Agenda
Board of Supervisors
Isle of Wight County
March 20, 2025

1. Call to Order (5:00 P.M.)
2. Closed Meeting
3. Reconvene Open Meeting at 6:00 P.M.
4. Invocation - Supervisor Renee Rountree
5. Approval of Agenda
6. Citizens' Comments
7. Board Comments
8. Consent Agenda
    A. Budget Amendment - Insurance Proceeds

       Resolution to Budget and Appropriate Insurance Proceeds from VaCorp Insurance for Repair and Replacement of County Vehicles ($14,334)
    B. Budget Amendment - Litter Grant

       Resolution to Amend the FY2024-25 Operating Budget and Appropriate Funding for a Virginia Department of Environmental Quality Litter Prevention & Recycling Grant ($20,459)
    C. Budget Amendment - Schools Textbook Funds

       Resolution to Amend the Budget and Re-Appropriate Surplus Funds from the Textbook Fund ($112,155)
    D. Budget Amendment - Schools Educational Technology Funds

       Resolution to Amend the Budget and Appropriate Virginia

Public School Authority Educational Technology Funding to Public Schools ($284,000)

E. Commission for Adults with Disabilities Bylaws

Consideration of the Amended Bylaws for the Commission for Adults with Disabilities

F. Employment Agreement - County Attorney

Authorization to Execute an Employment Agreement for the County Attorney

G. Minutes

November 22, 2024 Regular Meeting Minutes
December 12, 2024 Regular Meeting Minutes
January 2, 2025 Organizational/Work Session Meeting Minutes
January 30, 2025 Emergency Called Meeting Minutes

9. Regional and Inter-Governmental Reports

A. Regional Reports

10. Appointments

A. Appointments List

11. Special Presentations / Appearances

A. Legislative Update

Legislative Update from Senator Emily M. Jordan

B. VDOT Update

Special Presentation - VDOT Assistant Residency Engineer

C. Windsor Sewer System Repairs

Staff Update re: Windsor Sewer System Repairs

12. County Attorney's Report

13. Public Hearings

A. CSUP-24-2 Oak Level Acres Event Center

Application (CSUP-24-2) of Joshua Mathias, Applicant, and Oak Level Acres, LLC, Property Owner, for a Conditional Use Permit to Establish an Event Center Use on Approximately Seven Acres Located at 15107 Courthouse Hwy (Rte. 258) in the Rural Agricultural Conservation (RAC) Zoning District

B. COMP-24-2 Tidewater Logisitics Comprehensive Plan Amendment Request

Application COMP-24-2 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 for Approximately 154.3 Acres to Amend the Comprehensive Plan Designation from Mixed Use to Planned Industrial

C. REZN-24-10 Tidewater Logistics Center Conditional Rezoning

Application REZN-24-10 of the Industrial Development Authority of Isle of Wight and Hollowell Holdings LLC, Property Owners, and Meridian Property Purchaser, LLC, Applicant, for a Change in Zoning District from Rural Agricultural Conservation (RAC) to Conditional Rural Agricultural Conservation (C-RAC) and Conditional Limited Industrial (C-LI) for Approximately 154.3 Acres in Order to Establish the Uses of Custom Manufacturing, Industry Type 1, Warehousing and Distribution, Industry Type 2 by Conditional Use Permit, and Reconstructed Wetland Along with a Community Park

D. EXC-24-2 Bolt and Boyes Chesapeake Bay Preservation Area Exception Request

Application EXC-24-2 of Jeffrey H. and Paula J. Bolt and Bryan W. and Amanda L. Boyes, Property Owners, for an 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

E. Smithfield Intersection Project

Public Hearing as Required by VDOT re: Smithfield Intersection Project

F. Personal Property Tax Rate

Discussion of Personal Property Tax Rate

G. Model Ordinance for Fire Protection

Ordinance to Amend and Reenact the Isle of Wight County Code Chapter 7, Fire Protection

14. County Administrator's Report

A. Bradby Park Update

Staff Update re: Bradby Park Development

B. Matters for the Board's Information

15. Unfinished / Old Business

16. New Business

A. REZN-25-1 Carrollton Cove Shoppes Conditional Zoning Amendment Request

Application of Ken Bingmam, Applicant, and Carrollton Cove Shoppes, LLC, Property Owner, to Amend the Conditional Zoning to Modify Proffered Building Elevations for the Second Building in the Retail Shopping Center

B. EXC-24-6 Thompson Subdivision Ordinance Waiver Request

Application EXC-24-6 of Paula Thompson and Samuel

Gough, Owners, for a Waiver to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to Allow Two Family Member Subdivisions from the Property on a Private Ingress/Egress Easement Not Built to Public Standards Which Serves More Than Two Lots

C. REZN- 25-2 Sweetgrass Conditional Zoning Amendment Request

   Application REZN-25-2 of NVR, Inc., Applicant, for a Conditional Zoning Amendment of Approximately 250 Acres with Tax Map Number 32-01-009 Located on Benns Grant Boulevard (Rte. 10) to Revise the Neighborhood Plan to Allow Forty Foot Wide Single Family Residential Lots as well as Fifty Foot Wide Lots

D. Utilities Services Workshop

   Authorize Request for Qualifications for the Utility Services Workshop

E. Employee Health Insurance

   Resolution to Approve the Employee Health Insurance Plan Offerings for Fiscal Year 2024-25

F. Revenue Control Policy

   Resolution to Amend the Financial and Accounting Policy in the Isle of Wight County Policy Manual

17. Adjournment

ISSUE:

Resolution to Budget and Appropriate Insurance Proceeds from VaCorp Insurance for Repair and Replacement of County Vehicles ($14,334)

BACKGROUND:

The County has received insurance proceeds for repair of County vehicles in the amount of $14,334 from VaCorp Insurance. The insurance proceeds of $14,334 need to be budgeted and appropriated to the General Fund Budget for FY 2024-25.

