5-acre lot upon the fact that no re-subdivision of the 5-acre lot shall occur (including family transfer).

WITNESS MY SIGNATURE THIS 17th DAY OF DECEMBER 2024

Peter Williams
CEO, Williams Timberlands LLC

Acknowledgement by Individual

WELLS FARGO

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me this 17th day of December, 2024, by means of ☒ physical presence or ☐ online notarization

Peter Williams (name of person acknowledging).

☐ Personally known to me

☒ Produced Identification

Type of Identification Produced FL DL

Notary Signature

Notary name (typed or printed) Romina Parra Laguna

Title (e.g., Notary Public) Notary Public

Place Seal Here

ROMINA PARRA LAGUNA NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires August 22, 2025 No. HH 167681

For Bank Purposes Only Description of Attached Document

Type or Title of Document

Statement of Rezoning

Document Date 12/17/24

Number of Pages 1

Signer(s) Other Than Named Above

N/A

Account Number (if applicable)

FO01-000DSG5350FL-01

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COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant WILLIAMS TIMBERLANDS LLC

Address PO BOX 16314
Street

CLEARWATER — FLORIDA — 33766
City — State — Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
46-01-035A	Route 645/Tar Road, Isle of Wight County

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

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

If yes, names of members:

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

Applicant: PETER WILLIAMS, CEO / WILLIAMS TIMBERLANDS LLC (Printed or Typed Name) Applicant: _____ (Signature) Date: 12/17/24

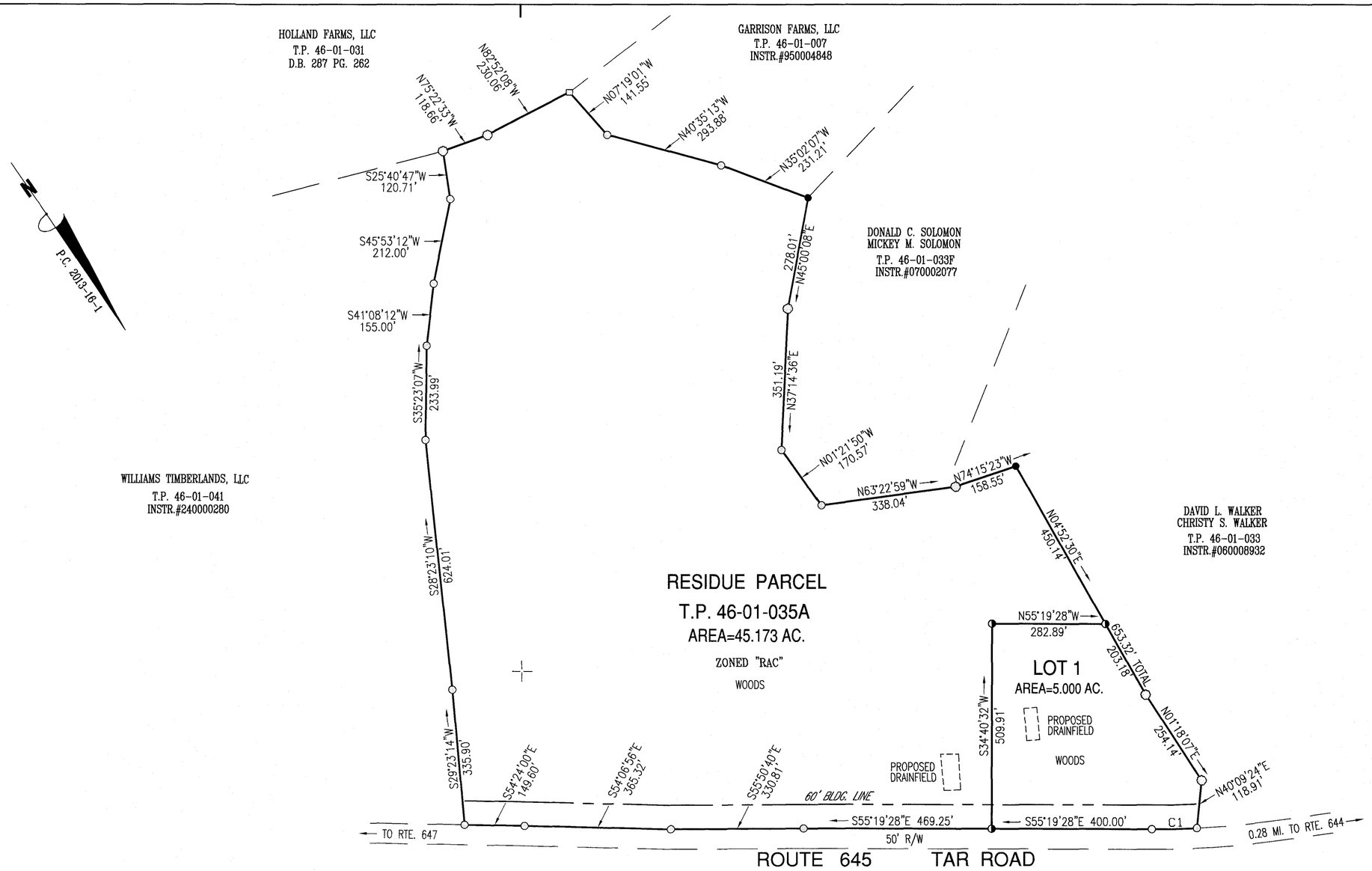
Commonwealth of ~~Virginia~~ Florida
County of ~~Isle of Wight~~ Pinellas

Subscribed and sworn to before me Romina Parra Laguna
A Notary Public in and for the County of ~~Isle of Wight, Commonwealth~~ Pinellas. by Peter Williams
of ~~Virginia~~, this 17th day of December, 2024. by means of physical presence
Florida

_____
Notary Public

My Commission Expires Aug 22, 2025

ROMINA PARRA LAGUNA NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires August 22, 2025 No. HH 187681



AREA TABLE

T.P. 46-01-035A	50.173 AC.
LESS LOT 1	5.000 AC.
REMAINING AREA	
T.P. 46-01-035A	45.173 AC.

NUMBER	C1
DELTA ANGLE	03°03'30"
RADIUS	2105.00'
TANGENT	56.20'
ARC LENGTH	112.36'
CHORD LENGTH	112.35'
CHORD DIRECTION	S56°51'10"E

REZONING EXHIBIT
FOR LOT ON THE PROPERTY OF

WILLIAMS TIMBERLANDS, LLC

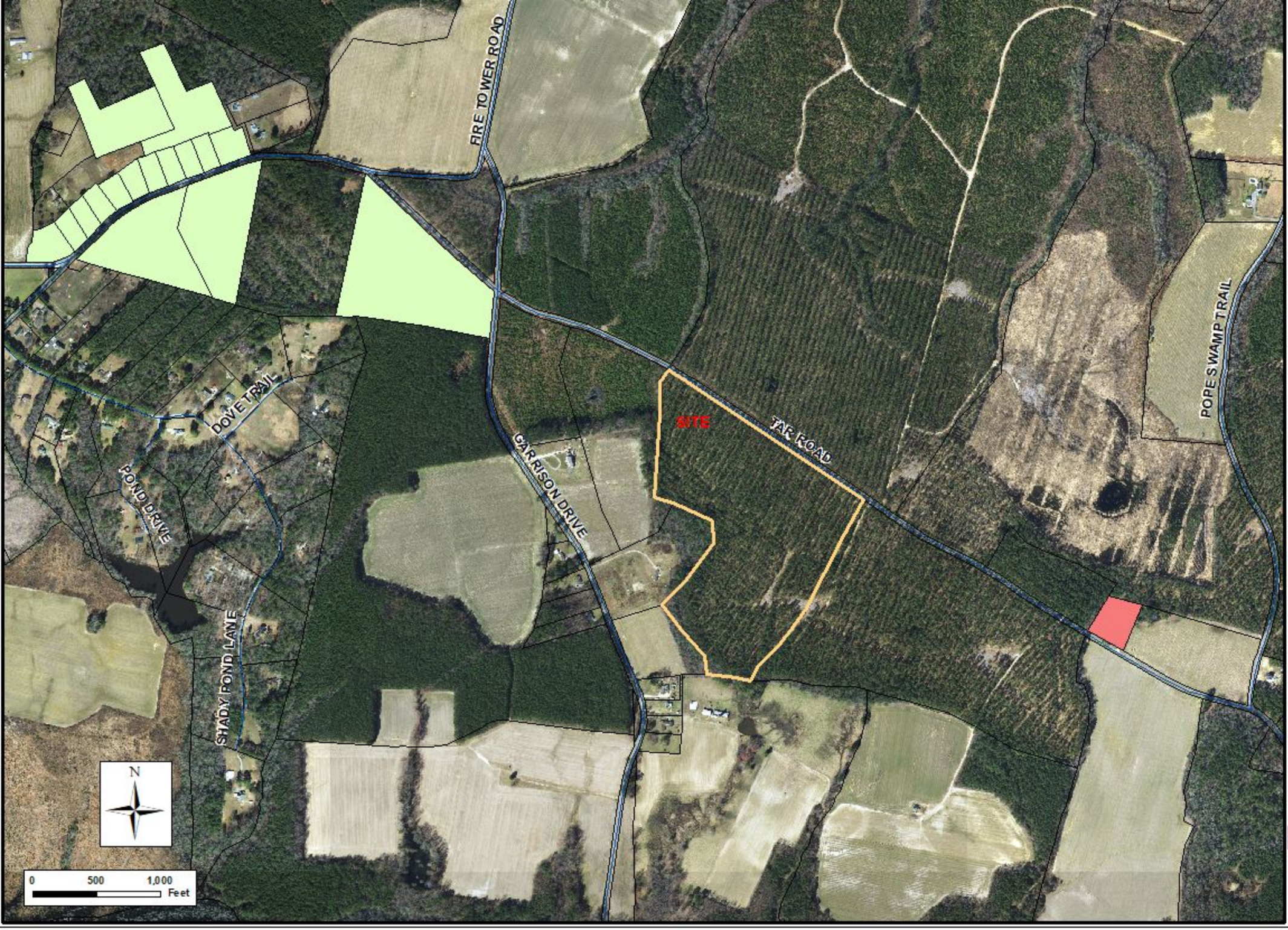
LOCATED ON TAR ROAD
HARDY MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE 1"=200' NOVEMBER 7, 2024

J.D. VANN - LAND SURVEYING
25085 New Market Rd.
Courtland, VA 23837
757-562-4923

Scale
0' 200' 400'

DRAWN BY: L.L. JOB #2024-183-IW


SITE
TAR ROAD
ROPE SWAMP TRAIL
GARRISON DRIVE
N
0
500
1,000
Feet



Legend

- Road Center L
- Parcels
- GC
- GI
- GIC
- LC
- LI
- NC
- PD-MH
- PD-MX
- PD-R
- RAC
- ROAD
- RR
- SE
- SR
- TOWN
- UR
- VC
- WATER
- County Bound


RAC
FIRE TOWER ROAD
EC
RAC
RAC
POPE SWAMP TRAIL
RAC
DOVE TRAIL
SITE
TAR ROAD
GARRISON DRIVE
POND DRIVE
RAC
SHADY POND LANE
RAC
N
0
500
1,000
Feet
Legend
Road Center Lines
LAND_USE
LAND_USE
BE
CD
MU
PI
RAC
RC
SE
SR
Parcels




ZONING
NOTICE
APPLICATION NUMBER
REZN-24-14
FOR INFO CONTACT:
357-9206
www.co.isle-of-wight.va.us

ORDINANCE NUMBER _____

AN ORDINANCE TO AMEND THE OFFICAL ZONING MAP OF ISLE OF WIGHT COUNTY TO CHANGE THE ZONING DISTRICT FROM RURAL AGRICULTURAL CONSERVATION TO CONDITIONAL RURAL RESIDENTIAL FOR FIVE ACRES LOCATED ON TAR ROAD WITH TAX MAP NUMBER 46-01-035A FOR ONE NEW RESIDENTIAL LOT

WHEREAS, Williams Timberlands, LLC, property owner, has requested a change in zoning district from Rural Agricultural Conservation to Conditional Rural Residential for five acres of land located on Tar Road with tax map number 46-01-035A for the purpose of creating one residential lot as depicted on Exhibit "A"; and,

WHEREAS, the proposed amendment to the official zoning map has been advertised and reviewed by the Planning Commission in compliance with the requirements of state law; and,

WHEREAS, the procedural requirements of Appendix B, Zoning Ordinance, of the Code of Isle of Wight County, Virginia, 2005 (as amended), have been followed; and,

WHEREAS, in acting upon this request, the Planning Commission and Board of Supervisors have considered the matters enunciated in Section 15.2-2284 of the Code of Virginia (1950), as amended, and Section 1-1015 of the Isle of Wight County Zoning Ordinance with respect to the purposes stated in Code of Virginia (1950), as amended, Section 15.2-2200 and 15.2 2283; and,

NOW, THEREFORE, BE IT ORDAINED by the Isle of Wight County Board of Supervisors of Isle of Wight County, Virginia, that:

Section 1. Exhibits.

Exhibit "A," "Property Map," which is attached hereto, is hereby incorporated as part of this ordinance. Exhibit "B," "Proffered Conditions," which is attached hereto, is hereby incorporated as part of this ordinance.

Section 2. Findings.

The Board of Supervisors finds that the proposed rezoning application, REZN-24-14, as submitted for the express purpose to establish one five acre residential lot, is in harmony with the standards of the Isle of Wight County Zoning Ordinance, and that it will have no more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood, and will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan with the conditions set forth below.

These findings are based upon the consideration for the existing use and character of the property, the Comprehensive Plan, the suitability of the property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements of airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation

floodplains, the preservation of agricultural and forestal land, the conservation of properties and their values, and the encouragement of the most appropriate use of land throughout the County.

Section 3. Conditional Zoning Amendment.

A. The conditional zoning of the property shown on the attached Exhibit A is an amendment to the official zoning map, and the map is hereby amended to limit the uses to only include the uses listed in the proffered conditions shown on Exhibit B.
B. The foregoing conditional zoning shall remain in effect until a subsequent amendment changes the zoning of the property.

Section 4. Severability.

It is the intention of the Board of Supervisors that the provisions, sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable; and if any phrase, clause, sentence, paragraph, section, and provision of this ordinance hereby adopted shall be declared unconstitutional or otherwise invalid by the valid judgement or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrase, clauses, sentences, paragraphs, sections, and provisions of this ordinance, to the extent that they can be enforced notwithstanding such determination.

Section 5. Effective Date

This ordinance shall be effective upon passage and shall not be published or codified.

DATE: _____

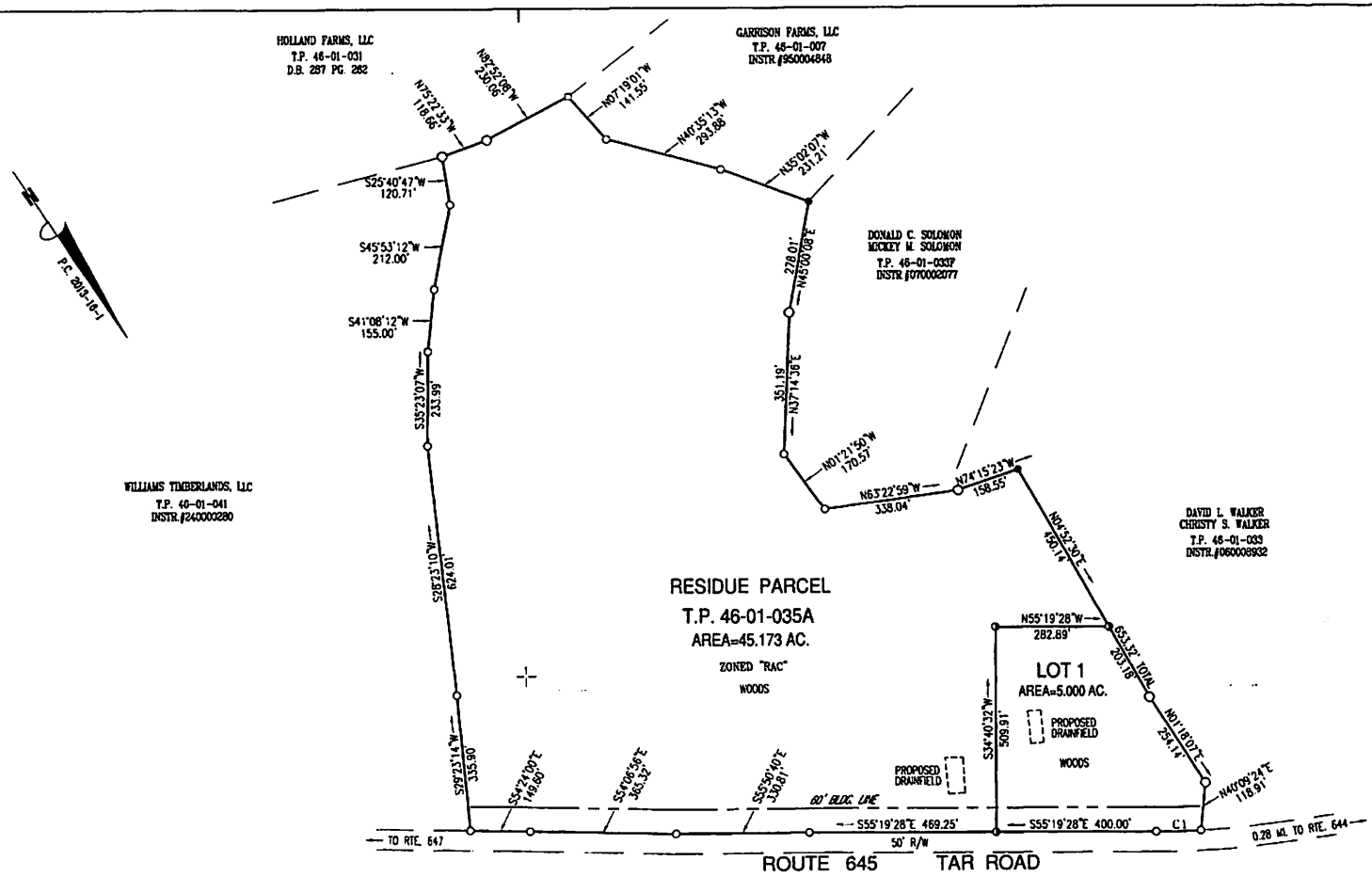
READ AND PASSED: _____
Chairman, Board of Supervisors

TESTE: _____
Clerk, Board of Supervisors

Approved as to Form:

_____
Robert W. Jones Jr, County Attorney

EXHIBIT A



NUMBER	C1
DELTA ANGLE	03°03'30"
RADIUS	2105.00'
TANGENT	56.20'
ARC LENGTH	112.36'
CHORD LENGTH	112.35'
CHORD DIRECTION	S56°51'10"E

AREA TABLE

T.P. 46-01-035A	50.173 AC.
LESS LOT 1	5.000 AC.
REMAINING AREA	
T.P. 46-01-035A	45.173 AC.

REZONING EXHIBIT
FOR LOT ON THE PROPERTY OF
WILLIAMS TIMBERLANDS, LLC
LOCATED ON TAR ROAD
HARDY MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE 1"=200' NOVEMBER 7, 2024

J.D. VANN - LAND SURVEYING
25085 New Market Rd.
Courtland, VA 23837
757-562-4923

Scale
0' 200' 400'

DRAWN BY: LL JOB #2024-183-RL

EXHIBIT B

Statement for Rezoning

Williams Timberlands LLC wishes to rezone a portion of Isle of Wight County 46-01-035A from rural agricultural (RAC) to conditional rural residential (C-RR) for the purpose of creating a 5-acre residential lot.

It is our desire to conditionally rezone the 5-acre lot upon the fact that no re-subdivision of the 5-acre lot shall occur (including family transfer).

WITNESS MY SIGNATURE THIS 17th DAY OF DECEMBER 2024

Peter Williams
CEO, Williams Timberlands LLC

ISSUE:

Application CSUP-24-5 of Pyramid Network Services, Applicant, Elizabeth Chabot, Joseph T. Epps Jr., and Deborah Dashiell, Property Owners, for a Conditional Use Permit to Establish a Communication Tower Use on Approximately One Acre Located on Old Stage Highway (Rte. 10) in the Rural Agricultural Conservation Zoning District

BACKGROUND:

An application CSUP-24-5 of Pyramid Network Services, applicant, Elizabeth Chabot, Joseph T. Epps Jr., and Deborah Dashiell, property owners, was submitted for a conditional use permit to establish a communication tower use on approximately one acre located on Old Stage Highway (Rte. 10) on tax map number 06-01-043 in the Rural Agricultural Conservation zoning district.

The project is proposed on one acre of a larger 239 acre property that is zoned for Rural Agricultural Conversation (RAC). Currently, the property is being used as a farm, and no development has been previously reviewed or approved for this site. In the past, four lots were subdivided from the parent parcel. Three of the subdivided lots have residential development on them, and one of the lots is vacant. The applicant submitted a request for a conditional use permit to construct a communication tower array in October 2024.

A full staff report is attached to this report.

BUDGETARY IMPACT:

None

RECOMMENDATION:

At its March meeting the Planning Commission recommended approval of the application with the recommended conditions from staff by unanimous vote (8-0).

Based on the identified strengths and weaknesses, staff recommends approval of the conditional use permit with the following conditions:

1. A full phase 1 study with shovel testing shall be performed prior to the submission of the preliminary site plan.
2. A noise study shall be provided prior to the approval of the preliminary site

plan. Any recommendations found in the study shall be implemented on the site as approved by the Zoning Administrator.

3. The site shall be screened from the road with three staggered rows of evergreen landscaping planted a maximum of ten feet on center along the perimeter of the site as approved by the Zoning Administrator.

ATTACHMENTS:

Description	Type	Upload Date
Staff Report	Backup Material	4/8/2025
Application	Backup Material	3/17/2025
Concept Plan	Backup Material	3/17/2025
Statment of Reason	Backup Material	3/17/2025
Elevations	Backup Material	3/17/2025
Phase 1A Study	Backup Material	3/17/2025
Noise Study	Backup Material	3/17/2025
Location Map	Backup Material	3/17/2025
Closeup Map	Backup Material	3/17/2025
Land Use Map	Backup Material	3/17/2025
Zoning Map	Backup Material	3/17/2025
Ordinance	Ordinance	4/8/2025

PLANNING REPORT

APPLICATION:

Application CSUP-24-5 of Pyramid Network Services, applicant, Elizabeth Chabot, Joseph T. Epps Jr., and Deborah Dashiell, property owners, for a conditional use permit to establish a communication tower use on approximately one acre located on Old Stage Highway (Rte. 10) on tax map number 06-01-043 in the Rural Agricultural Conservation zoning district

ELECTION DISTRICT:

D3

LOCATION:

The proposed project is situated on Old Stage Highway (Route 10). Access to the site is directly from Old Stage Highway. The compound is bordered by an existing farm field. To the west of the site, there is forested land, while to the east, north, and south, residential development can be found along Old Stage Highway. A property location map is included with this staff report.

BACKGROUND:

The project is proposed on one acre of a larger 239 acre property that is zoned for Rural Agricultural Conversation (RAC). Currently, the property is being used as a farm, and no development has been previously reviewed or approved for this site. In the past, four lots were subdivided from the parent parcel. Three of the subdivided lots have residential development on them, and one of the lots is vacant. The applicant submitted a request for a conditional use permit to construct a communication tower array in October 2024.

DESCRIPTION:

The applicant is proposing the construction of five ground-mounted satellite antennae that will communicated with satellites in orbit to provide broadband internet services. The applicant states that most of the vehicular traffic related to this project will occur during the construction phase. The applicant plans to access the site from Route 10, with one to two maintenance trips anticipated quarterly once operational.

The proposed project includes additional equipment, such as a generator, two H-frames, and an electrical cabinet. No further development is planned with this project. The nearest residence is approximately 1,100 feet from the compound.

The site layout will consist of a fifteen foot wide gravel access road, which will follow an existing dirt path, a 4,424-square-foot compound area, a six foot tall fence, and landscaping. A concept plan is attached to this staff report for reference.

COMPREHENSIVE LAND USE PLAN:

The future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) on the future recommended land use map in the County Comprehensive Plan.

Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses. Other uses such as resource extraction and communication towers are also permitted when appropriately sited with a conditional use permit.

The proposed use can be considered generally consistent with the future recommended land use designation, as the applicant is not proposing to use more than an acre of the over 200 acre parcel, and the use is permitted with a conditional use in the zoning district.

ORDINANCE REVIEW:

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

The applicant proposes a communication tower. These facilities are permitted as conditional uses in the RAC zoning district and may be considered compatible with appropriate conditions to mitigate any potential negative impacts on the surrounding community.

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

1. That the establishment, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, safety, and general welfare;
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, no 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 of saturation of similar uses in the same general neighborhood of the proposed use.

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

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

10. The preservation of cultural and historic resources or landmarks.

There are supplementary use regulations concerning communication towers outlined in Section 5-5007 of our zoning ordinance. According to Section 5-5007.D.2.a, these supplementary regulations do not apply to any tower or antenna that is less than fifty feet in height. The proposed satellite antennas will be twelve feet tall. If the CUP is approved, the applicant will be required to submit a site plan for review and approval in accordance with the zoning ordinance's requirements and conditions of approval.

In the Phase 1 study provided by the applicant, no archaeological sites were identified within or adjacent to the project area, however, no shovel tests were performed as part of the study. A full Phase 1 study for the proposed project area, which includes shovel testing, is recommended by staff as a condition of approval. The site is shown to be within the Captain John Smith Chesapeake National Historic Trail, Keystone Segment, Historic District. The compound is measured at approximately 3000 feet from the Captain John Smith Trail. There are two historic structures within the neighborhood of the project area. Neither of these are within the project area. The sites are a house, 7100 Old Stage Road, and a farm, 15138 Green Run Lane. Both of these resources were evaluated and deemed Not Eligible for inclusion in the National Register of Historic Places. Correspondence from the Virginia Department of Historic Resources is attached to this report.

The applicant submitted a noise study for a similar project they constructed in Everson, Washington. According to the study, the noise level for the compound will not exceed 45 DBA during normal operations. This noise level is considered lower than typical conversation on most DBA scales. Although the applicant has not provided a noise study specific to this site, staff recommends including a noise study as a condition for the approval of the CUP.

In order to mitigate the visual impact on the historic viewshed from Route 10 and Burwells Bay Road, staff recommends that the site be screened from the road with three staggered rows of evergreen landscaping planted a maximum of ten feet on center along the perimeter of the site as approved by the zoning administrator.

AGENCY REVIEW:

The application was forwarded to the following departments for their review, and staff received the following comments:

- IOW Museum: After reviewing the Phase I Archaeological Survey for the Proposed US-VA-9446 Rushmere Communication Structure(s) in Isle of Wight County, Virginia as prepared by Cooper Archaeological Services, the Isle of Wight County Museum/Isle of Wight County Department of Historic Resources believes that the applicant should pursue a Phase I Cultural Resources Survey of the property and to include nearby architectural and archaeological resources. While labeled a Phase I survey, there was no documentation of shovel testing. The methodology was a desktop analysis with a site visit. While the area has been farmed, the project is still contained within the Captain John Smithfield Chesapeake National Historic Trail, Keystone Segment, which was in April 2024 deemed eligible for listing on the National Register of Historic Places at the national level under Criterion A for exploration and settlement, under Criterion B for its association with Captain John Smith, under Criterion C for ethnic heritage/landscape and under Criterion D for its archaeological potential. Before proceeding, this site should be evaluated fully with a Phase I.

- VDOT: A private/construction entrance permit is required for use of the existing entrance. Any utility installations within the public right of way will need to be owned and maintained by a public utility company, registered with VA 811. Any proposed utility installations or fiber connections within the right-of-way must be performed under a permit.
- Utility Services: Approved as submitted. Comments will be provided on the preliminary site plan if the conditional use permit is approved.

STAFF CONCLUSIONS:

Strengths:

1. The application provides need services for underserved and unserved residents in the rural areas of the county.
2. The nearest residence is approximately 1000 feet away.
3. The project area is only a small portion of the existing site.

Weaknesses:

1. Phase 1 study does not include shovel testing. A full Phase 1 study is recommended by staff a condition of approval.
2. The noise study for the project is not for the current site but a similar site the applicant has constructed. A full noise study is recommended by staff a condition of approval.

STAFF RECOMMENDATION:

Based on the identified strengths and weaknesses, staff recommends approval of the conditional use permit with the following conditions: 1. A full phase 1 study with shovel testing shall be performed prior to the submission of the preliminary site plan. 2. A noise study shall be provided prior to the approval of the preliminary site plan. Any recommendations found in the study shall be implemented on the site as approved by the Zoning Administrator. 3. The site shall be screened from the road with three staggered rows of evergreen landscaping planted a maximum of ten feet on center along the perimeter of the site as approved by the Zoning Administrator.

ATTACHMENTS:

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Zoning Map	Backup Material	3/17/2025

ISLE OF WIGHT
COUNTY, VIRGINIA
DEPARTMENT OF PLANNING AND ZONING

APPLICATION FOR CONDITIONAL / SPECIAL USE PERMIT

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

A. APPLICATION FOR (CHECK ALL THAT APPLY):

[X] Conditional Use Permit (Are applicant proposed conditions attached?):_____Yes __X__ No

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

[ ] Special Use Permit (Are applicant proposed conditions attached?):_____Yes _____ No

Proposed Use or Activity: Broadband Internet Facility consisting of 5 - twelve foot ground mounted antennas.

B. PROJECT DESCRIPTION:

Project Name: ORF501 Rushmere VA

Property Address (if any): Old Stage Highway

Election District: unknown

Comprehensive Plan Designation: _____

The use permit will apply to one (1) acres out of 239.93 total acres

Tax Parcel Identification # 06-01-043 Number of acres to be effected: one (1) acre

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

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

Proposed Utilities (check all that apply): N/A Public Water_____ Private Well _____

Public Sewer_____ Private Septic _____

C. APPLICATION INFORMATION:

Applicant(s) Name(s): Pyramid Network Services OBO VB Edge LLC

Address: 6615 Towpath Road

City, State, Zip Code: E. Syracuse, NY 13057

Phone No.: 518-653-2598 Email: asquires@pyramidns.com Fax No.:

Property Owner(s) Name(s): Deborah Dashiell

Address: 10471 Berry Hill Farm LN

City, State, Zip Code: Smithfield, VA 23430

Phone No.: 757-376-7401 Email: dashiell@wtcsb.org Fax No.:

10/03/2024

Applicant Signature **Date**

Owner Signature *if different* **Date**

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

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

FOR OFFICE USE ONLY:

Complete Application Received On: _____ Fees Paid: _____
Tax Query: [ ] Current [ ] Delinquent Distribution Date: _____
Posted/Date to Post: _____

AGENCIES REFERRALS:

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

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

Verified By: Joshua S Blee Date: 10/17/24

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

DEPARTMENT OF COMMUNITY DEVELOPMENT

AFFIDAVIT OF OWNERSHIP

This 02 (day) day of October (month), 2024 (year).

I Elizabeth Chabot (owner), owner of Old Stage Highway ID# 06-01-043 (address and/or tax map number),

give my permission to: Pyramid Network Services OBO VB Edge LLC (applicant), to make application to Isle of Wight County Department of Community Development for the aforementioned property.

Elizabeth Chabot — Elizabeth Chabot

(signature of owner) (printed name)

Commonwealth of Virginia

County of Isle of Wight

Subscribed and sworn to before me Shawynee Renee Denardo

A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 02 day of October, 2024.

Shawynee Renee Denardo

Notary Public

My Commission Expires 03/31/2027

SHAWYNEE RENEE DENARDO
NOTARY PUBLIC
REG. #7623189
MY COMMISSION EXPIRES
03/31/2027
COMMONWEALTH OF VIRGINIA

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

DEPARTMENT OF COMMUNITY DEVELOPMENT

AFFIDAVIT OF OWNERSHIP

This 1 (day) day of October (month), 2024 (year).

I Joseph T. Epps, Jr. (owner), owner of Old Stage Highway ID# 06-01-043 (address and/or tax map number),

give my permission to: Pyramid Network Services OBO VB Edge LLC (applicant), to make application to Isle of Wight County Department of Community Development for the aforementioned property.

Joseph T. Epps, Jr.

(signature of owner)

Joseph T. Epps, Jr.

(printed name)

Commonwealth of Virginia

County of Isle of Wight

Subscribed and sworn to before me Cynthia Briggs,

A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 2nd day of October, 2024.

Cynthia L Briggs

Notary Public

CYNTHIA LANE BRIGGS
NOTARY PUBLIC
REG. #7287292
MY COMMISSION EXPIRES
11/30/2025
COMMONWEALTH OF VIRGINIA

My Commission Expires 11/30/25

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

DEPARTMENT OF COMMUNITY DEVELOPMENT

AFFIDAVIT OF OWNERSHIP

This Tuesday (day) day of October 1 (month), 2024 (year).

I Deborah Epps Dashiell (owner), owner of Old Stage Highway ID# 06-01-043 (address and/or tax map number),

give my permission to: Pyramid Network Services OBO VB Edge LLC (applicant), to make application to Isle of Wight County Department of Community Development for the aforementioned property.

Deborah E. Dashiell (signature of owner)

Deborah E. Dashiell (printed name)

Commonwealth of Virginia

County of Isle of Wight

Subscribed and sworn to before me Cynthia Briggs,

A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 1st day of October, 2024

Cynthia L Briggs

Notary Public

CYNTHIA LANE BRIGGS NOTARY PUBLIC REG. #7287292 MY COMMISSION EXPIRES 11/30/2025 COMMONWEALTH OF VIRGINIA

My Commission Expires 11/30/25

PROJECT DESCRIPTION:

CONSTRUCTION OF AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF SATELLITE DISHES SPACE FOR EQUIPMENT & SHELTER FACILITIES AND A UTILITY BACKBOARD WITHIN A FENCED COMPOUND. NO WATER OR SEWER IS REQUIRED.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2009 INTERNATIONAL BUILDING CODE
2. 2008 NATIONAL ELECTRIC CODE
3. 2009 NFPA101 LIFE SAFETY CODE
4. 2009 IFC
5. AMERICAN CONCRETE INSTITUTE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION
7. MANUAL OF STEEL CONSTRUCTION, 13TH EDITION
8. 8 ANSI/TIA/EIA-222-G
9. TIA 607
10. INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
11. IEEE C2 NATIONAL ELECTRIC SAFETY CODE, LATEST EDITION
12. TELECORDIA GR-1275
13. ANSI/T 311
14. UNIFORM MECHANICAL CODE
15. UNIFORM PLUMBING CODE
16. LOCAL BUILDING CODE
17. CITY/COUNTY ORDINANCES
18. STATE BUILDING CODE

VICINITY MAP



1" = 5000'

PROJECT SUMMARY

TCG PROJECT #:	5548
SITE NAME:	ORF501 (RUSHMERE, VIRGINIA)
SITE NUMBER:	US-VA-9446
SITE ADDRESS:	7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
PARCEL #:	06-01-043
DEED REFERENCE INST. #:	VOL. 401 PAGE 369
JURISDICTION:	ISLE OF WIGHT COUNTY
COUNTY:	ISLE OF WIGHT COUNTY
SITE COORDINATES:	1A
LATITUDE:	N. 37° 02' 49.78"(37.047162°) (GPS)
LONGITUDE:	W. 76° 40' 23.69"(-76.673249°) (GPS)
ELEVATION:	75' (GPS)
DECLINATION ANGLE:	10.65° W ± 0.36° CALCULATED BY NOAA
FROST DEPTH:	TBD
OCCUPANCY:	UNMANNED
CONSTRUCTION TYPE:	RAW LAND

PROJECT INFORMATION

PROPERTY OWNER:	DEBORAH DASHIELL, JOSEPH EPPS & ELIZABETH CHABOT
PHONE:	(757) 376-7401
APPLICANT:	VB EDGE, LLC 750 PARK OF COMMERCE DRIVE SUITE 200 BOCA RATON, FLORIDA 33487
APPLICANT PM:	ERIN LANE (816) 982-3906

verticalbridge

SITE NAME
ORF501 (RUSHMERE, VIRGINIA)
SITE I.D.
US-VA-9446
E911 ADDRESS
7094 OLD STAGE HIGHWAY
SMITHFIELD, VA 23430

Sheet List Table

Sheet Number	Sheet Title
T-1	TITLE SHEET
T-2	LOCATION MAPS (2)
LS-1	OVERALL SURVEY
LS-2	ENLARGED SURVEY
LS-3	SURVEY LEGAL DESCRIPTIONS
LS-4	SURVEY LEGAL DESCRIPTION & SB-II EXCEPTIONS
C-1	GENERAL NOTES
C-2	GENERAL NOTES & LEGEND
C-3	OVERALL SITE PLAN (2)
C-4	SITE GRADING PLAN
C-5	SITE GRADING PLAN (2)
C-6	ENLARGED SITE PLAN
C-7	UTILITY AREA PLAN
C-8	ROAD PROFILE & DETAILS
C-9	UTILITY AREA FENCE CALCULATIONS
C-10	UTILITY AREA FENCE DETAILS I
C-11	UTILITY AREA FENCE DETAILS II
C-12	UTILITY AREA FENCE DETAILS III
C-13	PERIMETER FENCE DETAILS
C-14	MISCELLANEOUS DETAILS
C-15	FIBER PAD DETAILS
C-16	ELEVATION PLAN
LA-1	LANDSCAPING PLAN

APPROVAL BLOCK

		APPROVED	APPROVED AS NOTED	DISAPPROVED/REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐

LOCATION MAP



1" = 5000'

CONSULTING TEAM

ENGINEERING FIRM:
THE CROSSROADS GROUP, LLC
769 STATE STREET
HAMBURG, PA 19526
CONTACT: RYAN RZUCIDLO
PHONE: (302) 650-8818
FAX: (484) 660-3742

SURVEYING FIRM:
GEOLINE SURVEYING INC.
13430 NW 104TH TERRACE, STE A
ALACHUA, FL 32615
CONTACT: NIC KNOPE
PHONE: (386) 418-0500

POWER COMPANY:
DOMINION
CONTACT: MATTHEW CONAN
PHONE: 757-266-0824
ACT #: 21001392851
JOB #: 10735316

FIBER COMPANY:
MID-ATLANTIC BROADBAND
CONTACT: TBD
PHONE: TBD

1 (800) 552-3120
VA811.COM
CONTRACTOR TO CALL VIRGINIA ONE-CALL SYSTEMS AT LEAST (3) WORKING DAYS PRIOR TO CONSTRUCTION

verticalbridge
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
561-948-6367

THE CROSSROADS GROUP, LLC
www.thecrossroadsgroupllc.com

769 State St.
Hamburg, PA 19526
Ph: 484-660-3055
Fax: 484-660-3742

454 W Valley Ave
Elysburg, PA 17824
Ph: 570-672-2317
Fax: 484-660-3742

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

SCALE:	AS SHOWN
DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

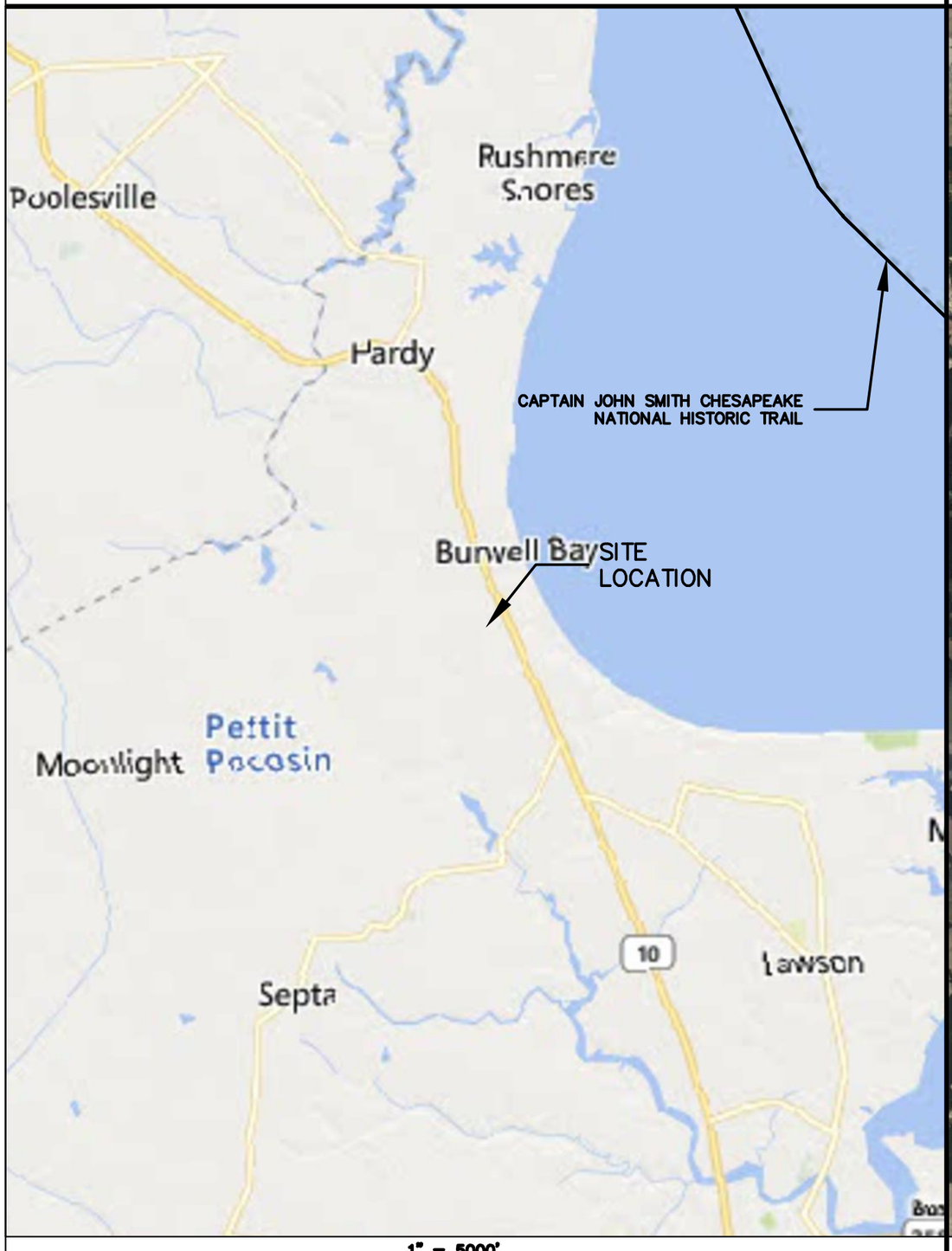
REVISIONS

REV	DATE	DESCRIPTION
C	09-19-24	PER SWM DESIGN
B	07-16-24	PER SITE RELOCATION
A	01-08-24	PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.	5548
SITE NAME:	ORF501 (RUSHMERE, VIRGINIA)
SITE NUMBER:	US-VA-9446
SITE ADDRESS:	7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME:	TITLE-LEGEND.DWG
SHEET TITLE:	TITLE SHEET
DRAWING NO.	T-1
REVISION:	C

VICINITY MAP



1" = 5000'

LOCATION MAP



1" = 5000'

verticalbridge

750 PARK OF COMMERCE DRIVE,
SUITE 200
BOCA RATON, FL 33487
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DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

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REV	DATE	DESCRIPTION
C	09-19-24	PER SWM DESIGN
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COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
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PROJECT No.: 5548

SITE NAME: ORF501 (RUSHMERE, VIRGINIA)

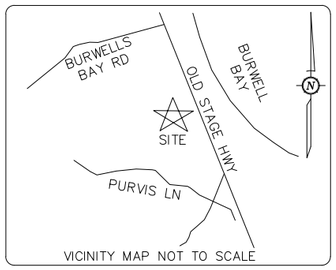
SITE NUMBER: US-VA-9446

SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430

FILE NAME: TITLE-LEGEND.DWG

SHEET TITLE: LOCATION MAPS (ZD)

DRAWING NO.	REVISION:
T-2	C



VICINITY MAP NOT TO SCALE

PARENT PARCEL INFORMATION:
OWNER: JOSEPH T. EPPS, JR. & DEBORAH E. DASHIELL & ELIZABETH EPPS CHABOT
7094 OLD STAGE HWY,
SMITHFIELD, VA 23430
PARCEL ID #: 06-01-043 & 06-01-042
INSTRUMENT 190000165

1-FT INFORMATION
LATITUDE: 36° 59' 49.78" N
N37.04716
LONGITUDE: 76° 40' 23.39" W
W76.67316
GROUND ELEVATION AT BASE OF PROPOSED EQUIPMENT: +/- 3.0' NAVD 88

PROFESSIONAL ENGINEER
COMMONWEALTH OF VIRGINIA
JOSHUA D HOAGLAND
LIC NO. 040206501

ZONING: RAC

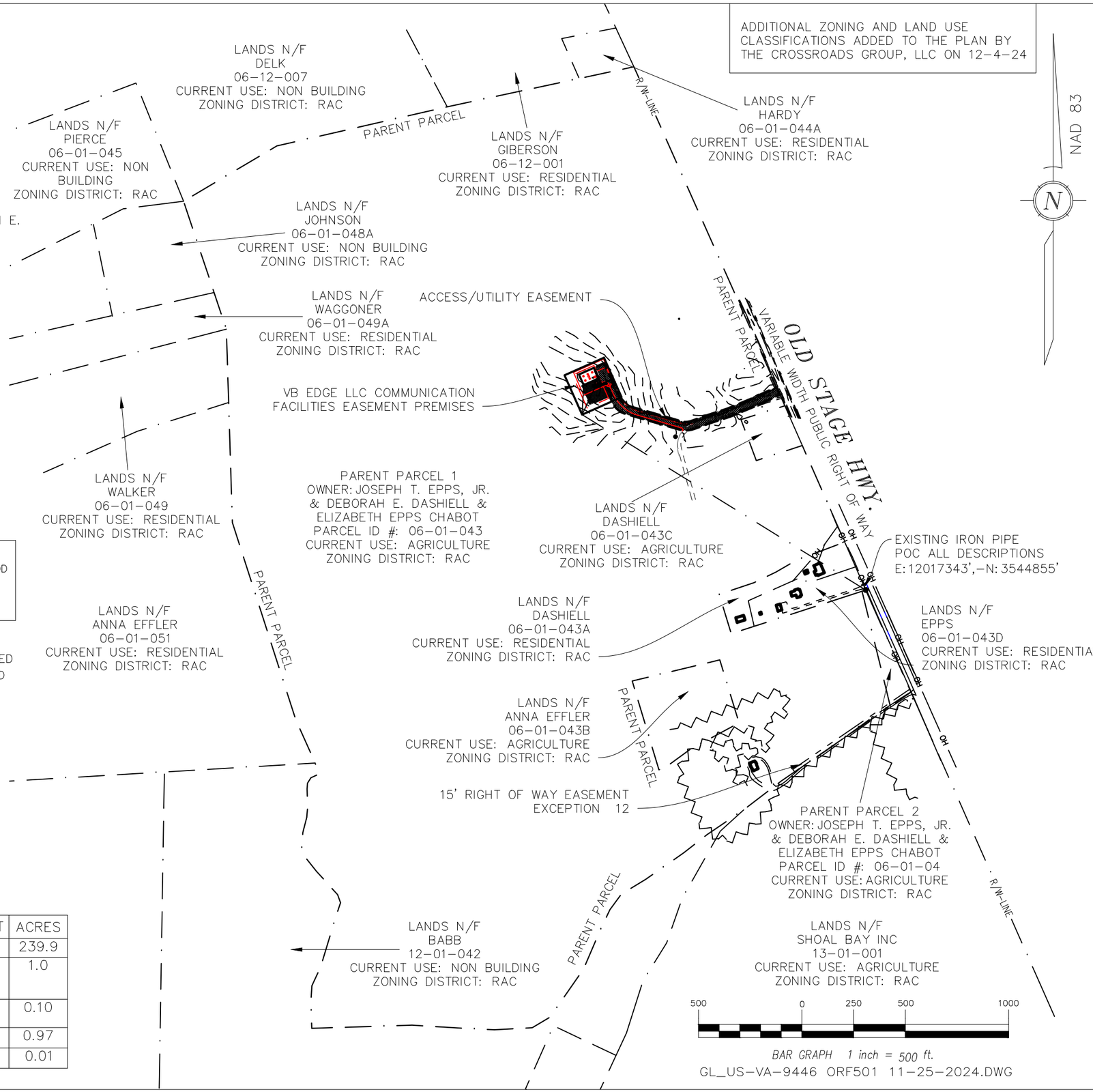
THIS PARCEL OF LAND LIES WITHIN FLOOD ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS PER F.I.R.M. PANEL NUMBER: 51093C0066E
EFFECTIVE DATE: 12/2/2015

LEGEND:
- ● : SET 5/8" REBAR, OR AS NOTED
- ○ : FOUND 1/2" REBAR, OR AS NOTED
- ■ : FOUND MONUMENT, OR AS NOTED
- (___) : RECORD DESCRIPTION DATA
- P.O.T. : POINT OF TERMINUS
- P.O.B. : POINT OF BEGINNING
- P.O.C. : POINT OF COMMENCEMENT
- —— o —— : FENCE AS NOTED
- —— OH —— : OVER HEAD UTILITY LINES
- : WOOD UTILITY POLE
- : ELECTRIC TRANSFORMER
- T : TELCO PEDESTAL
- HH : HAND HOLE
- N/A : NOT AVAILABLE
- N/F : LANDS NOW/FORMERLY
- : FLOOD LIGHT
- : UNDERGROUND FIBER MARKER

AREA	SQUARE FEET	ACRES
PARENT PARCEL	10,450,044	239.9
VB EDGE LLC COMMUNICATION FACILITIES EASEMENT PREMISES	43,560	1.0
FENCED COMPOUND LEASE AREA	4424	0.10
ACCESS/UTILITY EASEMENT	42251	0.97
UTILITY DEMARCATION AREA	625	0.01

SHEET 1 OF 4

ADDITIONAL ZONING AND LAND USE CLASSIFICATIONS ADDED TO THE PLAN BY THE CROSSROADS GROUP, LLC ON 12-4-24



GL_US-VA-9446 ORF501 11-25-2024.DWG

RAW LAND SURVEY

PREPARED FOR:

VB EDGE, LLC

SITE: ORF501
SITE#: US-VA-9446
ADDRESS: 7094 OLD STAGE HWY, SMITHFIELD, VA 23430 ISLE OF WIGHT COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE SURVEYING,
13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING: VA GRID SOUTH ZONE NAD83
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.
6. AT THE TIME OF THIS SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LEASE AREA OR ANY VB EASEMENTS AND ALL ARE CONTAINED WHOLLY WITHIN THE PARENT TRACT PARCEL.
7. NON-EXCLUSIVE ACCESS/UTILITY EASEMENT HAS DIRECT ACCESS TO OLD STAGE HWY, A DEDICATED PUBLIC RIGHT OF WAY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE, LLC

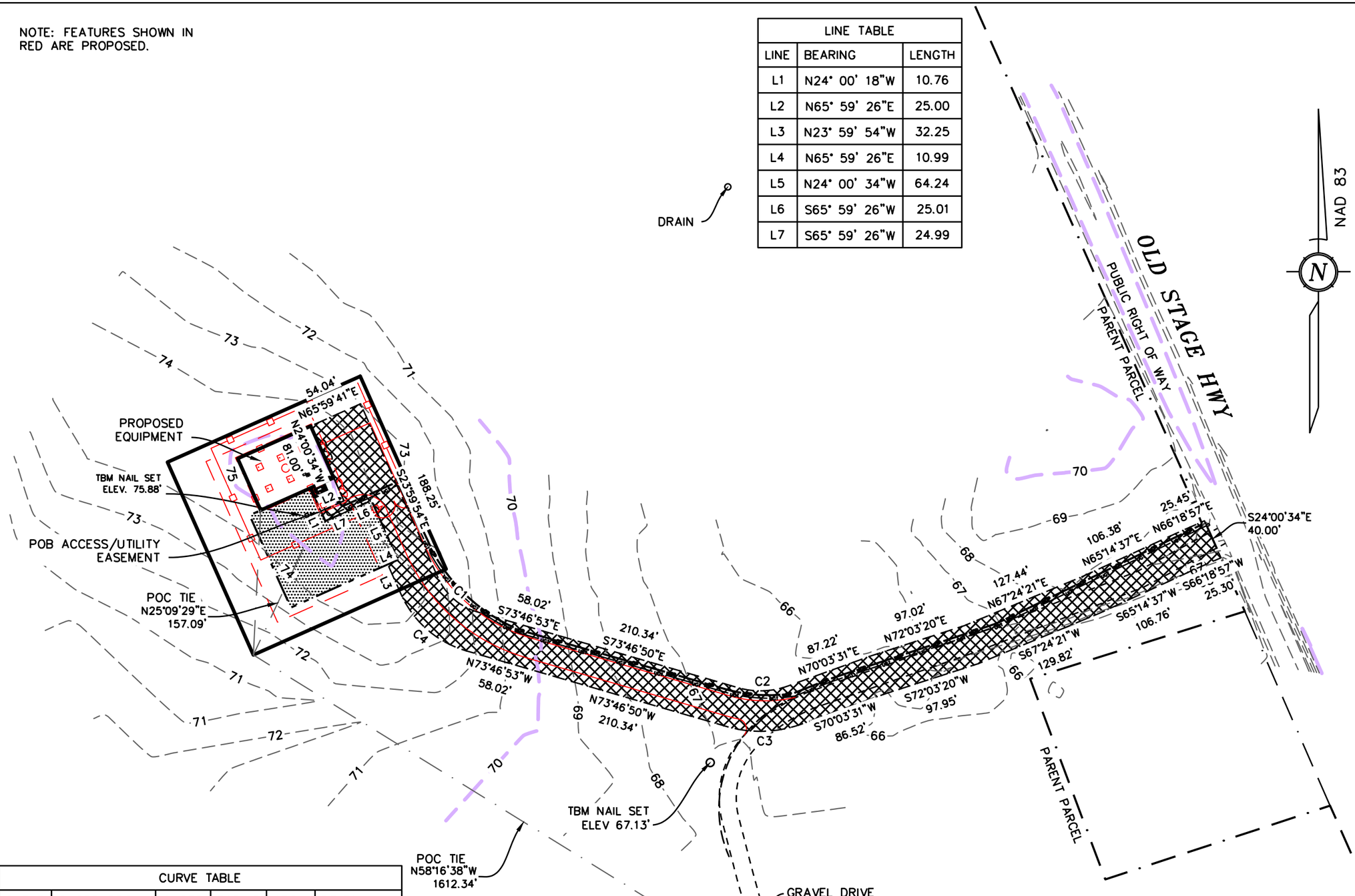
MURPHY GEOMATICS

JONATHAN MURPHY
LAND SURVEYOR – 2713
DATE: 02/06/2024

FIELD DATE: 12/06/2023

NOTE: FEATURES SHOWN IN RED ARE PROPOSED.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N24° 00' 18"W	10.76
L2	N65° 59' 26"E	25.00
L3	N23° 59' 54"W	32.25
L4	N65° 59' 26"E	10.99
L5	N24° 00' 34"W	64.24
L6	S65° 59' 26"W	25.01
L7	S65° 59' 26"W	24.99



CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S48° 53' 13"E	51.35	61.00	53.00	49° 46' 38"
C2	N88° 08' 21"E	49.66	80.00	50.49	36° 09' 38"
C3	S88° 08' 21"W	74.48	120.00	75.73	36° 09' 38"
C4	N48° 53' 17"W	85.02	101.01	87.75	49° 46' 38"

RAW LAND SURVEY

PREPARED FOR:

VB EDGE, LLC

SITE: ORF501
SITE#: US-VA-9446
ADDRESS: 7094 OLD STAGE HWY, SMITHFIELD, VA 23430 ISLE OF WIGHT COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

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SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

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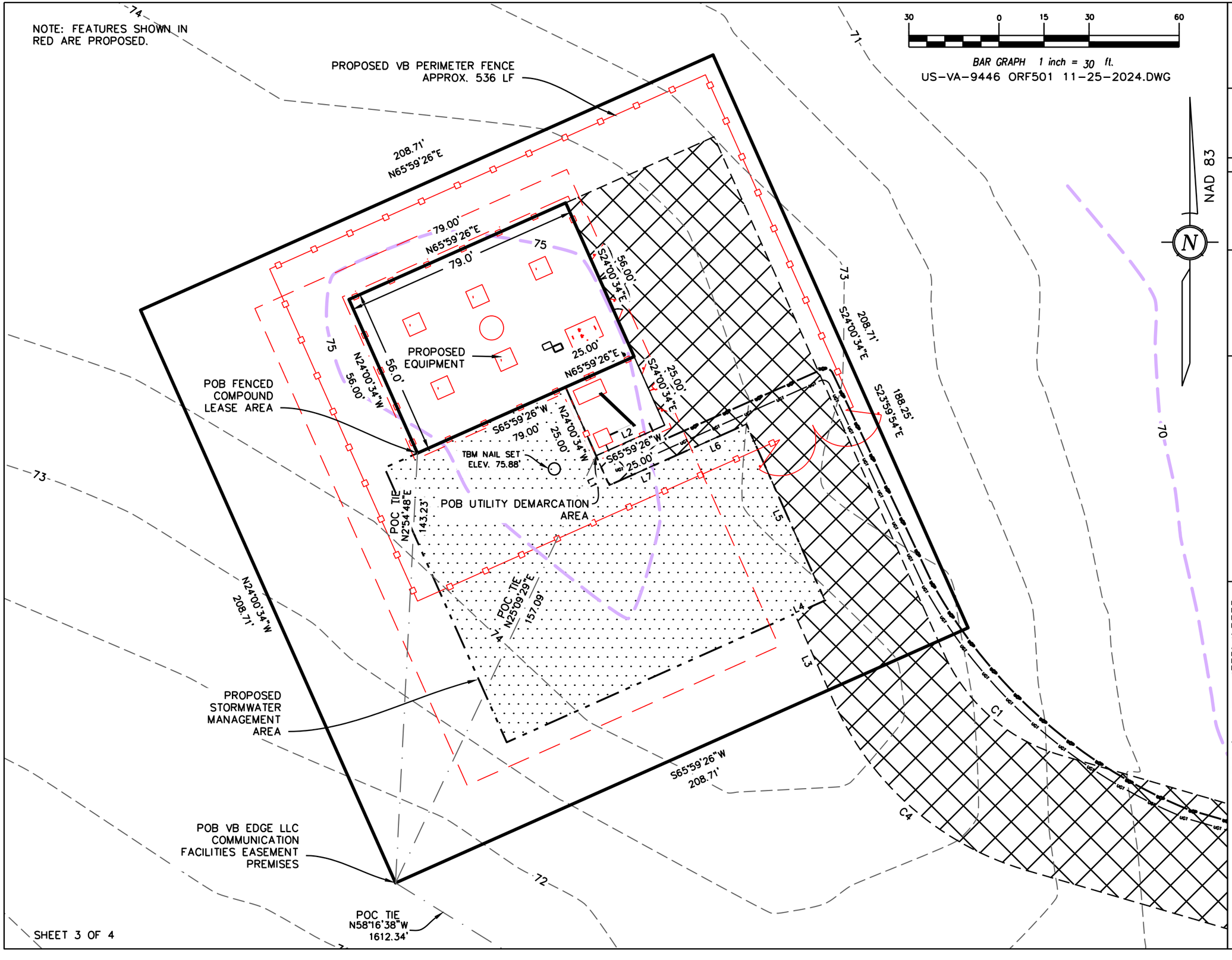
MURPHY GEOMATICS

JONATHAN MURPHY
LAND SURVEYOR – 2713
DATE: 02/06/2024

COMMONWEALTH OF VIRGINIA
JONATHAN F. MURPHY
License No. 2713
LAND SURVEYOR

FIELD DATE: 12/06/2023

NOTE: FEATURES SHOWN IN RED ARE PROPOSED.



SHEET 3 OF 4

RAW LAND SURVEY

PREPARED FOR:

VB EDGE, LLC

SITE: ORF501
SITE#: US-VA-9446
ADDRESS: 7094 OLD STAGE HWY, SMITHFIELD, VA 23430 ISLE OF WIGHT COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

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13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

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7. NON-EXCLUSIVE ACCESS/UTILITY EASEMENT HAS DIRECT ACCESS TO OLD STAGE HWY, A DEDICATED PUBLIC RIGHT OF WAY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE, LLC

MURPHY GEOMATICS

JONATHAN MURPHY
LAND SURVEYOR – 2713
DATE: 02/06/2024

COMMONWEALTH OF VIRGINIA
JONATHAN F. MURPHY
License No.
2713
LAND SURVEYOR

FIELD DATE: 12/06/2023

GENERAL PROJECT NOTES

1. THE ENGINEER SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT ON A ONE TIME BASIS.
2. THE CONTRACTOR SHALL TOPSOIL AND SEED ALL DISTURBED AREAS.
3. THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE-GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE WORKING AREA, EXACT LOCATION OF WHICH MAY VARY FROM THE LOCATIONS INDICATED. IN PARTICULAR, THE CONTRACTOR IS WARNED THAT THE EXACT OR EVEN APPROXIMATE LOCATION OF SUCH PIPELINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE SHOWN OR MAY NOT BE SHOWN; AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXECUTING ANY WORK. 48 HOURS BEFORE YOU DIG, DRILL OR BLAST, CALL 811.
4. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED APPROVAL OF THE ENGINEER.
5. THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
6. THE CONTRACTOR SHALL RESTORE ALL PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD OF CONDITION AS BEFORE DISTURBED AS DETERMINED BY THE ENGINEER.
7. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, AND INCURRING THE COST OF ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, ETC.
9. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF THE STATE LICENSED LAND SURVEYOR.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL CONTRACTS FOR THE SITE.
11. ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST REVISIONS OF THE JURISDICTIONS STATE CODE AND OSHA REGULATIONS FOR CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF WORK.
13. ALL UTILITY WORK INVOLVING CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE ENGINEER AND THE UTILITY OWNER. NOTIFY THE ENGINEER AND THE UTILITY OWNER 24 HOURS BEFORE EACH AND EVERY CONNECTION TO EXISTING SYSTEMS IS MADE.
14. MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
15. ALL SITE FILL SHALL MEET SELECTED FILL STANDARDS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
16. CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE COMPOUND.
17. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS-BUILT PLANS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES, AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADMISSIONS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED. AS-BUILTS SHALL INCLUDE ALL POWER, TELEPHONE, GROUNDING, ETC.

GENERAL CONSTRUCTION NOTES

1. GENERAL
   - A. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
   - B. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE UNDERGROUND UTILITIES.
   - C. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH ACTION SHALL REQUIRE APPROVAL.
   - D. EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.

2. GRADING/EXCAVATIONS/FOUNDATIONS
   - A. COMPOUND FILL MATERIAL CRITERIA:
     - USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY AND SAND
     - BE FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS
     - FILL MATERIALS SHALL BE NATURALLY OCCURRING, WELL-GRADED, NON-CORROSIVE, FREE OF ALL UNSUITABLE MATERIAL AND COMPACTABLE WITH AN ATTERBURG PLASTICITY INDEX (PI) BETWEEN 7 AND 20 AND A LIQUID LIMIT (LL) OF 40% OF LESS. PROPOSED FILL MATERIALS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CUSTOMER PRIOR TO PLACEMENT.
     - BACKFILL MATERIALS PLACED SHALL NOT CONTAIN MORE THAN 5 PERCENT BY WEIGHT OF ORGANIC MATTER, WASTE, DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.
     - FILL MATERIALS SHALL BE PLACED IN 6-8" LOOSE LIFTS AND COMPACTED TO 95% PROCTOR DENSITY PER ASTM D 1557 EXCEPT IN GRASSED/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR IS REQUIRED.
     - FIELD DENSITY TESTS SHALL BE PERFORMED EVERY 60 M^2 (650 FT^2) TO VERIFY THE COMPACTION AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE CUSTOMER.
     - FILL MATERIALS SHOULD BE MOISTURE CONDITIONED TO BE WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS IDENTIFIED IN THE PROCTOR DENSITY TEST.
     - COMPACTION SHOULD OCCUR IN A MANNER THAT WILL NOT DAMAGE BURIED UTILITIES/CONDUITS.
   - B. FOUNDATION EXCAVATION SHALL BE HAND-TRIMMED TO REMOVE LOOSE MATERIALS.
   - C. EXTERIOR FOUNDATION BACKFILL SHALL BE SELECTED GRANULAR FILL.
   - D. ALL STRUCTURAL BACKFILL AND SUBBASE UNDER SLABS-ON-GRADE AND FOOTINGS SHALL BE "SW" OR BETTER PER ASTM D-2487 COMPACTED TO A MINIMUM 98% STANDARD PROCTOR DENSITY PER ASTM D 698.
   - E. ALL EXCAVATION FOR THE FOUNDATION IS TO BE FLAT AND LEVEL. COMPACTOR EQUIPMENT IS TO BE USED TO ACHIEVE A UNIFORM MINIMUM PROCTOR DENSITY OF 98% AS PER ASTM D698 OR LOCAL EQUIVALENT THE LOCAL DESIGN PROFESSIONAL MAY CHANGE TO A DIFFERING COMPACTION VALUE AS PER LOCAL GEOTECHNICAL CONDITIONS. THE CONTRACTOR SHALL COMPACT THE FINISH GRADE OF THE ANTENNA FIELD USING A ROLLER WITH A MINIMUM WEIGHT OF 7,257 KILOGRAMS (8 TONS) (OR EQUIVALENT COMPACTION EFFORT).
   - F. DO NOT PLACE FOOTINGS IN WATER OR ON FROZEN GROUND.
   - G. SOIL BEARING SURFACES, PREVIOUSLY ACCEPTED BY GEOTECHNICAL ENGINEER, WHICH ARE ALLOWED TO BECOME SATURATED, FROZEN OR DISTURBED SHALL BE REWORKED TO SATISFACTION OF GEOTECHNICAL ENGINEER.
   - H. DO NOT ALLOW GROUND BENEATH FOOTINGS TO FREEZE.
   - I. FOOTING EXCAVATIONS SHALL BE CUT NEAT.
   - J. GRADING NOTES:
     - ALL ELEVATIONS ARE FINISHED GRADE.
     - ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES.
     - PLACE GEOTEXTILE FILTER UNDER COMPOUND.
     - SLOPES 2:1 OR STEEPER MUST BE LINED WITH GEO FABRIC, MIRAFI 60 MIL OR EQUIVALENT, AND HEAVY RIP-RAP STONE PLACED ON TOP OF FABRIC TO STABILIZE SLOPE.
     - SITE TO BE CLEARED AND GRUBBED OF ALL ORGANIC AND DELETERIOUS MATERIALS PRIOR TO COMMENCING CONSTRUCTION.

3. CONCRETE
   - A. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE";
   - B. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
   - C. CONCRETE FOR FOUNDATIONS TO BE MINIMUM C25/30 GRADE WITH A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,626 PSI (25 MPa) WHEN TESTED AS A CYLINDER, AND 4,351 PSI (30 MPa) WHEN TESTED AS A CUBE.
   - D. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (±1.5%).
   - E. MAXIMUM AGGREGATE SIZE SHALL BE 0.75" [20mm].
   - F. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:	ASTM C 150, TYPE I
REINFORCEMENT:	ASTM A 615, GRADE 60
NORMAL WEIGHT AGGREGATE:	ASTM C 33
WATER:	DRINKABLE
ADMIXTURES:	NON-CHLORIDE CONTAINING

   - G. REINFORCING SHALL CONFORM TO ASTM A-615 WITH SUPPLEMENT. MINIMUM YIELD STRENGTH Fy= 60 KSI. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
   - H. CONCRETE COVER AROUND REINFORCING BARS (U.N.O.) SHALL BE:
     1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED EARTH.....3"
     2. CONCRETE EXPOSED TO EARTH, WEATHER.....2"
     3. SLABS.....3/4"
     4. ALL OTHER CONCRETE.....1 1/2"
   - I. UNLESS INDICATED OTHERWISE ON THE DRAWINGS, REINFORCEMENT SPLICES SHALL MEET CLASS B, TENSION LAP REQUIREMENTS IN ACCORDANCE WITH ALL PROVISIONS OF ACI 318 LATEST EDITION, UNLESS NOTED OTHERWISE.
   - J. CURING COMPOUNDS SHALL CONFORM TO ASTM C-309.
   - K. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI-301. THE USE OF ALL AND ANY ADMIXTURES IS TO BE APPROVED BY THE OWNER'S REPRESENTATIVE
   - L. DO NOT WELD OR TACKWELD REINFORCING STEEL.
   - M. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, PIPING, WATERSTOPS, INSERTS, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
   - N. EACH TRUCK IS TO BE SLUMP & AIR CONTENT TESTED AT POINT OF DELIVERY.
   - O. LOCATE ADDITIONAL CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION AS ACCEPTABLE TO ENGINEER. PLACE REINFORCEMENT CONTINUOUSLY THROUGH JOINT.
   - P. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
   - Q. PLACE CONCRETE IN A UNIFORM MANNER TO PREVENT THE FORMATION OF COLD JOINTS AND OTHER PLANES OF WEAKNESS. VIBRATE THE CONCRETE TO FULLY EMBED REINFORCING. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE THROUGH CHUTES OR FORMWORK.
   - R. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
   - S. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
   - T. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS MINIMUM.
   - U. PROVIDE A STEEL TROWEL NON-SLIP BROOM FINISH TO THE SLAB.
   - V. REFERENCE MOST RECENT ACI CODES ON HOT AND COLD WEATHER WORKING REQUIREMENTS FOR CONCRETE

4. STRUCTURAL STEEL NOTES
   - A. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
   - B. STEEL ANGLES, BASE PLATES, BEARING PLATES AND MISC. FABRICATION SHALL BE MADE FROM STEEL MEETING THE REQUIREMENTS OF ASTM-A36 WITH A MINIMUM YIELD STRESS OF 36 KSI. ALL STEEL TUBES AND PIPES SHALL BE A500 STEEL MINIMUM.
   - C. ALL DINGS, SCRAPES, MARS, AND WELDS IN THE FINISHED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
   - D. ALL EXTERIOR STRUCTURAL STEEL SHALL BE, WHEN DELIVERED, HOT-DIP GALVANIZED ACCORDING TO ASTM A123. TOUCH-UP FIELD WELDS AND ABRADED AREAS W/2 COATS OF GALVANIZED PAINT, ZRC COLD GALVANIZING COMPOUND OR APPROVED EQUAL.
   - E. DO NOT PLACE HOLES THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON STRUCTURAL DRAWINGS.
   - F. CONNECTIONS:
     1. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
     2. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
   - G. SAFETY NOTES:
     1. THE CONTRACTOR WILL ADHERE TO ALL SAFETY REGULATIONS, LOCAL, STATE AND FEDERAL.
     2. THE CONTRACTOR WILL CONDUCT DAILY SAFETY TAILGATE MEETINGS IN ADDITION TO WEEKLY SAFETY MEETINGS. THESE REPORTS WIIL BE MADE AVAILABLE TO THE OWNER UPON REQUEST.
     3. ALL WORKERS & VISITORS TO THE SITE SHALL WEAR HARD HATS & ANY OTHER SAFETY EQUIPMENT REQUIRED BY THE WORK BEING PERFORMED ON THE SITE.
     4. APPROPRIATE JOB-SITE SIGNAGE TO BE POSTED AT ALL TIMES WITH PERMIT POSTED.

GENERAL NOTES

ANY SITE THAT IS PROPOSED TO BE 5,000 SF. OR MORE OF DISTURBANCE MUST HAVE EROSION AND SEDIMENTATION PLAN ON SITE AT ALL TIMES.

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750 PARK OF COMMERCE DRIVE, SUITE 200
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SCALE:	N.T.S.
DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

REVISIONS

REV	DATE	DESCRIPTION
C	09-19-24	PER SWM DESIGN
B	07-16-24	PER SITE RELOCATION
A	01-08-24	PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.: 5548
SITE NAME: ORF501 (RUSHMERE, VIRGINIA)
SITE NUMBER: US-VA-9446
SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME: TITLE-LEGEND.DWG

SHEET TITLE: GENERAL NOTES

DRAWING NO.	REVISION:
C-1	C

GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
8. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
9. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE THEM AND CONTACT THE APPLICANT AND OWNER'S REPRESENTATIVE.
10. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY ONCE PER QUARTER.
11. PROPERTY LINE INFORMATION WAS PREPARED BY GEOLINE SURVEYING, INC. USING DEEDS, TAX MAPS AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
12. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
13. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORM WATER RUNOFF, THEREFORE NO DRAINAGE STRUCTURES ARE PROPOSED.
14. NO SIGNIFICANT NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY.
15. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).
16. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
17. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

TOLERANCES

ACCEPTABLE TOLERANCES FOR AS-BUILT FIELD DIMENSIONS SHOWN WITH RESPECT TO THE APPROVED CONSTRUCTION DRAWINGS ARE AS FOLLOWS:

HORIZONTAL (PLAN) DIMENSIONS:

1. OVERALL COMPOUND LENGTH/WIDTH (FENCE POST CENTER-TO-CENTER): +/- 150mm [6"].
2. COMPOUND CONTROL AZIMUTH TOLERANCE PER GGT-F1-07 (SEE SHEET F1).
3. CENTER-TO-CENTER DISTANCE BETWEEN KAA FOUNDATIONS: +/- 75mm [3"].
4. KAA FOUNDATION LENGTH/WIDTH: +/- 25mm [1"].
5. CONCRETE COVER: +25mm [1"] / - 6mm [¼"].
6. VEHICLE ACCESS GATE WIDTH: +/- 25mm [1"].
7. PERSONNEL ACCESS GATE WIDTH: +/- 5mm [¼"].
8. ALIGNMENT OF FENCE: +/- 1° WHEN MEASURED FROM A STRAIGHT LINE

CORNER-TO-CORNER OF THE COMPOUND.

VERTICAL (ELEVATION) DIMENSIONS:

1. TOP OF KAA FOUNDATION ELEVATION: +/- 25mm [1"].
2. ANCHOR BOLT PROJECTION ABOVE TOP OF FOUNDATION PER 2/F3.
3. FENCE HEIGHT: +/- 50mm [2"].
4. FENCE POSTS/WALLS: +/- 2° OF VERTICAL.

EXISTING LEGEND

- TRACT BOUNDARY
- EXISTING PARCEL LINE TO BE ABOLISHED
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- ADJOINING PROPERTY LINE
- EXISTING ZONING/TOWNSHIP BOUNDARY
- EXISTING WATER LINE/SERVICE (W)
- EXISTING STORM SEWER LINE/INLET
- EXISTING GAS LINE (G)
- EXISTING ELECTRIC LINE (UNDERGROUND) (E)
- EXISTING ELECTRIC LINE (OVERHEAD) (OH)
- EXISTING SANITARY SEWER LINE/MANHOLE
- EXISTING SANITARY LATERAL (L)
- EXISTING CURB
- EXISTING EDGE OF ROAD (PAVED)
- EXISTING SHOULDER (ROAD)
- EXISTING EDGE OF ROAD (UNPAVED)
- EXISTING DRIVEWAY
- EXISTING ROAD CENTERLINE
- EXISTING FENCE (x)
- EXISTING CONTOUR (322)
- EXISTING INDEX CONTOUR (320)
- SOILS DELINEATION LINE
- STREAM CHANNEL
- FEMA DELINEATED FLOODPLAIN
- EXISTING GUIDERAIL
- EXISTING WOODLINE
- EXISTING BRUSHLINE
- EXISTING BUILDINGS
- EXISTING WETLANDS (Limit of Wetlands; A1–A21)
- EXIST-DECIDUOUS
- EXIST-EVERGREEN
- EXIST-HEADWALL
- LIGHT POST
- SIGN
- STREET SIGN
- UTILITY-POLE
- WELL
- IP
- BOUND

PROPOSED LEGEND

- PROPOSED BUILDING
- PROPOSED BUILDING - SETBACK LINE
- PROPOSED LOT - PARCEL LINE
- PROPOSED EASEMENT - LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD EDGE (PAVED/NO CURB)
- PROPOSED STORM SEWER - PIPING
- PROPOSED CHAINLINK FENCE LINE
- PROPOSED SOLID CORRUGATED FENCE LINE
- PROPOSED CURBLINE
- CLEAR SIGHT TRIANGLE
- PROPOSED PHASE LINE
- PROPOSED CONCRETE
- PROPOSED UTILITY LINE - FIBER/TELEPHONE (UGT)
- PROPOSED UTILITY LINE - POWER (UGP)
- PROPOSED UTILITY LINE - ALARM (UGA)
- PROPOSED RIP-RAP
- PROPOSED CONCRETE MONUMENT
- PROPOSED LIGHT POST
- PROPOSED TRAFFIC SIGN
- PROPOSED UTILITY POLE
- PROPOSED HEADWALL/ENDWALL
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- PROPOSED STORM SEWER LABLE (A10)
- PROPOSED CONTOUR (0)
- PROPOSED CONTOUR INDEX (0)
- PROPOSED SPOT ELEVATION (+185.4)
- PROPOSED ALTERED TREE LINE
- PROPOSED HIGH WATER ELEVATION
- PROPOSED SPILLWAY
- PROPOSED SPILLWAY - HATCH
- PROPOSED BERM - TEXT (+185.4)
- PROPOSED BERM - SHADE
- PROPOSED BERM - OUTLINE

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PLAN ORIG. DATE:	01-05-24

REVISIONS

REV	DATE	DESCRIPTION
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COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.: 5548

SITE NAME: ORF501 (RUSHMERE, VIRGINIA)

SITE NUMBER: US-VA-9446

SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430

FILE NAME: TITLE-LEGEND.DWG

SHEET TITLE: GENERAL NOTES & LEGEND

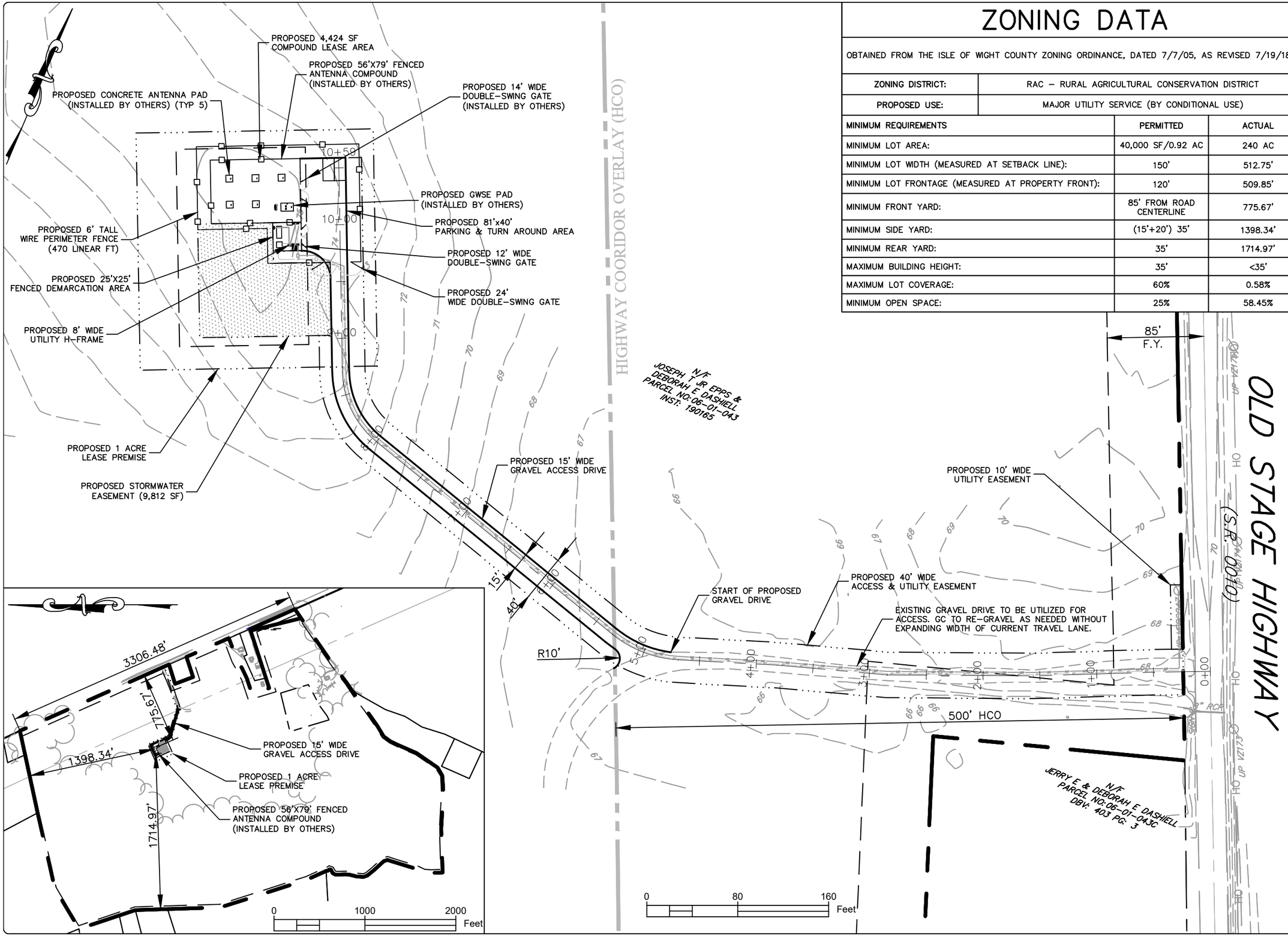
DRAWING NO.	REVISION:
C-2	C

ZONING DATA

OBTAINED FROM THE ISLE OF WIGHT COUNTY ZONING ORDINANCE, DATED 7/7/05, AS REVISED 7/19/18.

ZONING DISTRICT:	RAC – RURAL AGRICULTURAL CONSERVATION DISTRICT
PROPOSED USE:	MAJOR UTILITY SERVICE (BY CONDITIONAL USE)

MINIMUM REQUIREMENTS	PERMITTED	ACTUAL
MINIMUM LOT AREA:	40,000 SF/0.92 AC	240 AC
MINIMUM LOT WIDTH (MEASURED AT SETBACK LINE):	150'	512.75'
MINIMUM LOT FRONTAGE (MEASURED AT PROPERTY FRONT):	120'	509.85'
MINIMUM FRONT YARD:	85' FROM ROAD CENTERLINE	775.67'
MINIMUM SIDE YARD:	(15'+20') 35'	1398.34'
MINIMUM REAR YARD:	35'	1714.97'
MAXIMUM BUILDING HEIGHT:	35'	<35'
MAXIMUM LOT COVERAGE:	60%	0.58%
MINIMUM OPEN SPACE:	25%	58.45%



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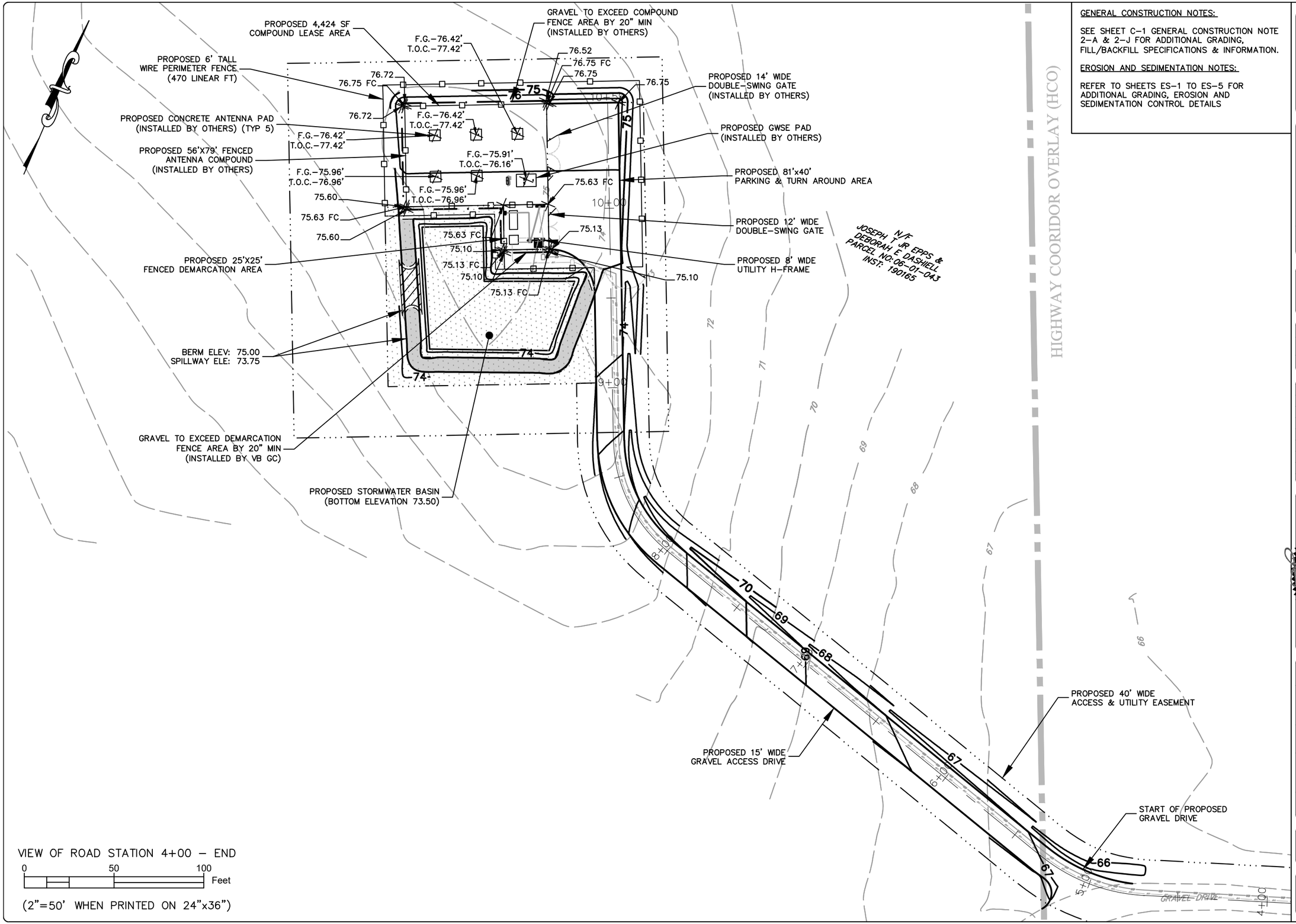
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DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

REVISIONS

REV	DATE	DESCRIPTION
C	09-19-24	PER SWM DESIGN
B	07-16-24	PER SITE RELOCATION
A	01-08-24	PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.	5548
SITE NAME:	ORF501 (RUSHMERE, VIRGINIA)
SITE NUMBER:	US-VA-9446
SITE ADDRESS:	7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME:	CONSTRUCTION-SHEETS.DWG
SHEET TITLE:	OVERALL SITE PLAN (ZD)
DRAWING NO.	C-3
REVISION:	C



GENERAL CONSTRUCTION NOTES:

SEE SHEET C-1 GENERAL CONSTRUCTION NOTE 2-A & 2-J FOR ADDITIONAL GRADING, FILL/BACKFILL SPECIFICATIONS & INFORMATION.