The departments have requested that these insurance proceeds received be budgeted to the line item that will allow the repair of County vehicles. Any additional budget amount required would be done through the Department's existing available budget.

Fleet Repairs - Sheriff's Office	$ 14,334	VaCorp
	$ 14,334	

BUDGETARY IMPACT:

Adoption of the resolution will increase the FY 2024-25 General Fund budget ($14,334).

RECOMMENDATION:

Adopt the resolution to budget and appropriate insurance proceeds and authorize department budget line item to be increase by the insurance proceeds amount to repair County vehicles.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	3/10/2025

RESOLUTION TO AMEND THE FY 2024-25 OPERATING BUDGET AND APPROPRIATE FUNDING FOR REPAIR OF COUNTY PROPERTY FROM INSURANCE PROCEEDS

WHEREAS, the County of Isle of Wight, Virginia has received insurance proceeds from VaCorp Insurance for damaged County vehicles; and,

WHEREAS, the Board of Supervisors of the County of Isle of Wight, Virginia desires to amend the FY 2024-2025 General Fund budget in the amount of $14,334 for repair of damaged County vehicles; and,

WHEREAS, the Board of Supervisors needs to appropriate $14,334 from insurance proceeds to the General Fund budget for repair of damaged County vehicles.

NOW, THEREFORE, BE IT 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 $14,334.

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 20th day of March, 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 FY2024-25 Operating Budget and Appropriate Funding for a Virginia Department of Environmental Quality Litter Prevention & Recycling Grant ($20,459)

BACKGROUND:

The Virginia Department of Environmental Quality (DEQ) provides funds for litter prevention and recycling grants to localities under a non-competitive grant program based on population and road miles. These grants have been awarded for local litter prevention and recycling program implementation, continuation, and/or expansion.

The County has been awarded $20,459. This grant will provide continued funding for the County's Isle Be Green Litter Prevention and Recycling Program ($17,307) and for the Extended Polystyrene campaign ($3,152).

BUDGETARY IMPACT:

The grant award will increase revenues and expenses in the Grants Fund to support the County's litter prevention and recycling program. Local matching funds are not required.

RECOMMENDATION:

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

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	2/10/2025
Correspondence from DEQ	Backup Material	1/30/2025

RESOLUTION TO AMEND THE FY 2024-2025 OPERATING BUDGET AND APPROPRIATE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY LITTER PREVENTION AND RECYCLING GRANT FUNDING

WHEREAS, the Board of Supervisors of the County of Isle of Wight, Virginia desires to accept funding from Virginia Department of Environmental Quality Grant for Litter Prevention and Recycling and the Extended Polystyrene campaign; and,

WHEREAS, the Board of Supervisors needs to amend the FY 2024-2025 Grant Fund Budget and appropriate funding in the amount of $20,459 for State Grant funding to the Public Works Budget for Litter Prevention and Recycling ($17,307) and for the Extended Polystyrene campaign ($3,152).

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY 2024-2025 Grant Fund budget is hereby amended, and funds appropriated in the amount of $20,459 for Litter Prevention and Recycling ($17,307) and for the Extended Polystyrene campaign ($3,152).

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 20th day of February 2025.

_____
Don G. Rosie, II, Chairman

_____
Katheryn L. Mayes, Clerk

Approved as to Form:

_____
Robert W. Jones Jr., County Attorney

Michael M. Etheridge

From: ceds@deq.virginia.gov
Sent: Wednesday, November 6, 2024 12:37 PM
To: Randy Keaton; Michael M. Etheridge
Cc: Michael M. Etheridge
Subject: FY2025 Non-Competitive Litter Prevention and Recycling Grant

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

1111 E. Main Street, Suite 1400, Richmond, Virginia 23219
P.O. Box 1105, Richmond, Virginia 23218
(800) 592-5482 FAX (804) 698-4178
www.deq.virginia.gov

Travis A. Voyles
Acting Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus, PE, PWD, PWS Emeritus
Director
(804) 698-4020

November 6, 2024

Randy Keaton
County Administrator
Isle of Wight County
P.O Box 80
Isle of Wight County, VA 23397

Dear Randy Keaton:

I am pleased to inform you that a total grant award of **$20,458.72** has been approved for the **Isle of Wight County** Litter Prevention and Recycling Program activities and the Extended Polystyrene (EPS) campaign for the period of July 1, 2024 to June 30, 2025.

The total grant award amount above includes the following:
Non-Competitive Grant Award: $17,307.00
EPS Campaign Amount: $3,151.72

Processing of the grant awards is underway, and a payment for this amount should be received within the next two weeks if funds can be transferred electronically (EDI) or in thirty days if processing by check is required.

If you have any questions or need additional information, please contact Prina Chudasama at prina.chudasama@deq.virginia.gov or at (804) 659-1530.

Sincerely,

Sanjay Thirunagari
Programs Manager
Division of Land Protection & Revitalization

ISSUE:

Resolution to Amend the Budget and Re-Appropriate Surplus Funds from the Textbook Fund ($112,155)

BACKGROUND:

Isle of Wight County Schools returned unspent funding from the FY2023-2024 Textbook Fund in the amount of $112,155 to the County. The School Board requests that the Board re-appropriate the unspent funding to the School's FY2024-2025 Textbook Fund.

BUDGETARY IMPACT:

Re-appropriation of unspent funds will increase the School's FY2024-25 Textbook Fund budget by $112,155.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate unspent Text Fund funding.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	2/19/2025

RESOLUTION TO AMEND THE FY2024-2025 COUNTY BUDGET AND APPROPRIATE UNEXPENDED FY2023-2024 SCHOOL FUNDING

WHEREAS, Isle of Wight County Schools returned unspent funding from the FY2023-2024 Budget in the amount of $112,155 to the County; and,

WHEREAS, School Board requests that the Board re-appropriate the unspent funding to the School's FY2024-2025 Budget; and,

WHEREAS, the Board of Supervisors desires to budget and appropriate an additional $112,155 from unassigned fund balance to the FY2024-2025 General Fund Budget for County Schools to fund the request.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia that the FY2024-2025 General Fund Budget be amended and funds appropriated in the amount of $112,155 for the County Contribution to Schools.

BE IT FURTHER RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY202-2 Schools' budget is hereby amended and funds appropriated in the amount of $112,155; and

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

Adopted this 20th day of February, 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 Virginia Public School Authority Educational Technology Funding to Public Schools ($284,000)

BACKGROUND:

Proceeds from Education Technology Notes issued by the Virginia Public School Authority to school divisions and regional programs to improve the instructional, remedial, and testing capabilities and to increase the number of schools achieving full accreditation. Proceeds from each note series are provided to:

- Establish a computer based instructional and testing system for SOL;
- Develop the capability for high speed internet connectivity at high schools followed by middle schools and then in elementary schools;
- Establish a 5-to-1 student computer ratio for high schools followed by middle schools and then in elementary schools.

Isle of Wight County Schools will use the funds to purchase Chromebooks for 5th and 9th grades for the FY2025-26 academic year.

BUDGETARY IMPACT:

Approval of this request will increase the Schools' FY2024-2024 Operating Budget by $284,000.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate Educational Technology Notes funding.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	2/19/2025

RESOLUTION TO AMEND THE FY2024-2025 OPERATING BUDGET AND APPROPRIATE VIRGINIA PUBLIC SCHOOL AUTHORITY EDUCATIONAL TECHNOLOGY FUNDING

WHEREAS, proceeds from Education Technology Notes issued by the Virginia Public School Authority to school divisions and regional programs to improve the instructional, remedial, and testing capabilities and to increase the number of schools achieving full accreditation; and,

WHEREAS, Isle of Wight County Public Schools has been allocated funding in the amount of $284,000 from Virginia Public School Authority; and,

WHEREAS, the Board of Supervisors desires to budget and appropriate an additional $284,000 to the Schools' FY2024-2025 Budget for the program.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia that the FY2024-2025 County Schools budget is hereby amended and funds appropriated in the amount of $284,000.

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

Adopted this 20th day of February, 2025.

_____
Don G. Rosie, II, Chairman

_____
Katheryn L. Mayes, Clerk

Approved as to form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Consideration of the Amended Bylaws for the Commission for Adults with Disabilities

BACKGROUND:

The Board has previously authorized the creation of a Commission for Adults with Disabilities. In this regard, the Commission for Adults with Disabilities is requesting the Board's favorable consideration of its amended bylaws.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Adopt the amended bylaws for the Commission for Adults with Disabilities.

ATTACHMENTS:

Description	Type	Upload Date
Commission on Adults with Disabilities Amended Bylaws	Backup Material	3/12/2025
Commission on Adults with Disabilities Amended Bylaws (REDLINE VERSION)	Backup Material	3/17/2025

BY-LAWS OF THE ISLE OF WIGHT COUNTY
COMMISSION FOR ADULTS WITH DISABILITIES

ARTICLE I - NAME

The name of this organization shall be the Isle of Wight County Commission for Adults with Disabilities.

ARTICLE II - PURPOSE

The purpose of this Commission is to promote and assist with development of resources and activities for Adults with Disabilities and their caretakers within Isle of Wight County and to share information with neighboring communities.

ARTICLE III - POWERS AND DUTIES

This Commission is empowered to do the following:

1. Research, understand, evaluate, and advocate local issues, challenges and opportunities encountered by adults with disabilities, guardians, and caregivers.
2. Determine and assess resources available to meet the needs of adults with disabilities, guardians, and caregivers.
3. Cooperate with other local, state, and national committees, agencies, and/or organizations in the development of programs designed to address the unmet needs of adults with disabilities, guardians, and caregivers.
4. Encourage public awareness of adult disability issues.
5. Review and make recommendations about policies, procedures, services and activities of departments and agencies of Isle of Wight County as they affect adults with disabilities, guardians, and caregivers.
6. Take such action as the Board of Supervisors considers appropriate to ensure the equal access status of adults with disabilities.
7. Provide information and advice to individuals, businesses, organizations, and public agencies in all matters pertaining to adults with disabilities.

This Commission shall perform such functions as it may deem necessary to accomplish its purposes, powers, and duties in accordance with the desires of the Isle of Wight County Board of Supervisors.

ARTICLE IV – MEMBERSHIP

Section 1. The Commission shall consist of ten (10) members appointed by the Board of supervisors of Isle of Wight with two (2) members from each election district.

Section 2. Appointments shall reflect, whenever possible, the diversity of the community of adults with disabilities including the sensory impaired, and persons with physical, developmental, and emotional disabilities.

Section 3. Membership shall also include ex officio representatives invited to serve as voting members from several types of organizations that provide services to adults with disabilities. Heads of Isle of Wight County agencies may designate staff to vote for them in their absence.

Section 4. In addition to the regular membership, the following list of resource persons who are willing to provide consultant services to the Commission when needed will be developed: 1) architecture; 2) business; 3) attorney; 4) special education; 5) recreation and 6) public works. These resource consultants will be non-voting members.

ARTICLE V – OFFICERS AND THEIR DUTIES

Section 1. The officers of this Commission shall consist of a Chair, a Vice-Chair, and a Secretary henceforth the Executive Committee. Officers shall be elected by the Commission and serve at the pleasure of the Commission.

Section 2. A Liaison to the Commission shall be provided by the Department of Parks and Recreation. The Liaison shall collect and maintain records of the Commission and establish communications with the County Departments.