EROSION AND SEDIMENTATION NOTES:

REFER TO SHEETS ES-1 TO ES-5 FOR ADDITIONAL GRADING, EROSION AND SEDIMENTATION CONTROL DETAILS

vertical bridge

750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
561-948-6367

THE CROSSROADS GROUP, LLC
www.thecrossroadsgroupllc.com

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Ph: 484-660-3055
Fax: 484-660-3742

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SCALE:	1" = 50'
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PLAN ORIG. DATE:	01-05-24

REVISIONS

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A	01-08-24	PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.: 5548

SITE NAME: ORF501 (RUSHMERE, VIRGINIA)

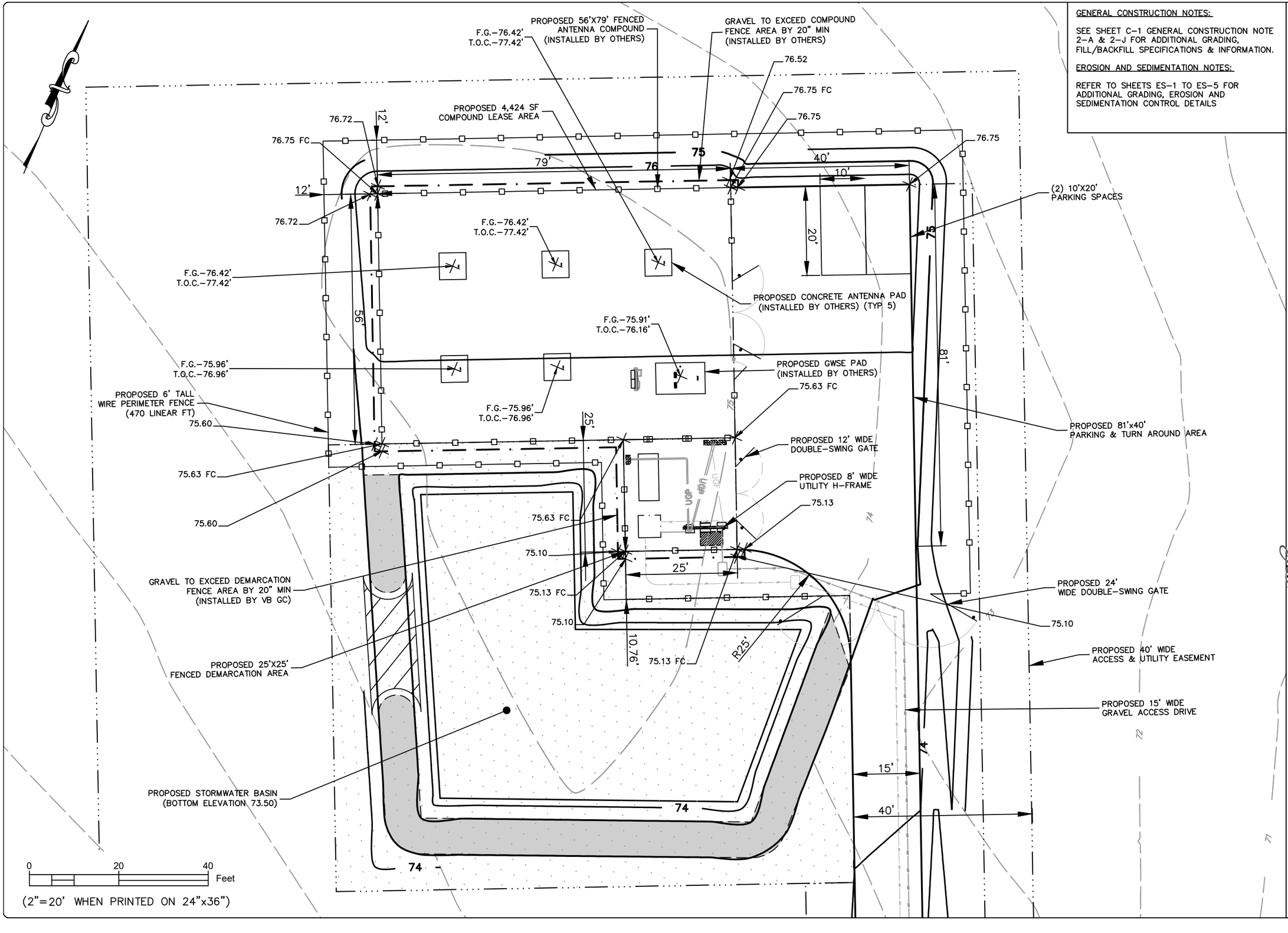
SITE NUMBER: US-VA-9446

SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430

FILE NAME: CONSTRUCTION-SHEETS.DWG

SHEET TITLE: SITE GRADING PLAN

DRAWING NO.	REVISION:
C-4	C



GENERAL CONSTRUCTION NOTES:

SEE SHEET C-1 GENERAL CONSTRUCTION NOTE 2-A & 2-J FOR ADDITIONAL GRADING, FILL/BACKFILL SPECIFICATIONS & INFORMATION.

EROSION AND SEDIMENTATION NOTES:

REFER TO SHEETS ES-1 TO ES-5 FOR ADDITIONAL GRADING, EROSION AND SEDIMENTATION CONTROL DETAILS

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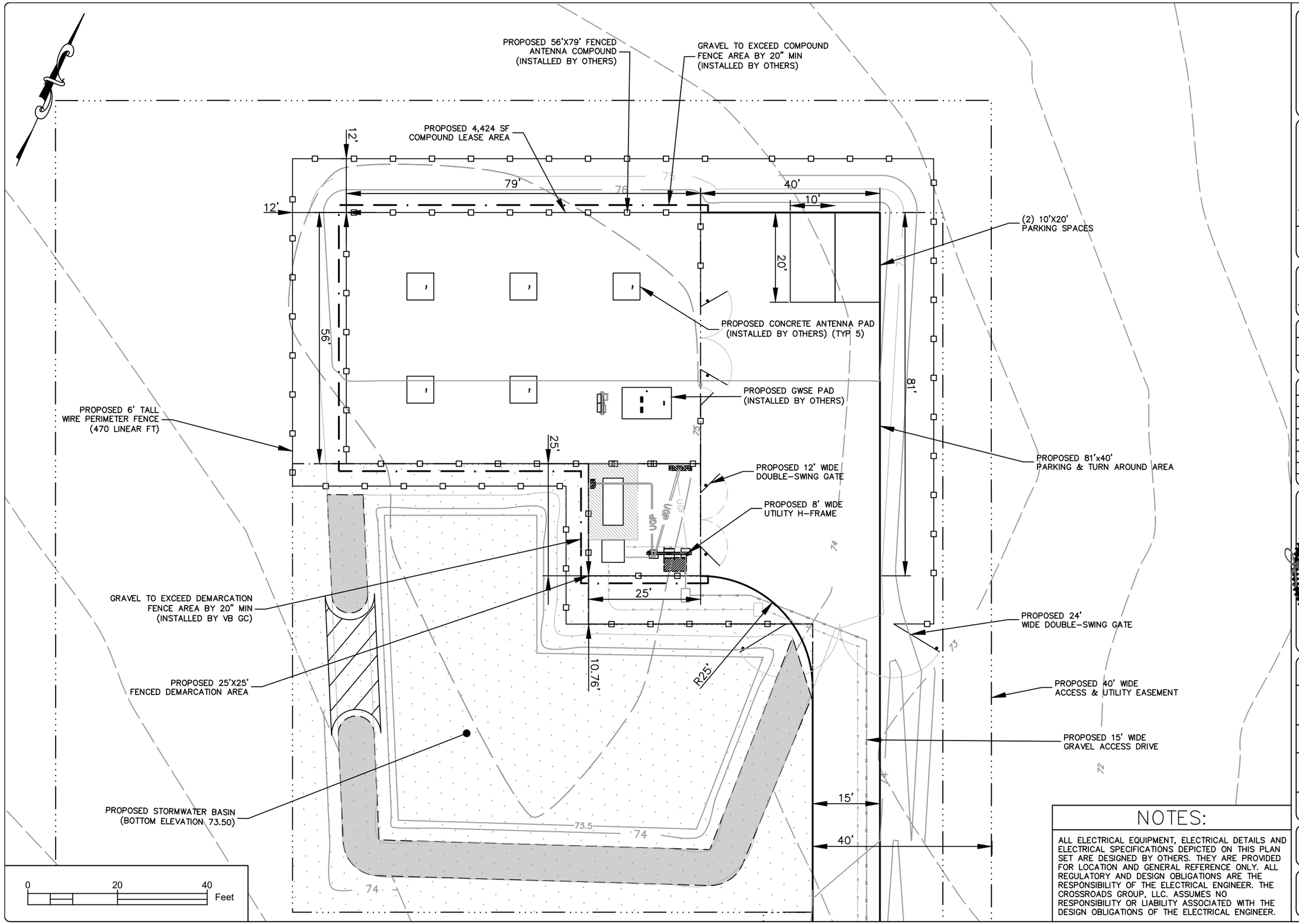
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DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

REVISIONS

REV	DATE	DESCRIPTION
C	09-19-24	PER SWM DESIGN
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A	01-08-24	PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.	5548
SITE NAME:	ORF501 (RUSHMERE, VIRGINIA)
SITE NUMBER:	US-VA-9446
SITE ADDRESS:	7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME:	CONSTRUCTION-SHEETS.DWG
SHEET TITLE:	SITE GRADING PLAN (2)
DRAWING NO.	C-5
REVISION:	C



NOTES:

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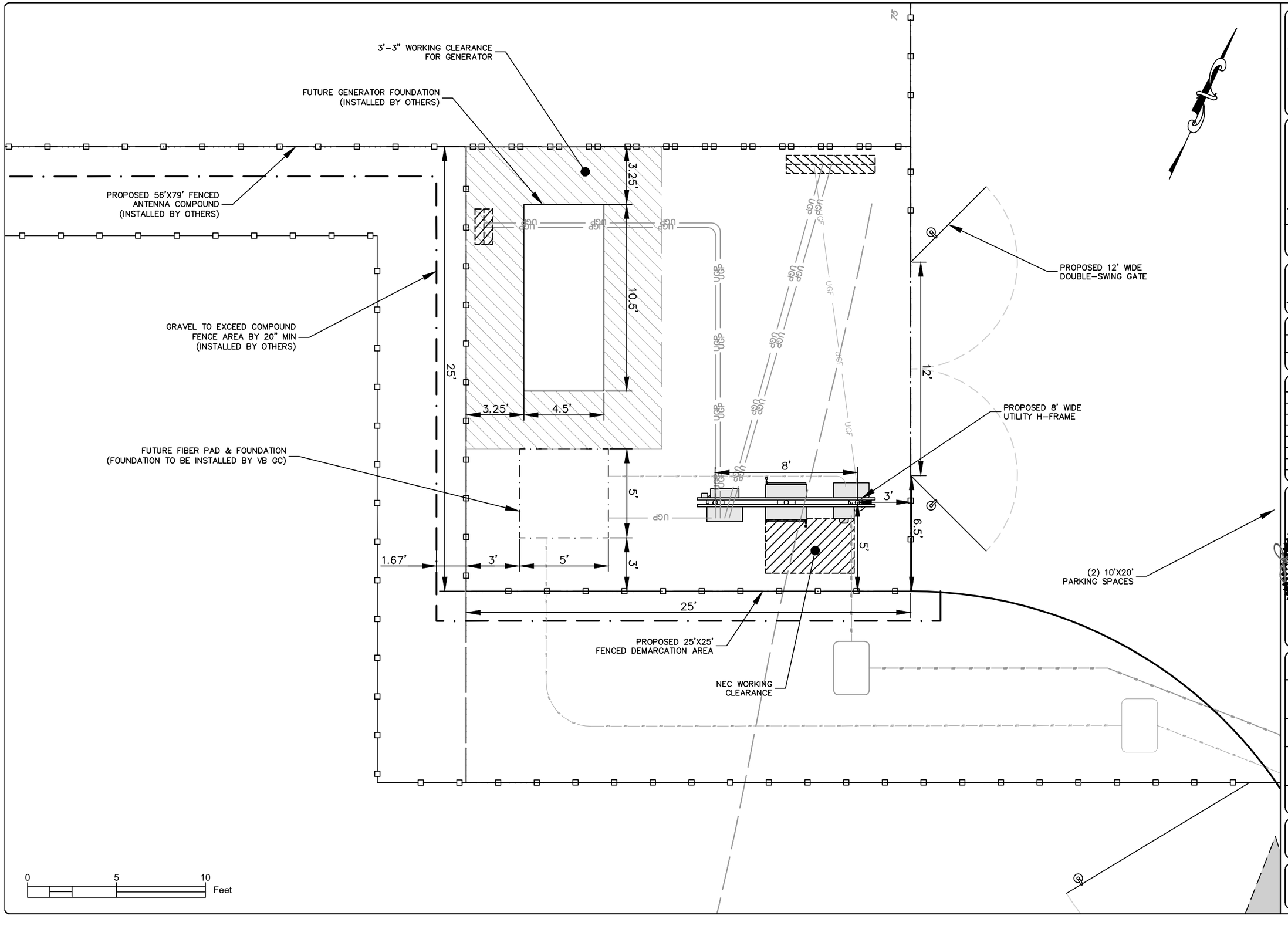
SCALE:	1" = 20'
DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

REVISIONS

REV	DATE	DESCRIPTION
C	09-19-24	PER SWM DESIGN
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COMMONWEALTH OF VIRGINIA
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PROJECT No.	5548
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SITE NUMBER:	US-VA-9446
SITE ADDRESS:	7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME:	CONSTRUCTION-SHEETS.DWG
SHEET TITLE:	ENLARGED SITE PLAN
DRAWING NO.	C-6
REVISION:	C



vertical bridge

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SCALE:	1" = 5'
DRAWN BY:	TTD
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REVISIONS

REV	DATE	DESCRIPTION
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COMMONWEALTH OF VIRGINIA
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PROJECT No.
5548

SITE NAME:
ORF501 (RUSHMERE, VIRGINIA)

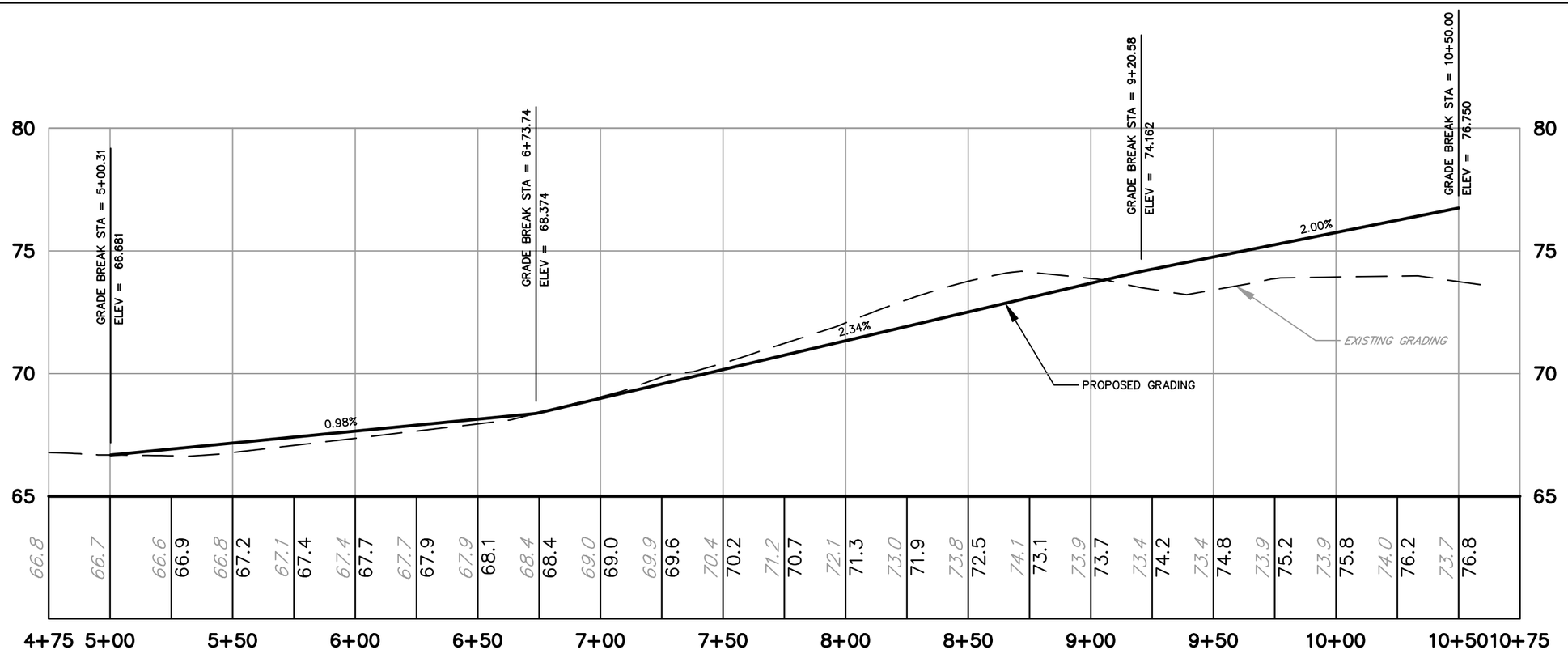
SITE NUMBER:
US-VA-9446

SITE ADDRESS:
7094 OLD STAGE HIGHWAY
SMITHFIELD, VA 23430

FILE NAME:
CONSTRUCTION-SHEETS.DWG

SHEET TITLE:
UTILITY AREA PLAN

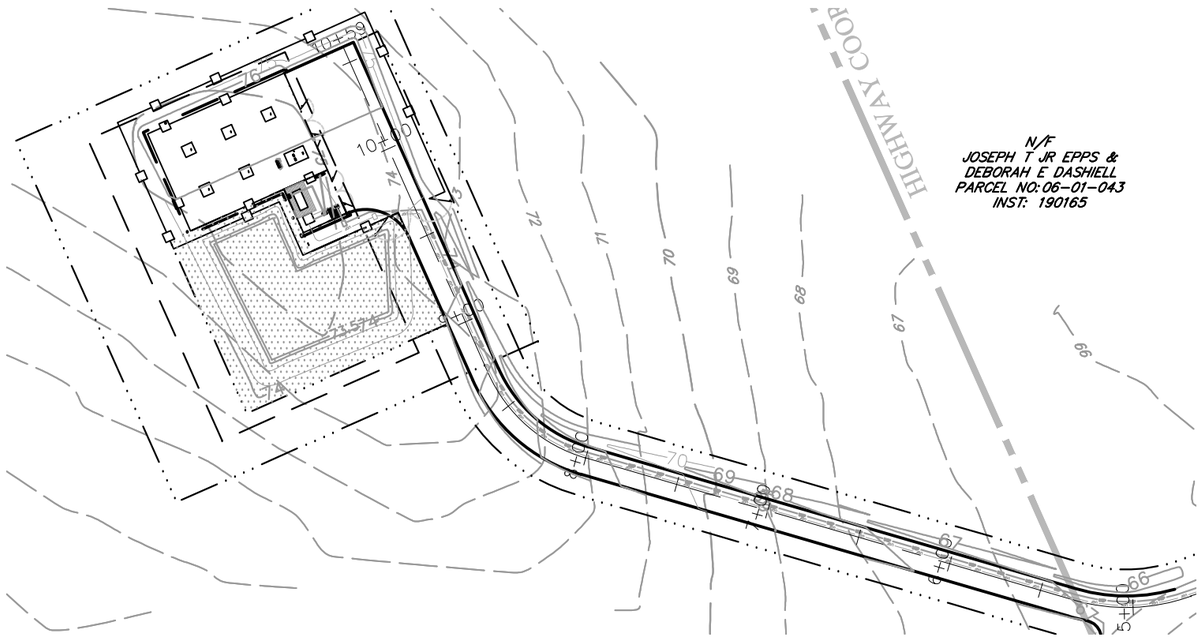
DRAWING NO.	REVISION:
C-7	C

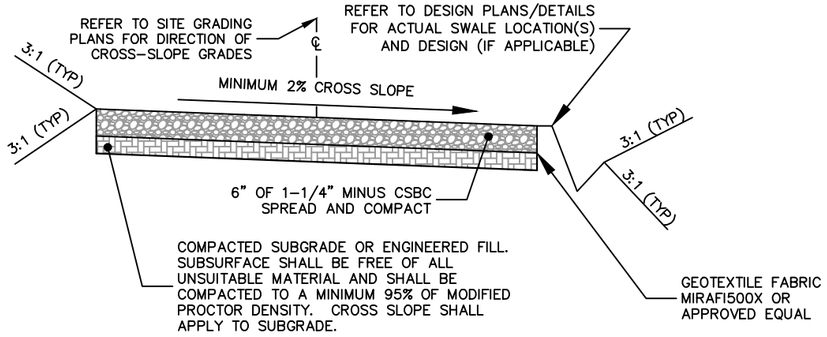


0 50 100 Feet

PROFILE - ROAD A

SCALE: 1"=50'H, 1"=5'V





1 / C-8 ACCESS DRIVE DETAIL

SCALE = N.T.S.

GENERAL CONSTRUCTION NOTES:

SEE SHEET C-1 GENERAL CONSTRUCTION NOTE 2-A & 2-J FOR ADDITIONAL GRADING, FILL/BACKFILL SPECIFICATIONS & INFORMATION.

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DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

REVISIONS

REV	DATE	DESCRIPTION
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A	01-08-24	PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.	5548
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SITE NUMBER:	US-VA-9446
SITE ADDRESS:	7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME:	CONSTRUCTION-SHEETS.DWG
SHEET TITLE:	ROAD PROFILE & DETAILS
DRAWING NO.	C-8
REVISION:	C

1) INTRODUCTION

This is a proposed 8.0 ft tall fence consisting of a 6.0 ft high chain link fence with 2.0 ft of barbed wire on top to be constructed around a new telecommunications facility.

2) ANALYSIS CRITERIA

Risk Category:	I
Ultimate Wind Speed:	108 mph
Exposure Category:	C
Topographic Factor:	1.0
Frost Depth:	20.0 in
Fence Fabric:	9-gauge wire, 2" spacing
Intermediate Posts:	P2.375" O.D. x 0.154" (ASTM F1083, 30 ksi)
Corner, End, Pull and Gate Posts:	P4.0" O.D. x 0.226" (ASTM F1083, 30 ksi)
Top and Bottom Rails:	P1.66" O.D. x 0.140" (ASTM F1083, 30 ksi)

3) ANALYSIS PROCEDURE

3.1) Assumptions

1) The posts are to be installed per the specifications provided in the "Recommendations" section of this report.
2) Material grades have been assumed as follows:
   - Foundation concrete: f'c = 2,500 psi
   - Fence posts and top rail: ASTM F1083 Regular Grade (fy = 30 ksi)

4) ANALYSIS RESULTS

4.1) Recommendations

In order for the results of the analysis to be considered valid, the proposed fence must be installed using the below system.

- Intermediate post: P2.375" O.D. x 0.154" (ASTM F1083, 30 ksi)
  - Max. spacing 10'-0", center to center
  - Foundation diameter: 1'-4"
  - Foundation depth: 4'-0"
- Corner, end, pull and gate post: P4.0" O.D. x 0.226" (ASTM F1083, 30 ksi)
  - Max. spacing 10'-0", center to center
  - Foundation diameter: 1'-4"
  - Foundation depth: 4'-0"
- Top and bottom rail: P1.66" O.D. x 0.140" (ASTM F1083, 30 ksi)

If the above system is not feasible due to existing field conditions, ETS, PLLC should be notified so that an alternative design may be identified.

INTERMEDIATE POST			
Fence height	6 ft		
Post Diameter	2.375 in		
Wind Speed	108 mph		
Exposure Category	C		
S	2.3	(Table 1) = 105 mph	
Cf1	7.26	Fabric #9 @ 2 in	(Table 9)
Cf2	0.67	Exposure C	(Table 10)
Cf3	0.85	Moderate Ice	(Table 11)
S'	9.245 ft	Post spacing	
S' use	10.000 ft		
Soil type	CLAY (CL)		
S1	400 psf/ft	Allowable lateral soil bearing pressure	
Foundation Ø	9.5 in	Min. = 4*Post Ø	
Ø to use	16 in		
c	3.3 ft	Distance of applied force above footing	
kz	0.85	(Table 13)	
q	23.84 psf	Wind pressure	
P	197.02 lbs	Applied force	
M	650.15 lbs-ft	Applied moment	
M_{allow}	924.00 lbs-ft	Allowable moment capacity	OK
A	0.86 ft²		
D	2.25 ft	Depth of embedment	
D calcs	4.00 ft		
D_{min}	2.50 ft	Minimum Depth per ASTM F567	
D use	4.00 ft	Depth of embedment	

CORNER, END, PULL AND GATE POST			
Fence height	6 ft		
Post Diameter	4.000 in		
Wind Speed	108 mph		
Exposure Category	C		
S	10.2	(Table 1) = 105 mph	
Cf1	7.26	Fabric #9 @ 2 in	(Table 9)
Cf2	0.67	Exposure C	(Table 10)
Cf3	0.85	Moderate Ice	(Table 11)
S'	41.001 ft	Post spacing	
S' use	10.000 ft	Intermediate post spacing controls	
Soil type	CLAY (CL)		
S1	400 psf/ft	Allowable lateral soil bearing pressure	
Foundation Ø	16 in	Min. = 4*Post Ø	
Ø to use	16 in		
c	3.3 ft	Distance of applied force above footing	
kz	0.85	(Table 13)	
q	23.84 psf	Wind pressure	
P	197.02 lbs	Applied force	
M	650.15 lbs-ft	Applied moment	
M_{allow}	3943.50 lbs-ft	Allowable moment capacity	OK
A	0.86 ft²		
D	2.25 ft	Depth of embedment	
D calcs	4.00 ft		
D_{min}	2.50 ft	Minimum Depth per ASTM F567	
D use	4.00 ft	Depth of embedment	

TOP RAIL			
Rail Diameter	1.660 in		
Area	21.00 ft²	Tributary area	
P	68.96 lbs	Applied force	
M	344.78 lbs-ft	Applied moment	
M_{allow}	366.30 lbs-ft	Allowable moment capacity	OK

1 / C-9 FENCE CALCULATIONS

SCALE = N.T.S.

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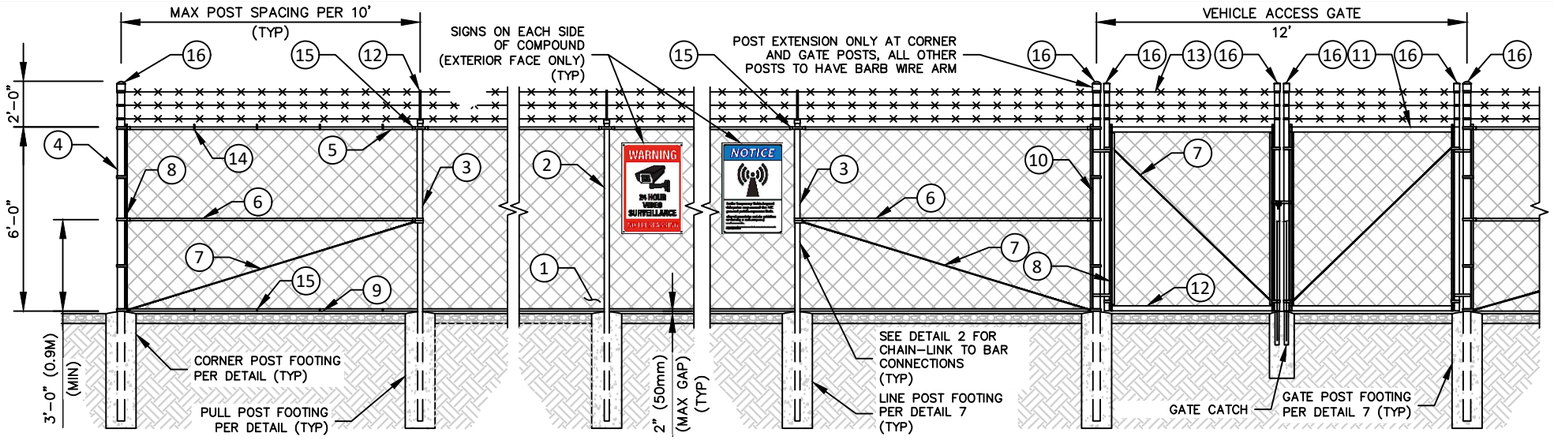
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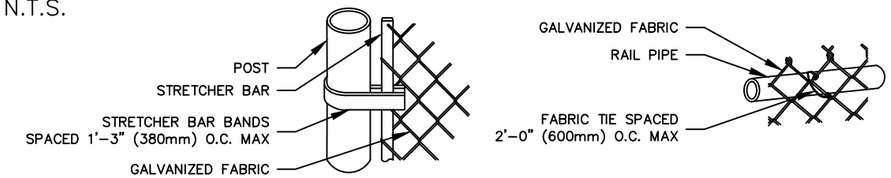
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SITE NAME: ORF501 (RUSHMERE, VIRGINIA)
SITE NUMBER: US-VA-9446
SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME: ZDET.DWG
SHEET TITLE: UTILITY AREA FENCE CALCULATIONS

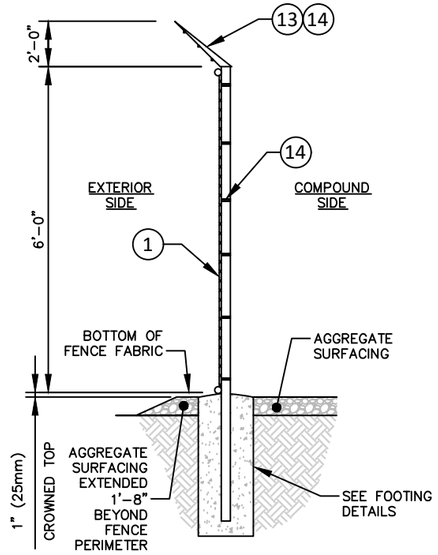
DRAWING NO. C-9
REVISION: C



1 C-10 SECURITY FENCE ELEVATION (GGT-FNC-01)
SCALE = N.T.S.



2 C-10 CHAIN LINK FENCE FABRIC TO BAR CONNECTIONS
SCALE = N.T.S.



3 C-10 SECURITY FENCE ELEVATION
SCALE = N.T.S.

CHAIN LINK FENCE MINIMUM MATERIAL SPECIFICATIONS		
ITEM #	ITEM	MINIMUM SPECIFICATIONS
1	CHAIN LINK FENCE FABRIC	• GALVANIZED 9-GAUGE (0.148" [3.76MM] THICK) WIRE MESH WITH 2" (50mm) MAX OPENING • GALVANIZED ASTM-A392, CLASS 1 (1.2 OZ COATING) • TWISTED SELVAGE ON TOP, KNUCKLED ON BOTTOM • FOR CORROSIVE ENVIRONMENTS, GALVANIZED ASTM-A392, CLASS 2 (2.0 OZ COATING) FENCE FABRIC SHOULD BE CONSIDERED
2	LINE POSTS	• SCHEDULE 40 OR EQUIVALENT PIPE • SEE TABLE 4/FNC-002 FOR REQUIRED DIAMETER, WALL THICKNESS, AND POST SPACING PER SITE SPECIFIC WIND SPEED
3	PULL POSTS	• 4"ø (100mm) SCHEDULE 40 OR EQUIVALENT PIPE • 0.226" (5.7mm) WALL THICKNESS
4	CORNER POSTS	• 4"ø (100mm) SCHEDULE 40 OR EQUIVALENT PIPE • 0.226" (5.7mm) WALL THICKNESS
5	TOP RAIL	• 1.66"ø (42mm) SCHEDULE 40 OR EQUIVALENT PIPE • 0.14" (3.5mm) WALL THICKNESS
6	BRACE RAIL	• 1.66"ø (42mm) SCHEDULE 40 OR EQUIVALENT PIPE • 0.14" (3.5mm) WALL THICKNESS
7	DIAGONAL TRUSS ROD	• 3/8" (9.5mm) GALVANIZED ROD WITH TURNBUCKLE
8	TENSION BAR	• 3/16"x3/4" (4.8mm x 19mm) GALVANIZED FLAT BAR • SECURE BANDS WITH 5/16" (8mm) GALVANIZED STEEL CARRIAGE BOLTS
9	BOTTOM RAIL	• 1.66"ø (42mm) PIPE • 0.14" (3.5mm) WALL THICKNESS
10	GATE POSTS	• 4"ø (100mm) PIPE • 0.226" (5.7mm) WALL THICKNESS
11	GATE FRAMES	• 1.9"ø (48mm) PIPE • 0.154" (4mm) WALL THICKNESS
12	BARBED WIRE SUPPORT ARM	• GALVANIZED SINGLE ARM TYPE • 36" (914mm) ARM LENGTH • ARM SHALL BE INCLINED OUTWARD AT AN ANGLE OF 45° • PERMANENTLY AFFIXED TO POST
13	BARBED WIRE	• GALVANIZED ASTM A121 CLASS 3 • THREE 14 GAUGE (0.08" [2mm]) MINIMUM STEEL WIRES • 4 POINT ROUND 14 GAUGE (0.08" [2mm]) BARBS
14	FABRIC TIES	• ALUMINUM BANDS OR WIRES • ATTACHED TO THE TOP RAILS AND BOTTOM RAILS WITH TENSION WIRE AT 24" (600mm) CENTERS • ATTACHED TO THE POSTS AT 15" (380mm) CENTERS • ALL ATTACHMENTS ON THE COMPOUND SIDE OF FENCE
15	RAIL COUPLINGS	• SLEEVE TYPE • 6" (150mm) LONG EXPANSION SPRING EVERY FIFTH COUPLING
16	POST CAPS	• PRESSED STEEL • MALLEABLE IRON WITH PRESSED STEEL EXTENSION ARM OR ONE-PIECE ALUMINUM CASTING; WITH HOLE FOR TOP • DESIGNED TO FIT OVER THE OUTSIDE OF THE POSTS AND TO PREVENT ENTRY OF MOISTURE INTO TUBULAR POSTS

4 C-10 CHAIN LINK FENCE MINIMUM MATERIAL SPECIFICATIONS
SCALE = N.T.S.

LINE POST FOOTING SIZING[1,2,3]				
SOIL TYPE	DESIGN WIND SPEED	≤130MPH (209kph)	>130mph (209kph) AND ≤150mph (241kph)	>150mph (241kph)
	MIN. LATERAL BEARING PRESSURE	FOOTING DIAMETER x DEPTH	FOOTING DIAMETER x DEPTH	FOOTING DIAMETER x DEPTH
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT (CL/ML/MH/CH)	100psf (4.79kN/m²)	1'-4"x4'-0" (0.4m x 1.2m)	1'-4"x4'-6" (0.4m x 1.4m)	ENGINEER OF RECORD TO DESIGN FENCE POST SIZE, FENCE POST SPACING, FOOTING DIAMETER, AND FOOTING DEPTH FOR SITE SPECIFIC WIND SPEED.
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY SAND (SW/SP/SM/SC/GM/GC)	150psf (7.18kN/m²)			
SANDY GRAVEL, AND/OR GRAVEL (GW/GP)	200psf (9.58kN/m²)	1'-0"x3'-3" (0.3m x 1.0m)	1'-0"x3'-9" (0.3m x 1.15m)	
SEDIMENTARY AND FOLIATED ROCK	400psf (19.15kN/m²)			
CRYSTALLINE BEDROCK	1200psf (57.46kN/m²)	SEE DETAIL 7/C-10		

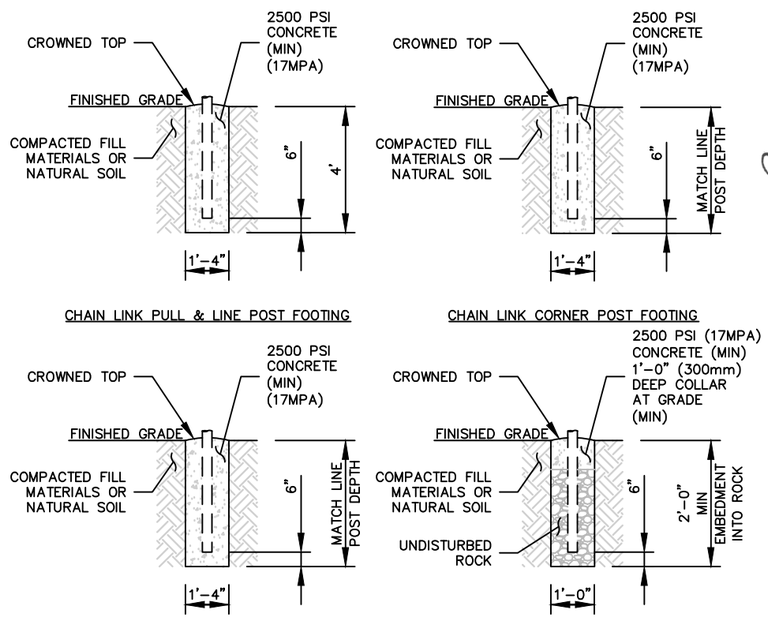
NOTES:
1. FOOTING SIZING APPLIES TO A CHAIN LINK FENCE HEIGHT WITH A MAXIMUM HEIGHT OF 8'-0" (2.4M).
2. FOOTING SIZING APPLIES TO A CHAIN LINK FENCE WITH A MAXIMUM POST SPACING OF 10'-0" (3M).
3. FOR SITE SPECIFIC DESIGN, ENGINEER OF RECORD (EOR) SHALL REVIEW AVAILABLE GEOTECHNICAL DATA TO SELECT APPROPRIATE FOOTING SIZE FROM THE TABLE ABOVE. WHERE LOCAL DESIGN CODES AND PRACTICES REQUIRE, EOR TO PROVIDE APPROPRIATE FOOTING SIZES AS NEEDED.

5 C-10 LINE POST FOOTING SIZING
SCALE = N.T.S.

LINE POST SIZING AND SPACING[1,3]			
DESIGN WIND SPEED	LINE POST DIAMETER	LINE POST WALL THICKNESS	LINE POST SPACING[2]
≤110mph (177kph)	2.375" (60.325mm)	0.154" (3.91mm)	10'-0" (3m)
>110mph (177kph) BUT ≤150mph (241 kph)	2.875" (73.03mm)	0.203" (5.16mm)	10'-0" (3m)
>150mph (241kph)	ENGINEER OF RECORD (EOR) TO DESIGN LINE POST SIZE DIAMETER, WALL THICKNESS, AND SPACING FOR SITE SPECIFIC REQUIREMENTS.		

NOTES:
1. POST SIZING AND SPACING APPLIES TO CHAIN LINK FENCE HEIGHT WITH A MAXIMUM HEIGHT OF 8'-0" (2.4m). PER LOCAL AVAILABILITY, STRUCTURALLY EQUIVALENT PIPE SIZES CAN BE USED.
2. POST SPACING IS FROM CENTER-OF-POST TO CENTER-OF-POST.
3. FOR SITE-SPECIFIC DESIGN, ENGINEER OF RECORD (EOR) SHALL REVIEW SITE SPECIFIC DESIGN WIND SPEED TO SELECT APPROPRIATE FENCE POST SIZE FROM THE TABLE ABOVE. WHERE LOCAL DESIGN CODES AND PRACTICES REQUIRE, EOR TO PROVIDE APPROPRIATE SIZING AS NEEDED.