Section 3. The duties of the Chair shall be:

A. To develop and distribute the meeting agenda in coordination with other officers.

B. To preside over all meetings of the Commission.

C. To appoint committees deemed necessary to accomplish the duties of the Commission.

D. To perform such other duties as determined by the Commission and/or the Board of Supervisors.

Section 4. The duties of the Vice-Chair shall be:

A. To perform the duties of the Chair in his/her absence.

B. To perform such other duties as assigned by the Commission.

Section 5. The duties of the Secretary shall be to work with the Liaison to accomplish the following duties:

A. To transcribe minutes of all Commission meetings and to transmit them to the members of the Commission in their desired format.

B. To prepare and transmit correspondence from the Commission.

C. To notify members of the Commission electronically of all meetings.

D. To establish correspondence with the Board of Supervisors.

E. To make arrangements for reasonable accommodations for commissioners and members of the public upon request.

ARTICLE VI – ELECTION AND TERM OF OFFICERS

Section 1. The Chair shall appoint a nominating committee in November of each year with elections to be held at the January meeting.

Section 2. Elections shall be by ballot if there is more than one nominee for the same office. A quorum must be present to constitute an election.

Section 3. Any vacancies occurring in the offices shall be filled by a special election.

ARTICLE VII – TERM OF MEMBERS: VACANCIES

Section 1. The members of the Commission shall be appointed for a (3) three years. In the case of an individual commissioner who demonstrates substantial interest and participation in the activities of the Commission, the Board of Supervisors may, after consulting with the Chair, Vice-Chair, and Director of the Department of Parks and Recreation, re-appoint a member to a second three-year term. The members of the Commission shall in no case be appointed for more than six (6) years. A former commissioner may reapply for membership after a minimum of one year.

Section 2. In the event of a vacancy, the Chair and Vice-Chair shall consult first with the Commission and secondly with the Director of the Parks and Recreation to review the waiting list of candidates and together with the Commission's consent, advise the Board of Supervisors who would best meet the needs of the Commission.

Section 3. Vacancies that occur before the end of a member's three-year term shall be filled by an appointee to complete the unexpired term. After fulfilling the unexpired term, the appointee shall be eligible for reappointment for no more than two full terms.

ARTICLE VIII – RESPONSIBILITIES OF MEMBERS

Each person who is appointed to this Commission accepts the following responsibilities as part of his/her duties as a member:

1. To attend all meetings of the Commission.

2. To accept and participate in committee assignments made by the Chair.

ARTICLE IX – MEETINGS

Section 1. The Commission shall meet monthly on the first Monday of each month except for July and December at 6 p.m. in the Board of Supervisors Room, Isle of Wight Courthouse, Isle of Wight, Virginia, provided that if this should be a legal holiday, the meeting shall be held at the same time and place on the first succeeding day not a holiday. Each member shall be notified of each regular meeting at least five (5) days prior to the meeting by written agenda prepared by the Secretary to the Commission. Commission meetings will be canceled when Isle of Wight County Schools close and/or cancel afternoon activities due to inclement weather. Canceled monthly meetings will only be rescheduled when the chair or the majority of the commission determines that there is pressing business to be addressed.

Section 2. Committees shall meet at a time and location as they deem necessary to accomplish their respective missions.

Section 3. Special meetings of the Commission may be called by the Chair as he/she deems necessary. The Chair shall call a special meeting of the Commission at the written request of any two (2) members of the Commission. A reasonable effort will be made to notify all Commission members when a special meeting is called.

Section 4. Whenever there is no business of the Commission, the Chairman may dispense with the regular meeting by giving

notice to all members at least two (2) days prior to the time set for the meeting, providing that the Commission shall meet at least every two (2) months. The need to cancel a scheduled meeting in the event of inclement weather for the safety and well-being of the Commission members, staff and the public, may be determined by the Chairman.

Section 4. Any citizen or group of citizens may request a special meeting of the Commission by making a written request to the Chair who shall either call a special meeting or hold the request for consideration at the full Commission as he/she deems proper.

Section 5. Written records of all proceedings of meetings shall be kept and made a public record.

Section 6. The conduct of meetings shall follow a pre-published agenda which shall be prepared and disseminated to Commission members in their desired format at least one (1) week before a scheduled meeting.

Section 7. The order of business at regular meetings shall be as follows:

1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of Agenda
4. Consideration of Minutes
5. Unfinished/Old Business
6. Committee and Reports including Chairman
7. Individual Commissioner Reports
8. County Staff Comments
9. Citizen Comments
10. New Business
11. Adjournment

ARTICLE X – ATTENDANCE

Each member is required to attend all meetings of this Commission. Any member who is absent from more than four (4) meetings in a year will be sent a letter from the Chair of the Commission recognizing the member's absence and asking if that member would like to be relieved of their membership on the Commission. Each member has the responsibility to notify the Department of Parks and Recreation liaison when he/she is unable to attend a meeting. Failure to do so will result in an unexcused absence.

ARTICLE XI – QUORUM

Section 1. A majority of the members of this Commission shall constitute a quorum for the transaction of any business.

Section 2. The affirmative vote of a majority of those members present and voting shall be required for the exercise of powers or functions of this Commission.

Section 3. The Chair shall vote only in case of a tie.

ARTICLE XII – ORDER OF BUSINESS

Section 1. The Order of Business at all regular and special meetings shall be determined by the Chair and approved or amended as an agenda by the Commission at the beginning of each meeting.

Section 2. A portion of each meeting shall be set aside for "Other Business" and "Citizen Comments." This shall be a time when individual citizens, or groups may express themselves on topics that may come under the purview of the Commission. Time for Citizen comments is limited to five (5) minutes.

Section 3. All business of the Commission shall be conducted in accordance with the enabling legislation and these by-laws.

Section 4. The procedural principles set forth in Robert's Rules of Order shall be followed for the purposes of conducting the business of the Commission. The Chairman shall decide all points of order in accordance with those same principles.

ARTICLE XIII – AMENDMENT OF BY-LAWS

Section 1. Notice of any proposed changes in these by-laws must be submitted in writing to members two weeks prior to the meeting during which they will be considered.

Section 2. These by-laws may be amended at any meeting of the Commission by a two-thirds vote of those present and voting if that number constitutes a quorum.

ARTICLE XIV – SUPPORT SERVICES

Professional staff support for the Commission shall be provided by the Department of Parks and Recreation.

Submitted to the Isle of Wight County Board of Supervisors and approved this 21st day of November 2024.

_____

Don G. Rosie, II, Chairman

_____
xxxx, Clerk

Approved as to form:

_____
Robert W. Jones, Jr, County Attorney

BY-LAWS OF THE ISLE OF WIGHT COUNTY
COMMISSION FOR ADULTS WITH DISABILITIES

ARTICLE I - NAME

The name of this organization shall be the Isle of Wight County Commission for Adults with Disabilities.

ARTICLE II - PURPOSE

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ARTICLE III - POWERS AND DUTIES

This Commission is empowered to do the following:

1. Research, understand, evaluate, and advocate local issues, challenges and opportunities encountered by adults with disabilities, guardians, and caregivers.
2. Determine and assess resources available to meet the needs of adults with disabilities, guardians, and caregivers.
3. Cooperate with other local, state, and national committees, agencies, and/or organizations in the development of programs designed to address the unmet needs of adults with disabilities, guardians, and caregivers.
4. Encourage public awareness of adult disability issues.
5. Review and make recommendations about policies, procedures, services and activities of departments and agencies of Isle of Wight County as they affect adults with disabilities, guardians, and caregivers.
6. Take such action as the Board of Supervisors considers appropriate to ensure the equal access status of adults with disabilities.
7. Provide information and advice to individuals, businesses, organizations, and public agencies in all matters pertaining to adults with disabilities.

This Commission shall perform such functions as it may deem necessary to accomplish its purposes, powers, and duties in accordance with the desires of the Isle of Wight County Board of Supervisors.

ARTICLE IV – MEMBERSHIP

Section 1. The Commission shall consist of ten (10) members appointed by the Board of supervisors of Isle of Wight with two (2) members from each election district.

Section 2. Appointments shall reflect, whenever possible, the diversity of the community of adults with disabilities including the sensory impaired, and persons with physical, developmental, and emotional disabilities.

Section 3. Membership shall also include ex officio representatives invited to serve as voting members from several types of organizations that provide services to adults with disabilities. Heads of Isle of Wight County agencies may designate staff to vote for them in their absence.

Section 4. In addition to the regular membership, the following list of resource persons who are willing to provide consultant services to the Commission when needed will be developed: 1) architecture; 2) business; 3) attorney; 4) special education; 5) recreation and 6) public works. These resource consultants will be non-voting members.

ARTICLE V – OFFICERS AND THEIR DUTIES

Section 1. The officers of this Commission shall consist of a Chair, a Vice-Chair, and a Secretary henceforth the Executive Committee. Officers shall be elected by the Commission and serve at the pleasure of the Commission.

Section 2. A Liaison to the Commission shall be provided by the Department of Parks and Recreation. The Liaison shall collect and maintain records of the Commission and establish communications with the County Departments.

Section 3. The duties of the Chair shall be:

A. To develop and distribute the meeting agenda in coordination with other officers.

B. To preside over all meetings of the Commission.

C. To appoint committees deemed necessary to accomplish the duties of the Commission.

D. To perform such other duties as determined by the Commission and/or the Board of Supervisors.

Section 4. The duties of the Vice-Chair shall be:

A. To perform the duties of the Chair in his/her absence.

B. To perform such other duties as assigned by the Commission.

Section 5. The duties of the Secretary shall be to work with the Liaison to accomplish the following duties:

A. To transcribe minutes of all Commission meetings and to transmit them to the members of the Commission in their desired format.

B. To prepare and transmit correspondence from the Commission.

C. To notify members of the Commission electronically of all meetings.

D. To establish correspondence with the Board of Supervisors.

E. To make arrangements for reasonable accommodations for commissioners and members of the public upon request.

ARTICLE VI – ELECTION AND TERM OF OFFICERS

Section 1. The Chair shall appoint a nominating committee in November of each year with elections to be held at the January meeting.

Section 2. Elections shall be by ballot if there is more than one nominee for the same office. A quorum must be present to constitute an election.

Section 3. Any vacancies occurring in the offices shall be filled by a special election.

ARTICLE VII – TERM OF MEMBERS: VACANCIES

Section 1. The members of the Commission shall be appointed for a (3) three years. In the case of an individual commissioner who demonstrates substantial interest and participation in the activities of the Commission, the Board of Supervisors may, after consulting with the Chair, Vice-Chair, and Director of the Department of Parks and Recreation, re-appoint a member to a second three-year term. The members of the Commission shall in no case be appointed for more than six (6) years. A former commissioner may reapply for membership after a minimum of one year.

Section 2. In the event of a vacancy, the Chair and Vice-Chair shall consult first with the Commission and secondly with the Director of the Parks and Recreation to review the waiting list of candidates and together with the Commission's consent, advise the Board of Supervisors who would best meet the needs of the Commission.

Section 3. Vacancies that occur before the end of a member's three-year term shall be filled by an appointee to complete the unexpired term. After fulfilling the unexpired term, the appointee shall be eligible for reappointment for no more than two full terms.