6 C-10 PULL & LINE POST SIZE AND SPACING
SCALE = N.T.S.



7 C-10 POST FOOTING DETAILS
SCALE = N.T.S.

vertical bridge
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
561-948-6367

THE CROSSROADS GROUP, LLC
www.thecrossroadsgroupllc.com
769 State St, Hamburg, PA 19526, Ph: 484-660-3055, Fax: 484-660-3742
454 W Valley Ave, Elysburg, PA 17824, Ph: 570-672-2317, Fax: 484-660-3742

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SCALE:	N.T.S.
DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

REVISIONS

REV	DATE	DESCRIPTION
C	09-19-24	PER SWM DESIGN
B	07-16-24	PER SITE RELOCATION
A	01-08-24	PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.: 5548
SITE NAME: ORF501 (RUSHMERE, VIRGINIA)
SITE NUMBER: US-VA-9446
SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME: ZDET.DWG
SHEET TITLE: UTILITY AREA FENCE DETAILS I

DRAWING NO.: C-10
REVISION: C

GENERAL FENCE NOTES:

FENCE CONSTRUCTION NOTES:

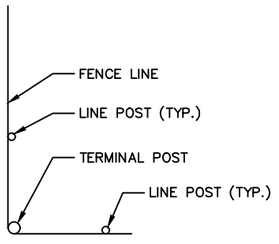
1. FENCE REQUIREMENTS PROVIDED IN THESE DRAWINGS (0026378 "FENCE INSTALLATION DETAILS") ARE BASED ON CHAIN LINK FENCE MANUFACTURER'S INSTITUTE WIND LOAD GUIDE, WLG 2445. WHERE MATERIALS SHOWN ON THESE DRAWINGS ARE NOT AVAILABLE OR LOCAL CONSTRUCTION PRACTICES DIFFER, SUPPLIER SHALL PROVIDE LOCAL EQUIVALENT FOR APPROVAL THAT MEETS DIMENSIONAL REQUIREMENTS SHOWN.
2. THE SECURITY REQUIREMENTS DEFINED IN THIS DOCUMENT REPRESENT A MINIMUM BASELINE FOR REQUIRED SECURITY MEASURES. ADDITIONAL SECURITY MEASURES MAY BE REQUIRED (E.G. IMPROVED FENCING, ADDITIONAL CAMERAS, ETC.) BASED ON LOCAL CONDITIONS. THE NEED FOR ADDITIONAL SECURITY MEASURES WILL BE ASSESSED ON A PER-SITE BASIS AND WILL BE DEFINED IN OR BY THE STATEMENT OF WORK.
3. ANTENNA FIELD FENCE SHALL BE CHAIN LINK WITH BARBED WIRE ALONG ENTIRE LENGTH.
4. ANTENNA FIELD FENCE WITH FENCING FABRIC SHALL BE SECURED TO STEEL POSTS SET IN CONCRETE AND INSTALLED VERTICAL TO WITHIN ±2 DEGREES.
5. ANTENNA FIELD FENCE SHALL BE INSTALLED WITH A MAXIMUM GAP OF 2" (50mm) BETWEEN FENCE COMPONENTS (E.G., GATE POSTS AND GATE, VERTICAL TENSION BAR AND CORNER POSTS ETC).
6. ANTENNA FIELD FENCE SHALL BE INSTALLED WITH A MAXIMUM GAP OF 2" (50mm) BETWEEN THE BOTTOM OF THE FENCE AND TOP OF GRADE.
7. ANTENNA FIELD FENCE SHALL MEET LOCALLY REQUIRED DESIGN WIND SPEED FOR RISK CATEGORY 2 STRUCTURES (REF: CHAIN LINK FENCE MANUFACTURERS INSTITUTE WIND LOAD GUIDE WLG 2445).
8. ALL FASTENERS TO BE TAMPER RESISTANT SUCH AS RIVETS, COACH BOLTS, OR U-BOLTS WITH THE REMOVABLE PORTION OF THE FASTENER SYSTEM (E.G. NUTS, TWIST TIE ENDS, ETC.) ON THE SECURE SIDE OF THE FENCE.
9. ANTENNA FIELD FENCE TO BE CONSTRUCTED FROM HOT DIPPED GALVANIZED OR ALUMINUM COATED STEEL COMPONENTS.
10. ANY EXPOSED STEEL AS THE RESULT OF THIS SCOPE OF WORK INCLUDING WELDS, FIELD-DRILLED HOLES, AND DAMAGED SURFACES SHALL BE CLEANED AND HAVE COLD-GALVANIZING APPLIED BY BRUSH.
11. ANTENNA FIELD FENCE SHALL HAVE THE FENCING FABRIC SECURED TO THE POSTS IN A MANNER THAT MEETS OR EXCEEDS THE STRENGTH OF THE FENCE FABRIC.
12. FOR AN UNDEVELOPED SITE, A SEPARATE FENCED AREA (THE DEMARCATION AREA) SHALL BE PROVIDED FOR SERVICE PROVIDER HARDWARE.
13. FOR AN UNDEVELOPED SITE DEMARCATION AREA, A SEPARATE ACCESS GATE SHALL BE PROVIDED THAT ALLOWS ACCESS FROM THE EXTERIOR SIDE THAT CAN BE SECURED USING A HIGH SECURITY PADLOCK, MODEL ABUS CS190.

COLD GALVANIZATION/SURFACE PREPARATION NOTES:

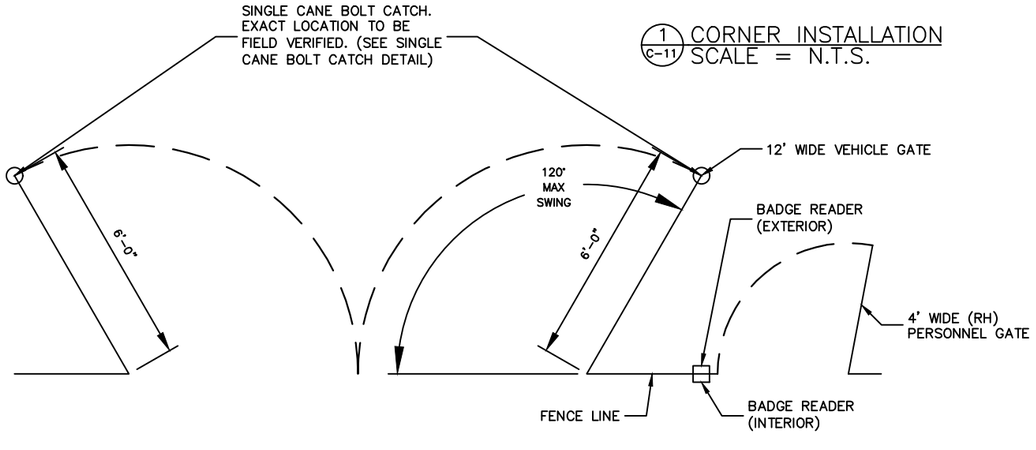
1. CONTRACTOR TO USE ZINGA OR ZRC COLD GALVANIZATION COMPOUNDS OR APPROVED EQUIVALENT.
2. PREPARE RUSTED/CORRODED SURFACE FOR TREATMENT ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
3. CONTRACTOR TO APPLY (2) COATS OF COLD GALVANIZATION COMPOUND PER MANUFACTURER'S RECOMMENDATION. DRYING AND CURING TIMES MUST BE UTILIZED PER MANUFACTURER'S RECOMMENDATION.
4. APPLY ALL COATINGS BY BRUSH IN CALM WIND CONDITIONS. THE USE OF AEROSOL IS NOT PERMITTED.
5. IF FENCE IS TO BE PAINTED, BRUSH PAINT ALL TREATED AREAS AFTER COLD-GALVANIZATION COMPOUND IS ALLOWED TO CURE.

SITE SIGNAGE NOTES:

1. SUPPLIER SHALL INSTALL 12"X18" (305mmX 457mm) SIGNS, AS SHOWN ON THESE DRAWINGS,
2. TOP OF THE SIGNS SHALL BE MIN. 5'-6" (1.67 M) AND MAX. AT 6'-0" (1.83 M) ABOVE FINISHED GRADE.
3. SIGNS SHALL BE FASTENED TO THE FENCE FABRIC/ PANEL USING GALVANIZED HOG-RING WIRE, AT THE LOCATIONS INDICATED.
4. SUPPLIER SHALL INSTALL "NOTICE: RF HAZARD" AND "VIDEO SURVEILLANCE" SIGN ON OUTSIDE FACE AT EACH SIDE OF THE COMPOUND FENCE.
5. SUPPLIER SHALL INSTALL "CAUTION: RF HAZARD" AND "VIDEO SURVEILLANCE" ON OUTSIDE FACE OF THE PERSONNEL GATE.
6. SUPPLIER SHALL INSTALL "NOTICE: AUTHORIZED PERSONNEL ONLY" SIGN ON OUTSIDE FACE OF THE PERSONNEL GATE.
7. SUPPLIER SHALL INSTALL "NOTICE: EXIT PROCEDURE" SIGN ON INSIDE FACE OF THE PERSONNEL GATE.
8. SUPPLIER SHALL PROVIDE AND INSTALL ADDITIONAL SIGNS IN COMPLIANCE WITH LOCAL AND FEDERAL REQUIREMENTS, WHERE REQUIRED.



1 C-11 CORNER INSTALLATION
SCALE = N.T.S.



2 C-11 VEHICLE – PERSONNEL GATE DETAIL
SCALE = N.T.S.

SIGN	QUANTITY	INSTALLATION LOCATION
	3	• EXTERIOR FACE AT EACH SIDE OF THE SECURITY FENCE WITHOUT ACCESS GATES (SEE C-9) • LOCAL EQUIVALENT SIGN SHALL BE USED IN LIEU OF THIS SIGN, IF APPLICABLE
	5	• EXTERIOR FACE AT EACH SIDE OF THE SECURITY FENCE (SEE C-9) • EXTERIOR FACEOF THE PERSONNEL ACCESS GATE (SEE C-10)
	2	• EXTERIOR FACE OF THE PERSONNEL ACCESS GATE (SEE C-10) • EXTERIOR FACE OF THE VEHICLE ACCESS GATE (SEE 1/C-11)
	1	• EXTERIOR FACE OF THE PERSONNEL ACCESS GATE (SEE C-10)
	1	• INTERIOR FACE OF THE PERSONNEL ACCESS GATE (SEE C-10)
OTHER LOCAL SIGNS (IF REQUIRED)	–	• AS REQUIRED

3 C-11 SITE SIGNAGE
SCALE = N.T.S.

vertical bridge
750 PARK OF COMMERCE DRIVE, SUITE 200
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561-948-6367

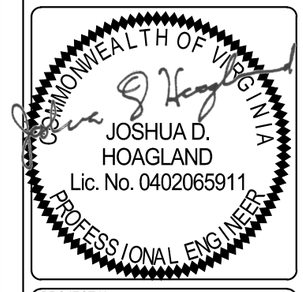
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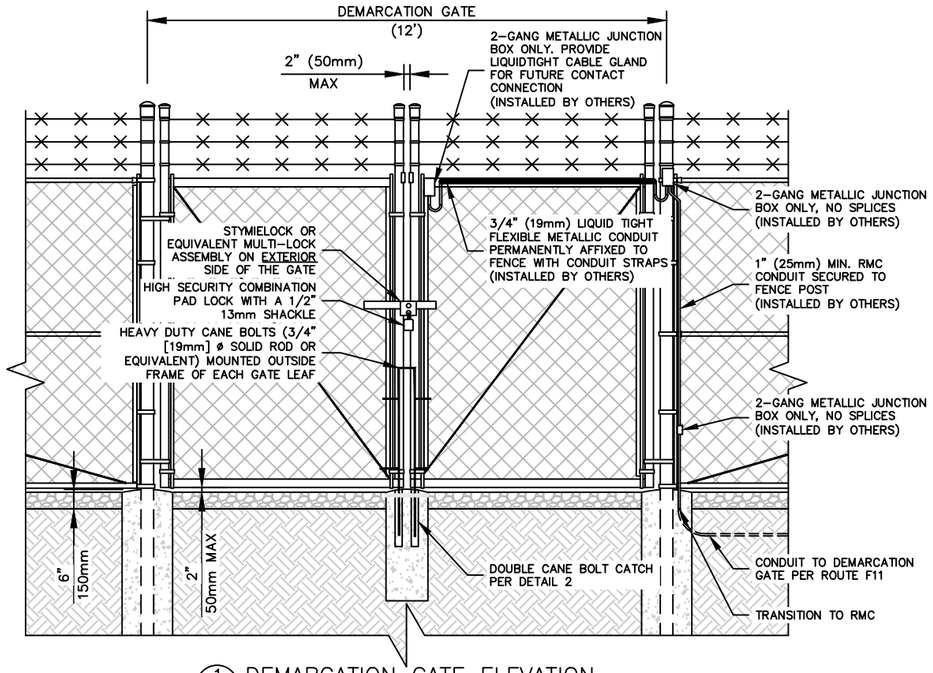
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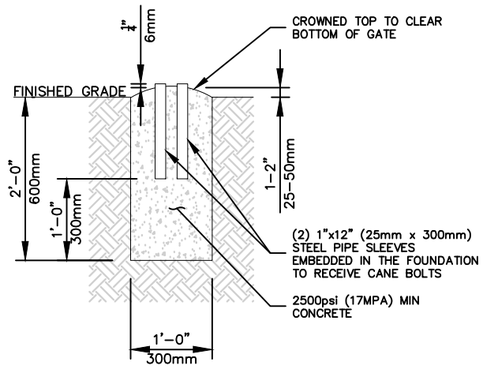


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SITE NUMBER: US-VA-9446
SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME: ZDET.DWG
SHEET TITLE: UTILITY AREA FENCE DETAILS II

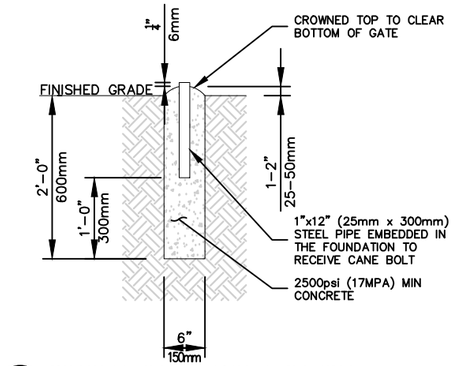
DRAWING NO.	REVISION:
C-11	C



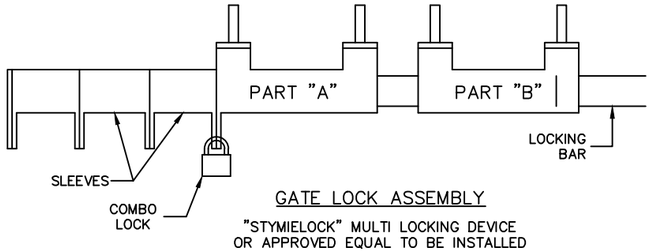
1 C-12 DEMARCATION GATE ELEVATION
SCALE = N.T.S.



2 C-12 DOUBLE CANE BOLT CATCH
SCALE = N.T.S.

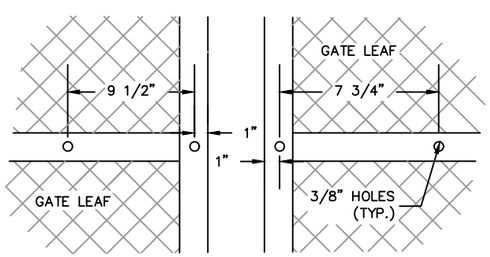


3 C-12 SINGLE CANE BOLT CATCH
SCALE = N.T.S.

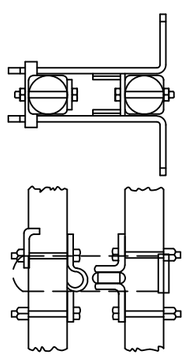


GATE LOCK ASSEMBLY
"STYMIELOCK" MULTI LOCKING DEVICE OR APPROVED EQUAL TO BE INSTALLED

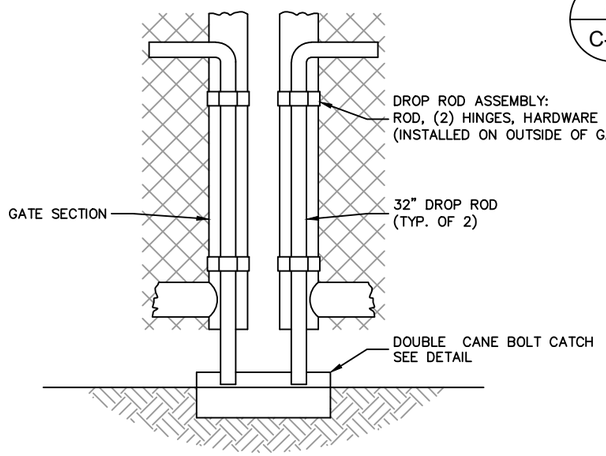
4 C-12 STYMIELOCK DETAIL
SCALE = N.T.S.



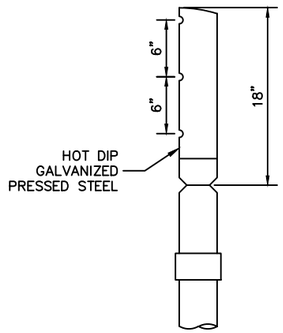
6 C-12 MOUNTING STYMIELOCK
SCALE = N.T.S.



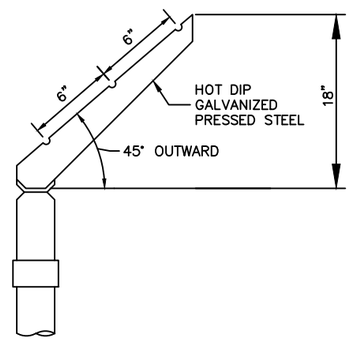
7 C-12 LATCH ASSEMBLY DETAIL
SCALE = N.T.S.



8 C-12 DROP ROD ASSEMBLY DETAIL
SCALE = N.T.S.



5 C-12 VERTICAL BARBED WIRE ARM DETAIL
SCALE = N.T.S.



9 C-12 ANGLED BARBED WIRE ARM DETAIL
SCALE = N.T.S.

vertical bridge
750 PARK OF COMMERCE DRIVE, SUITE 200
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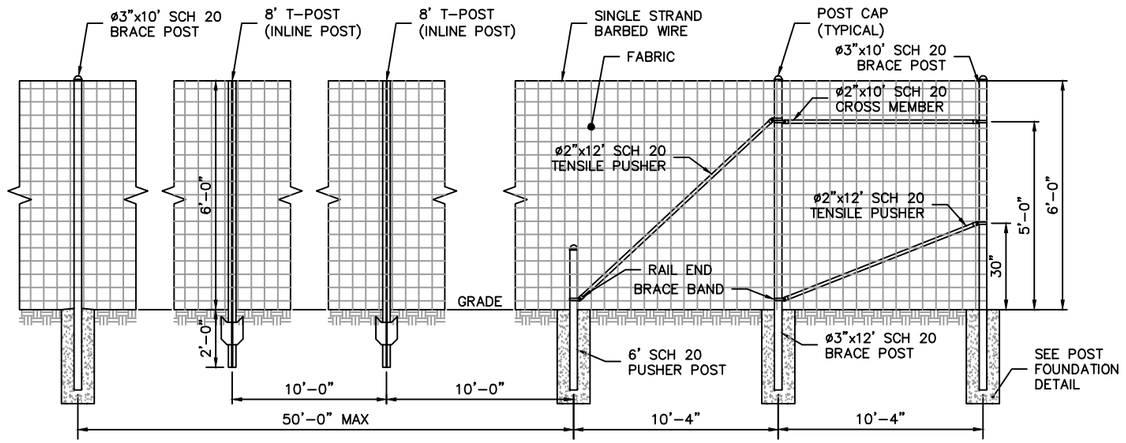
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SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
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SHEET TITLE: UTILITY AREA FENCE DETAILS III

DRAWING NO. C-12
REVISION: C

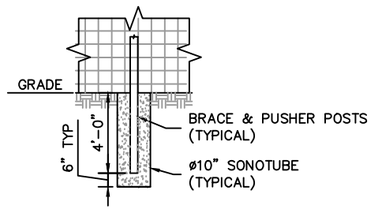


1 / C-13 **LINE POST DETAIL**

SCALE = N.T.S.

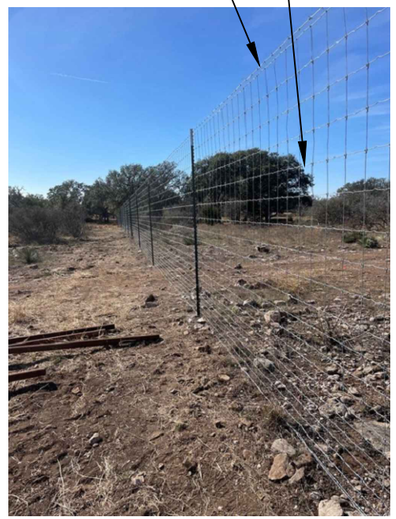
2 / C-13 **FIXED KNOT CORNER SYSTEM DETAIL**

SCALE = N.T.S.



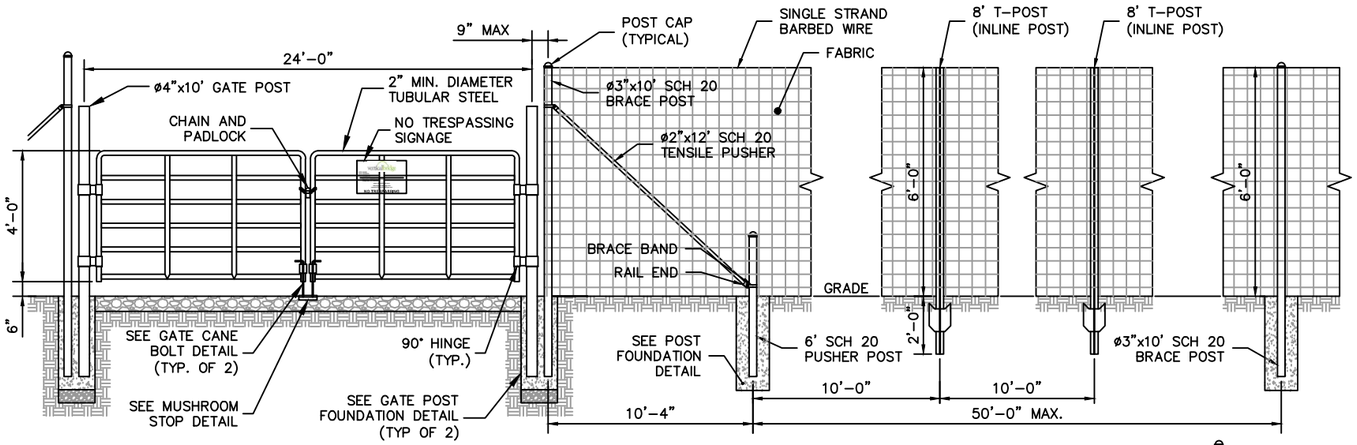
3 / C-13 **POST FOUNDATION DETAIL**

SCALE = N.T.S.



4 / C-13 **6' TALL WIRE MESH PERIMETER FENCE**

SCALE = N.T.S.



5 / C-13 **VEHICULAR ACCESS GATE**

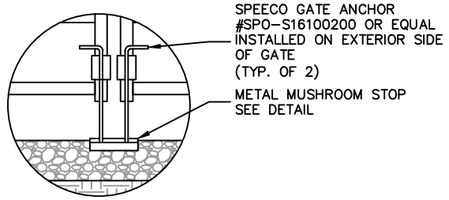
SCALE = N.T.S.

VEHICULAR ACCESS GATE NOTES:

1. CONTRACTOR TO INSURE BOTH GATES REMAIN LEVEL BASED ON POTENTIAL GRADE CHANGE FROM POST TO POST.

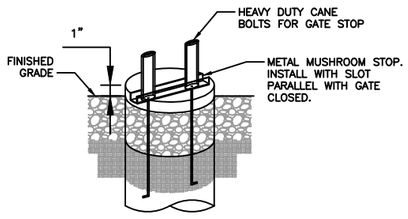
6 / C-13 **FIXED KNOT END SYSTEM DETAIL**

SCALE = N.T.S.



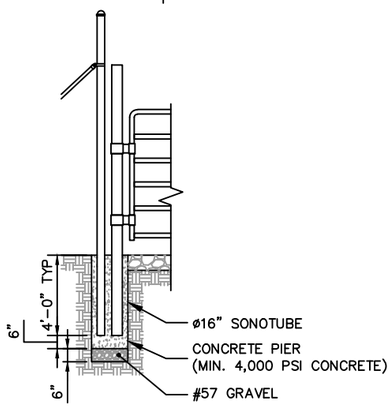
7 / C-13 **GATE CANE BOLT DETAIL**

SCALE = N.T.S.



8 / C-13 **MUSHROOM STOP DETAIL**

SCALE = N.T.S.



9 / C-13 **GATE POST FOUNDATION DETAIL**

SCALE = N.T.S.

PERIMETER FENCE NOTES:

1. ALL FENCING MATERIAL (CORNER SYSTEM, END SYSTEM. LINE POSTS, FENCE FABRIC AND ADDITION INSTRUCTIONS) FOUND AT WWW.DEERBUSTERS.COM, OR CALL 1-888-422-3337.
2. ALL FENCING TOOLS AND ACCESSORIES (BARBED WIRE) REQUIRED TO ASSEMBLE PERIMETER FENCE FOUND AT WWW.FENCING.BEKAERT.COM.
3. ALL TUBULAR FENCE POSTS ARE TO BE SET IN CONCRETE, USING A SONOTUBE, (SEE DETAILS).
4. ALL T-POSTS SHALL BE DRIVEN INTO GROUND, CONCRETE EMBEDMENT NOT REQUIRED.
5. ø3" REINFORCEMENT POST TO BE SET IN CONCRETE EVERY 50 FEET FROM CORNER & END SYSTEMS.
6. FENCE FABRIC TO BE USED: FIXED KNOT 12.5 GA 20/96/6 (20 HORIZONTAL STAYS, 96" H, 6" BETWEEN VERTICAL STAYS).
7. BOTTOM OF FENCE FABRIC IS INTENDED TO CONTACT GROUND.
8. INSTALL (1) STRAND OF BARBED WIRE AT THE TOP OF FENCING FABRIC, ALONG ENTIRE FENCE. 12.5 GA 4-POINT 5" SPACING STANDARD BARBED WIRE (C3 DOT) TO BE USED.
9. FIXED KNOT END SYSTEM AND VEHICLE ACCESS GATE POSTS TO BE SET IN CONCRETE WITHIN SAME SONOTUBE, (SEE FOUNDATION DETAIL).

vertical bridge
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JOSHUA D. HOAGLAND
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PROJECT No. 5548

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SITE NUMBER: US-VA-9446

SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430

FILE NAME: ZDET.DWG

SHEET TITLE: PERIMETER FENCE DETAILS

DRAWING NO. C-13

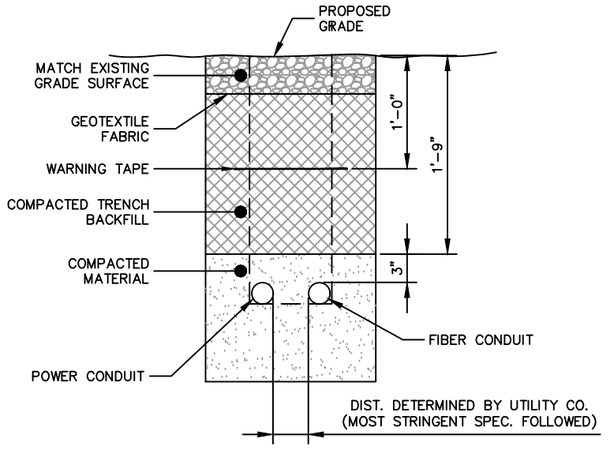
REVISION: C

GENERAL CONSTRUCTION NOTES:

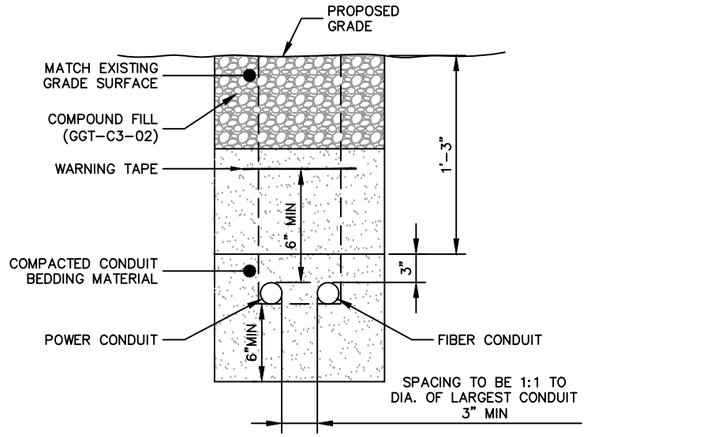
SEE SHEET C-1 GENERAL CONSTRUCTION NOTE 2-A & 2-J FOR ADDITIONAL GRADING, FILL/BACKFILL SPECIFICATIONS INFORMATION.

NOTES:
1. GRANULAR FILL COMPACTED USING VIBRATORY EQUIPMENT. FIRM, WELL-COMPACTED BEDDING SHALL BE PREPARED PRIOR TO CONDUIT PLACEMENT.
2. IF THE CONDUIT IS LOCATED ABOVE THE FROST DEPTH, INSULATION TO BE PROVIDED ABOVE THE CONDUIT BEDDING WHEN WITHIN 1.5m [5'-0"] OF A RIGID JOINT (EG. WHERE THE CONDUIT ENTERS THE KAA FOUNDATION).
3. COMPACTION SHALL OCCUR IN A MANNER THAT WILL NOT DAMAGE BURIED UTILITIES/CONDUITS.

GGT-C3-01:
PROOF ROLLING SHALL BE PERFORMED USING A WEIGHTED VEHICLE SINGLE AXLE TRUCK, ROLLER OR EQUIVALENT WEIGHING AT LEAST 80kN (18,000 LBS) TO OBSERVE VISIBLE DEFLECTIONS AND RUTTING. ALL SOFT SPOTS (DEFLECTIONS 25mm (1") OR GREATER) REVEALED DURING PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL MATERIALS.
PROOF ROLLING SHOULD BE PERFORMED ON VISIBLY DRY COMPOUND SUBGRADE TO ASSESS SUITABILITY OF THE EXISTING SUBGRADE AFTER SITE IS CLEARED AND GRUBBED TO REMOVE ALL DELETERIOUS MATERIALS, INCLUDING BUT NOT LIMITED TO ALL VEGETATION, ROOTS, TRASH/REFUSE, TOP SOIL, ETC.



1 / C-14 MAIN UTILITY JOINT TRENCH DETAIL
SCALE = N.T.S.

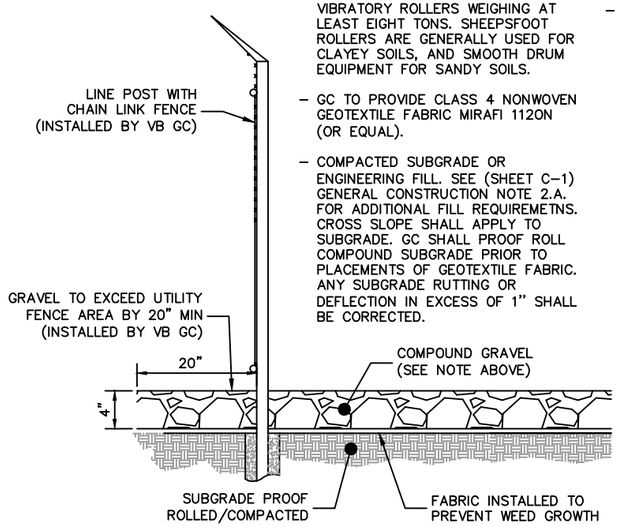


2 / C-14 DEMARCATION AREA JOINT TRENCH DETAIL
SCALE = N.T.S.

NOTES:
- USE SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED, SEE GRADING PLAN TO VERIFY WHERE NEEDED
- SUB-GRADE SHALL BE COMPACTED BY SHEEPSFOOT OR SMOOTH DRUM VIBRATORY ROLLERS WEIGHING AT LEAST EIGHT TONS. SHEEPSFOOT ROLLERS ARE GENERALLY USED FOR CLAYEY SOILS, AND SMOOTH DRUM EQUIPMENT FOR SANDY SOILS.
- GC TO PROVIDE CLASS 4 NONWOVEN GEOTEXTILE FABRIC MIRAFI 112ON (OR EQUAL).
- COMPACTED SUBGRADE OR ENGINEERING FILL. SEE (SHEET C-1) GENERAL CONSTRUCTION NOTE 2.A. FOR ADDITIONAL FILL REQUIREMETNS. CROSS SLOPE SHALL APPLY TO SUBGRADE. GC SHALL PROOF ROLL COMPOUND SUBGRADE PRIOR TO PLACEMENTS OF GEOTEXTILE FABRIC. ANY SUBGRADE RUTTING OR DEFLECTION IN EXCESS OF 1" SHALL BE CORRECTED.

COMPOUND GRAVEL NOTE:
- 4" (100mm) THICK COMPACTED 1-1/4" MINUS (-) CSBC (CRUSHED SURFACE BASE COURSE). COMPOUND SURFACE IS TO BE INSTALLED ON TOP OF CLASS 4 NON-WOVEN GEOTEXTILE MATERIAL IN ACCORDANCE WITH THE NATIONAL ENGINEERING HANDBOOK, CHAPTER 3, MATERIAL SPECIFICATION 592 OR AN EQUIVALENT APPROVED LOCALLY AVAILABLE PRODUCT.
- THE CSBC SHALL BE ACCORDANCE WITH THE FOLLOWING GRADATION TABLE:

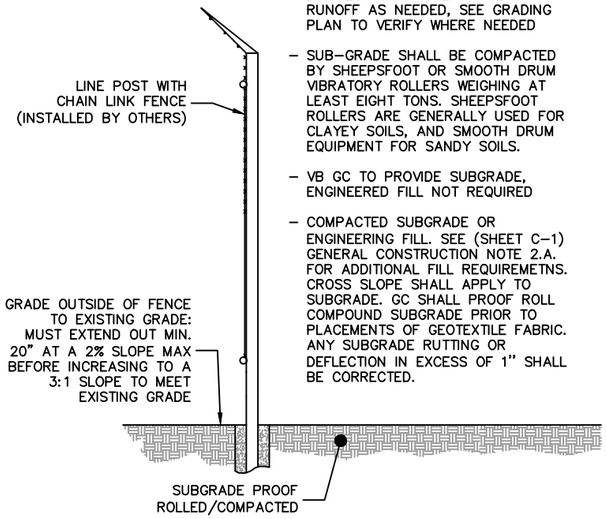
SIEVE SIZE	PERCENT PASSING
1 1/4"(32mm)	99-100
1"(25mm)	80-100
19mm	
3/8"(16mm)	50-80
13mm	
NO. 4	25-45
No. 40	3-18
No. 200	5-10
% FRACTURE	75 MIN
SAND EQUIVALENT	40 MIN



3 / C-14 DEMARCATION AREA SURFACING DETAIL
SCALE = N.T.S.

(UNLESS NOTED OTHERWISE)

NOTES:
- USE SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED, SEE GRADING PLAN TO VERIFY WHERE NEEDED
- SUB-GRADE SHALL BE COMPACTED BY SHEEPSFOOT OR SMOOTH DRUM VIBRATORY ROLLERS WEIGHING AT LEAST EIGHT TONS. SHEEPSFOOT ROLLERS ARE GENERALLY USED FOR CLAYEY SOILS, AND SMOOTH DRUM EQUIPMENT FOR SANDY SOILS.
- VB GC TO PROVIDE SUBGRADE, ENGINEERED FILL NOT REQUIRED
- COMPACTED SUBGRADE OR ENGINEERING FILL. SEE (SHEET C-1) GENERAL CONSTRUCTION NOTE 2.A. FOR ADDITIONAL FILL REQUIREMETNS. CROSS SLOPE SHALL APPLY TO SUBGRADE. GC SHALL PROOF ROLL COMPOUND SUBGRADE PRIOR TO PLACEMENTS OF GEOTEXTILE FABRIC. ANY SUBGRADE RUTTING OR DEFLECTION IN EXCESS OF 1" SHALL BE CORRECTED.



4 / C-14 ANTENNA COMPOUND SUBGRADE DETAIL
SCALE = N.T.S.

verticalbridge
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
561-948-6367

THE CROSSROADS GROUP, LLC
www.thecrossroadsgroupllc.com
769 State St, Hamburg, PA 19526
Ph: 484-660-3055
Fax: 484-660-3742
454 W Valley Ave Elysburg, PA 17824
Ph: 570-672-2317
Fax: 484-660-3742

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SCALE:	N.T.S.
DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

REVISIONS

REV	DATE	DESCRIPTION
C	09-19-24	PER SWM DESIGN
B	07-16-24	PER SITE RELOCATION
A	01-08-24	PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.: 5548
SITE NAME: ORF501 (RUSHMERE, VIRGINIA)
SITE NUMBER: US-VA-9446
SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME: ZDET.DWG
SHEET TITLE: MISCELLANEOUS DETAILS

DRAWING NO.	REVISION:
C-14	C

PENDING FIBER PAD DETAILS

vertical bridge

750 PARK OF COMMERCE DRIVE,
SUITE 200
BOCA RATON, FL 33487
561-948-6367

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A	01-08-24	PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.: 5548

SITE NAME: ORF501 (RUSHMERE, VIRGINIA)

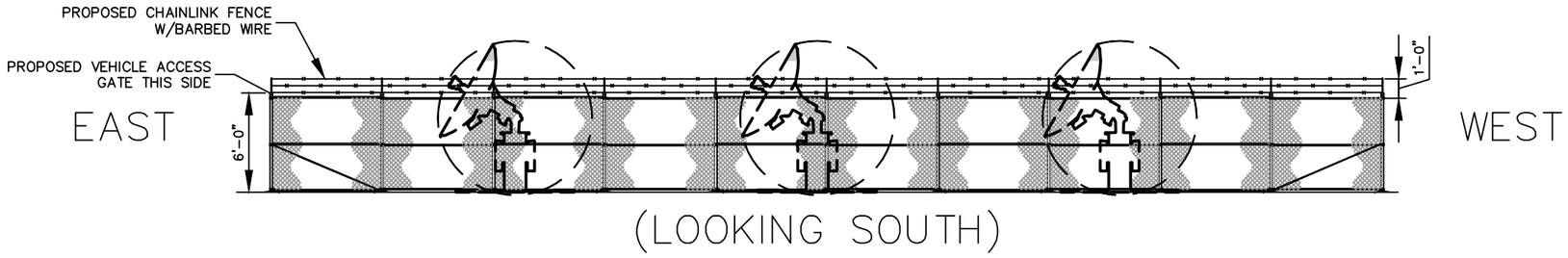
SITE NUMBER: US-VA-9446

SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430

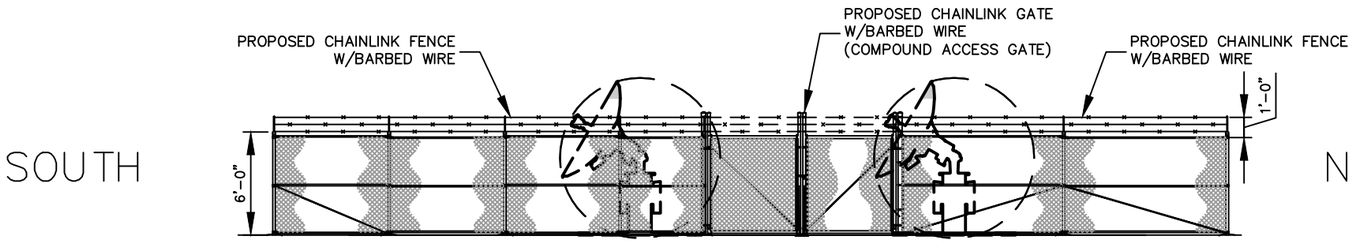
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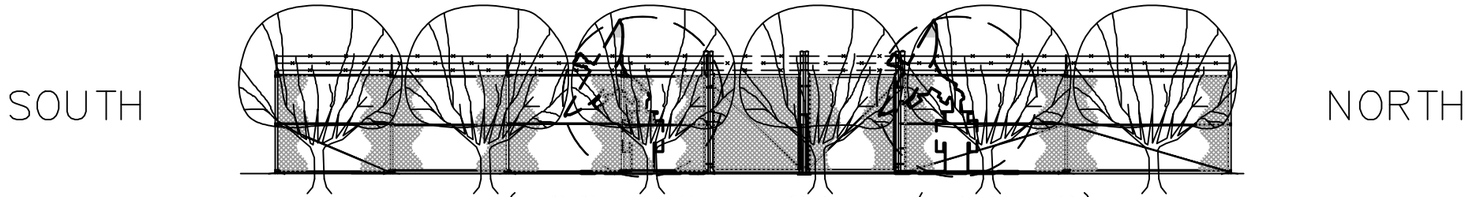
DRAWING NO.	REVISION:
C-15	C



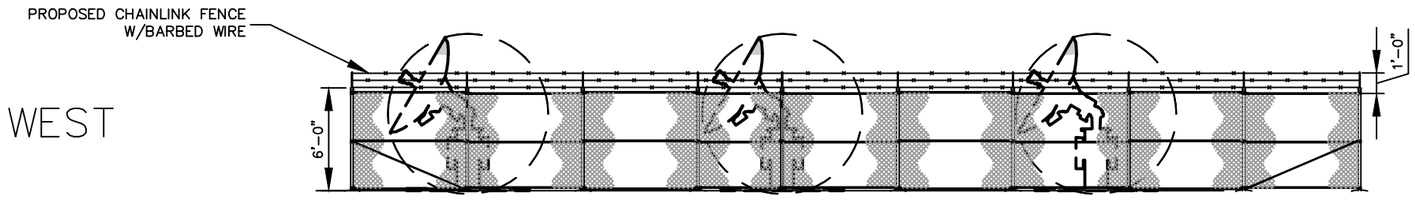
(LOOKING SOUTH)



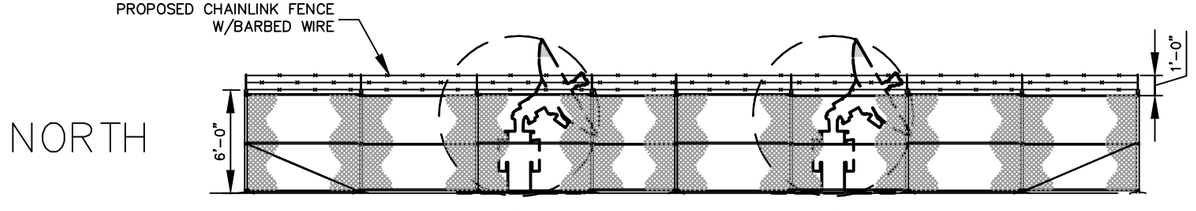
(LOOKING WEST)



(LOOKING WEST W/ TREES)



(LOOKING NORTH)



(LOOKING EAST)

1 / C-15 **PROPOSED COMPOUND ELEVATION VIEW**

SCALE = N.T.S.

verticalbridge

750 PARK OF COMMERCE DRIVE,
SUITE 200
BOCA RATON, FL 33487
561-948-6367

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COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.: 5548

SITE NAME: ORF501 (RUSHMERE, VIRGINIA)

SITE NUMBER: US-VA-9446

SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430

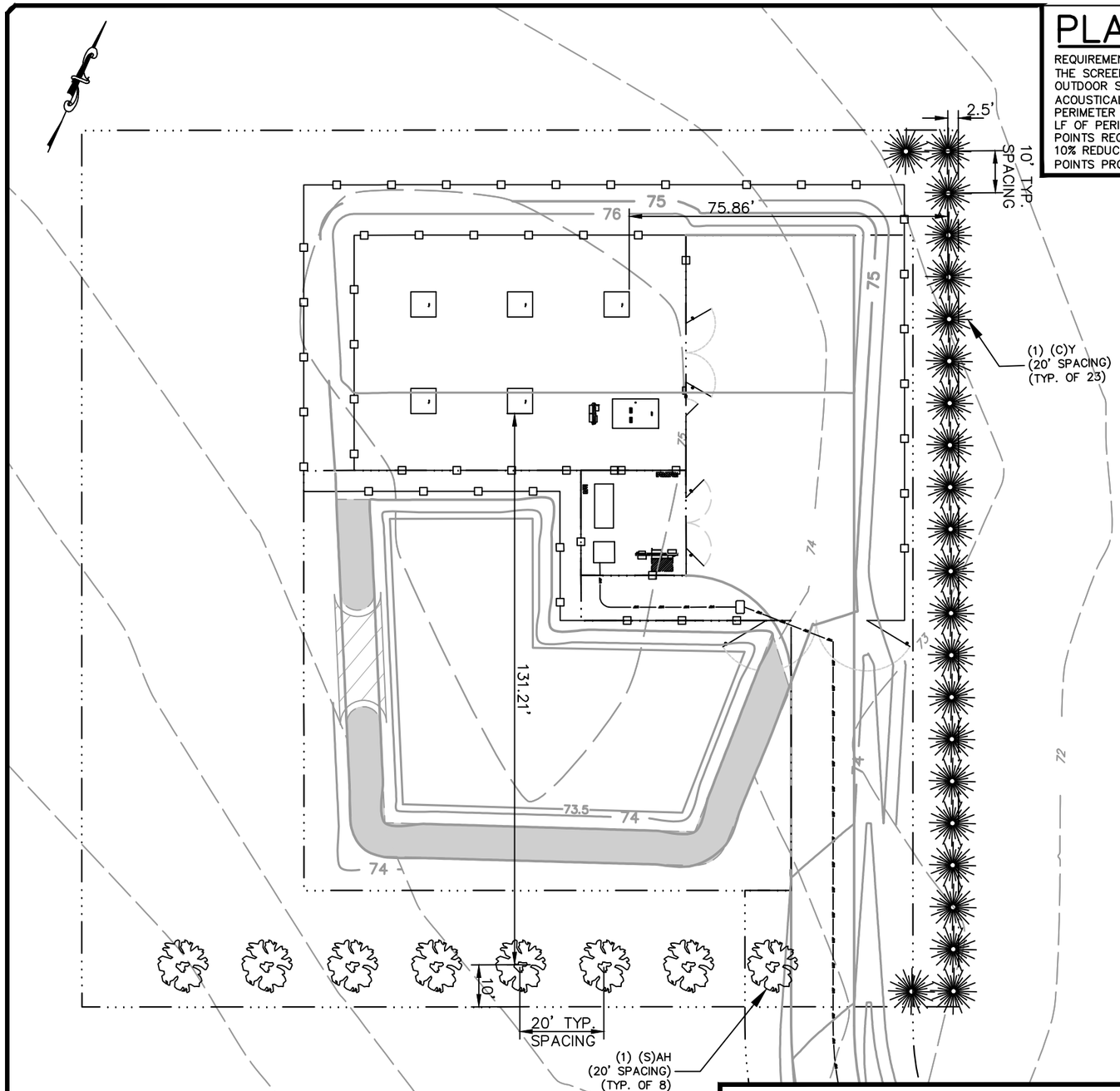
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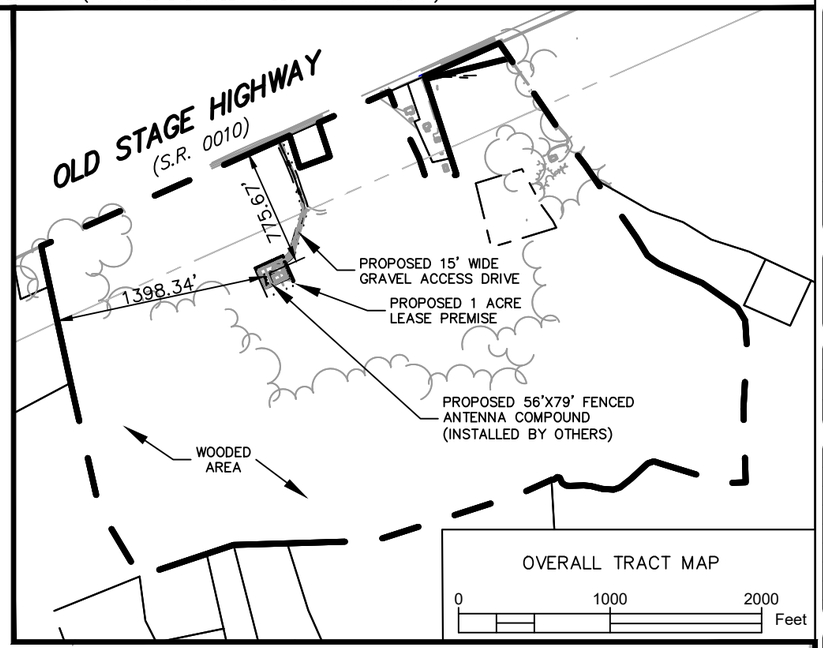
SHEET TITLE: ELEVATION PLAN

DRAWING NO.	REVISION:
C-16	C

PLANTING SCHEDULE

REQUIREMENTS FOR TREE COVERAGE ARE PER ARTICLE VIII OF THE ISLE OF WIGHT COUNTY CODE. PER SAID ORDINANCE, THE SCREENING ZONE IS A CONTINUOUS PLANTING AREA REQUIRED AROUND ALL SERVICE STRUCTURES, EQUIPMENT, AND/OR OUTDOOR STORAGE YARDS FOR THE PURPOSE OF REDUCING THE IMPACT OF THE STRUCTURE OR USE VISUALLY AND ACOUSTICALLY. SCREENING ZONES SHALL INSTALL A MINIMUM OF EIGHT (8) POINTS OF LANDSCAPING PER TEN (10) LF OF PERIMETER LENGTH.
LF OF PERIMETER FENCE ALONG ROAD FRONTAGE = 121 LF
POINTS REQUIRED = 96.80
10% REDUCTION ON TOTAL POINTS FOR 100% NATIVE PLANTS = 140 POINTS REQUIRED
POINTS PROVIDED = 140 (16-SMALL EVERGREEN TREES 4-7 FT IN HEIGHT)





0 30 60 Feet

(2"= 30' WHEN PRINTED ON 24"X36")

SCREENING ZONE

SYMBOL	PROPOSED PLANT SPECIES	BOTANICAL NAME	MIN. PLANTING SIZE	EST. MATURE SIZE	PLANTING REQUIRMENT	PROPOSED PLANTINGS	POINT VALUE	POINTS
	(S)AH-AMERICAN HORNBEAM	CARPINUS CAROLINIANA	1.5 INCH CALIPER	20-30' IN HEIGHT	EIGHT (8) POINTS PER TEN (10) LF OF PERIMETER FENCE	8	10	80
	(S)Y-YAUPON HOLLY	ILEX VOMITORIA	3' HEIGHT	15-20' IN HEIGHT	EIGHT (8) POINTS PER TEN (10) LF OF PERIMETER FENCE	23	3	69
					TOTAL PROPOSED:	31	88 POINTS REQUIRED	149

verticalbridge
750 PARK OF COMMERCE DRIVE, SUITE 200
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SCALE:	1" = 30'
DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

REVISIONS

REV	DATE	DESCRIPTION
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COMMONWEALTH OF VIRGINIA
JOSHUA D. HOAGLAND
Lic. No. 0402065911
PROFESSIONAL ENGINEER

PROJECT No.: 5548
SITE NAME: ORF501 (RUSHMERE, VIRGINIA)
SITE NUMBER: US-VA-9446
SITE ADDRESS: 7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME: ZLAN.DWG
SHEET TITLE: LANDSCAPING PLAN

DRAWING NO.: LA-1
REVISION: C

PYRAMID Network Services, LLC

Telecommunications Construction Services And Consulting

October 1, 2024

Subject Property - Old Stage Highway Parcel # 06-01-043

Our client has entered into an easement agreement with the landowner of the above parcel. The proposed project will consist of a broadband internet facility. This Facility will consist of 1 acre with enclosing approximately one-half acre. Inside the enclosed area there will be approximately 5 ground mounted antennas standing approximately 12 feet high. The utility service provided to subscribers will be fast speed internet and Wi-Fi that will cover unserved or underserved rural areas within Isle of Wight County.

At this time, we are seeking a Conditional Use Permit to comply with Isle of Wight County Zoning Ordinance.

Allison J. Squires

Allison Squires
Site Acquisition/Project Manager

6615 Towpath Road, East Syracuse, NY 13057
Phone: 315-701-1300, Fax: 315-445-0653

Photographic Inventory & Simulations

Proposed Antenna Compound Installation

Site Name: Rushmere US VA 9446

7094 Old Stage Hwy.
Smithfield, VA 23430

December 5, 2024

Prepared For:

verticalbridge

Prepared By:

seidel planning & design
land · solutions
2103 East High Street, Suite 200
Pottstown, PA 19464
610-323-8752



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Photographic Key Maps - Rushmere US VA 9446

Yellow Arrows
Photosimulations Prepared

vertical bridge

seidel planning & design
land · solutions



Site Name: Rushmere US VA 9446
Photographs Obtained: October 1, 2024 . Exhibit Prepared: December 5, 2024



Site Name: Rushmere US VA 9446
Photographs Obtained: October 1, 2024 . Exhibit Prepared: December 5, 2024



vertical bridge

Site Name: Rushmere US VA 9446
Photographs Obtained: October 1, 2024 . Exhibit Prepared: December 5, 2024

seidel planning & design
land · solutions

Phase I Archaeological Survey for the Proposed US-VA-9446 Rushmere Communication Structure(s) in Isle of Wight County, Virginia

By

Seth T. Cooper, M.A.

August 5, 2024



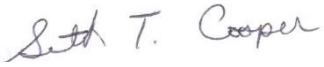
Cooper Archaeological Services

Phase I Archaeological Survey for the Proposed US-VA-9446 Rushmere Communication Structure(s) in Isle of Wight County, Virginia

By

Seth T. Cooper, M.A.

Submitted By:
Seth T. Cooper M.A. (Principal Investigator)
Cooper Archaeological Services
1332 Chapparal Road
West Union, OH 45693
937-217-5233



Submitted To:

The Lotis Engineering Group, P.C.
8899 Main Street – Suite 107
Williamsville, NY 14221

Lead Agency:

Federal Communication Commission

August 5, 2024

C-214

ABSTRACT

Cooper Archaeological Services has completed a Phase I Archaeological Survey for the Proposed US-VA-9446 Rushmere Communication Structure(s) in Isle of Wight County, Virginia. This archaeological investigation was undertaken as a necessary provision for a permit from the Federal Communications Commission (FCC), under contract with The Lotis Engineering Group.

The proposed communication structure(s) project is approximately 1.6 miles south of Rushmere, Virginia on the west side of State Route 10. The lease limits are located in a generally flat agricultural field at an elevation of 23 m (75.46 feet) AMSL. The project proposes the construction of 1-6 communication structure no taller than 7.62 m (25 ft) in height. The site coordinates for the lease limits are: NAD 83 Latitude 37.043392, Longitude -76.668890. The lease limits are roughly rectangular in shape, measuring 63.64 m (208.8 ft) by 63.61 m (208.7 ft) 4,046.8 sq m (1 ac). The purpose of this investigation was to determine if any archaeological sites are located within the area of impact for the project area.

The literature review Area of Potential Effects (APE) for visual effects are defined as a 0.8 km (0.5 mi) radius from the center of the project. There were no previously recorded archaeological sites or surveys in the APE. The literature review for architectural resources indicated that there is one NRHP District within the APE for Visual Effects (The Captain John Smith Chesapeake National Historic Trail, Keystone Segment, Historic District (500-0006).

Fieldwork was initiated and completed on July 27, 2024 by Seth Cooper, M.A. The literature review and fieldwork identified no archaeological sites within or adjacent to the project area. The fieldwork implemented visual inspection and surface collection and found the majority of the project area is located in low-lying, inundated conditions. No artifacts were recovered during these investigations. The project is located within the Captain John Smith Chesapeake National Historic Trail, Keystone Segment, Historic District (500-0006).

In the opinion of the Principal Investigator, no further work is recommended for this project, as no archaeological resources were identified. A finding of No Historic Properties in APE for Direct Effects is appropriate for the proposed project. A finding of No Adverse Effect to Historic Properties in the APE for Visual Effects is also warranted.

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INTRODUCTION

Cooper Archaeological Services has completed a Phase I Archaeological Survey for the Proposed US-VA-9446 Rushmere Communication Structure(s) in Isle of Wight County, Virginia (Figures 1-2). The work was carried out under, and project staff qualifications adhere to, Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (16 U.S.C. 470 [36 CFR 800]). This archaeological investigation was undertaken as a necessary provision for a permit from the Federal Communications Commission (FCC), under contract with The Lotis Engineering Group. The work was performed under guidelines outlined in the NHPA as well as the FCC Nationwide Programmatic Agreement (NPA) with the FCC regarding Section 106 of the National Historic Preservation Act (Section VI, C., 4., a) and the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (National Park Service 1983).

The proposed communication structure(s) project is approximately 1.6 miles south of Rushmere, Virginia on the west side of State Route 10. The lease limits are located in a generally flat agricultural field at an elevation of 23 m (75.46 feet) AMSL. The project proposes the construction of 1-6 communication structure no taller than 7.62 m (25 ft) in height. The site coordinates for the lease limits are: NAD 83 Latitude 37.043392, Longitude -76.668890. The lease limits are roughly rectangular in shape, measuring 63.64 m (208.8 ft) by 63.61 m (208.7 ft) 4,046.8 sq m (1 ac). The purpose of this investigation was to determine if any archaeological sites are located within the area of impact for the project area.

The literature review was conducted by Seth T. Cooper in January of 2024 utilizing the VCRIS GIS mapping system. There were two historic structures and one NRHP District within the study area. Seth Cooper (MA) served as the Principal Investigator for the project.

AREA OF POTENTIAL EFFECTS

The Area of Potential Effects (APE) for this project is defined as the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE has been defined according to the tower height in accordance with the NPA. The APE for all tower projects involves two types of APE: the APE for Direct Effects and the APE for Visual Effects.

As defined by the NPA, "the APE for Direct Effects is limited to the area of potential ground disturbance and any property, or any portion thereof, that will be physically altered or destroyed by the Undertaking." The APE for Direct Effects is the archaeological portion of the survey. The APE for Visual Effects is defined as 0.5-mile APE for towers less than 200 ft in height.

ENVIRONMENTAL SETTING

The project area is located in Lowland sub province of the Coastal Plain Physiographic Region of Virginia. The Coastal Plain Province is comprised of flat landscapes and wide rivers. The area is generally flat and sandy with elevations ranging from 0-97 ft (USDA 1986). The province is situated on coastal plain sediments (VDEQ 2019). The project area is situated on generally flat topography with Burwell Bay and the James River to the east.

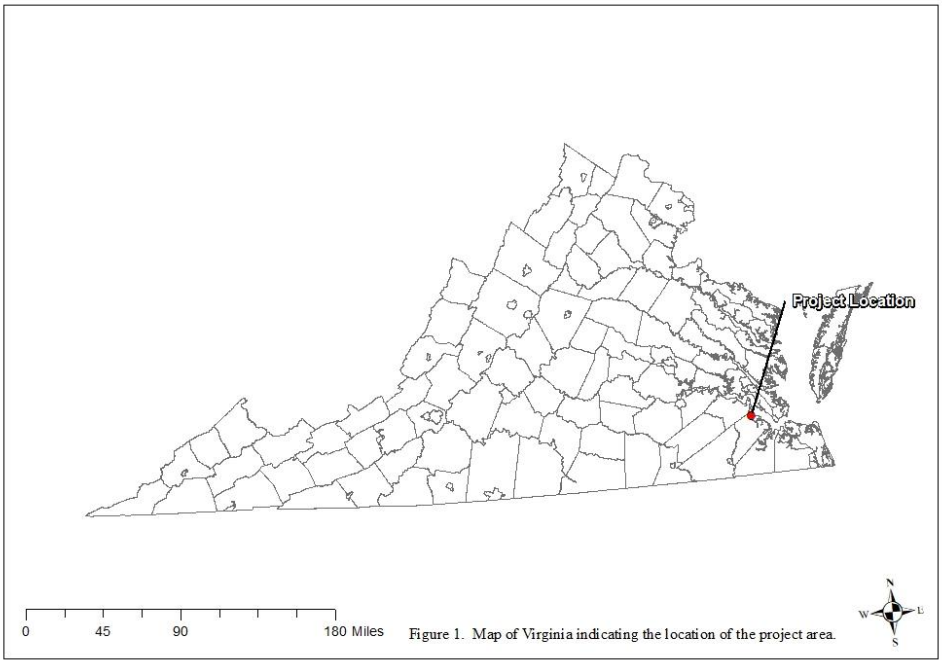


Figure 1. Map of Virginia indicating the location of the project area.

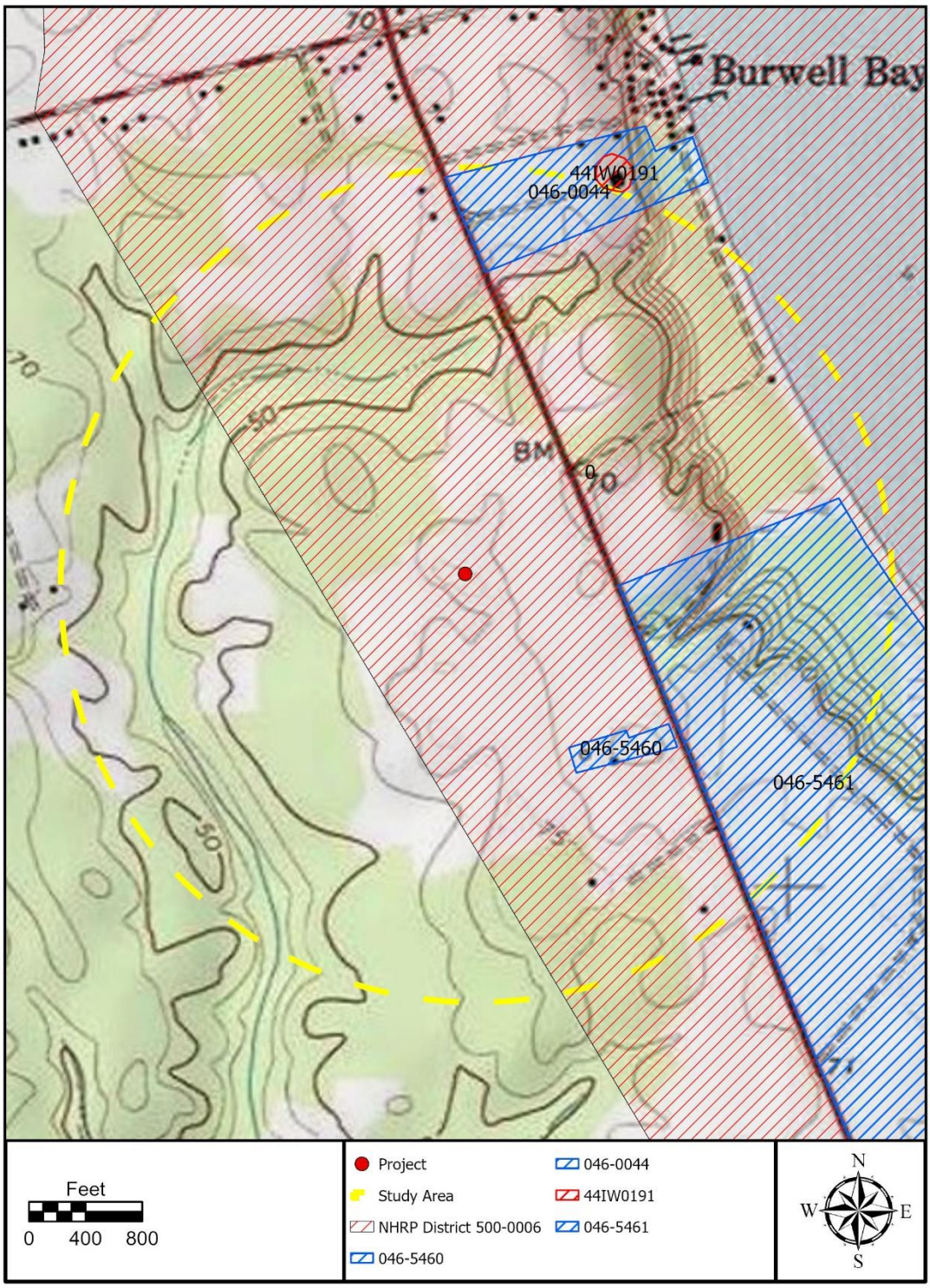


Figure 2. Portion of the USGS *1986 Bacons Castle, Virginia 7.5 Minute Series (Topographic)* map indicating the location of the project and the study area.

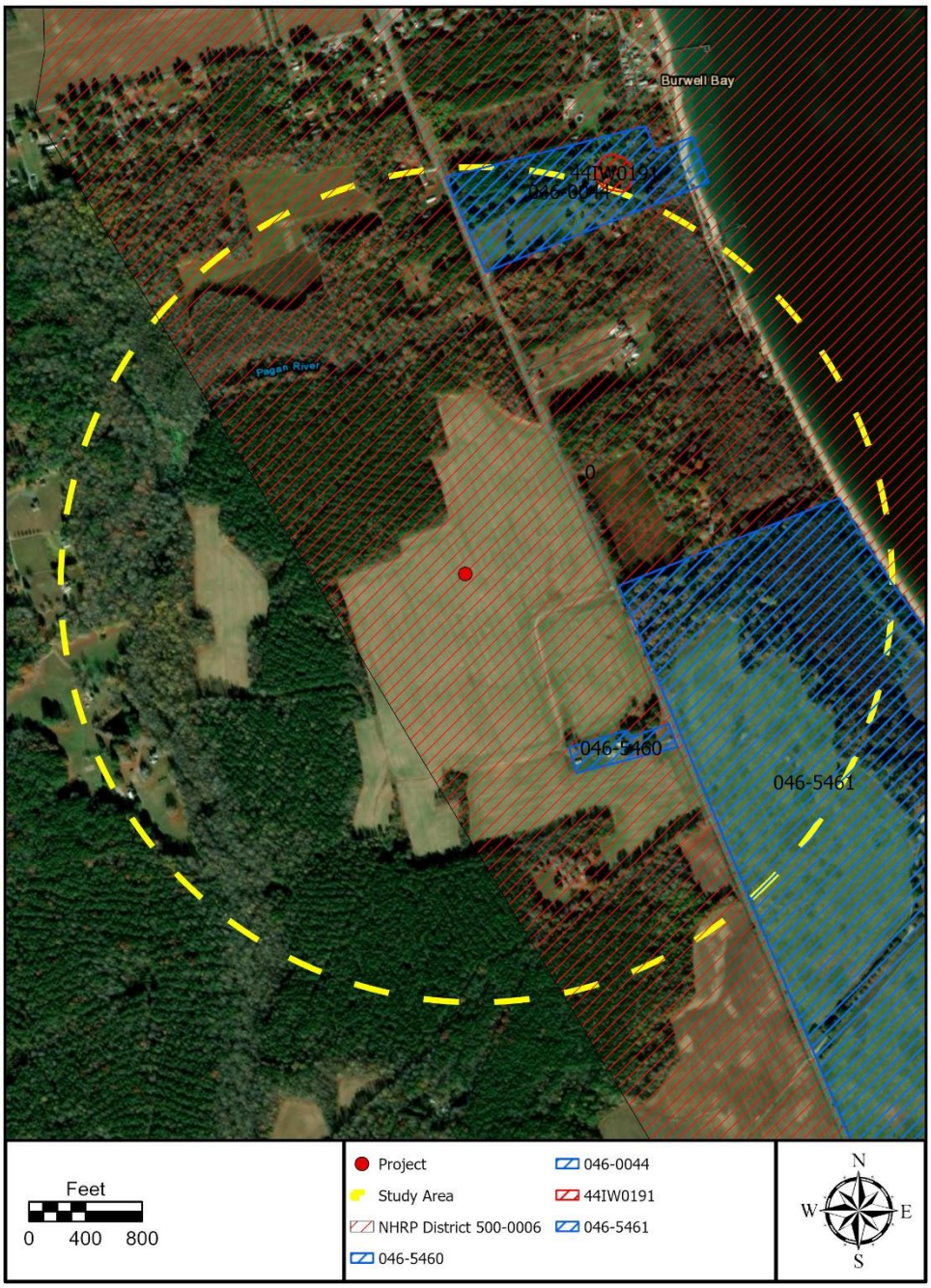


Figure 3. Aerial map indicating the location of the Project and resources in the Study Area.

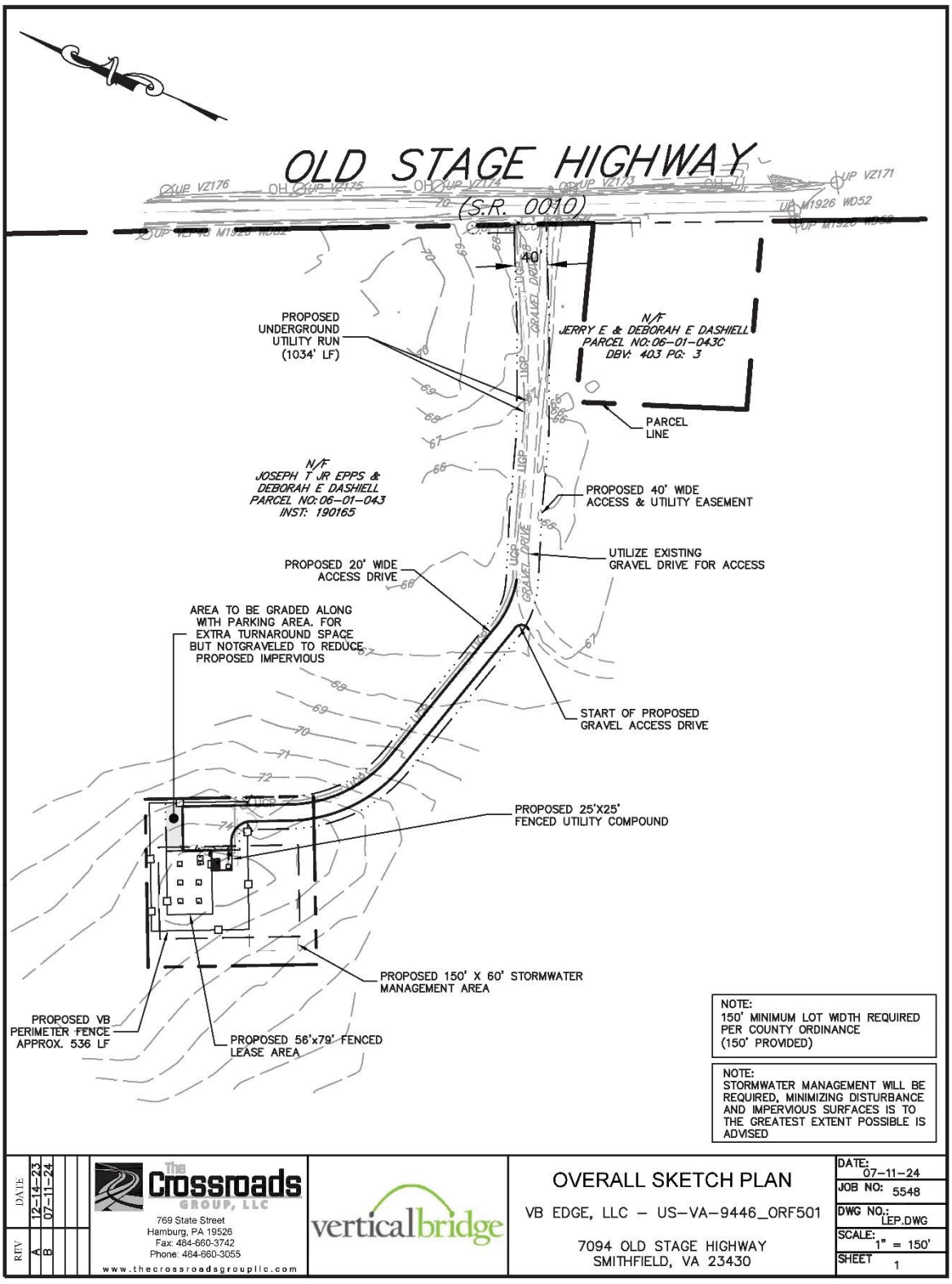


Figure 4. Project Plans.

Isle of Wight County is within the James River drainage system in the northern portion, the Blackwater River drainage in the western and southern portions, and Chuckatuck Creek in the eastern portion. The project is drained by Burwell Bay and the James River.

In Isle of Wight County, the soils formed from loamy fluviomarine deposits (USDA 1986).

The current climate of most of Virginia can be described as a Warm Oceanic/Humid Subtropical climate (Aparicio-Ruiz et al 2018).

The project area is located within four soil types: Kinston loam, (7; 0-4 percent slopes), Peawick-Slagle complex (2-6 percent slopes), Slagle sandy loam (17B3; 2-6 percent slopes), and Yemassee fine sandy loam (23). A horizon soils typically range in depth from 0 to 9 inches for these soils types that are located on floodplain and marine terrace landforms respectively (USDA 1986).

CULTURE HISTORY

When conducting fieldwork and preparing site forms, reports, or publications, all research projects in Virginia are to be planned, conducted, and summarized according to the statewide historic contexts defined by the VDHR. These historic contexts were developed to adequately evaluate significant historic resources by essentially linking them with other similar examples and with broad patterns definable in the state's history from prehistoric times to the present. The following historic contexts were developed and provided by VDHR and have not been altered from the original text (2011a).

Prehistoric Native American Settlement

Archaeologists have divided prehistoric Native American settlement in Virginia into three general periods. They include the Paleo-Indian period from ca. 9500-10,000 B.C. to 8000 B.C., the Archaic period from ca. 8000 B.C. to 1000 B.C., and the Woodland period from ca. 1000 B.C. to 1600 A.D. The Archaic and Woodland eras can be further sub- divided into early, middle, and late periods.

Representing the initial occupation of Virginia by Native Americans, Paleo-Indian lifeways were characterized by nomadic bands displaying a heavy emphasis on hunting supplemented by general foraging. Climatic conditions substantially cooler than those associated with subsequent periods greatly influenced Paleo-Indian adaptations. While Paleo-Indians are known to have lived in all regions of Virginia, well preserved archaeological sites dating to this time period are extremely rare. This is a result of both the great age of such sites (being more than ten thousand years old) and very low population density likely characteristic of Virginia during this initial period of settlement. In spite of such rarity, two complexes of Paleo-Indian sites, Flint Run and neighboring sites in Warren County and Williamson and neighboring sites in Dinwiddie County, have proven to be nationally significant for archaeological studies on early man in the New World. Recent archaeological discoveries at the Cactus Hill site in Sussex County indicate that Native Americans may have been in Virginia as early as 15,000 -16,000

years ago. While such early settlement has not yet been identified at other Paleo-Indian sites, this possibility is to be considered for any discussion of the Paleo-Indian period.

During the seven thousand years encompassing the Archaic period, Native American populations greatly increased, adapting to the many differing and changing environmental zones found in Virginia. While still dependent on wild plants and animals to meet subsistence needs, there also is evidence of increasing sedentism as estuarine and floodplain locales are more intensively utilized. Archaeological sites are substantially more common than for the earlier Paleo-Indian period, representing a complex mosaic of settlement types across Virginia over this long period of time. While such changes are not unique to Virginia, the effects of environmental diversity on hunting and gathering adaptations as well as the causes of the rise of sedentism are, nevertheless, areas of national significance in archaeological research.

Early Archaic Period (8000 B.C. – 6500 B.C.)
Middle Archaic Period (6500 B.C. - 3000 B.C.)
Late Archaic Period (3000 B.C. - 1200 B.C.)

During the Woodland period, substantial changes occur in the lifeways of Native Americans in Virginia. Populations continue to rise, being associated with increased sedentism. By ca. 1000 A.D., agriculture is supplementing subsistence needs formerly met solely by wild plants and animals. Settlements become larger with semi-sedentary villages encompassing as many as a hundred or more people now appearing throughout Virginia. As populations increase, new means of organizing societies are required. Thus, tribes appeared in portions of Virginia replacing bands. While similar to bands found in earlier periods in that leadership was typically based on ability, nevertheless, tribes involved a larger number of kinship groups with new means developed to better unite these groups. This was followed in restricted areas by chiefdoms where economic, sociopolitical, and religious offices were coordinated through a central authority based on formal rules of inheritance. Such a centralization of inherited authority appears to be closely related to continued population increases. Most noted is the Powhatan chiefdom, which by the beginning of the seventeenth century A.D. had a population of probably over 13,000 persons and encompassed most of the Coastal Plain. Other chiefdoms likely occurred in southwest Virginia and possibly other areas of the Commonwealth. Archaeological research on chiefdoms has proven to be of national significance for studies on cultural evolution.

Early Woodland (1200 B.C. - 300 A.D.)
Middle Woodland (300-1000 A.D.)
Late Woodland (1000 -1606 A.D.)

Settlement to Society (1607-1750)

CONTACT PERIOD

By the early seventeenth century A.D., following the establishment at Jamestown of the first permanent English settlement in America in 1607, the character of the Virginia landscape began to change dramatically as the result of European habitation. Over the next four centuries, this change is associated with events often of national significance across Virginia, clearly

manifested in surviving archaeological, historical, and architectural resources in the Commonwealth.

Virginia's role as England's first permanent settlement in the New World is well known. Enduring hardships and hostile elements beyond the imagination of modern Virginians, a small group of settlers laid the foundations of a new civilization in Virginia's Tidewater. Closely intertwined with the growth and expansion of the English in Virginia were interactions with indigenous Native Americans, contacts that were to eventually destroy traditional life ways that had slowly evolved over some ten thousand years of Native American settlement here; the rest are now a scattering of archaeological sites as is the case for contemporaneous Native American communities so adversely affected by contact with English society.

During the contact period a small band of European adventurers laid the foundations of a new civilization in Virginia's Tidewater. As in any frontier society, most settlers lived simply, and little visible evidence of their first century of occupation remains. Their original rough wooden houses, often constructed on posts driven directly into the ground, have not survived. Only a few exceptionally well-built structures from this period such as Bacon's Castle in Surry County and St.
Luke's Church in Isle of Wight County stand today.

Rise of the plantation system and the institution of slavery

Both the plantation system and the institution of slavery that sustained it evolved from rudimentary beginnings in the early seventeenth century. The first blacks who came to Virginia by 1619 most likely were not slaves but indentured servants. The concept of slavery took hold gradually in English America during the course of the century. Tobacco cultivation and processing required great amounts of labor, which at first was available as economic conditions in England prompted emigration to the New World. As the century wore on, however, conditions in the mother country improved somewhat and this factor, coupled with the availability of cheap land in Virginia, meant that Englishmen were less available or inclined to work for another. As the flow of indentured servants slowed, the number of blacks stolen or purchased from their captors in Africa increased. Indians were also used as slaves early on, but this practice proved unsuccessful. Economic forces, cultural differences, and racism combined to encourage the replacement of temporary servitude with permanent slavery. By the end of the century the institution was well established.

Although the cultivation of tobacco was a complex process, using it to achieve economic success relied on a simple formula: a large tract of land planted in tobacco and cultivated with a large labor force resulted in more money for the planter than a small amount of land and a small labor force. The byproduct of this formula was the plantation system, which evolved in Tidewater Virginia in the seventeenth and eighteenth centuries. Large plantations, with docks for ocean-going vessels, dotted the shores of the many navigable rivers and creeks that fed into the

Chesapeake Bay. A few towns emerged to serve courthouse complexes and tobacco warehouses, but by and large each plantation was a nearly autonomous entity.

The resulting economic ascendancy of Virginia in the early and mid-eighteenth century is illustrated most conspicuously by its great colonial plantations and by the far larger number of more modest houses as well as surviving examples of colonial churches and courthouses. Most people, of course, lived far more plainly and in more perishable dwellings than the wealthy large landholders. The surviving large mansions and their associated dependencies, outbuildings, and gardens, situated along the great tidal rivers, represent some of the nation's finest achievements in colonial design and craftsmanship. Being in the forefront of the development of the American southern plantation system, Virginia's surviving resources of this period possess outstanding archaeological, historical, and architectural value.

Simultaneously with the evolution of the plantation system during the seventeenth century, the colonists developed other institutions that supported the society they had created. These included the ecclesiastical structure of the established church and a system of self-government that included the House of Burgesses and local courts that exercised executive as well as judicial powers.

Pioneer Era of Western Virginia

Beginning in the seventeenth century and continuing through the eighteenth century, Virginia played a leading role in early English efforts to extend the frontier westward into the interior of North America. This process involved the emigration of settlers from the Tidewater into the Piedmont and beyond, trickling into the Valley regions. Though smaller in scale than Virginia's large coastal plantations, the frontier farms and their associated historic resources document a significant and crucial phase of Virginia’s history.

Just as the first settlers at Jamestown brought with them the culture and institutions of England, the pioneers of the Piedmont expansion sought to transplant the basic units of government, society, and economy that had evolved in Tidewater. Those institutions included representative government in the House of Burgesses, a county court system that possessed executive as well as judicial powers, an established religion with an ecclesiastical structure epitomized by churches and glebe houses, and small commercial enterprises represented by stores, workshops, tobacco warehouses, and the shops of tradesmen.

As the English settlers and their institutions moved progressively westward from the Tidewater through the Piedmont and into the Valley, they encountered substantial numbers of German and Scots-Irish pioneers. These settlers had moved into the Valley and backcountry of the Piedmont mostly from Pennsylvania, and had brought with them non-English services of worship and non-Tidewater forms of domestic and farm architecture and agricultural practices.

Most of Virginia’s German settlers had established farms and villages in the Shenandoah Valley by the mid-eighteenth century. Unlike the English and Scots-Irish settlers, who preferred brick and wood frame for their buildings, the Germans made extensive use of stone and log construction and continued to use room arrangements employed by their Continental forebears.

Evidence of German influence survives especially in the central Shenandoah Valley in Augusta, Page, Rockingham, and Shenandoah counties, and in Wythe County in Southwest Virginia.

Colony to Nation (1751-1789)

This period saw the emergence of Virginia's planter-statesmen as founders of the Commonwealth and of the United States, as the American colonies struggled through the Revolutionary War years and created a new nation. The diversity of cultures in the Virginia colony, as well as the colonists' experience with self-government, eventually resulted in a parting of the ways with the mother country. The American Revolution, as John Adams later wrote, occurred in the hearts and minds of the people long before the first shot was fired.

Virginians played essential roles in both the political and military phases of the Revolutionary War, including the struggle for nationhood that followed the conflict. Many of the nation's founding fathers called Virginia home: George Washington, Thomas Jefferson, Patrick Henry, the Lee brothers—Richard Henry and Francis Lightfoot, James Madison, George Mason, Carter Braxton, George Wythe, and Benjamin Harrison. Fortunately, the homes of nearly all of Virginia’s leading Revolutionary figures remain standing. Many of these houses are impressive works of architecture in their own right, and have additional significance as the personal habitations of the men who forged a new nation. Perhaps the most momentous of Virginia's Revolutionary War-era settings is the Yorktown Battlefield, where American victory over British rule was achieved. Offshore from the battlefield lies the scuttled fleet of British ships, a unique concentration of maritime archaeological sites.

Early National Period (1790-1829)

The end of the eighteenth century saw Virginia changing from a colonial society almost exclusively agrarian, containing counties with only very small villages or none at all, to a new state gradually beginning to accommodate urban centers. Once direct British restraints on trade were removed, not fully realized until the War of 1812, river ports located along the fall line (Alexandria, Fredericksburg, and Petersburg, for example) became thriving commercial centers with impressive concentrations of domestic and commercial structures. This period also saw the development of numerous towns and villages in the Piedmont and in western Virginia, particularly along the migration route extending south and west through the Valley. The Piedmont centers of Charlottesville, Warrenton, and Leesburg, and western communities such as Winchester, Staunton,
Lexington, and Abingdon, all began as county seats that prospered in this period. This era also saw the emergence of the large, Classical Revival-style county courthouse as the central architectural feature of the Piedmont region’s rural county seats.

For most of Virginia's rural areas, the period that succeeded the Revolution is sometimes called the "Great Rebuilding." Many one- or two-room colonial dwellings on small farms, once commonplace, were either replaced or expanded as living standards improved. The I-house became a prevailing domestic type in the Piedmont and the Valley during this period. At the same time, the post- Revolutionary War migration of members of wealthy Tidewater families to lands they owned farther west resulted in the transplantation of the Tidewater-style plantation

house to parts of the north and west. Meanwhile, the disestablishment of the Anglican church coincided with the rise of other religious denominations and the construction of new churches in cities, towns, and the countryside.

Thomas Jefferson's influence on Virginia's architecture during this period, manifested especially with the designing and building of the Virginia State Capitol, Monticello, and the University of Virginia, synthesized a diversity of Classical Revival architectural design traditions and concepts to create a building style suitable for a young, essentially agrarian republic. Jefferson's architectural legacy is of national significance and he is often noted as one of the founders of American architecture.

Antebellum Period (1830-1860)

During this period the state's internal improvement system, which first received public funding in 1816, hit full stride. The Virginia Board of Public Works cooperated with private joint stock companies to construct a transportation network of canals, turnpikes, and railroads, while improving navigable rivers to provide farmers and merchants better access to markets. Despite such setbacks as the Panic of 1837, the construction campaign succeeded in opening the West and Southwest to settlement and in creating a new prosperity in areas where the improved transportation links were located. During this period for the first time roads and railroads began to challenge the dominance of waterways as the principal means of transportation.

Several of Virginia's towns emerged as urban and commercial centers in this era, including Richmond, Norfolk, Alexandria, and Petersburg. Manufacturing activities, diffused in pockets throughout the countryside during the colonial period, became concentrated in towns and cities. Richmond, for example, became a center of ironmaking and milling.

Slavery as an institution reached its peak during this period. It was, in fact, the growing controversy over slavery that dominated the minds and emotions of Virginians and characterized the era. In 1831, Nat Turner's Rebellion in Southampton County realized slave owners' worst fears and resulted in the passage of harsh laws by the General Assembly regarding slaves and free blacks, in the suppression of public debate over the abolition of slavery, and in a general hardening of southern public opinion in favor of retaining the institution. The Civil War that concluded this period was the violent climax of emotions aroused by the slavery question and states' rights.

Civil War (1861-1865)

Much of the Civil War was fought on Virginia soil and throughout the Commonwealth survive battlefields, fortifications, earthworks, military headquarters, shipwreck sites, and other places that figured in the events of the bloody conflict. Richmond, as the former capital of the Confederate States, contains the official residence of President Jefferson Davis as well as a variety of other surviving buildings and sites identified with the Confederate government. Among Virginia's main Civil War battlefields, Manassas, Fredericksburg, Spotsylvania Court House, the Wilderness, Petersburg, Richmond, and Appomattox, along with associated cultural landscapes, buildings, structures, and archaeological sites, are preserved by the National Park

Service as outstanding, if poignant, historic resources and reminders of the national struggle. While many examples remain preserved through private and local governmental efforts, many other Civil War-era resources have no protection at all and are routinely lost, with acreage consumed almost daily as Virginia continues to experience increasing development. Conversely, these resources continue to hold an unparalleled fascination with which Virginians, and indeed most Americans, regard the Civil War era.