ARTICLE VIII – RESPONSIBILITIES OF MEMBERS

Each person who is appointed to this Commission accepts the following responsibilities as part of his/her duties as a member:

1. To attend all meetings of the Commission.

2. To accept and participate in committee assignments made by the Chair.

ARTICLE IX – MEETINGS

Section 1. The Commission shall meet monthly on the first Monday of each month except for July and December at 6 p.m. in the Board of Supervisors Room, Isle of Wight Courthouse, Isle of Wight, Virginia, provided that if this should be a legal holiday, the meeting shall be held at the same time and place on the first succeeding day not a holiday. Each member shall be notified of each regular meeting at least five (5) days prior to the meeting by written agenda prepared by the Secretary to the Commission. Commission meetings will be canceled when Isle of Wight County Schools close and/or cancel afternoon activities due to inclement weather. Canceled monthly meetings will only be rescheduled when the chair or the majority of the commission determines that there is pressing business to be addressed.

Section 2. Committees shall meet at a time and location as they deem necessary to accomplish their respective missions.

Section 3. Special meetings of the Commission may be called by the Chair as he/she deems necessary. The Chair shall call a special meeting of the Commission at the written request of any two (2) members of the Commission. A reasonable effort will be made to notify all Commission members when a special meeting is called.

Section 4. Whenever there is no business of the Commission, the Chairman may dispense with the regular meeting by giving

notice to all members at least two (2) days prior to the time set for the meeting, providing that the Commission shall meet at least every two (2) months. The need to cancel a scheduled meeting in the event of inclement weather for the safety and well-being of the Commission members, staff and the public, may be determined by the Chairman.

Section 4. Any citizen or group of citizens may request a special meeting of the Commission by making a written request to the Chair who shall either call a special meeting or hold the request for consideration at the full Commission as he/she deems proper.

Section 5. Written records of all proceedings of meetings shall be kept and made a public record.

Section 6. The conduct of meetings shall follow a pre-published agenda which shall be prepared and disseminated to Commission members in their desired format at least one (1) week before a scheduled meeting.

Section 7. The order of business at regular meetings shall be as follows:

1. Call to Order
2. Roll Call and Determination of Quorum
3. Approval of Agenda
4. Consideration of Minutes
5. Unfinished/Old Business
6. Committee and Reports including Chairman
7. Individual Commissioner Reports
8. County Staff Comments
9. Citizen Comments
10. New Business
11. Adjournment

ARTICLE X – ATTENDANCE

Each member is required to attend all meetings of this Commission. Any member who is absent from more than four (4) meetings in a year will be sent a letter from the Chair of the Commission recognizing the member's absence and asking if that member would like to be relieved of their membership on the Commission. Each member has the responsibility to notify the Department of Parks and Recreation liaison when he/she is unable to attend a meeting. Failure to do so will result in an unexcused absence.

ARTICLE XI – QUORUM

Section 1. A majority of the members of this Commission shall constitute a quorum for the transaction of any business.

Section 2. The affirmative vote of a majority of those members present and voting shall be required for the exercise of powers or functions of this Commission.

Section 3. The Chair shall vote only in case of a tie.

ARTICLE XII – ORDER OF BUSINESS

Section 1. The Order of Business at all regular and special meetings shall be determined by the Chair and approved or amended as an agenda by the Commission at the beginning of each meeting.

Section 2. A portion of each meeting shall be set aside for "Other Business" and "Citizen Comments." This shall be a time when individual citizens, or groups may express themselves on topics that may come under the purview of the Commission. Time for Citizen comments is limited to five (5) minutes.

Section 3. All business of the Commission shall be conducted in accordance with the enabling legislation and these by-laws.

Section 4. The procedural principles set forth in Robert's Rules of Order shall be followed for the purposes of conducting the business of the Commission. The Chairman shall decide all points of order in accordance with those same principles.

ARTICLE XIII – AMENDMENT OF BY-LAWS

Section 1. Notice of any proposed changes in these by-laws must be submitted in writing to members two weeks prior to the meeting during which they will be considered.

Section 2. These by-laws may be amended at any meeting of the Commission by a two-thirds vote of those present and voting if that number constitutes a quorum.

ARTICLE XIV – SUPPORT SERVICES

Professional staff support for the Commission shall be provided by the Department of Parks and Recreation.

Submitted to the Isle of Wight County Board of Supervisors and approved this 21st day of November 2024.

_____

Don G. Rosie, II, Chairman

_____
xxxx, Clerk

Approved as to form:

_____
Robert W. Jones, Jr, County Attorney

ISSUE:

Authorization to Execute an Employment Agreement for the County Attorney

BACKGROUND:

The employment agreement for the County Attorney needs to be approved and executed by the Board.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Authorize execution of an employment agreement for the County Attorney.

ATTACHMENTS:

Description	Type	Upload Date
Employee Agreement	Agreement	3/12/2025

EMPLOYMENT AGREEMENT

This Agreement is made and entered into this 20th day of March, 2025 between the Board of Supervisors of Isle of Wight County, Virginia (the "Board") and Robert W. Jones, Jr. (the "County Attorney") and sets forth the terms and conditions of his employment by the Board as County Attorney for the County of Isle of Wight, Virginia (the "County").

WITNESSETH

WHEREAS, the Board desires to employ the services of Robert W. Jones, Jr. as County Attorney of the County; and

WHEREAS, it is the desire of the Board to (1) secure and retain the services of the County Attorney and to provide inducement for him to remain in such employment and (2) to provide a just means for termination of the County Attorney's services at such time as he may be unable fully to discharge his duties or when the Board may desire to otherwise terminate his employ; and

WHEREAS, Robert W. Jones, Jr. desires to accept employment as the County Attorney for the County; and

WHEREAS, the parties wish to enter into an agreement setting forth the terms of such employment during such period; and

NOW THEREFORE, in consideration of the mutual covenants herein contained, the Board and the County Attorney agree to the following terms and conditions of employment:

Section 1. Employment of and Duties of County Attorney

a. The Board hereby agrees to appoint Robert W. Jones, Jr. as County Attorney to serve as the Attorney for the County as authorized pursuant to Section 15.2-1542 of the Code of Virginia (1950, as amended). Such appointment shall be deemed, for purposes of this agreement, his employment with Isle of Wight County, Virginia.

b. The County Attorney shall perform the functions and duties prescribed by Section 15.2-1542 of the Code of Virginia (1950, as amended). The County Attorney shall devote all necessary time, skill, labor, and attention to such duties as the attorney for the County.