Reconstruction and Growth (1866-1916)

Following the economic deprivation of the war years, the defeat of the South at the end of the Civil War led to further financial hardship, and in Virginia, the southern state most devastated by the war, a long period of rebuilding lay ahead. During Reconstruction, major changes occurred in Virginia, the effects of which greatly influenced the state well into the twentieth century. During this period, the foundations were laid for modern America to move away from a heavily agrarian-based economy to emerge as an industrialized and urban nation.

The expansion of Virginia's cities as commercial and industrial centers continued after the war as the state struggled to emerge from the ruins of the Confederacy. The late nineteenth century in particular became a time of enormous growth as Virginians found new wealth in the mining of coal and mineral resources, the exploitation of forest products, tobacco manufacturing, and the expansion of railroad and shipping lines.

Most of this prosperity was realized by white Virginians, not by most of the state’s black residents. Although freedmen benefited from the brief period of military Reconstruction at the end of the war, when education, suffrage, and land ownership became available to blacks at last, their new-found freedom was quickly circumscribed by a new phenomenon—institutionalized racism. The white dominated political and economic power structure ensured that black laborers were paid less than whites, that black schools received less funding than white schools, that black access to public facilities remained inferior to that of whites, and that blacks (with the adoption of the 1902 Constitution) lost the franchise.

Blacks responded to racial segregation by creating their own institutions. During this period African Americans established independent black churches, corporations, and educational institutions, as well as fraternal and social self-help organizations. Despite this, however, lack of equal access to public institutions and programs, which had become cemented in Virginia’s social and political structure, resulted in a lower degree of economic and political advancement for most blacks.

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

During this period, country residents migrated to cities in large numbers, as America became a truly urban nation and the number of viable operating farms began to decline. Many independent small farmers and sharecroppers from the rural South moved to the North’s industrialized cities for better job opportunities and, for blacks, the hope of greater social equality as well. The decline in agricultural employment was accelerated by changes in farming,

including the increasing use of more effective fertilizers and mechanization, resulting in a reduction in labor required for crop production.

Blacks who followed jobs to the cities were often confronted with housing restrictions in particular sections of the cities. In Richmond, for example, this led in part to the strengthening of the Jackson Ward neighborhood as the cultural and economic center of urban African-American society in the capital city. Throughout this period, black leaders in Virginia pushed for equality in various fields, occasionally hearing the call for equality echoed by whites such as Virginius Dabney, editor of the *Richmond Times-Dispatch*. At the end of this era, with social change wrought by World War II including the return of black veterans from a segregated military, the push for equality gained greater strength and urgency. The early twentieth century also saw the struggle for female suffrage, sometimes (and not always positively) intermixed with the fight for racial equality. While women gained the right to vote at the federal level in 1920, and internationally in 1948 when voting rights for women were introduced into international law with the adoption of the *Universal Declaration of Human Rights by the United Nations*, Virginia didn't ratify the nineteenth amendment until 1952.

As the country urbanized and its population experienced dramatic growth, two events occurred that transformed the roles and power of the national and state governments: the Great Depression and World War II. The existing political and financial structure was inadequate to deal with the negative economic consequences of the Great Depression, so the size and scope of government programs expanded to treat them. Likewise, the logistical and organizational problems presented by the war resulted in an increase in the number and size of government agencies to overcome them. The
Virginia scene changed dramatically with the rapid growth of a federal presence during this period, to meet the country's military mission in particular, and housing developments sprang up especially in Northern Virginia and Tidewater to house military personnel, war effort workers, and federal employees. State government grew similarly during this time.

These changes had several effects upon the landscape of Virginia and upon its historic resources. During the Depression, the federal government sponsored public works programs that improved highways and constructed public buildings, bridges, and parks throughout the state. These programs also served to halt the decline of the state's population. Synthetic textile industries were established in many areas of the state. The war brought thousands of servicemen and servicewomen to the Virginia suburbs of Washington, D.C. and to the Norfolk area, many of whom remained in Virginia after the war.

Traditionally a largely rural state with a generally poor network of roads, Virginia joined the national movement in standardizing auto-related transportation networks during this period. While streetcars contributed to the growth of suburbs, better roads and faster travel increased Virginia's role as a national tourist destination, with Colonial Williamsburg, founded in the

1920s and developed in the 1930s with reconstruction and restoration of buildings in the colonial town, becoming a major attraction.

The New Dominion (1946 to the present)

Since World War II, the growth of government and related businesses in Washington, D.C., and in Richmond, has affected the adjacent counties as farmland has been lost in favor of housing and service facilities. A related phenomenon--the transportation route as development corridor—has occurred in the last half of the twentieth century. Although in previous periods some towns and villages were created or grew along the routes of internal improvements, such development remained fairly localized. More recently, however, not only have large communities sprung into being near highways such as Interstate 95, but a correspondingly elaborate system of support facilities has been established with them, including schools, shopping centers, office parks, airports, and additional roads. These transportation and support facilities presently exert the most dramatic pressures on historic resources and the natural environment in Virginia.

Such changes have been more a consequence than a cause of Virginia's exploding population growth since 1945. By 1955, Virginia had more urban residents than rural dwellers, and since that time the state has ranked fourteenth in population among the states. By 1990, most Virginians, like most Americans, lived in suburbs defining the space between urban centers and rural regions.

Major themes define the Commonwealth's recent history, including the end of segregation and the victory of the Civil Rights movement; the demise of the Byrd political machine, and the rise of a state two-party political system; the increasing complexity of federal, state, and local government relations in social programs such as health, education, housing, community development, and welfare, and recognition of the challenge presented by promoting both economic development and environmental protection. These developments indicate that Virginia has entered a pivotal period of transformation, while continuing to build upon the Commonwealth’s rich history, manifested by Virginia’s many significant historic resources.

Northern and Southern Coastal Plains

The Tidewater region, consisting of the Northern and Southern Coastal Plains, makes up the greater part of the sandy coastal plain between the Atlantic Ocean and the fall line, the point at which the rivers of eastern Virginia cease to be navigable. This area also lies south of the Potomac River and extends southward to the North Carolina-Virginia line. It does not include the Eastern Shore which, while often regarded as part of Tidewater, is considered a separate region for the purposes of DHR’s guidance in defining survey regional areas.

The first European settlers in Virginia established their colony at Jamestown in 1607 then spread along the region’s many navigable rivers. From there the colonists moved westward throughout the seventeenth century. It was in this region that the colonists combined the culture of tobacco with slavery to create the Chesapeake society that dominated Virginia well into the

eighteenth century. It was also here that the first institution of higher education in Virginia, the College of William and Mary, was established in 1693.

Geography influenced the development of the Chesapeake society. The colonists took advantage of the many slow-flowing, navigable rivers and streams in the region to establish individual farms and plantations that could be reached by ocean-going vessels. Because each plantation became in effect a nearly self-sufficient village, real towns were virtually nonexistent until the mid-eighteenth century. What few villages there were grew up around courthouses and crossroads stores. Even Williamsburg, the colony's capital after 1699, was a half-deserted town when the House of Burgesses was not in session.

As the eighteenth century progressed, however, several towns developed in this area as centers for trade with Europe and with the Indians. The seaport town of Norfolk, for example, grew in size and influence, as did Petersburg on the Appomattox River, Fredericksburg on the Rappahannock River, and slowly, Richmond on the James River. The rivers served as highways to the frontier for settlement and trade, while roads remained notoriously poor and rough. The region's geography and culture made it perhaps the most sophisticated part of the colony in the eighteenth century. Here were born Washington, Madison, and Monroe who lived as youths in the midst of great plantations and commercial villages such as Fredericksburg, Urbanna, Port Royal, and Tappahannock along the rivers. Their early exposure to wealth and commerce may have broadened their world views relative to their counterparts in the more distant reaches of the colony.

During the American Revolution and the Civil War this region of Virginia became a center of military activity. Effectively the end of the Revolutionary War came at Yorktown in 1781, while battles had occurred up and down the Peninsula between the York River and the James River, from Hampton to Richmond. During the Civil War the Peninsula Campaign of 1862 brought the armies of North and South from Fort Monroe to the eastern defenses of Richmond. During the American Revolution, the capital of Virginia moved from Williamsburg to Richmond, which also served as the capital of the Confederacy during the Civil War.

The Southern Coastal Plain has remained the most heavily settled part of the state, although since World War II the Northern Virginia region has grown significantly in size and influence. The Newport News-Hampton-Norfolk-Portsmouth area continues to be the primary seaport zone of Virginia, with much of its economic prosperity dependent upon the presence of the United States Navy and the Newport News Shipbuilding and Dry Dock Company. Even with all the adjacent development, however, the interior of the region remains agriculture-based, with peanuts and hogs the dominant farm products.

The general cultural orientation of inhabitants of the Northern Neck and Middle peninsulas of the Northern Coastal Plain has been toward the Chesapeake Bay. They too developed a tobacco-based plantation society along the rivers and streams that feed into the bay. With so many water routes available, from an early period the settlers of the region traded with Maryland and eastern Pennsylvania. This cultural orientation has contributed to the northern portion of the area's relative isolation from the rest of the state, as has its small population, few towns, few heavily traveled roads, and few railroads. Although the northern rivers of the

Northern Coastal Plain still flow to the bay, the day of their use as a means of transportation and commerce, which contributed materially to the growth of Fredericksburg and a few other towns along the Rappahannock River, is past. During the Civil War the northern area of the Northern Coastal Plain, except for the Fredericksburg vicinity, remained relatively unscathed by the conflict. After the war the eastern section of the region bordering the bay experienced renewed prosperity as the nation's demand for seafood increased.

The seafood industry of the Northern Coastal Plain survives to the present day and is centered on crabs, oysters, and scallops. The sea life in the bay is today gravely threatened, however, by the pollution resulting from development as well as chemicals used in farming. The western part of the region, on the other hand, is increasingly pressured by development along the Interstate 95 corridor.

Much of the Southern Coastal Plain below the Appomattox River is defined geographically by its river systems, which drain into the North Carolina sounds rather than into the Chesapeake Bay. Geographically as well as culturally it is similar to the Northern Coastal Plain, except that its society has had a greater degree of social and economic interaction with the inhabitants of North Carolina than did the people of the Northern Coastal Plain.

Agriculture has long held an important place in this region, and the plantation system, along with smaller farms, were employed in the production of crops. By the late eighteenth century, farms had been developed in many areas of the region by wealthy Tidewater planters, setting up far-flung plantations to take advantage of rich farming opportunities. Farming was early on dominated by tobacco growing. In the nineteenth century, cultivation of peanuts came into prominence in the southern portion of the region, which has sandier soil than the northern part of the area. After the Civil War, as in other parts of Virginia, most large farms were broken into smaller tracts and the sharecropping system was heavily utilized. Mixed livestock and crop production from historic times well into the twentieth century included raising hogs and growing corn and wheat. In more recent times, cotton has become a more prominent crop.

Timbering, which in the colonial period included extraction of cedar from the Dismal Swamp, gained in importance in the early to mid-twentieth century, and continues to be a significant part of the area's economy. The growth of the timbering industry depended in large part on the construction of rail lines in the region. Since early settlement times the southern portion of the Southern Coastal Plain region has had close interaction with the farms, communities, and people of North Carolina, which is also reflected in architectural building traditions. In the twentieth century, the region has experienced extensive population growth around the capital city, in the eastern portion edging Hampton Roads, and in Suffolk, which along with Virginia Beach, in the 1960s annexed land from counties they once bordered (Suffolk annexed Nansemond County and Virginia Beach annexed Princess Anne County).

LITERATURE REVIEW

A Phase I literature review was conducted by Cooper Archaeological Services to check for archaeological resources in the project area and APE. The review was conducted for a 0.5-mile (0.8 km) APE per the FCC Nationwide Programmatic Agreement (NPA) for communication structure(s)s less than 200 ft in overall height. The VCRIS literature review was performed on prior to fieldwork in January of 2024.

There are no recorded archaeological sites within the project area or APE.

There are no surveys in the project area or APE.

There are two (n=2) historic structures within the APE. Neither of these are within the project area. These are 046-5460 (House, 7100 Old Stage Road) and 046-5461 (Farm, 15138 Green Run Lane). Both of these resources were evaluated and deemed Not Eligible. 046-5460 (House, 7100 Old Stage Road) is located on the parent parcel to the north of the project area and was constructed circa 1900. 046-5461 (Farm, 15138 Green Run Lane) also dated to circa 1900.

There is one NRHP district indicated within the APE and encompasses the project area. This is the Captain John Smith Chesapeake National Historic Trail, Keystone Segment, Historic District (500-0006). This resources dates to circa 1550-1650.

Historic mapping resources were also utilized to check for any structures located within or near the project area to determine if any historic archaeological deposits may be likely. The USGS *1986 Bacons Castle, VA 7.5 Minute Series (Topographic)* map (Figure 2) and the USGS *1907 Yorktown, VA 7.5 Minute Series (Topographic)* map (Figure 5) were referenced. Neither resource depicted any structures within or adjacent to the project area.



Figure 5. Portion of the USGS *1907 Yorktown, VA 15 Minute Series (Topographic)* map indicating the approximate location of the Project.

RESEARCH DESIGN

The research design for this Phase I survey identifies the goals of the survey. The goal of this survey is to determine whether any archaeological resources are present with the project area, and if so, will these resources be affected by the undertaking of the proposed project. Archaeological resources older than 50 years of age were considered during this project. If such archaeological resources are identified, they are to be evaluated for significance and potential eligibility for inclusion in the NRHP. For a site to be eligible for the NRHP, it must exhibit integrity and the ability to yield significant data. If this cannot be determined form a Phase I survey, then further work may be recommended. A set of questions was developed as part of the research design: Were any previous professional surveys conducted within or near the proposed project? Have any sites been identified within or near the proposed project? What is the potential of locating archaeological resources within the project area? If archaeological resources are found within the project area, will they be affected by the proposed project? If archaeological resources are located within the project area, are they eligible for listing on the NRHP?

As a result of the literature review it can be surmised that the project area and immediate area surrounding it have not had a systematic professional survey conducted upon it, and no archaeological sites are mapped within or nearby. The project is situated in a rural setting in an agricultural field with a low-lying depression. The soil types in this area are listed as being floodplain or marine terrace. Topographic mapping shows the project area situated along the James River. Standing water and poorly drained soils would make the location problematic for long-term habitation. The potential of locating archaeological resources in this location is low.

HISTORY / ARCHITECTURE METHODS

A history/architecture effects assessment was undertaken for previously recorded resources located within the project APE as identified during the literature review. The focus was on those properties identified as listed in the National Register of Historic Places (NRHP), NRHP Determinations of Eligibility, and those resources otherwise previously determined to be eligible for listing. The assessment of effects, when necessary, within the APE was conducted by Christopher Nelson of Nelson Cultural Services.

ARCHAEOLOGICAL FIELD METHODS

This Phase I archaeological survey implemented three field methods: Visual inspection and surface collection.

Visual Inspection is used throughout the project to identify obvious disturbances, slope greater than 20 degrees, and wet areas that preclude testing. Obvious cultural resources such as structures, earthworks, rock shelters or rock overhangs, and petroglyphs are also identified using visual inspection. Visual inspection is conducted in transect at 5 m intervals. Photographic evidence for any pertinent information gathered from visual inspection will be included in the field data.

Surface collection is performed when surface visibility is at 50 percent or greater. Transects are positioned at 2.5m intervals. Any artifacts located are plotted with a handheld GPS.

CURATION OF MATERIALS

All pertinent records for the project will be maintained at the office of Cooper Archaeological Consultants. In the instance that artifacts are recovered from a project area, these will be curated and either returned to the landowner or donated to a curation facility at the landowner's request.

FIELDWORK RESULTS

The proposed project area is set in a rural setting in a cotton field environment (Figures 7-12). This is in a coastal setting near the James River, west of Burwell Bay. The site visit was initiated and completed by Seth Cooper, M.A. on July 27, 2024. The purpose of the fieldwork was to determine whether any archaeological sites, prehistoric or historic, are located within the project area. The fieldwork methods included pedestrian survey and surface collection of the project area. Temperatures during the site visit hovered around 90°F with sunny skies.

The proposed communication structure(s) project is approximately 1.6 miles south of Rushmere, Virginia on the west side of State Route 10. The lease limits are located in a generally flat agricultural field at an elevation of 23 m (75.46 feet) AMSL. The project proposes the construction of 1-6 communication structure no taller than 7.62 m (25 ft) in height. The site coordinates for the lease limits are: NAD 83 Latitude 37.043392, Longitude -76.668890. The lease limits are roughly rectangular in shape, measuring 63.64 m (208.8 ft) by 63.61 m (208.7 ft) 4,046.8 sq m (1 ac).

The entire project area was subjected to visual inspection and surface collection. The project area consisted of an agricultural field (cotton). The ground cover contained bare ground surface visibility of >90 percent between the rows (Figure 13). Surface collection was conducted at 2.5m intervals throughout the project. Soils were sandy and well weathered. An existing farm access drive is located in the eastern portion of the project area.

There were no cultural resources identified during the field survey for this project. The majority of the project was located in low-lying, inundated conditions. No further work is recommended for this project.



Figure 6. Fieldwork results and photo orientations.



Figure 7. View looking north within the lease limits.



Figure 8. View looking east within the lease limits.



Figure 9. View looking south within the lease limits.



Figure 10. View looking west within the lease limits.



Figure 11. View of the project looking northwest.



Figure 12. View of the access corridor looking east.



Figure 13. View of surface visibility within the project.

HISTORY / ARCHITECTURE SURVEY RESULTS – APE FOR VISUAL EFFECTS

On January 22, 2024, Christopher Nelson evaluated potential effects on architectural properties identified within the visual APE of the proposed communication structure(s) project. The project consists of the construction of a new cluster of 1-6 communications antenna with a maximum appurtenance height of 25 ft. The objective of the study was to determine if the proposed antenna cluster will have effects to any NRHP-listed or eligible properties within the boundaries of the 0.5-mile visual APE.

History / Architecture Survey Results – APE for Visual Effects

On July 30, 2024, Christopher Nelson evaluated potential effects on architectural properties identified within the visual APE of the proposed cell tower project. The project consists of the construction of a new cluster of 1-6 communications antenna with a maximum appurtenance height of 25 ft. The objective of the study was to determine if the proposed antenna cluster will have effects to any NRHP-listed or eligible properties within the boundaries of the 0.5-mile visual APE.

National Register Listed Resources in Vicinity of Project

Based on the results of the literature review, no NRHP resources were identified within the APE of the project. However, one federal Determination of Eligibility (DOE) property is located within the APE.

Captain John Smith Chesapeake National Historic Trail, Keystone Segment, Historic District	Lower James River	DOE / DHR ID 500-0006

Resources Previously Determined Eligible

Based on the results of the literature review, no non-DOE resources previously determined eligible for listing in the NRHP were identified within the APE of the project.

Assessment of Effects

Since historic properties are present, an assessment of visual effects is necessary. The proposed project consists of the construction of a communications antenna cluster that has a maximum appurtenance height of 25 ft. The antenna cluster will be located in a rural area just south of Rushmere along the west side of Old Stage Highway. The project location and this segment of Old Stage Highway are within the outer western boundary of the Keystone Segment of the Captain John Smith Chesapeake National Historic Trail. The trail itself focuses mostly on the waterway itself and those contributing resources along the edge of the waterway. Integrity of setting is an important aspect of the district. The small cluster of communications antennae are proposed to be situated 0.46 mile inland from the edge of the waterway. A stand of mature forested area is situated along the banks along several miles of the waterway with no breaks or

openings through this segment containing the proposed project. With the low profile of the proposed project, along with its distance from the waterway and the mature forested area buffer, there will be no visibility to the project from the waterway portion of the historic district. The project is technically within the boundary of the district as it is currently drawn. However, there are no contributing resources within the viewshed of the project. It is unlikely that the project would diminish the aspects of integrity of the resource. Therefore, it is recommended that the project would have no adverse effect on the Keystone Segment of the Captain John Smith Chesapeake National Historic Trail.

No further history / architecture investigations are recommended for the project.

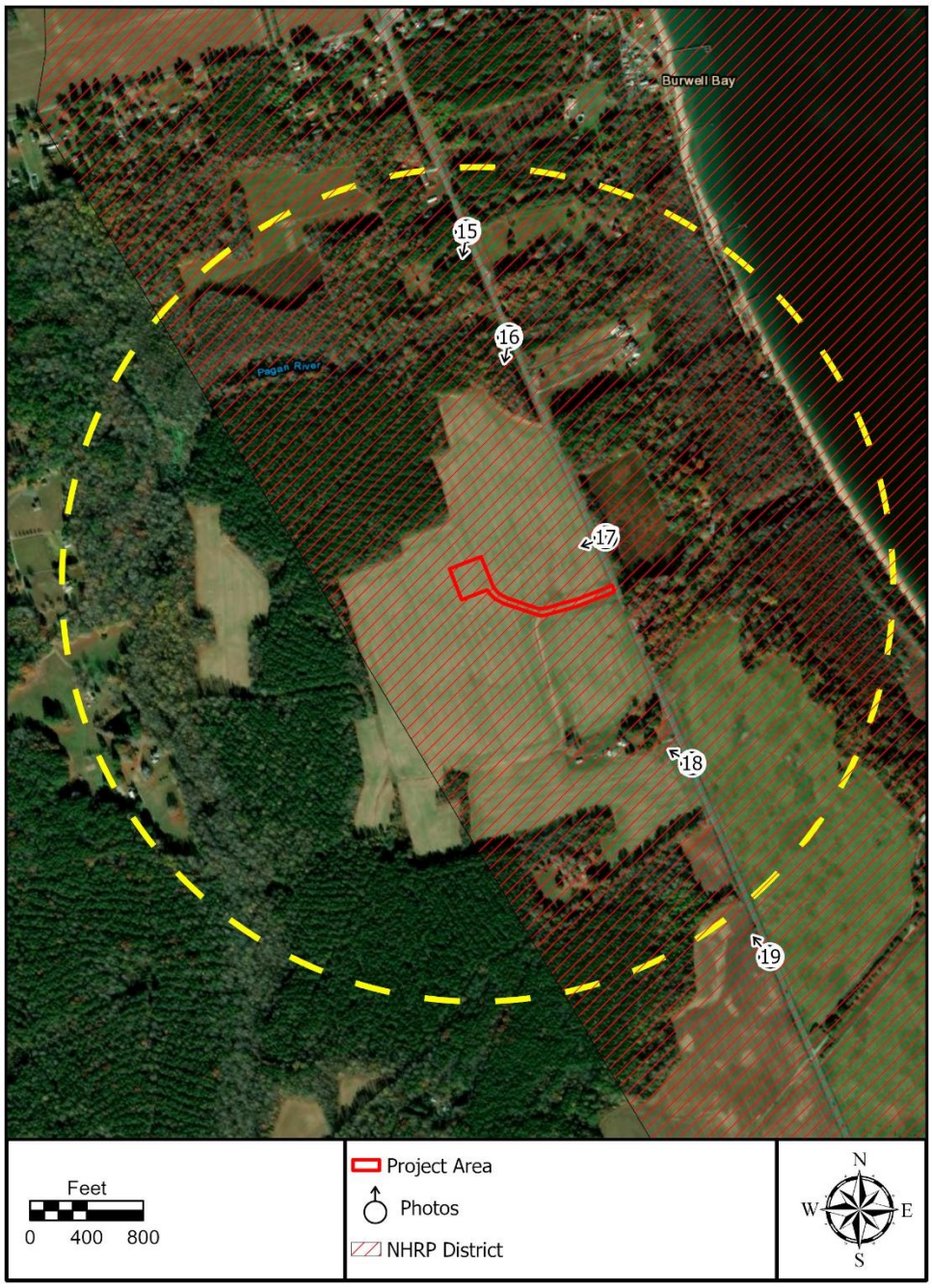


Figure 14. Visual effect photo orientations.



Figure 15. View from the Old Stage Road looking southwest toward the project.



Figure 16. View from the Old Stage Road looking southwest toward the project.



Figure 17. View from the Old Stage Road looking west toward the project.



Figure 18. View from the Old Stage Road looking northwest toward the project.



Figure 19. View from the Old Stage Road looking north toward the project.

SUMMARY & CONCLUSIONS

In July of 2024, Cooper Archaeological Services completed a Phase I Archaeological Survey for the Proposed US-VA-9446 Rushmere Communication Structure(s) in Isle of Wight County, Virginia to assess whether the proposed project would impact any archaeological resources. The literature review and fieldwork identified no archaeological sites within or adjacent to the project area. The fieldwork implemented visual inspection, surface collection, and screened shovel test unit excavation and found the majority of the project area is located in low-lying, inundated conditions. No artifacts were recovered during these investigations. The project is located within the Captain John Smith Chesapeake National Historic Trail, Keystone Segment, Historic District (500-0006).

In the opinion of the Principal Investigator, no further work is recommended for this project, as no archaeological resources were identified. A finding of No Historic Properties in APE for Direct Effects is appropriate for the proposed project. A finding of No Adverse Effect to Historic Properties in the APE for Visual Effects is also recommended.

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July 1, 2024

Kim Proust
Environmental Assessment Specialists, Inc.
Mission Hills, CA 91345

Subject: US-WA-9169 BLI501 (Everson, WA) – Noise Evaluation

Dear Ms. Proust:

MD Acoustics, LLC (MD) has completed a noise assessment for the Hampton Rd project located at Parcel 4003240333420000., Everson, WA. The site plan utilized for the project is located in Exhibit A (page 3 of this report). The project assessed the future diesel generator noise level projections to the nearest sensitive receptors and compared them to the City's applicable noise limits as outlined in the City's Municipal Code. The project proposes to install one (1) Kohler 50REOZK with a sound enclosure. A glossary of acoustical terms is located in Appendix A.

1.0 Acoustics Requirements

The project is located in the jurisdiction of the City of Everson, WA which is located in Whatcom County. The Whatcom County code will be referenced for noise limits regarding communication equipment. Whatcom County's Code 20.13.105 outlines guidelines for noise generated by wireless services and is as follows:

(g) Noise generated by a wireless facility shall not exceed the maximum environmental noise levels set forth in Chapter 173-60 WAC as it is now in effect or hereafter amended.

Chapter 173-60 of the WAC specifies a maximum noise level of 55 dBA daytime (7AM – 10PM) and 45 dBA nighttime (10pm – 7AM)

Therefore, the project may not exceed the most strict residential noise level of 45 dBA.

2.0 Study Method and Procedure

The future communication equipment noise level was modeled using SoundPlan 3D (SP) acoustic modeling software. SP is capable of evaluating stationary noise sources (e.g. point sources such as fan's, and exhaust from cabinets) at various receptor locations. SP's software utilizes algorithms (based on inverse square law and reference equipment noise level data) to calculate the noise projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography and noise sensitive receptors. The model assumes the implementation of one (1) Kohler 50REOZK with a sound enclosure with an operating reference of 64 dBA at 7 meters (see Appendix C). Appendix D provides the model's inputs and outputs.

3.0 Findings

A total of one (1) receptor was modeled to accurately evaluate the future operational noise levels at and/or adjacent to the project site. A receptor is denoted by a yellow dot. The dot represents either a property line, a sensitive receptor such as an outdoor sensitive area/building façade, or a calibration point (the point where sound pressure levels are confirmed to match the manufacturer's noise data). Receptor 1 represents the nearest sensitive receptors. MD calculated the noise level projection to the nearest sensitive receptors based on the proposed project design. The projected noise level at R1 measures 45 dBA which does not exceed the city's 45 dBA noise limit.

It should be noted that the baseline noise level will only change under a power loss (emergency) situation or during routine maintenance.

4.0 Conclusion

MD is pleased to provide this noise evaluation for this project. The project will comply with the City's applicable noise allowable limits based on the proposed design. If you have any questions regarding this letter, please call our office at (805) 426-4477.

Sincerely,
MD Acoustics, LLC





Robert Pearson
Acoustical Consultant

Jordan Trubakoff
Design and Acoustical Consultation

Exhibit A
Site Plan

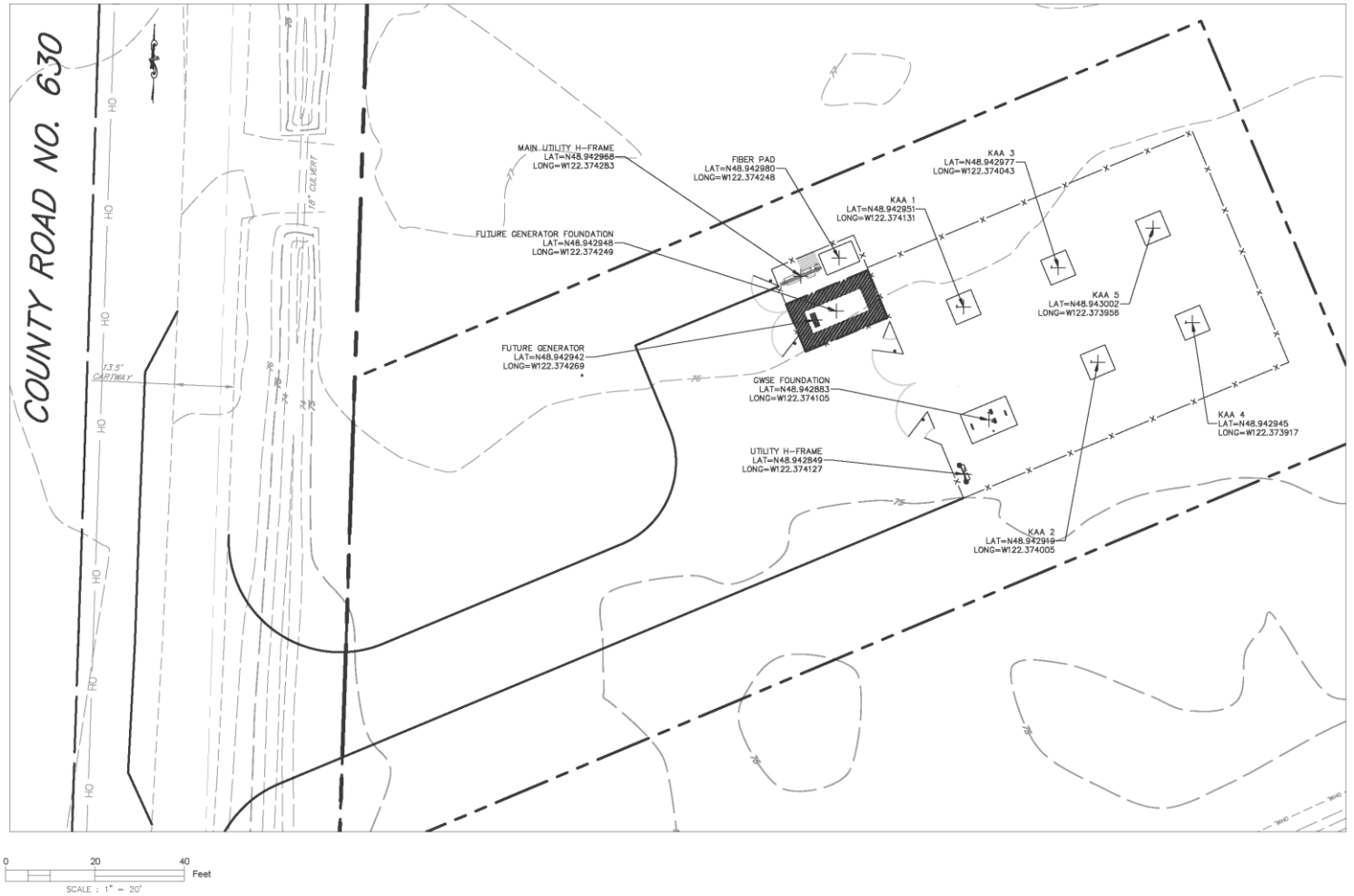


Exhibit B
Future Operational Noise Levels



Appendix A
Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient or Background Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level. The energy average noise level during the sample period.

Field Sound Transmission Class (FSTC): The field sound transmission class (FSTC) rating is used for in situ wall and floor/ceiling sound isolation performance assessment. The standard requires the measurement of sound transmission loss and includes required procedure to show that the FSTC rating, as it has been determined by the test procedure, was not influenced by flanking of sound around the partition intended to be tested. Sound transmission class and FSTC ratings are intended by standard to be equivalent; however, practical experience indicates that FSTC ratings tend to be up to five ratings points less than laboratory-measured STC ratings.

Day-Night Level (LDN or DNL): LDN is the average noise level over a 24-hour period. The noise between the hours of 10PM to 7AM is artificially increased by 10 dB. This noise is weighted to take into account the decrease in community background noise of 10 dB during this period.

Noise: *A*ny unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Noise Isolation Class (NIC): The noise isolation class (NIC) rating is similar to STC and FSTC. However, the standard STC rating contour is applied to the one-third octave band noise reduction measured in a field situation, rather than the transmission losses measured in the field. No correction to the measured noise reduction data is made to account for partition size, receiving room absorption, or sound flanking. Like the STC and FSTC ratings, the field measured NIC rating of a noise reduction spectrum is equal to the value of the contour crossing at 500 Hz. In the absences of sound flanking, the NIC is generally within five points of the laboratory STC rating for typical building partition constructions. The NIC rating is used to assess the sound isolation performance of in situ partition construction, especially complicated ones that involve

multiple sound transmission paths that are not suited for laboratory testing. The NIC rating is often used in lieu of STC and FSTC.

Normalized Noise Isolation Class (NNIC): The normalized noise isolation class (NNIC) is the same as the NIC rating except the receiving room absorption is normalized to correspond to a 0.5-s reverberation time.

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

***Sound Transmission Class (STC*)**: To quantify STC, a Transmission Loss (TL) measurement is performed in a laboratory over a range of 16 third-octave bands between 125 – 4,000 Hertz (Hz). The average human voice creates sound within the 125 – 4,000 Hz 1/3rd octave bands.

STC is a single-number rating given to a particular material or assembly. The STC rating measures the ability of a material or an assembly to resist airborne sound transfer over the specified frequencies (see ASTM International Classification E413 and E90). In general, a higher STC rating corresponds with a greater reduction of noise transmitting through a partition.

STC is highly dependent on the construction of the partition. The STC of a partition can be increased by: adding mass, increasing or adding air space, adding absorptive materials within the assembly. The STC rating does not assess low frequency sound transfer (e.g. sounds less than 125 Hz). Special consideration must be given to spaces where the noise transfer concern has lower frequencies than speech, such as mechanical equipment and or/or music. The STC rating is a lab test that does not take into consideration weak points, penetrations, or flanking paths.

Even with a high STC rating, any penetration, air-gap, or “flanking path can seriously degrade the isolation quality of a wall. Flanking paths are the means for sound to transfer from one space to another other than through the wall. Sound can flank over, under, or around a wall. Sound can also travel through common ductwork, plumbing or corridors. Noise will travel between spaces at the weakest points. Typically, there is no reason to spend money or effort to improve the walls until all weak points are controlled first.

Appendix B
County of Whatcom, CA
Noise Ordinance

WAC 173-60-040 Maximum permissible environmental noise levels. (1) No person shall cause or permit noise to intrude into the property of another person which noise exceeds the maximum permissible noise levels set forth below in this section.

(2)(a) The noise limitations established are as set forth in the following table after any applicable adjustments provided for herein are applied.

EDNA OF NOISE SOURCE	EDNA OF RECEIVING PROPERTY		
	Class A	Class B	Class C
CLASS A	55 dBA	57 dBA	60 dBA
CLASS B	57	60	65
CLASS C	60	65	70

(b) Between the hours of 10:00 p.m. and 7:00 a.m. the noise limitations of the foregoing table shall be reduced by 10 dBA for receiving property within Class A EDNAs.

(c) At any hour of the day or night the applicable noise limitations in (a) and (b) above may be exceeded for any receiving property by no more than:

(i) 5 dBA for a total of 15 minutes in any one-hour period; or

(ii) 10 dBA for a total of 5 minutes in any one-hour period; or

(iii) 15 dBA for a total of 1.5 minutes in any one-hour period.

[Order 74-32, § 173-60-040, filed 4/22/75, effective 9/1/75.]

Appendix C
Manufacturer Noise Data

KOHLER®

Model: 50REOZK

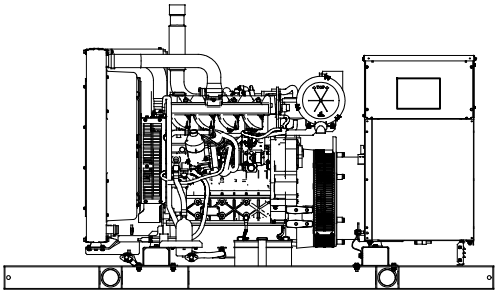
208- 600 V **Diesel**

ISO 9001 KOHLER® NATIONALLY REGISTERED

Tier 3 EPA-Certified for Stationary Emergency Applications

Ratings Range

		60 Hz
Standby:	**kW**	44- 52
	kVA	44- 65
Prime:	**kW**	40- 47
	kVA	40- 58



Model with TM Engine shown

Generator Set Ratings

				130°C Rise Standby Rating		105°C Rise Prime Rating	
Alternator	**Voltage**	**Ph**	**Hz**	**kW/kVA**	**Amps**	**kW/kVA**	**Amps**
4P7BX	120/208	3	60	51/63	176	46/57	159
	127/220	3	60	51/63	167	46/57	150
	120/240	3	60	49/61	147	44/55	132
	120/240	1	60	44/44	183	40/40	166
	139/240	3	60	51/63	153	46/57	138
	220/380	3	60	49/61	93	45/56	85
	277/480	3	60	51/63	76	46/57	69
	347/600	3	60	51/63	61	46/57	55
4P8X	120/208	3	60	52/65	180	47/58	163
	127/220	3	60	52/65	170	47/58	154
	120/240	3	60	50/62	150	45/56	135
	120/240	1	60	50/50	208	45/45	187
	139/240	3	60	52/65	156	47/58	141
	220/380	3	60	52/65	98	47/58	89
	277/480	3	60	52/65	78	47/58	70
	347/600	3	60	52/65	62	47/58	56
4P10X	120/208	3	60	52/65	180	47/58	163
	127/220	3	60	52/65	170	47/58	154
	120/240	3	60	50/62	150	45/56	135
	120/240	1	60	50/50	208	45/45	187
	139/240	3	60	52/65	156	47/58	141
	220/380	3	60	52/65	98	47/58	89
	277/480	3	60	52/65	78	47/58	70
	347/600	3	60	52/65	62	47/58	56
4Q7BX	120/240	1	60	48/48	200	43/43	179
4Q8X	120/240	1	60	50/50	208	45/45	187
4Q10X	120/240	1	60	50/50	208	45/45	187

Standard Features

- Kohler Co. provides one-source responsibility for the generating system and accessories.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The 60 Hz generator set offers a UL 2200 listing.
- The generator set accepts rated load in one step.
- The 60 Hz generator set meets NFPA 110, Level 1, when equipped with the necessary accessories and installed per NFPA standards.
- The generator set engine is certified to meet the Environmental Protection Agency (EPA) emergency stationary emissions requirements.
- A one-year limited warranty covers all generator set systems and components. Two- and five-year extended limited warranties are also available.
- Alternator features:
  - The unique Fast-Response® X excitation system delivers excellent voltage response and short-circuit capability using a rare-earth, permanent magnet (PM)-excited alternator.
  - The brushless, rotating-field alternator has broadrange reconnectability.
- Other features:
  - Kohler designed controllers for one-source system integration and remote communication. See Controllers on page 3.
  - The low coolant level shutdown prevents overheating (standard on radiator models only).
  - Integral vibration isolation eliminates the need for under-unit vibration spring isolators.
  - The generator set for 49-state applications is equipped with the KDI 3404 TM engine. The generator set that is CARB compliant/California South Coast Air Quality Management District (SCAQMD) pre-certified is equipped with the KDI 3404 TCR engine.

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. *Standby Ratings:* Standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. *Prime Power Ratings:* At varying load, the number of generator set operating hours is unlimited. A 10% overload capacity is available for one hour in twelve. Ratings are in accordance with ISO-8528-1 and ISO-3046-1. For limited running time and continuous ratings, consult the factory. Obtain the technical information bulletin (TIB-101) for ratings guidelines, complete ratings definitions, and site condition derates. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever.

Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating-Field
Exciter type	Brushless, Rare-Earth Permanent Magnet
Leads: quantity, type	12, Reconnectable 4, 110- 120/220- 240 V
Voltage regulator	Solid State, Volts/Hz
Insulation:	NEMA MG1
Material	Class H
Temperature rise	130°C, Standby
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Amortisseur windings	Full
Voltage regulation, no-load to full-load	Controller Dependent
One-step load acceptance	100% of Rating
Unbalanced load capability	100% of Rated Standby Current

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and dripproof construction.
- Windings are vacuum-impregnated with epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.

Specifications		Alternator
Peak motor starting kVA:		(35% dip for voltages below)
480 V	4P7BX (12 lead)	180
480 V	4P8X (12 lead)	261
480 V	4P10X (12 lead)	275
240 V	4Q7BX (4 lead)	113
240 V	4Q8X (4 lead)	121
240 V	4Q10X (4 lead)	144

Application Data

Engine

Engine Specifications	49-State Engine	California SCAQMD
Manufacturer	Kohler Diesel	
Engine model	KDI 3404TM	KDI 3404TCR
Engine type	4-Cycle, Turbocharged	
Cylinder arrangement	4 Inline	
Displacement, L (cu. in.)	3.4 (207)	
Bore and stroke, mm (in.)	96 x 116 (3.28 x 4.57)	
Compression ratio	18.5:1	17.0:1
Piston speed, m/min. (ft./min.)	418 (1371)	510 (1673)
Main bearings: quantity, type	5, Replaceable Insert	
Rated rpm	1800	
Max. power at rated rpm, kWm (BHP)	64 (86)	70 (94)
Cylinder head material	Cast Iron	
Crankshaft material	Cast Iron	
Valve material:		
Intake	Chromium-Silicon Steel	
Exhaust	Chromium Steel	
Governor: type, make/model	Mech. (or Electronic *)	Electronic
Frequency regulation, no-load to full-load	Droop, 5% (or Isochr. *)	Isochronous
Frequency regulation, steady state	±0.5%	±0.28%
Frequency	Fixed	
Air cleaner type, all models	Dry	

* Requires available electronic governor option

Exhaust

Exhaust System	49-State Engine	California SCAQMD
Exhaust manifold type	Dry	
Exhaust flow at rated kW, m^3/min. (cfm)	8.8 (310)	
Exhaust temperature at rated kW, dry exhaust, °C (°F)	490 (914)	471 (880)
Minimum/maximum allowable back pressure, kPa (in. Hg)	6 (1.8)/ 9 (2.7)	8 (2.4)/ 13.5 (4.0)
Exhaust outlet size at engine hookup, mm (in.)	63.5 (2.5)	

Engine Electrical

Engine Electrical System	49-State Engine	California SCAQMD
Battery charging alternator:		
Ground (negative/positive)	Negative	
Volts (DC)	12	
Ampere rating	90	
Starter motor rated voltage (DC)	12	
Battery, recommended cold cranking amps (CCA):		
Quantity, CCA rating	One, 650	
Battery voltage (DC)	12	

Fuel

Fuel System	49-State Engine	California SCAQMD
Fuel supply line, min. ID, mm (in.)	8.0 (0.31)	
Fuel return line, min. ID, mm (in.)	6.0 (0.25)	
Max. lift, engine-driven fuel pump, m (ft.)	6.0 (20.0)	3.7 (12.1)
Max. fuel flow, Lph (gph)	46 (12.2)	87.4 (23.1)
Max. return line restriction, kPa (in. Hg)	20 (5.9)	17.7 (5.2)
Fuel filter		
Prefilter	74 Microns	
Primary/Water Separator	5 Microns @ 98% Efficiency	5 Microns @ 95% Efficiency
Recommended fuel	#2 Ultra Low Sulfur Diesel	

Lubrication

Lubricating System	49-State Engine	California SCAQMD
Type	Full Pressure	
Oil pan capacity, L (qt.) §	15.3 (16.2)	
Oil pan capacity with filter, L (qt.) §	15.6 (16.5)	
Oil filter: quantity, type §	1, Cartridge	
Oil cooler	Water-Cooled	

§ Kohler recommends the use of Kohler Genuine oil and filters.