Section 2. Commencement of Employment

The County Attorney shall commence his services in that position on January 1, 2019.

Section 3. Salary

Effective January 15, 2025, the annual base salary of the County Attorney shall be One Hundred Eighty Thousand Dollars ($191,889), to be paid in accordance with the standard policy of the Board governing payment of County employees. The Board shall hold an annual performance review no later than January 15th each year. In addition, beginning January 15,

2022, the Board agrees to contribute 6.5% of his annual salary, to include any increase, payable in equal installments per pay period, in the form of deferred compensation, which amount shall be paid into his selected deferred compensation account. The Board agrees to award the County Attorney a salary increase, if any, in the same amount as awarded to County employees generally.

Section 4. Termination and Severance Pay

a. The County Attorney shall serve at the pleasure of the Board as an at will employee. The Board may terminate the County Attorney's employment at any time.

b. In the event the Board terminates the employment of the County Attorney for any reason other than as listed in paragraph (c) hereof, the County agrees to pay the County Attorney severance pay in the amount of six (6) months' salary at his then current rate of pay. Such payment shall be made in one payment within 30 days of the termination, subject to normal deductions. This shall be in addition to any accrued annual leave that he would be eligible to receive in accordance with County policy at the time of termination.

c. In the event the Board terminates the employment of the County Attorney for a breach of this agreement, conviction of a felony, crime of moral turpitude or dishonesty or malfeasance in office, the County Attorney shall not be entitled to the severance payments set forth under subparagraph (b) above.

Section 5. Resignation

The County Attorney may resign by giving written notice at least two (2) months prior to the effective date of said resignation to the Board. The County Attorney shall be entitled to receive all compensation payable under this Agreement to and including the effective date of said resignation and leave accruals. The Board may, in its sole discretion, waive any or all of the two (2) month notice requirement.

Section 6. Hours of Work

The County Attorney is expected to observe office hours similar to those of other administration employees. It is recognized that the County Attorney will frequently be required to work beyond normal office hours for night or week-end meetings and related duties. In recognition of the fact that the County Attorney is expected to devote a significant amount of time outside of normal office hours to the business of the County, the County Attorney may, to the extent that his duties permit, take reasonable discretion in varying observance of office hours.

Section 7. Dues, Subscriptions and Professional Development

a. Dues and Subscriptions - The Board agrees to pay a reasonable amount for the professional dues and subscriptions of the County Attorney necessary for his continued and full participation in such associations and/or organizations as are necessary and desirable for his continued professional participation, growth, and advancement following approval by the Board of any estimated expenses the County Attorney proposes under this Section.

b. Professional Development - The Board also agrees to pay the travel and related expenses of the County Attorney for his professional development, professional training and education, and attendance at official and other functions for the Board and meetings of such other national, regional, state, and local groups, or committees thereof, on which the County Attorney serves as a member, following approval by the Board of any estimate of expenses the County Attorney proposes under this Section, such expenses to include registration fees, travel and subsistence expenses in accordance with Isle of Wight County travel policies.

c. The total available for the expenses set forth in this Section 7 shall be set annually by the Board in the operating budget based on and in consideration of the recommendation of the County Attorney and the expenses for dues and subscriptions and professional development in this Section are limited to such annual budgeted amount.

Section 8. Residency;

The County Attorney shall be required to maintain permanent residency in the County during his employment. For purposes of this Section, "permanent residency" shall have the same meaning as "domicile" as set forth in Section 58.1-302 of the Code of Virginia (1950, as amended).

Section 9. Outside Employment or Activities.

The County Attorney may, with prior approval of the Board, undertake consultative work, speaking engagements, writing, lecturing, or other professional activities for compensation so long as such activities do not interfere with the duties required under this Agreement.

Section 10. Leave; Insurance Coverage.

Effective as of January 1, 2021, the County Attorney shall be entitled to an annual leave to accrue at the rate of twenty (20) hours per month. The County Attorney shall be entitled to all other leave and insurance coverage as set forth in the Isle of Wight County Policy Manual. County Attorney may take annual leave prior to its accrual.

Section 11. General Provisions.

a. The Board agrees to provide insurance or self-insurance coverage in matters relating to the County Attorney's official duties within the scope of employment, and legal counsel for the County Attorney as is provided to all employees generally in accordance with the Code of Virginia.

b. This Agreement is expressly subject to the laws of the Commonwealth of Virginia.

c. This Agreement constitutes the entire agreement between the Board and the County Attorney and may be amended only by written agreement executed by them. If any provision of this Agreement is held to be unconstitutional, invalid or unenforceable, the remainder of the Agreement shall be severable and shall remain in full force and effect.

d. Unless otherwise contained herein, all other Board and/or County policies shall apply to the County Attorney.

IN WITNESS, WHEREOF, the Isle of Wight County Board of Supervisors has caused this Agreement to be executed on its behalf by its chair in accordance with action authorizing such execution and the County Attorney has executed this Agreement, both in duplicate this date.

Executed this 2tht day of March, 2025.