Application Data

Cooling

Radiator System	49-State Engine	California SCAQMD
Ambient temperature, °C (°F) *	50 (122)	
Engine jacket water capacity, L (gal.)	4.5 (1.19)	
Radiator system capacity, including engine, L (gal.)	12.3 (3.2)	
Engine jacket water flow, Lpm (gpm)	125 (33)	120 (32)
Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	37.8 (2207)	41.3 (2352)
Heat rejected to air charge cooler at rated kW, dry exhaust, kW (Btu/min.)	12 (682)	8.4(477)
Water pump type	Centrifugal	
Fan diameter, including blades, mm (in.)	597 (23.5)	
Fan, kWm (HP)	1.8 (2.3)	
Max. restriction of cooling air, intake and discharge side of radiator, kPa (in. H_2O)	0.125 (0.5)	

* Enclosure reduces ambient temperature capability by 5°C (9°F).

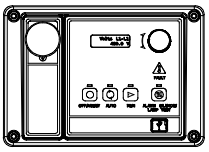
Operation Requirements

Air Requirements	49-State Engine	California SCAQMD
Radiator-cooled cooling air, m^3/min. (scfm) †	96.3 (3400)	
Combustion air, m^3/min. (cfm)	4.8 (170)	4.0 (140)
Heat rejected to ambient air:		
Engine, kW (Btu/min.)	13.2 (750)	
Alternator, kW (Btu/min.)	7.6 (435)	
Max. air intake restriction, kPa (in. Hg)	5.2 (1.54)	4.2 (1.24)

† Air density = 1.20 kg/m^3 (0.075 lbm/ft^3)

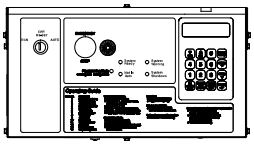
Fuel Consumption	49-State Engine	
Diesel, Lph (gph) at % load	**Standby Rating**	
100%	17.4	(4.6)
75%	13.2	(3.5)
50%	9.1	(2.4)
25%	5.3	(1.4)
Diesel, Lph (gph) at % load	**Prime Rating**	
100%	16.1	(4.2)
75%	12.1	(3.2)
50%	8.3	(2.2)
25%	4.9	(1.3)
Fuel Consumption	**Calif. SCAQMD Engine**	
Diesel, Lph (gph) at % load	**Standby Rating**	
100%	15.2	(4.0)
75%	11.6	(3.1)
50%	8.0	(2.1)
25%	4.6	(1.2)
Diesel, Lph (gph) at % load	**Prime Rating**	
100%	12.3	(3.2)
75%	10.6	(2.8)
50%	6.6	(1.7)
25%	4.1	(1.1)

Controllers



APM402 Controller
Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.
- Digital display and menu control provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or serial configuration
- Controller supports Modbus® protocol
- Integrated hybrid voltage regulator with ±0.5% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-161 for additional controller features and accessories.



(Available with the 49-State generator set only.)

Decision-Maker® 550 Controller
Provides advanced control, system monitoring, and system diagnostics with remote monitoring capabilities.
- Digital display and keypad provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or modem configuration
- Controller supports Modbus® protocol
- Integrated voltage regulator with ±0.25% regulation
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-46 for additional controller features and accessories.

Modbus® is a registered trademark of Schneider Electric.

KOHLER CO., Kohler, Wisconsin 53044 USA
Phone 920-457-4441, Fax 920-459-1646
For the nearest sales and service outlet in the US and Canada, phone 1-800-544-2444
KOHLERPower.com

Additional Standard Features

- Air Cleaner, Heavy Duty
- Alternator Protection
- Battery Rack and Cables
- Open Crankcase Ventilation
- Oil Drain and Coolant Drain with Hose Barb
- Oil Drain Extension (with narrow skid and enclosure models only)
- Operation and Installation Literature
- Radiator Drain Extension (with enclosure models only)
- Stainless Steel Fasteners on Enclosure (with enclosure models only)

Available Options

Approvals and Listings

- ❑ CSA Certified
- ❑ IBC Seismic Certification
- ❑ UL2200 Listing

Enclosed Unit

- ❑ Sound Enclosure (with enclosed critical silencer)
- ❑ Weather Enclosure (with enclosed critical silencer)
- ❑ Stainless Steel Latches and Hinges

Open Unit

- ❑ Exhaust Silencer, Critical (kit: PA-324470)
- ❑ Flexible Exhaust Connector, Stainless Steel

Fuel System

- ❑ Flexible Fuel Lines
- ❑ Fuel Pressure Gauge (Available with 49-state engine only)
- ❑ Subbase Fuel Tanks

Controller

- ❑ 15-Relay Dry Contact (SCAQMD engine with APM402 controller only)
- ❑ Common Failure Relay (550 controller only)
- ❑ Communication Products and PC Software (550 controller only)
- ❑ Customer Connection (550 controller only)
- ❑ Dry Contact (isolated alarm) (550 controller only)
- ❑ Two Input/Five Output Module (49-state engine with APM402 controller only)
- ❑ Key Switch (SCAQMD engine with APM402 controller only)
- ❑ Manual Speed Adjust (requires Electronic Governor or SCAQMD engine)
- ❑ Remote Annunciator Panel
- ❑ Remote Emergency Stop
- ❑ Run Relay

Cooling System

- ❑ Block Heater (1000 W, 110- 120 V)
  Required for ambient temperatures below 0°C (32°F).
- ❑ Radiator Duct Flange

Electrical System

- ❑ Alternator Strip Heater
- ❑ Battery
- ❑ Battery Charger, Equalize/Float Type
- ❑ Battery Heater
- ❑ Electronic Governor
- ❑ Line Circuit Breaker (NEMA type 1 enclosure)
- ❑ Line Circuit Breaker with Shunt Trip (NEMA type 1 enclosure)

Miscellaneous

- ❑ Air Cleaner Restriction Indicator
- ❑ Engine Fluids Added
- ❑ Rated Power Factor Testing
- ❑ Rodent Guards

Literature

- ❑ General Maintenance
- ❑ NFPA 110
- ❑ Overhaul
- ❑ Production

Warranty

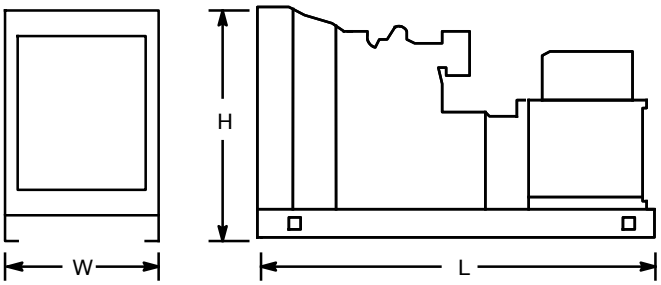
- ❑ 2-Year Basic Limited Warranty
- ❑ 5-Year Basic Limited Warranty
- ❑ 5-Year Comprehensive Limited Warranty

Other Options

- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____
- ❑ _____

Dimensions and Weights

Overall Size, L x W x H, mm (in.):
Wide Skid: 2300 x 1040 x 1133 (90.6 x 41.0 x 44.6)
Narrow Skid: 1875 x 780 x 1067 (73.8 x 30.7 x 42.0)
Weight (radiator model), wet, kg (lb.): 802 (1769)



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

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Weather Enclosure and Subbase Fuel Tank Specifications

Fuel Tank Capacity, L (gal.)	Est. Fuel Supply Hours at 60 Hz with Full Load, Nominal/Actual	Enclosure and Subbase Fuel Tank					Fuel Tank Height, mm (in.)	Sound Pressure Level at 60 Hz with Full Load, dB(A) §
		Max. Dimensions, mm (in.)			Max. Weight, kg (lb.) *			
		Length	Width ‡	Height	With Steel Enclosure	With Aluminum Enclosure		
15REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	585 (1290)	not available	0 (0)	77
301 (80)	48/53			1649 (64.9)	793 (1749)		432 (17)	
465 (123)	72/82			1852 (72.9)	851 (1876)		635 (25)	
15REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	48/58	2575 (101.4)	882 (34.7)	1573 (61.9)	932 (2055)	not available	356 (14)	77
476 (126)	72/84			1700 (66.9)	996 (2196)		483 (19)	
638 (168)	96/112			1827 (71.9)	1064 (2345)		610 (24)	
20REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	621 (1370)	not available	0 (0)	79
301 (80)	24/38			1649 (64.9)	829 (1829)		432 (17)	
465 (123)	48/58			1852 (72.9)	887 (1956)		635 (25)	
622 (164)	72/78			2030 (79.9)	936 (2065)		813 (32)	
20REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	24/41	2575 (101.4)	882 (34.7)	1573 (61.9)	968 (2135)	not available	356 (14)	79
476 (126)	48/60			1700 (66.9)	1032 (2276)		483 (19)	
638 (168)	72/80			1827 (71.9)	1100 (2425)		610 (24)	
838 (221)	96/105			1979 (77.9)	1181 (2605)		762 (30)	
30REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	680 (1500)	not available	0 (0)	79
301 (80)	24/30			1759 (69.3)	888 (1959)		432 (17)	
622 (164)	48/63			2140 (84.3)	995 (2195)		813 (32)	
791 (209)	72/80	2070 (81.5)		2241 (88.3)	1042 (2298)		914 (36)	
30REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	24/33	2575 (101.4)	882 (34.7)	1573 (61.9)	1027 (2265)	not available	356 (14)	79
638 (168)	48/64			1827 (71.9)	1159 (2555)		610 (24)	
838 (221)	72/85			1979 (77.9)	1240 (2735)		762 (30)	
1056 (279)	96/107			2241 (88.3)	1323 (2919)		914 (36)	
40REOZK								
No Tank	0	2320 (91.3)	1070 (42.1)	1465 (57.7)	1048 (2310)	not available	0 (0)	79
505 (133)	24/36			1838 (72.4)	1328 (2928)		483 (19)	
868 (229)	48/62			2142 (84.4)	1427 (3146)		787 (31)	
1043 (275)	72/74			2244 (88.4)	1464 (3228)		889 (35)	
40REOZK with IBC Seismic Certification and State Code Fuel Tank †								
541 (142)	24/38	2896 (114.0)	1070 (42.1)	1787 (70.4)	1514 (3337)	not available	432 (17)	79
898 (237)	48/64			2015 (79.4)	1647 (3631)		660 (26)	
1057 (279)	72/75			2117 (83.4)	1706 (3762)		762 (30)	
1520 (401)	96/108			2269 (89.4)	1825 (4024)		914 (36)	
50REOZK								
No Tank	0	2320 (91.3)	1070 (42.1)	1465 (57.7)	1063 (2344)	not available	0 (0)	79
505 (133)	24/29			1838 (72.4)	1343 (2962)		483 (19)	
868 (229)	48/50			2142 (84.4)	1442 (3180)		787 (31)	
1527 (403)	72/88	2896 (114.0)		2269 (89.4)	1585 (3496)		914 (36)	
50REOZK with IBC Seismic Certification and State Code Fuel Tank †								
541 (142)	24/31	2896 (114.0)	1070 (42.1)	1787 (70.4)	1529 (3371)	not available	432 (17)	79
898 (237)	48/52			2015 (79.4)	1662 (3665)		660 (26)	
1520 (401)	72/87			2269 (89.4)	1840 (4058)		914 (36)	
2028 (535)	96/116	4020 (158.3)			2041 (4500)			

Weather Enclosure and Subbase Fuel Tank Specifications (continued)

Fuel Tank Capacity, L (gal.)	Est. Fuel Supply Hours at 60 Hz with Full Load, Nominal/Actual	Enclosure and Subbase Fuel Tank					Fuel Tank Height, mm (in.)	Sound Pressure Level at 60 Hz with Full Load, dB(A) §
		Max. Dimensions, mm (in.)			Max. Weight, kg (lb.) *			
		Length	Width ‡	Height	With Steel Enclosure	With Aluminum Enclosure		
60REOZK								
No Tank	0	2320 (91.3)	1070 (42.1)	1465 (57.7)	1102 (2430)	not available	0 (0)	80
505 (133)	24/25			1838 (72.4)	1382 (3048)		483 (19)	
1043 (275)	48/51			2244 (88.4)	1518 (3348)		889 (35)	
1527 (403)	72/75	2896 (114.0)		2269 (89.4)	1624 (3582)		914 (36)	
60REOZK with IBC Seismic Certification and State Code Fuel Tank †								
541 (142)	24/26	2896 (114.0)	1070 (42.1)	1787 (70.4)	1568 (3457)	not available	432 (17)	80
1057 (279)	48/52			2117 (83.4)	1733 (3882)		762 (30)	
1520 (401)	72/74			2269 (89.4)	1852 (4144)		914 (36)	
2028 (535)	96/99	4020 (158.3)			2053 (4586)			

Note: Data in table is for reference only, refer to the respective ADV drawings for details.

***** Max. weight includes the generator set (wet) using the largest alternator option, enclosure with acoustic insulation added, silencer, and tank (no fuel).

† State code fuel tank specifications (height and weight) do not include I-beam option.

‡ Width dimension shown includes rubber door stops.

§ Log average sound pressure level of 8 measured positions around the perimeter of the unit at a distance of 7 m (23 ft). Refer to TIB-114 for details.

Sound Enclosure and Subbase Fuel Tank Specifications

Fuel Tank Capacity, L (gal.)	Est. Fuel Supply Hours at 60 Hz with Full Load, Nominal/Actual	Enclosure and Subbase Fuel Tank					Fuel Tank Height, mm (in.)	Sound Pressure Level at 60 Hz with Full Load, dB(A) §
		Max. Dimensions, mm (in.)			Max. Weight, kg (lb.) *			
		Length	Width ‡	Height	With Steel Enclosure	With Aluminum Enclosure		
15REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	594 (1310)	530 (1168)	0 (0)	64
301 (80)	48/53			1649 (64.9)	802 (1769)	738 (1627)	432 (17)	
465 (123)	72/82			1852 (72.9)	860 (1896)	796 (1754)	635 (25)	
15REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	48/58	2575 (101.4)	882 (34.7)	1573 (61.9)	941 (2075)	877 (1933)	356 (14)	64
476 (126)	72/84			1700 (66.9)	1005 (2216)	941 (2074)	483 (19)	
638 (168)	96/112			1827 (71.9)	1073 (2365)	1009 (2223)	610 (24)	
20REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	630 (1390)	566 (1248)	0 (0)	65
301 (80)	24/38			1649 (64.9)	838 (1849)	774 (1707)	432 (17)	
465 (123)	48/58			1852 (72.9)	896 (1976)	832 (1834)	635 (25)	
622 (164)	72/78			2030 (79.9)	945 (2085)	881 (1943)	813 (32)	
20REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	24/41	2575 (101.4)	882 (34.7)	1573 (61.9)	977 (2155)	913 (2013)	356 (14)	65
476 (126)	48/60			1700 (66.9)	1041 (2296)	977 (2154)	483 (19)	
638 (168)	72/80			1827 (71.9)	1109 (2445)	1045 (2303)	610 (24)	
838 (221)	96/105			1979 (77.9)	1190 (2625)	1126 (2483)	762 (30)	
30REOZK								
No Tank	0	1969 (77.5)	882 (34.7)	1327 (52.3)	689 (1520)	624 (1378)	0 (0)	65
301 (80)	24/30			1759 (69.3)	897 (1979)	832 (1837)	432 (17)	
622 (164)	48/63			2140 (84.3)	1004 (2215)	939 (2073)	813 (32)	
791 (209)	72/80	2070 (81.5)		2241 (88.3)	1051 (2318)	986 (2176)	914 (36)	
30REOZK with IBC Seismic Certification and State Code Fuel Tank †								
330 (87)	24/33	2575 (101.4)	882 (34.7)	1573 (61.9)	1036 (2285)	971 (2143)	356 (14)	65
638 (168)	48/64			1827 (71.9)	1168 (2575)	1103 (2433)	610 (24)	
838 (221)	72/85			1979 (77.9)	1249 (2755)	1184 (2613)	762 (30)	
1056 (279)	96/107			2241 (88.3)	1332 (2939)	1267 (2797)	914 (36)	
40REOZK								
No Tank	0	2320 (91.3)	1070 (42.1)	1465 (57.7)	1059 (2335)	957 (2110)	0 (0)	64
505 (133)	24/36			1838 (72.4)	1339 (2953)	1237 (2728)	483 (19)	
868 (229)	48/62			2142 (84.4)	1438 (3171)	1336 (2946)	787 (31)	
1043 (275)	72/74			2244 (89.4)	1475 (3253)	1373 (3028)	889 (35)	

Sound Enclosure and Subbase Fuel Tank Specifications (continued)

Fuel Tank Capacity, L (gal.)	Est. Fuel Supply Hours at 60 Hz with Full Load, Nominal/Actual	Enclosure and Subbase Fuel Tank					Fuel Tank Height, mm (in.)	Sound Pressure Level at 60 Hz with Full Load, dB(A) §
		Max. Dimensions, mm (in.)			Max. Weight, kg (lb.) *			
		Length	Width ‡	Height	With Steel Enclosure	With Aluminum Enclosure		
40REOZK with IBC Seismic Certification and State Code Fuel Tank †								
541 (142)	24/38	2896 (114.0)	1070 (42.1)	1787 (70.4)	1525 (3362)	1423 (3137)	432 (17)	64
898 (237)	48/64			2015 (79.4)	1658 (3656)	1556 (3431)	660 (26)	
1057 (279)	72/75			2137 (83.4)	1717 (3787)	1615 (3562)	782 (30)	
1520 (401)	96/108			2269 (89.4)	1836 (4049)	1734 (3824)	914 (36)	
50REOZK								
No Tank	0	2320 (91.3)	1070 (42.1)	1465 (57.7)	1074 (2369)	972 (2144)	0 (0)	64
505 (133)	24/29			1838 (72.4)	1354 (2987)	1252 (2762)	483 (19)	
868 (229)	48/50			2142 (84.4)	1453 (3205)	1351 (2980)	787 (31)	
1527 (403)	72/88	2896 (114.0)		2269 (89.4)	1596 (3521)	1494 (3296)	914 (36)	
50REOZK with IBC Seismic Certification and State Code Fuel Tank †								
541 (142)	24/31	2896 (114.0)	1070 (42.1)	1787 (70.4)	1540 (3396)	1438 (3171)	432 (17)	64
898 (237)	48/52			2015 (79.4)	1673 (3690)	1571 (3465)	660 (26)	
1520 (401)	72/87			2269 (89.4)	1851 (4083)	1749 (3858)	914 (36)	
2028 (535)	96/116	4020 (158.3)			2052 (4525)	1950 (4300)		
60REOZK								
No Tank	0	2320 (91.3)	1070 (42.1)	1465 (57.7)	1113 (2455)	1011 (2230)	0 (0)	65
505 (133)	24/25			1838 (72.4)	1393 (3073)	1291 (2848)	483 (19)	
1043 (275)	48/51			2244 (88.4)	1529 (3373)	1427 (3148)	889 (35)	
1527 (403)	72/75	2896 (114.0)		2269 (89.4)	1635 (3607)	1533 (3382)	914 (36)	
60REOZK with IBC Seismic Certification and State Code Fuel Tank †								
541 (142)	24/26	2896 (114.0)	1070 (42.1)	1787 (70.4)	1579 (3482)	1453 (3205)	432 (17)	65
1057 (279)	48/52			2117 (83.4)	1771 (3907)	1669 (3682)	762 (30)	
1520 (401)	72/74			2269 (89.4)	1890 (4169)	1788 (3944)	914 (36)	
2028 (535)	96/99	4020 (158.3)			2091 (4611)	1989 (4386)		

Note: Data in table is for reference only, refer to the respective ADV drawings for details.

* Max. weight includes the generator set (wet) using the largest alternator option, enclosure with acoustic insulation added, silencer, and tank (no fuel).

† State code fuel tank specifications (height and weight) do not include I-beam option.

‡ Width dimension shown includes rubber door stops.

§ Log average sound pressure level of 8 measured positions around the perimeter of the unit at a distance of 7 m (23 ft). Refer to TIB-114 for details.

Subbase Fuel Tank Specifications (No Enclosure)

Fuel Tank Capacity, L (gal.)	Est. Fuel Supply Hours at 60 Hz with Full Load, Nominal/Actual	Subbase Fuel Tank *			
		Max. Dimensions, mm (in.)			Max. Weight, kg (lb.)
		Length	Width	Height	
15REOZK					
301 (80)	48/53	1935 (76.2)	810 (31.9)	432 (17)	208 (459)
465 (123)	72/82			635 (25)	266 (586)
15REOZK with IBC Seismic Certification and State Code Fuel Tank †					
330 (87)	48/58	2575 (101.4)	810 (31.9)	356 (14)	347 (765)
476 (126)	72/84			483 (19)	411 (906)
638 (168)	96/112			610 (24)	479 (1055)
20REOZK					
301 (80)	24/38	1935 (76.2)	810 (31.9)	432 (17)	208 (459)
465 (123)	48/58			635 (25)	266 (586)
622 (164)	72/78			813 (32)	315 (695)
20REOZK with IBC Seismic Certification and State Code Fuel Tank †					
330 (87)	24/41	2575 (101.4)	810 (31.9)	356 (14)	347 (765)
476 (126)	48/60			483 (19)	411 (906)
638 (168)	72/80			610 (24)	479 (1055)
838 (221)	96/105			762 (30)	560 (1235)

Appendix D
SoundPlan Input/Output

Hampton Rd Everson Washington
Contribution spectra - Situation 2 - Enclosure - Outdoor SP

Time slice	Source	Sum dB(A)	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)
Receiver 1 Fl G Lr,lim dB(A) Leq,n 45.4 dB(A)									
Leq,n	Kohler 50REOZK Generator Enclosure	45.4	26.5	34.8	34.2	33.5	39.1	41.5	36.0

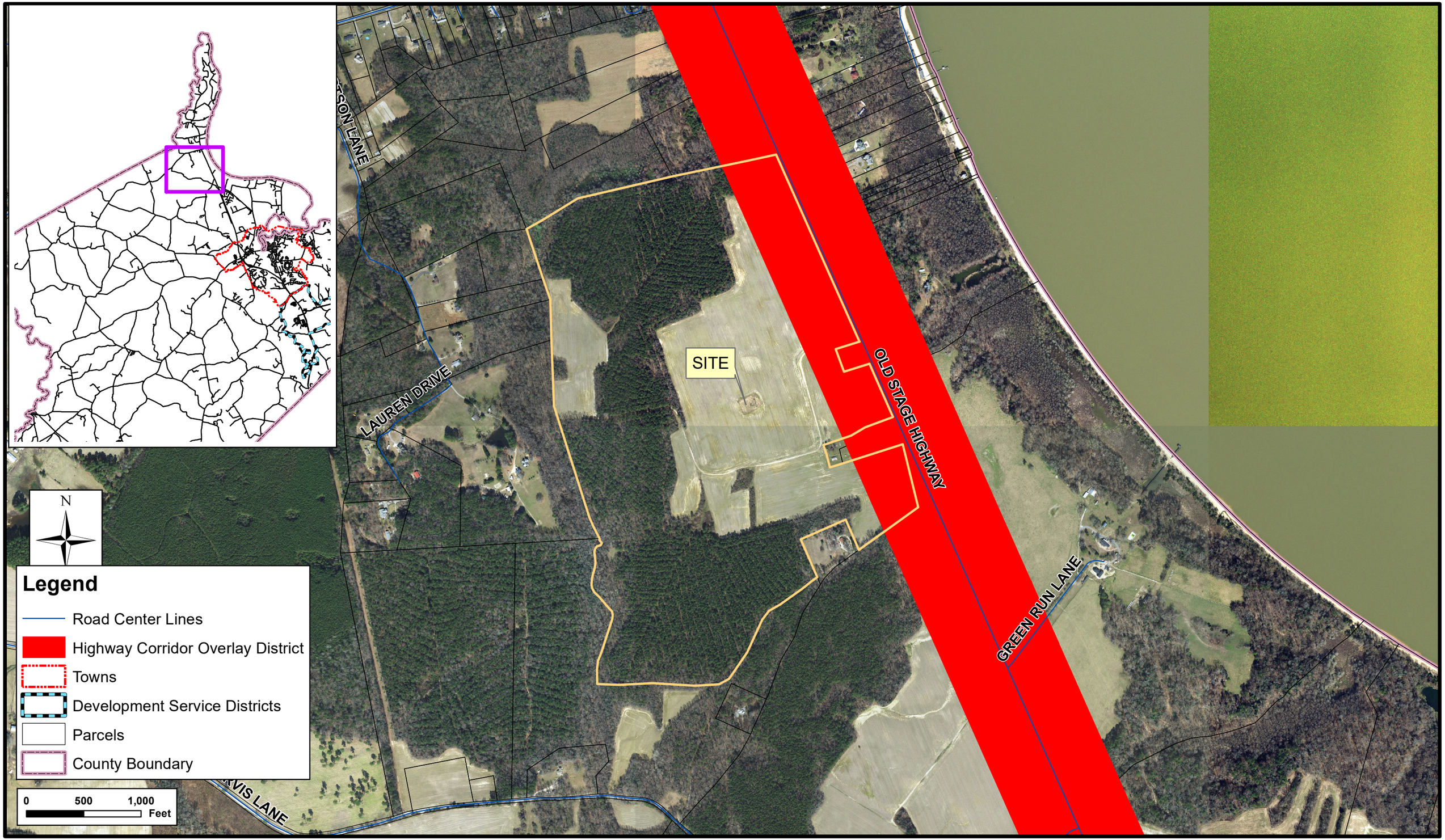
Hampton Rd Everson Washington
Contribution level - Situation 2 - Enclosure - Outdoor SP

Source	Source type	Leq,n dB(A)	A dB	
Receiver 1 Fl G Lr,lim dB(A) Leq,n 45.4 dB(A)				
Kohler 50REOZK Generator Enclosure	Point	45.4	0.0	

Hampton Rd Everson Washington
3rd octave spectra of the sources in dB(A) - Situation 2 - Enclosure - Outdoor SP

Name	L'w dB(A)	Lw dB(A)	50Hz dB(A)	63Hz dB(A)	80Hz dB(A)	100Hz dB(A)	125Hz dB(A)	160Hz dB(A)	200Hz dB(A)	250Hz dB(A)	315Hz dB(A)	400Hz dB(A)	500Hz dB(A)	630Hz dB(A)	800Hz dB(A)	1kHz dB(A)	1.25kHz dB(A)	1.6kHz dB(A)	2kHz dB(A)	2.5kHz dB(A)	3.15kHz dB(A)	4kHz dB(A)	5kHz dB(A)	6.3kHz dB(A)	8kHz dB(A)	10kHz dB(A)	
Kohler 50REOZK Generator Enclosure	92.0	92.0	64	63.9	63.9	74.4	74.4	74.4	79.6	79.6	79.6	80.2	80.2	80.2	80.4	80.4	80.4	81.2	81.2	81.2	76.9	76.9	76.9	71.4	71.4	71.4	

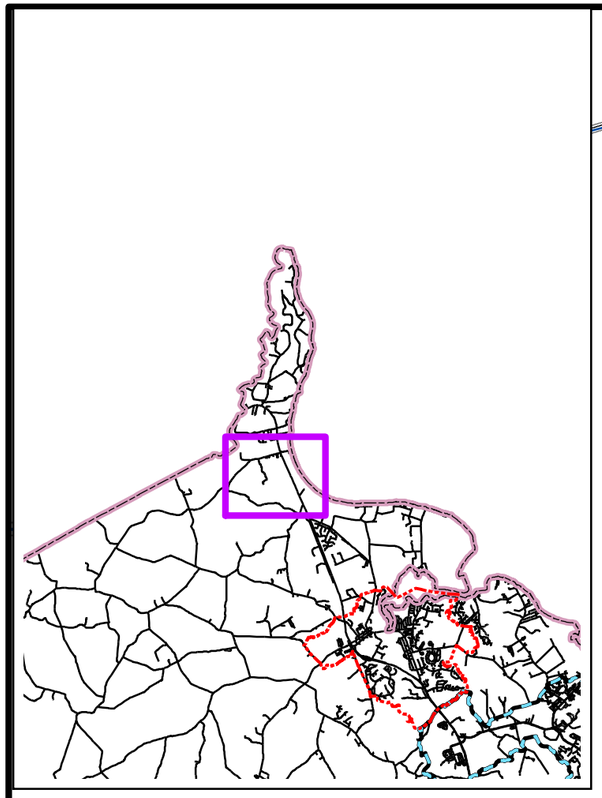
CSUP-24-5 Pyramid - Location Map



CSUP-24-5 Pyramid - Closeup Map



CSUP-24-5 Pyramid - Land Use Map



BURWELLS BAY ROAD

ROBERTSON LANE

LAUREN DRIVE

OLD STAGE HIGHWAY

GREEN RUN LANE

PURVIS LANE

SITE

RAC

EC

N

0 500 1,000 Feet

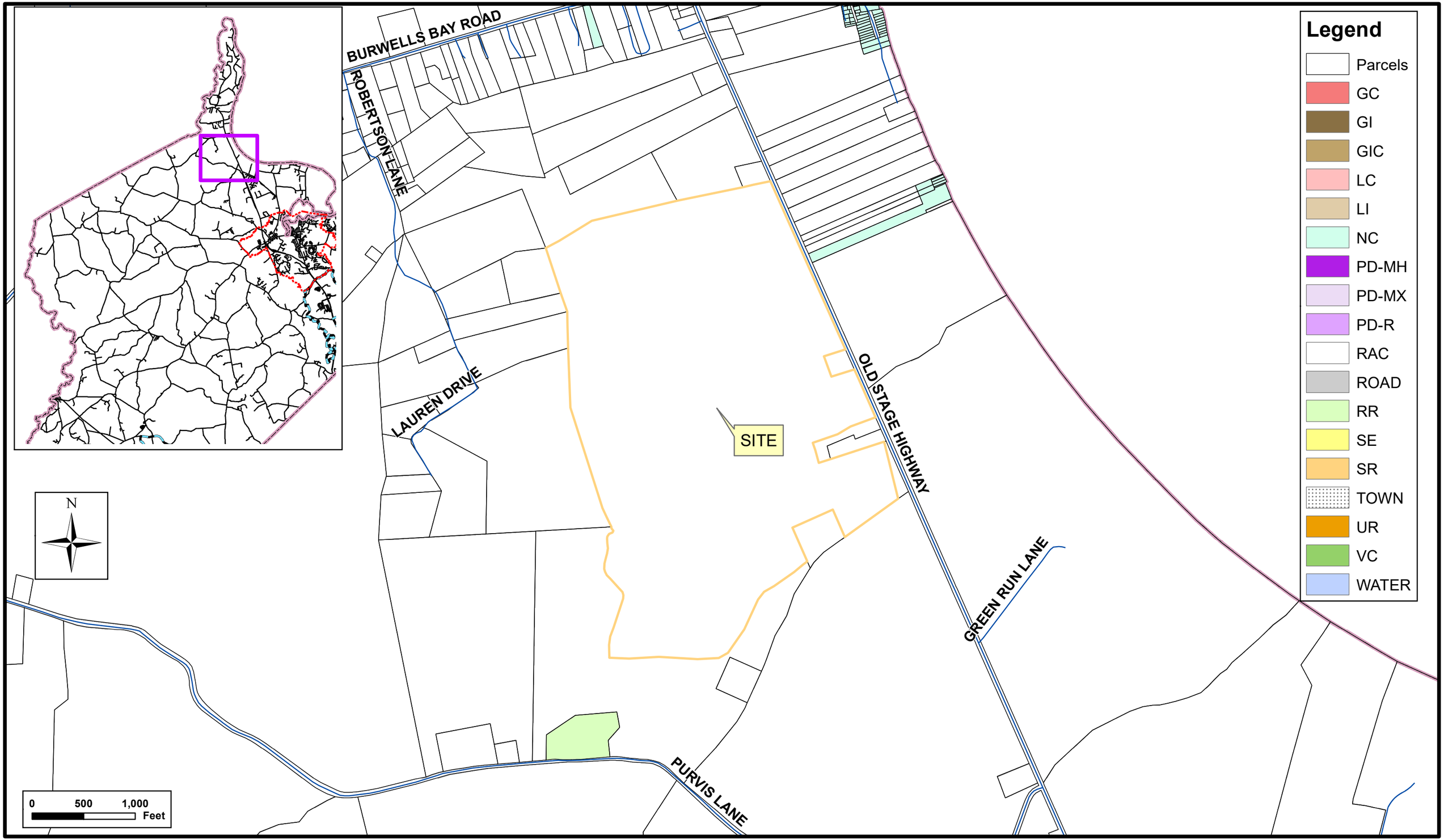
Legend

LAND_USE

LAND_USE

- BE
- CD
- MU
- PI
- RAC
- RC
- SE
- SR

CSUP-24-5 Pyramid - Zoning Map



ORDINANCE NUMBER _____

AN ORDINANCE TO ISSUE CONDITIONAL USE PERMIT CSUP-24-5 TO ESTABLISH A COMMUNICATION TOWER ARRAY ON APPROXIMATELY ONE ACRE LOCATED ON OLD STAGE HIGHWAY WITH TAX MAP NUMBER 06-01-043 IN THE RURAL AGRICULTURAL CONSERVATION ZONING DISTRICT

WHEREAS, Pyramid Network Services, applicant, and Elizabeth Chabot, Joseph T. Epps Jr., and Deborah Dashiell, property owners, have requested the issuance of a conditional use permit for an approximately one acre portion of the property with tax map number 06-01-043 which land is depicted on Exhibit "A"; and,

WHEREAS, the procedural requirements of Appendix B, Zoning Ordinance, of the Code of Isle of Wight County, Virginia, 2005 (as amended), have been followed; and,

WHEREAS, in acting upon this request, the Planning Commission and Board of Supervisors have considered the matters enunciated in Section 15.2-2284 of the Code of Virginia (1950), as amended, and Section 1-1017 of the Isle of Wight County Zoning Ordinance with respect to the purposes stated in Code of Virginia (1950), as amended, Section 15.2-2200 and 15.2 2283; and,

WHEREAS, the Planning Commission has made a recommendation to approve the request with conditions;

NOW, THEREFORE, BE IT ORDAINED by the Isle of Wight County Board of Supervisors of Isle of Wight County, Virginia, that:

Section 1. Exhibits.

Exhibit "A", "Property Map", and Exhibit "B", "Conditions", which are attached hereto, are hereby incorporated as part of this ordinance.

Section 2. Findings.

The Board of Supervisors finds that the proposal for a conditional use permit with application number CsUP-24-5 as submitted or modified with conditions herein, the expressed purpose of which is to permit a communication tower array on approximately one acre, is in conformity with the standards of the Isle of Wight County Zoning Ordinance, and that it will have no more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood, and will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan with the conditions set forth below.

These findings are based upon the consideration for the existing use and character of the property, the Comprehensive Plan, the suitability of the property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements of airports, housing, schools, parks, playgrounds, recreation areas and other public

services, the conservation of natural resources, the preservation of floodplains, the preservation of agricultural and forestal land, the conservation of properties and their values, and the encouragement of the most appropriate use of land throughout the County.

These findings are based upon a determination that the most reasonable and limited way of avoiding the adverse impacts of an event center and short-term rental facility is by the imposition of the conditions provided herein.

Section 3. Permit Granted.

The conditional use permit for the property is hereby approved for the property subject to the attached conditions in Exhibit "B" and the general conditions set forth in Section 4 hereof. The conditional use permit specifically allows for a communication tower array on approximately one acre in compliance with the County Zoning Ordinance.

Section 4. Severability.

It is the intention of the Board of Supervisors that the provisions, sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable; and if any phrase, clause, sentence, paragraph, section, and provision of this ordinance hereby adopted shall be declared unconstitutional or otherwise invalid by the valid judgement or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrase, clauses, sentences, paragraphs, sections, and provisions of this ordinance, to the extent that they can be enforced notwithstanding such determination.

Section 5. Effective Date

This ordinance shall be effective upon passage and shall not be published or codified. The conditional use authorized by this permit shall be implemented within two (2) years from that date of approval by the Board of Supervisors and shall terminate if not initiated within that time period.

This ordinance shall be effective upon passage and shall not be published or codified.

DATE: _____

READ AND PASSED: _____
Chairman, Board of Supervisors

TESTE: _____
Clerk, Board of Supervisors

Approved as to Form:

_____
Robert W. Jones Jr, County Attorney

Exhibit A

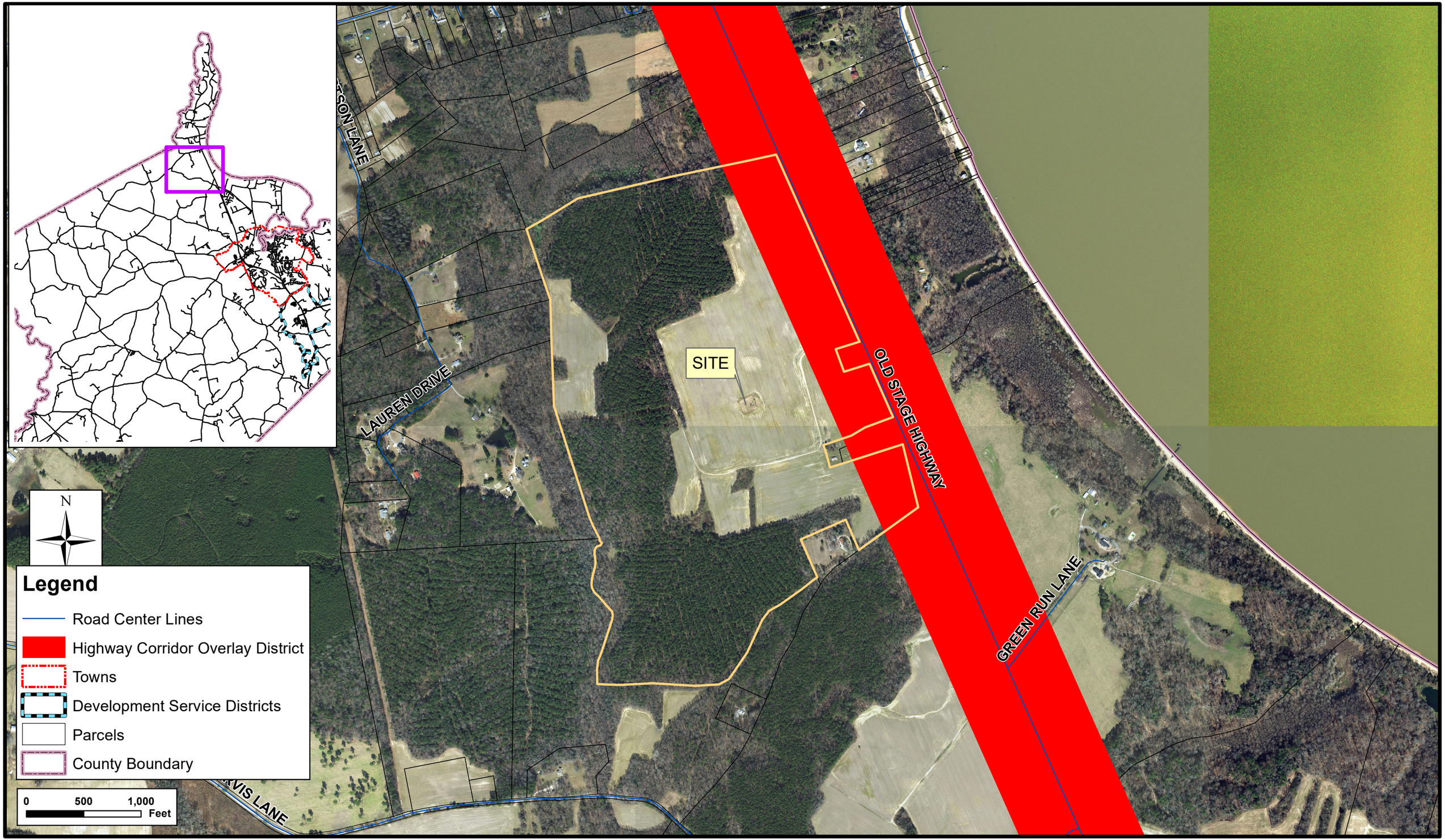

SITE
OLD STAGE HIGHWAY
GREEN RUN LANE
LAUREN DRIVE
Legend
Road Center Lines
Highway Corridor Overlay District
Towns
Development Service Districts
Parcels
County Boundary
N
0
500
1,000
Feet

Exhibit B

CSUP-24-5 Pyramid Communication Tower Array Conditions of Approval

1. A full phase 1 study with shovel testing shall be performed prior to the submission of the preliminary site plan.
2. A noise study shall be provided prior to the approval of the preliminary site plan. Any recommendations found in the study shall be implemented on the site as approved by the Zoning Administrator.
3. The site shall be screened from the road with three staggered rows of evergreen landscaping planted a maximum of ten feet on center along the perimeter of the site as approved by the Zoning Administrator.

ISSUE:

Proposed Revisions to the Industrial Use and Utility Cabinet Zoning Ordinance Setback Requirements

BACKGROUND:

After receiving citizen comments about the need to increase the setbacks of industrial uses from existing residential properties, the Planning Commission directed staff to develop draft Zoning Ordinance revisions for their review and discussion. Community Development staff presented draft revisions to the industrial setback requirements as well as a proposed exemption for utility cabinets from yard setback requirements to the Planning Commission for their review and discussion in August 2024. The Planning Commission continued to review and revise the Ordinance changes over the next several months.

At their February 25, 2025, regular meeting, the Planning Commission reviewed the latest revisions to the draft Ordinance and directed staff to advertise both the proposed industrial use and utility cabinet setback exemption previously discussed for public hearing at their March 25, 2025, regular meeting.

Following the public hearing at their March 25, 2025, regular meeting, the Planning Commission voted to recommend approval of the proposed Ordinance revisions to the Board of Supervisors by a vote of six in favor and two against (6-2).

BUDGETARY IMPACT:

None.

RECOMMENDATION:

The Planning Commission voted to recommend approval of the proposed Ordinance changes by a vote of six in favor and two against the motion (6-2). Staff also recommends approval of the proposed changes.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Revision Redline 041525	Backup Material	4/17/2025
EDA Comments	Backup Material	3/19/2025

Adoption Ordinance	Ordinance	4/17/2025

Proposed Industrial Use and Utility Cabinet Setback Zoning Ordinance Revisions
Revised April 15, 2025

The draft revisions are listed by section below. New, proposed language is in red underlined text.

Article IV, Zoning districts and boundaries.

Sec. 4-11005. Limited Industrial - Bulk regulations

C. Minimum setback requirements:

1. Front yard: Thirty-five (35) feet.
    a. Industrial uses shall meet a setback of one hundred (100) feet, except that office buildings associated with the industrial use may meet the minimum thirty-five (35) feet setback.
    b. For lots within designated industrial park of twenty (20) acres or more, office buildings associated with the industrial use shall meet a setback of thirty-five (35) feet.
2. Side yard: Twenty (20) feet.
3. Rear yard: Twenty (20) feet.
4. For parcels directly adjacent to an existing residential subdivision of at least five lots recorded on the same plat as of July 1, 2025, the minimum setback for new industrial uses consisting of one building shall be 100 feet and 200 feet for industrial uses with two or more buildings, not including accessory buildings, from the side and rear property line adjacent to the residential subdivision. Within the required setback, there shall be no development, clearing, grading, or construction activity with the following exceptions:
    a. Roadway or driveway access to the portion of the site not in the minimum residential setback is permitted provided that it is approximately perpendicular to the arterial public right-of-way;
    b. Water, sanitary sewer, storm drainage, to include stormwater management ponds, electrical, telephone, natural cable, and utility service lines may be installed below the surface of the ground at right angles, provided that the natural vegetation is preserved and protected to the greatest extent practicable, and landscaping requirements are met;
    c. Sidewalks, pedestrian pathways and bicycle paths designed to provide continuous connection along the road corridor may be permitted, provided that they can be constructed without materially reducing the screening and visual softening capacity of the required landscaping;
    d. Signs are permitted in accordance with article IX;
    e. Clearing for sight distances is permitted at the entrances and exits to any development as needed to provide for reasonable traffic safety, in accordance with accepted traffic engineering practices recommended or required by the Virginia Department of Transportation;
    f. The trimming of existing limbs or branches of preserved trees is permitted when approved by the zoning administrator;

g. There shall be an earthen berm with a minimum height of ten (10) feet installed in the required setback between the residential use and the industrial use in addition to a minimum of three rows of staggered evergreen landscaping planted a maximum of ten feet on center.
h. A sound study shall be required with the submittal of the application for the industrial use. The new development shall implement a sound wall or other mitigation measure as recommended in the study in addition to the berm and landscaping requirements as approved by the Zoning Administrator.
i. The board of supervisors may exempt, wholly or partially, any new proposed industrial development adjacent to existing residential subdivisions from the requirements of this section. In granting exemptions, the board of supervisors with a recommendation by the planning commission may impose reasonable conditions.

Sec. 4-12005. General Industrial – Bulk regulations

C. Minimum setback requirements:

1. Front yard: Thirty-five (35) feet.
   a. Industrial uses shall meet a setback of one hundred (100) feet, except that office buildings associated with the industrial use may meet the minimum setback of thirty-five (35) feet.
   b. For lots within designated industrial park of twenty (20) acres or more, office buildings associated with the industrial use shall meet a setback of thirty-five (35) feet.
2. Side yard: Twenty (20) feet.
3. Rear yard: Twenty (20) feet.
4. For parcels directly adjacent to an existing residential subdivision of at least five lots recorded on the same plat as of July 1, 2025, the minimum setback for new industrial uses consisting of one building shall be 100 feet and 200 feet for industrial uses consisting of two or more buildings, not including accessory buildings, from the side and rear property line adjacent to the residential subdivision. Within the required setback, there shall be no development, clearing, grading, or construction activity with the following exceptions:
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   b. Water, sanitary sewer, storm drainage, to include stormwater management ponds, electrical, telephone, natural cable, and utility service lines may be installed below the surface of the ground at right angles, provided that the natural vegetation is preserved and protected to the greatest extent practicable, and landscaping requirements are met;
   c. Sidewalks, pedestrian pathways and bicycle paths designed to provide continuous connection along the road corridor may be permitted, provided that they can be constructed without materially reducing the screening and visual softening capacity of the required landscaping;
   d. Signs are permitted in accordance with article IX;

e. Clearing for sight distances is permitted at the entrances and exits to any development as needed to provide for reasonable traffic safety, in accordance with accepted traffic engineering practices recommended or required by the Virginia Department of Transportation;
f. The trimming of existing limbs or branches of preserved trees is permitted when approved by the zoning administrator;
g. There shall be an earthen berm with a minimum height of ten (10) feet installed in the required setback between the residential use and the industrial use in addition to a minimum of three rows of staggered evergreen landscaping planted a maximum of ten feet on center.
h. A sound study shall be required with the submittal of the application for the industrial use. The new development shall implement a sound wall or other mitigation measure as recommended in the study in addition to the berm and landscaping requirements as approved by the Zoning Administrator.
i. The board of supervisors may exempt, wholly or partially, any new proposed industrial development adjacent to existing residential subdivisions from the requirements of this section. In granting exemptions, the board of supervisors with a recommendation by the planning commission may impose reasonable conditions.

Sec. 4-13005. General Industrial Conservation – Bulk regulations

B. Minimum setback requirements:

1. Front yard: Thirty-five (35) feet.
    a. Industrial uses shall meet a setback of one hundred (100) feet from the right-of-way of any existing street which abuts or borders the use, except that uses located within a designated industrial park of twenty (20) acres or more shall meet a setback of fifty (50) feet from any street right-of-way.
    b. For lots within a designated industrial park of twenty (20) acres or more, office buildings associated with the industrial use shall meet a setback of thirty-five (35) feet.
2. Side yard: Twenty (20) feet.
3. Rear yard: Twenty (20) feet. (11-17-16; 7-19-18; 11-15-18.)
4. For parcels directly adjacent to an existing residential subdivision of at least five lots recorded on the same plat as of July 1, 2025, the minimum setback for new industrial uses consisting of one building shall be 100 feet and 200 feet for industrial uses with two or more buildings, not including accessory buildings, from the side and rear property line adjacent to the residential subdivision. Within the required setback, there shall be no development, clearing, grading, or construction activity with the following exceptions:
    a. Roadway or driveway access to the portion of the site not in the minimum residential setback is permitted provided that it is approximately perpendicular to the arterial public right-of-way;
    b. Water, sanitary sewer, storm drainage, including stormwater management ponds, electrical, telephone, natural cable, and utility service lines may be installed below the surface of the ground at right angles, provided that the natural vegetation is preserved

and protected to the greatest extent practicable, and landscaping requirements are met;

c. Sidewalks, pedestrian pathways and bicycle paths designed to provide continuous connection along the road corridor may be permitted, provided that they can be constructed without materially reducing the screening and visual softening capacity of the required landscaping;
d. Signs are permitted in accordance with article IX;
e. Clearing for sight distances is permitted at the entrances and exits to any development as needed to provide for reasonable traffic safety, in accordance with accepted traffic engineering practices recommended or required by the Virginia Department of Transportation;
f. The trimming of existing limbs or branches of preserved trees is permitted when approved by the zoning administrator;
g. There shall be an earthen berm with a minimum height of ten (10) feet installed in the required setback between the residential use and the industrial use in addition to a minimum of three rows of staggered evergreen landscaping planted a maximum of ten feet on center.
h. A sound study shall be required with the submittal of the application for the industrial use. The new development shall implement a sound wall or other mitigation measure as recommended in the study in addition to the berm and landscaping requirements as approved by the Zoning Administrator.
i. The board of supervisors may exempt, wholly or partially, any new proposed industrial development adjacent to existing residential subdivisions from the requirements of this section. In granting exemptions, the board of supervisors with a recommendation by the planning commission may impose reasonable conditions.

Article V, Supplementary Use Regulations

Sec. 5-2000. - Supplementary density and dimensional regulations.

H. Projections and yard setback modifications.

1. Covered, unenclosed front porches. Covered, unenclosed porches, decks, landings, steps, terraces, patios or platforms, open on three (3) sides except for necessary supporting columns and customary architectural features, may be permitted in a required front yard provided that such structure shall not be more than eight (8) feet in width and shall not project more than three (3) feet into such yard.
2. Covered unenclosed porches permitted in required side or rear yard. Covered, unenclosed porches, decks, landings, steps, terraces, patios or platforms, open on three (3) sides except for necessary supporting columns and customary architectural features, may be permitted in required side or rear yards provided that no such structure, shall project closer than three (3) feet to any side lot line, that no such structure shall be more than one (1) story in height or more than twenty-four (24) feet in length, and that no such structure shall project more than eight (8) feet into any required rear yard.
3. Uncovered porches. Uncovered porches, decks, landings, steps, terraces, patios or platforms which do not extend above the level of the first floor of the building (except for

railings and railing supports) may project into any required front, side or rear yard or court not to exceed eight (8) feet.

4. [Architectural features, chimneys, air conditioners, cornices, eaves, belt courses, sills, canopies, or other similar architectural features.] Architectural features, chimneys, air conditioners, generators, fuel tanks, cornices, eaves, belt courses, sills, canopies, or other similar architectural features (but not including bay windows or vertical projections) may project into a required side yard not more than eighteen (18) inches, but not closer than three (3) feet to the side lot line, and may not exceed thirty-six (36) inches. Chimneys and air conditioners may project into any yard not more than eighteen (18) inches, but air conditioners rated at twenty-four thousand (24,000) BTU or less shall not be so placed as to discharge air within five (5) feet of side yard lines, and those rated over twenty-four thousand (24,000) to discharge air within twelve (12) feet of side yard lines, other than side yard lines adjacent to streets.
5. Open fire escapes. Open, unenclosed fire escapes may project not more than four (4) feet into any required yard, but shall not project closer than three (3) feet to any side lot line.
6. Open stairways and balconies. Open, unenclosed stairways or balconies, not covered by a roof or canopy, may extend or project into a required rear yard only, not more than four (4) feet, but shall not be within three (3) feet of any property line.
7. Exemption of front yard setback for handicap ramps. Handicap ramps used for residence(s) of a single-family dwelling shall be allowed to encroach into the required front yard setback. The ramp must be built in accordance with the American Disabilities Act as it pertains to wheelchair accessibility. In no instance shall the ramp be covered.
8. Exemption of yard setback requirements for electrical, water or wastewater utility cabinets. Utility cabinets measuring no more than six feet high and eight feet wide shall be allowed to encroach into required yard setbacks and shall be located outside of any required sight line or sight triangle.

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

ECONOMIC DEVELOPMENT AUTHORITY

TO: Isle of Wight County Planning Commissioners

FROM: Kristi Sutphin, EDA Secretary-Treasurer / Economic Development Director

SUBJECT: Proposed Zoning Ordinance Change - Industrial Setbacks

DATE: February 21, 2025

On behalf of the Isle of Wight County Economic Development Authority Board (EDA), I want to express some concerns regarding the proposed changes to industrial setbacks and the impact these changes will have on the future development of EDA-owned parcels within Shirley T. Holland Intermodal Park (STH).

The EDA engaged its engineering consultant, ATCS, to analyze four of its remaining parcels in STH Phases II and III comparing current and proposed setbacks to show how an increase from 20 to 300-feet for side and rear-yard setbacks adjacent to residential uses would negatively impact the developability of the property. Parcel exhibits are attached for reference.

The results for all four parcels are as follows:

- Net loss of approximately **19.7 acres** of developable property
- Loss of approximately **379,000 square feet** of building area based on conceptual plans
- Potential estimated loss of land sale revenue to EDA: **$1,333,900**
- Potential estimated loss of **annual** real estate tax revenue to County: **$199,700**

Due to feedback received from adjacent residents and the community, the developer of the proposed Tidewater Logistics Center project on Route 460 increased its side-yard setback adjacent to Lover's Lane by a minimum of 280 feet, which will result in losses to the EDA and County:

- 43% reduction in pending land sale revenue to the EDA
- Loss of **546,760 square feet** of building area
- Loss of an estimated **$1.5 million** over 10 years in overall fiscal impact to the County

The 11-acre parcel in STH Phase III is currently under option by the developer of Project Air Station. The increased setbacks could impact the developer's future plans for the property.

P. O. Box 80
17146 Monument Circle
Isle of Wight, VA 23397
(757) 356-1962
InsideTheIsle.com

The EDA Board has discussed the potential impact on its property and offers a counter proposal for side and rear-yard setbacks of 50 feet adjacent to residential. In cases where a road separates the industrial parcel from the residential parcel, the measurement should be from the road centerline. The EDA Board feels that this is a more reasonable setback and more closely aligns to many surrounding localities. Additionally, in cases where there is a residence on an adjacent agriculturally zoned parcel, it should be considered an accessory use to the agricultural use and exempt the industrial parcel from any larger setback imposed.

Isle of Wight County's Shirley T. Holland Intermodal Park is competing with its neighboring localities, including the City of Suffolk, for both manufacturing and Port-driven distribution opportunities. Requiring such a large setback makes the EDA property less attractive to developers who are looking to maximize building footprints. This also means that developers are less likely to want to pay for the total parcel acreage if they can't build on it. It is also a barrier to development to tell a developer or prospect they have to ask for an exception to a 300-foot setback at the beginning of the development process to maximize buildable area. This could be a non-starter, which means we could lose projects.

Over the last 25 years, Isle of Wight County and the Economic Development Authority have made significant investments in the development of Shirley T. Holland Intermodal Park. Since 2000, World Market, Safco and Keurig Dr Pepper have invested over $210 million and created over 800 jobs. These companies generated $1,260,752 in Business Personal Property and Machinery & Tools tax revenue in 2024.

Currently, 460 Commerce Center, a 352,000 square-foot cross-dock warehouse, is under construction, a 240,000 square-foot cold storage facility is under site plan review and a developer is seeking rezoning for a proposed four-building industrial complex totaling 726,000 square feet. We want this momentum to continue.

Although not part of the EDA's analysis, there are also privately-owned industrial parcels throughout the County that could also be negatively impacted, particularly in the Camptown Development Service District.

We ask that you please take all of these factors into consideration before making this significant change to industrial setback requirements.

Should you have any questions, please call me at 757-365-6249 or email: ksutphin@iwus.net.

Thank you.

cc: EDA Board of Directors
Randy R. Keaton, County Administrator
Robert W. Jones, Jr., County Attorney
Amy M. Ring, Community Development Director
Amanda Landrus, Planning Services Coordinator

AN ORDINANCE TO AMEND THE FOLLOWING SECTIONS OF APPENDIX B. ZONING: ARTICLE IV (ZONING DISTRICTS AND BOUNDARIES), SECTION 4-11005.C LIMITED INDUSTRIAL - BULK REGULATIONS, MINIMUM SETBACK REQUIREMENTS, SECTION 4-12005.C GENERAL INDUSTRIAL – BULK REGULATIONS, MINIMUM SETBACK REQUIREMENTS, SECTION 4-13005.B GENERAL INDUSTRIAL CONSERVATION – BULK REGULATIONS, MINIMUM SETBACK REQUIREMENTS, AND ARTICLE V (SUPPLEMENTARY USE REGULATIONS), SECTION 5-2000.H, SUPPLEMENTARY DENSITY AND DIMENSIONAL REGULATIONS, PROJECTIONS AND YARD SETBACK MODIFICATIONS
IN ORDER TO INCREASE SETBACK REQUIREMENT FOR INDUSTRIAL USES ADJACENT TO EXISTING RESIDENTIAL PROPERTIES AND TO EXEMPT UTILITY CABINETS FROM MEETING MINIMUM YARD SETBACK REQUIREMENTS

WHEREAS, the Board of Supervisors of Isle of Wight County, Virginia, has the legislative authority to make reasonable changes to the ordinances that govern the orderly growth and development of Isle of Wight County; and

WHEREAS, the Isle of Wight County Board of Supervisors is also concerned about the compatibility of uses on public and private lands within Isle of Wight County and seeks to allow flexibility in the administration of the ordinance regulations while protecting the health, safety, and general welfare of present and future residents and businesses of the County.

NOW, THEREFORE, BE IT ORDAINED by the Isle of Wight County Board of Supervisors that the following sections of Appendix B. Zoning: Article IV (Zoning Districts and Boundaries) and Article V (Supplementary Use Regulations) of the Isle of Wight County Code be amended and reenacted as follows:

Sec. 4-11005. Limited Industrial - Bulk regulations

C. Minimum setback requirements:

1. Front yard: Thirty-five (35) feet.
    a. Industrial uses shall meet a setback of one hundred (100) feet, except that office buildings associated with the industrial use may meet the minimum thirty-five (35) feet setback.
    b. For lots within designated industrial park of twenty (20) acres or more, office buildings associated with the industrial use shall meet a setback of thirty-five (35) feet.
2. Side yard: Twenty (20) feet.
3. Rear yard: Twenty (20) feet.
4. For parcels directly adjacent to an existing residential subdivision of at least five lots recorded on the same plat as of July 1, 2025, the minimum setback for new industrial uses consisting of one building shall be 100 feet and 200 feet for industrial uses with two or more buildings, not including accessory buildings, from the side and rear property line adjacent to the residential subdivision. Within the required setback, there shall be no development, clearing, grading, or construction activity with the following exceptions:

a. Roadway or driveway access to the portion of the site not in the minimum residential setback is permitted provided that it is approximately perpendicular to the arterial public right-of-way;
b. Water, sanitary sewer, storm drainage, to include stormwater management ponds, electrical, telephone, natural cable, and utility service lines may be installed below the surface of the ground at right angles, provided that the natural vegetation is preserved and protected to the greatest extent practicable, and landscaping requirements are met;
c. Sidewalks, pedestrian pathways and bicycle paths designed to provide continuous connection along the road corridor may be permitted, provided that they can be constructed without materially reducing the screening and visual softening capacity of the required landscaping;
d. Signs are permitted in accordance with article IX;
e. Clearing for sight distances is permitted at the entrances and exits to any development as needed to provide for reasonable traffic safety, in accordance with accepted traffic engineering practices recommended or required by the Virginia Department of Transportation;
f. The trimming of existing limbs or branches of preserved trees is permitted when approved by the zoning administrator;
g. There shall be an earthen berm with a minimum height of ten (10) feet installed in the required setback between the residential use and the industrial use in addition to a minimum of three rows of staggered evergreen landscaping planted a maximum of ten feet on center.
h. A sound study shall be required with the submittal of the application for the industrial use. The new development shall implement a sound wall or other mitigation measure as recommended in the study in addition to the berm and landscaping requirements as approved by the Zoning Administrator.
i. The board of supervisors may exempt, wholly or partially, any new proposed industrial development adjacent to existing residential subdivisions from the requirements of this section. In granting exemptions, the board of supervisors with a recommendation by the planning commission may impose reasonable conditions.

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Sec. 4-13005. General Industrial Conservation – Bulk regulations

B. Minimum setback requirements:
1. Front yard: Thirty-five (35) feet.
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    b. For lots within a designated industrial park of twenty (20) acres or more, office buildings associated with the industrial use shall meet a setback of thirty-five (35) feet.
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3. Rear yard: Twenty (20) feet. (11-17-16; 7-19-18; 11-15-18.)
4. For parcels directly adjacent to an existing residential subdivision of at least five lots recorded on the same plat as of July 1, 2025, the minimum setback for new industrial uses consisting of one building shall be 100 feet and 200 feet for industrial uses with two or more buildings, not including accessory buildings, from the side and rear property line adjacent to the residential

subdivision. Within the required setback, there shall be no development, clearing, grading, or construction activity with the following exceptions:

a. Roadway or driveway access to the portion of the site not in the minimum residential setback is permitted provided that it is approximately perpendicular to the arterial public right-of-way;
b. Water, sanitary sewer, storm drainage, including stormwater management ponds, electrical, telephone, natural cable, and utility service lines may be installed below the surface of the ground at right angles, provided that the natural vegetation is preserved and protected to the greatest extent practicable, and landscaping requirements are met;
c. Sidewalks, pedestrian pathways and bicycle paths designed to provide continuous connection along the road corridor may be permitted, provided that they can be constructed without materially reducing the screening and visual softening capacity of the required landscaping;
d. Signs are permitted in accordance with article IX;
e. Clearing for sight distances is permitted at the entrances and exits to any development as needed to provide for reasonable traffic safety, in accordance with accepted traffic engineering practices recommended or required by the Virginia Department of Transportation;
f. The trimming of existing limbs or branches of preserved trees is permitted when approved by the zoning administrator;
g. There shall be an earthen berm with a minimum height of ten (10) feet installed in the required setback between the residential use and the industrial use in addition to a minimum of three rows of staggered evergreen landscaping planted a maximum of ten feet on center.
h. A sound study shall be required with the submittal of the application for the industrial use. The new development shall implement a sound wall or other mitigation measure as recommended in the study in addition to the berm and landscaping requirements as approved by the Zoning Administrator.
i. The board of supervisors may exempt, wholly or partially, any new proposed industrial development adjacent to existing residential subdivisions from the requirements of this section. In granting exemptions, the board of supervisors with a recommendation by the planning commission may impose reasonable conditions.

Sec. 5-2000. - Supplementary density and dimensional regulations.

H. Projections and yard setback modifications.

1. Covered, unenclosed front porches. Covered, unenclosed porches, decks, landings, steps, terraces, patios or platforms, open on three (3) sides except for necessary supporting columns and customary architectural features, may be permitted in a required front yard provided that such structure shall not be more than eight (8) feet in width and shall not project more than three (3) feet into such yard.
2. Covered unenclosed porches permitted in required side or rear yard. Covered, unenclosed porches, decks, landings, steps, terraces, patios or platforms, open on three (3) sides except for necessary supporting columns and customary architectural features, may be permitted in required side or rear yards provided that no such structure, shall project closer than three (3) feet to any side lot line, that no such structure shall be more than one (1) story in height or more than twenty-four (24) feet in length, and that no such structure shall project more than eight (8) feet into any required rear yard.

3. Uncovered porches. Uncovered porches, decks, landings, steps, terraces, patios or platforms which do not extend above the level of the first floor of the building (except for railings and railing supports) may project into any required front, side or rear yard or court not to exceed eight (8) feet.
4. [Architectural features, chimneys, air conditioners, cornices, eaves, belt courses, sills, canopies, or other similar architectural features.] Architectural features, chimneys, air conditioners, generators, fuel tanks, cornices, eaves, belt courses, sills, canopies, or other similar architectural features (but not including bay windows or vertical projections) may project into a required side yard not more than eighteen (18) inches, but not closer than three (3) feet to the side lot line, and may not exceed thirty-six (36) inches. Chimneys and air conditioners may project into any yard not more than eighteen (18) inches, but air conditioners rated at twenty-four thousand (24,000) BTU or less shall not be so placed as to discharge air within five (5) feet of side yard lines, and those rated over twenty-four thousand (24,000) to discharge air within twelve (12) feet of side yard lines, other than side yard lines adjacent to streets.
5. Open fire escapes. Open, unenclosed fire escapes may project not more than four (4) feet into any required yard, but shall not project closer than three (3) feet to any side lot line.
6. Open stairways and balconies. Open, unenclosed stairways or balconies, not covered by a roof or canopy, may extend or project into a required rear yard only, not more than four (4) feet, but shall not be within three (3) feet of any property line.
7. Exemption of front yard setback for handicap ramps. Handicap ramps used for residence(s) of a single-family dwelling shall be allowed to encroach into the required front yard setback. The ramp must be built in accordance with the American Disabilities Act as it pertains to wheelchair accessibility. In no instance shall the ramp be covered.
8. Exemption of yard setback requirements for electrical, water or wastewater utility cabinets. Utility cabinets measuring no more than six feet high and eight feet wide shall be allowed to encroach into required yard setbacks and shall be located outside of any required sight line or sight triangle.

DATE:_____

READ AND PASSED: _____
Chairman

TESTE: _____
Clerk

Approved as to Form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Authorization of Carrollton Forest Pump Station Replacement Project Condemnation

BACKGROUND:

The Carrollton Forest Pump Station Replacement Project involves constructing a new sewer pump station and force main to serve the Carrollton area. The current pump station servicing the area is failing, and further repairs are no longer cost-effective.

As a part of the project, 208 square feet of utility easement needs to be acquired for a single property owner. Attempts to negotiate the conveyance of the required property have been unsuccessful, and condemnation proceedings need to be undertaken to allow the project to move forward.

BUDGETARY IMPACT:

TBD

RECOMMENDATION:

Following the public hearing, adopt a motion to approve the resolution to authorize initiation of condemnation proceedings and use of "quick take" procedures for acquisition of property and interests in property for the Carrollton Forest Pump Station Replacement Project.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	4/9/2025

RESOLUTION TO AUTHORIZE INITIATION OF CONDEMNATION PROCEEDINGS AND USE OF "QUICK TAKE" PROCEDURES FOR ACQUISITION OF EASEMENT FOR THE CARROLLTON FOREST PUMP STATION REPLACEMENT PROJECT

WHEREAS, the Board of Supervisors of Isle of Wight County, Virginia (the "Board"), on March 18, 2022, approved the plans, specifications, design elements, and estimated cost for the replacement of the Carrollton Forest Pump Station, which will, inter alia, require construction of a new force main, in the Carrolton area (the "Carrollton Forest Pump Station Replacement Project") and directed staff and the County Attorney to begin the process of coordinating the acquisition of all necessary property interests, easements, and rights of way, and develop and issue invitations for bids, for the construction thereof;

WHEREAS, in order to accomplish the Carrollton Forest Pump Station Replacement Project it is necessary for Isle of Wight County to acquire the property interests, easement, and rights of way (the "Easement") shown and described on the following survey (the "Project Survey"):

(a) Survey entitled "EXHIBIT VARIABLE WIDTH UTILITY EASEMENT TAX MAP #34-01-089A1 TIMOTHY J. KYLE 15008 OMERA DRIVE, CARROLLTON ISLE OF WIGHT COUNTY, VIRGINIA", made by Tim Fallon Land Surveying, PLLC, dated July 11, 2024;

WHEREAS, the amount of just compensation to be offered for the Easement has been established by basic administrative report where appraisal is not required and less than the entire parcel is to be acquired; and the basic administrative report has been approved by the County Administrator, who is the Isle of Wight County official responsible for the acquisition;

WHEREAS, in accordance with Virginia Code §§ 25.1-303, 25.1-204, and 25.1-417(A)(1), Isle of Wight County has made a bona fide but as yet ineffectual effort to purchase, or consent cannot be obtained, from the owner of the Easement listed on **EXHIBIT A** attached hereto and incorporated herein by reference (the "Outstanding Interests");

WHEREAS, in order to move forward with the Project as expeditiously as possible, it is necessary for Isle of Wight County to enter upon the Easement as soon as practicable;

WHEREAS, on April 17, 2025, following proper notice published according to law, the Board has held a public hearing pursuant to, *inter alia*, Va. Code §§ 15.2-1903(B), 15.2-1904(A), and 15.2-1905(C);

NOW THEREFORE, BE IT HEREBY RESOLVED by the Board that:

(1) All recitals set forth herein above are hereby incorporated as a part of this Resolution;

(2) The Board declares that the Carrollton Forest Pump Station Replacement Project will provide necessary public sewer service in the Carrollton area and the construction, maintenance, and operation of the Carrollton Forest Pump Station Replacement Project are public uses under Va. Code §§ 1-219.1 and 15.2-1902;

(3) The Board hereby approves and re-approves the Carrollton Forest Pump Station Replacement Project;

(4) The Board hereby directs the acquisition of the Easement for the Carrollton Forest Pump Station Replacement by condemnation or other means.

(5) The Board hereby declares and states that: (i) it intends to enter and take the Outstanding Interests for the purposes of the Carrollton Forest Pump Station Replacement; (ii) the compensation and damages, if any, for the Outstanding Interests offered each property owner are set forth on **EXHIBIT B** attached hereto and incorporated herein by reference; (iii) it is necessary to enter upon and take the Outstanding Interests prior to or during the condemnation proceedings for the purposes of the Carrollton Forest Pump Station Replacement;

(6) The Board hereby ratifies and approves the written offers of just compensation for purchase of the Easement by Isle of Wight County previously delivered, or attempted to be delivered, to owner(s), including the factual basis for such offers and all exhibits thereto, and confirms that the acquisition of the Easement complies with Virginia Code § 1-219.1;

(7) Randy R. Keaton, County Administrator of Isle of Wight County, Virginia, and Robert W. Jones, Jr., Isle of Wight County Attorney, are hereby authorized and directed to take and authorize and delegate the taking of such actions, and to execute such documents, on behalf of Isle of Wight County and/or the Board as may be necessary or appropriate to accomplish the acquisition of the Easement and carry out the provisions of this resolution in accordance with applicable law, which may include but shall not be limited to instituting and conducting condemnation proceedings and having them instituted and conducted in the name of the Board in accordance with the "quick take" procedure set forth in Virginia Code § 25.1-300 et seq., including but not limited to filing appropriate certificates of take in, and making appropriate payments into, the Circuit Court of Isle of Wight County, Virginia.

Adopted this 17th day of April 2025.

Don G. Rosie, II, Chairman

Katheryn L. Mayes, Clerk

Approved as to form:

Robert W. Jones, Jr., County Attorney

ISSUE:

Staff Update re: Bradby Park Development

BACKGROUND:

Staff will provide an update regarding the development of Bradby Park. Site Plan drawings have been submitted for approval.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

For the Board's information.

BACKGROUND:

The matters attached to this Board report are included as a means of providing information to the Board relative to matters of interest. These items do not require any action by the Board.

BUDGETARY IMPACT:

None

RECOMMENDATION:

For the Board's information.

ATTACHMENTS:

Description	Type	Upload Date
Cash Accountability - February 2025	Backup Material	4/11/2025
Delinquent Tax Collections - February 2025	Backup Material	4/11/2025

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

STATEMENT OF CASH ACCOUNTABILITY

Period Ending February 28, 2025

Completed by Budget & Finance

Institution	Instrument	Rate	Balance*	Previous Year Balance
Cash				
	Petty Cash		$1,950.00	$2,300.00
SUB TOTAL				
Checking Accounts				
Bank of America	General Operating Checking	2.07%	$6,392,662.48	$1,421,155.74
Bank of America	County Payroll Account	2.17%	$640,131.89	$468,829.83
Bank of America	DSS Operating Checking	0.00%	$2,793,991.59	$2,596,736.37
Bank of America	DSS Payroll Account	2.17%	$9,053.83	$35.25
Bank of America	School Operating Checking	0.00%	$9,731,199.14	$8,482,225.06
Bank of America	School Payroll Account	2.17%	$63,011.47	$782.35
SUB TOTAL			**$19,630,050.40**	**$12,969,764.60**
Investments				
Bank of America	Emergency Fund Checking	2.17%	$2,748.25	$2,686.07
LGIP	LGIP Cash	4.49%	$43,870,354.55	$17,683,977.64
VIP	VIP Short Term	4.52%	$5,234,544.63	$21,272,445.09
VIP	VIP Long Term	var.	$85,414.49	$81,293.00
SUB TOTAL			**$49,193,061.92**	**$39,040,401.80**
Restricted Funds				
Bank of America	School Escrow Fund	0.00%	$0.00	$0.00
Bank of America	DSS General Recoupment Funds	0.00%	$7,342.89	$9,841.88
Bank of America	Special Special Welfare Funds	2.38%	$0.00	$34,230.10
Bank of America	Special Welfare Donated Funds	2.17%	$18,819.22	$18,731.78
Bank of America	Special Welfare Child Support	0.60%	$0.00	$0.00
Bank of America	School's Camp Foundation	2.17%	$26,310.44	$25,715.36
BNY Mellon	Pace Funds	var.	$2,197,449.93	$2,099,616.46
Bank of America	County Escrow Fund	2.17%	$4,582.64	$10,959.88
Bank of America	Opioid Funds	0.20%	$262,644.70	$106,226.59
SUB TOTAL			**$2,517,149.82**	**$2,305,322.05**
Bond Proceeds--Invested in SNAP				
	2016 Bond	4.58%	$162,652.06	$165,038.42
	2016 Bond Interest	4.58%	$261,560.90	$240,217.20
	2022 GO Bond	4.58%	$3,029,732.63	$4,572,097.44
	2022 GO Bond Interest	4.58%	$937,454.18	$1,219,003.21
	2024 GO Bond	4.58%	$7,091,877.73	$0.00
	2024 GO Bond	4.58%	$118,606.76	$0.00
SUB TOTAL			**$11,601,884.26**	**$6,196,356.27**
TOTAL OF ALL FUNDS			**$76,283,810.60**	**$60,514,144.72**

**unreconciled cash balances*

COUNTY OF ISLE OF WIGHT

COMPLETED BY BUDGET & FINANCE

TAX BILLINGS & COLLECTIONS AS OF February 2025

PERSONAL PROPERTY & REAL ESTATE

TAX YEAR/ FISCAL YEAR		ORIGINAL TAX LEVY	SUPPLEMENTS	PUBLIC SERVICE	ADJUSTMENTS & ABATEMENTS	TOTAL TAX LEVY	TAX COLLECTED	TAX OUTSTANDING	% COLLECTED	% UNCOLL
2012-2019	RE					$ 285,292,263.43	$ 285,280,020.48	$ 12,242.95	99.996%	0.004%
2012-2019	PP					$ 111,583,904.48	$ 111,331,741.10	252,163.38	99.77%	0.23%
2020										
2020-2021	RE	$ 40,264,498.73	$ 412,328.97	$ 1,637,435.57	$ (1,272,563.44)	$ 41,041,699.83	$ 41,029,299.14	12,400.69	99.97%	0.03%
2020/FY2020	PP1	4,783,128.74	297,966.53		(275,907.29)	4,805,187.98	4,763,687.42	41,500.56	99.14%	0.86%
2020/FY2021	PP2	4,798,834.70	1,151,783.63		(676,720.71)	5,273,897.62	5,226,137.35	47,760.27	99.09%	0.91%
2020/FY2021	BP	6,660,904.67	58,988.89	38,691.28	(73,782.40)	6,684,802.44	6,680,726.25	4,076.19	99.94%	0.06%
2020/FY2020	LIC. FEE	942,740.00	130,837.00		(29,127.85)	1,044,449.15	1,028,599.89	15,849.26	98.48%	1.52%
								121,586.97		
2021										
2021-2022	RE	$ 41,134,326.55	$ 411,173.51	$ 1,532,654.01	$ (1,521,657.63)	$ 41,556,496.44	$ 41,518,592.55	37,903.89	99.91%	0.09%
2021/FY 2021	PP1	8,166,442.04	648,518.24		(510,033.42)	5,721,782.67	5,662,006.15	59,776.52	98.96%	1.04%
2021/FY 2022	PP2	8,173,111.27	1,660,285.95		(1,009,701.98)	6,240,551.04	6,164,252.50	76,298.54	98.78%	1.22%
2021/FY 2022	BP	7,064,576.24	39,004.46	46,882.14	(37,360.67)	7,113,102.17	7,102,884.35	10,217.82	99.86%	0.14%
2021/FY 2021	LIC. FEE	959,443.00	162,188.00		(39,744.62)	1,081,886.38	1,060,568.51	21,317.87	98.03%	1.97%
								205,514.64		
2022										
2022-2023	RE	$ 41,962,855.68	$ 428,282.40	$ 1,428,098.18	$ (1,916,048.11)	$ 41,903,188.15	$ 41,805,566.61	97,621.54	99.77%	0.23%
2022/FY 2022	PP1	8,099,278.50	8,182.79		(610,474.77)	7,496,986.52	7,358,686.33	138,300.19	98.16%	1.84%
2022/FY 2023	PP2	8,181,065.56	1,076,113.78		(1,202,470.74)	8,054,708.60	7,868,699.76	186,008.84	97.69%	2.31%
2022/FY 2023	BP	6,977,197.62	21,371.17	34,783.40	(41,363.51)	6,991,988.68	6,973,960.28	18,028.40	99.74%	0.26%
2022/FY 2022	LIC. FEE	971,360.00	129,036.00		(36,775.40)	1,063,620.60	1,032,831.98	30,788.62	97.11%	2.89%
								470,747.59		
2023										
2023-2024	RE	$ 46,123,012.55	$ 406,700.94	$ 1,172,045.46	$ (2,821,737.62)	$ 44,880,021.33	$ 44,578,532.68	301,488.65	99.33%	0.67%
2023/FY 2023	PP1	7,737,902.36	670,803.81		(641,722.85)	7,766,983.32	7,438,965.16	328,018.16	95.78%	4.22%
2023/FY 2024	PP2	7,711,417.78	1,887,282.75		(1,215,670.56)	8,383,029.97	7,927,071.05	455,958.92	94.56%	5.44%
2023/FY 2024	BP	8,196,323.88	83,239.64	38,008.94	(57,093.52)	8,260,478.94	8,206,397.39	54,081.55	99.35%	0.65%
2023/FY 2023	LIC. FEE	990,267.00	138,484.00		(35,882.49)	1,092,868.51	1,016,206.80	76,661.71	92.99%	7.01%
								1,216,208.99		
2024										
2024-2025*	RE1	$ 24,131,772.66	$ 252,909.36	$ 1,878,994.41	$ (1,480,731.67)	$ 24,782,944.76	$ 22,290,892.28	2,492,052.48	89.94%	10.06%
2024/FY 2024	PP1	7,889,143.20	556,192.79		(474,541.37)	7,970,794.61	7,352,370.36	618,424.25	92.24%	7.76%
2024/FY 2025	PP2	7,847,031.38	1,872,947.03		(1,083,786.50)	8,636,191.90	7,271,015.26	1,365,176.64	84.19%	15.81%
2024/FY 2025	BP	8,622,564.66	44,738.64	69,046.44	(46,038.26)	8,690,311.48	8,547,137.54	143,173.94	98.35%	1.65%
2024/FY 2024	LIC. FEE	1,012,182.00	130,156.00		(27,600.50)	1,114,737.50	955,480.76	159,256.74	85.71%	14.29%
								4,778,084.05		
							Total Tax Outstanding	$ 7,056,548.57		
							Total Delinquents	**$ 7,056,548.57**		
							REAL ESTATE =	$ 2,953,710.20	99.38%	0.62%
							PROPERTY =	$ 4,102,838.37	98.14%	1.86%

RE-Real Estate including Public Service Companies

PP-Personal Property: Airplanes, Boats, Motor Vehicles(MV), Manuf/Mobile Homes

BP-Busines Property: Equipment, Machinery & Tools

Lic Fee-License Fee: Vehicle License; Motor Vehicle, Farm Vehicle, Motorcycle

Notes Supplements and Adjustments & Abatements can affect any current or prior period and are posted daily. Supplement bills are processed monthly.

PP Tax Year Levy 1st half (PP1) due June & 2nd half (PP2) December of different Fiscal Years

Ex: Levied March 20X1 due June 20X1 of FY20X0-20X1 and December 20X1 of FY 20X1-20X2

*RE billed July/Aug each fiscal year for the current calendar tax year; due Dec (RE1) & June (RE2)

*RE1 & PP2: 2nd half not due until December

*BP & Public Service Not Yet Billed

TOTAL LEVY: Net of tax relief for Elderly/Disabled & Disabled Vet

ORIGINAL TAX LEVY: PP1/PP2-MV Net PPTR (Personal Property Tax Relief)

ISSUE:

Discussion of the Proposed FY2025-26 Operating and Capital Budgets

BACKGROUND:

The Board may wish to continue its discussion of the Proposed FY2025-26 Operating and Capital Budgets in anticipation of the public hearing on April 24, 2025.

The calendar for continued review and consideration of the budgets includes the following dates and times:

- **Thursday, April 24th at 5:00pm** - Budget Public Hearing
- **Thursday, May 1st at 6:00pm** - Budget Work Session
- **Thursday, May 8th at 6:00pm** - Adoption of the Proposed Operating & Capital Budgets, Related Ordinances, and CIP

BUDGETARY IMPACT:

TBD

RECOMMENDATION:

For the Board's information, discussion, and direction.

ISSUE:

Resolution to Amend the Budget and Appropriate Funding for Fire/Rescue Apparatus

BACKGROUND:

The Board has previously identified fire/rescue apparatus in need of replacement. In this regard, the County received funding in the amount of $2,000,000 from solar projects that can be used to cover the cost of acquiring the apparatus. Placing the orders for the apparatus now instead of waiting until after July 1, 2025 will facilitate an earlier assembly of the vehicles and potentially save money.

The replacement apparatus are:

Windsor Engine	$ 1,000,000
Windsor Medic	$ 500,000
Isle of Wight Medic	$ 500,000
Total	**$ 2,000,000**

BUDGETARY IMPACT:

Approval will reduce the Fund Balance by $2,000,000.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate funds for fire/rescue apparatus.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	4/17/2025

RESOLUTION TO AMEND THE FY 2024-2025 BUDGET AND APPROPRIATE FUNDS FOR FIRE AND RESCUE APPARATUS

WHEREAS, Isle of Wight County funding in the amount of $2,000,000 from solar projects that can be used to cover the cost of acquiring fire and rescue apparatus; and,

WHEREAS, the Board of Supervisors of Isle of Wight County needs to budget and appropriate funding received from solar farm projects in the amount of $2,000,000 for acquisition of a Fire Engine for Windsor Fire Department ($1,000,000), a Medic unit for Windsor Rescue Squad ($500,000), and a Medic unit for Isle of Wight Rescue ($500,000).

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia that the FY 2024-2025 Capital Project Fund budget be amended and funds appropriated in the amount of $2,000,000 for acquisition of fire and rescue apparatus.

BE IT FURTHER RESOLVED that the County Administrator of Isle of Wight County, Virginia is authorized to make the appropriate accounting adjustments and to do all things necessary to give this resolution effect.

Adopted this 17th day of April, 2025.

_____
Don G. Rosie, II, Chairman

_____
Katheryn L. Mayes, Clerk

Approved as to Form:

_____
Robert W. Jones Jr., County Attorney