ISLE OF WIGHT COUNTY BOARD
OF SUPERVISORS

ATTEST:

_____
Clerk,

By: _____
Don G. Rosie, II, Chairman

_____
Robert W. Jones, Jr.
County Attorney

Approved as to form:

_____
County Attorney

ISSUE:

November 22, 2024 Regular Meeting Minutes
December 12, 2024 Regular Meeting Minutes
January 2, 2025 Organizational/Work Session Meeting Minutes
January 30, 2025 Emergency Called Meeting Minutes

BACKGROUND:

The above-noted minutes are offered for review and adoption by the Board.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Adopt the minutes for the following meetings:

- November 22, 2024 Regular Meeting Minutes
- December 12, 2024 Regular Meeting Minutes
- January 2, 2025 Organizational/Work Session Meeting Minutes
- January 30, 2025 Emergency Called Meeting Minutes

ATTACHMENTS:

Description	Type	Upload Date
November 22 Regular Meeting Minutes	Minutes	3/17/2025
December 12 Regular Meeting Minutes	Minutes	3/4/2025
January 2 Organizational/Work Session Meeting Minutes	Minutes	3/4/2025
January 30 Emergency Called Meeting Minutes	Minutes	3/4/2025

REGULAR MEETING OF THE ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS HELD IN THE ROBERT C. CLAUD, SR. BOARD ROOM OF THE ISLE OF WIGHT COUNTY COURTHOUSE LOCATED AT 17090 MONUMENT CIRCLE, ISLE OF WIGHT, VIRGINIA ON THURSDAY, THE TWENTY FIRST DAY OF NOVEMEBER IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

BOARD MEMBERS PRESENT:
Joel C. Acree, District 4, Chairman
Don G. Rosie, II, District 5, Vice-Chairman
Rudolph Jefferson, District 3
William M. McCarty, Sr., District 2
Renee Rountree, District 1

STAFF MEMBERS PRESENT:
Randy R. Keaton, County Administrator
Donald T. Robertson, Assistant County Administrator
Robert W. Jones, Jr., County Attorney
Courtney D. Denney, Executive Assistant/ Deputy Clerk

CALL TO ORDER

Chairman Acree called the regular meeting to order at 5:00 p.m.

APPROVAL OF AGENDA

Supervisor McCarty moved that the agenda be approved. The motion was adopted unanimously (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

CLOSED MEETING

Pursuant to Section 2.2-3711(A) of the Code of Virginia, a motion to move to closed session for the limited purpose of:

(1) discussing, considering or interviewing prospective candidates for employment for the position of Clerk to the Board, pursuant to subsection 1.

The motion passed unanimously (5-0) with Supervisors Acree, Jefferson, Rosie, McCarty and Rountree voting in favor of the motion and no Supervisors voting against the motion.

Upon the motion of Supervisor McCarty and all voting in favor (5-0), the Board reconvened into open meeting.

CERTIFICATION OF CLOSED MEETING

Pursuant to Section 2.2-3712 of the Code of Virginia, a motion certifying that to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements and only such public business matters as identified in the motion to move to closed session were heard, discussed or considered during the closed session.

VOTE

AYES: Acree, Rosie, Jefferson, McCarty, Rountree

NAYS: 0

ABSENT DURING VOTE: 0

ABSENT DURING MEETING: 0

CITIZENS' COMMENTS

A. Ed Schweigor, of 15981 Breezy Hill Lane, gave an overview of why he thought the potential plans for a new indoor Farmers Market would be a great investment. It would help with parking, restrooms, electricity, and weather issues.

B. Bob Hayes, with the Western Tidewater Free Clinic, thanked the Board and the citizens of Isle of Wight for their ongoing support.

C. Mary Harkins, of the Newport District, stated she would like the County to consider having a Sheriff Citizen's review committee pursuant to Virginia Code Section 9.1-600.

D. Judy Eure of Suffolk, vendor of the Farmers Market, expressed her thoughts as to why an indoor Farmer Market would be such an asset to Isle of Wight. It would help with parking issues and more restrooms.

E. Jane Schweiger, of 15981 Breezy Hill Lane, spoke in favor of the potential new Farmers Market.

F. Herb DeGroft, with the Fifth District of Isle of Wight County, asked the Board to consider using Economic Development money to build an Aldi in the County.

G. Carrie Robertson, of Suffolk, vendor of the Farmers Market, is an advocate for the indoor Farmers Market. It would help with the weather issues.

H. Sabrina Dooley, Smithfield Markert Manager, gave an overview of why she thought the indoor Farmers Market would be beneficial not just for the vendors and customers but for the community and local economy.

I. Eunize Ortiz, of 4443 Betty's Lane Smithfield, owner of Aurora's Bakery, spoke in favor of the indoor Farmers Market.

J. Yuriko Leverich, of Suffolk, owner of Whimsical Treasures, supported the potential indoor Farmers Market.

CONSENT AGENDA

Following an overview by County Administrator Keaton, Supervisor McCarty made the motion to accept the Consent Agenda, and it was adopted unanimously (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion:

A. Budget Amendment- Insurance Proceeds

B. Resolution to Budget and Appropriate Insurance Proceeds from VaCorp Insurance for Repair and Replacement of County Vehicles ($2,475)

RESOLUTION TO AMEND THE FY 2024- 25 OPERATING BUDGET AND APPROPRIATE FUNDING FOR REPAIR OF COUNTY PROPERTY FROM INSURANCE PROCEEDS

WHEREAS, the County of Isle of Wight, Virginia has received insurance proceeds from VaCorp Insurance for damaged County vehicles; and,

WHEREAS, the Board of Supervisors of the County of Isle of Wight, Virginia desires to amend the FY 2024-2025 General Fund budget in the amount of$ 2,475 for repair of damaged County vehicles; and,

WHEREAS, the Board of Supervisors needs to appropriate $ 2,475 from insurance proceeds to the General Fund budget for repair of damaged County vehicles.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY 2024- 25 budget is hereby amended and the funds appropriated in the amount of$2,475.

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 21st day of November 2024.

C. Budget Amendment - Schools' Unexpended Funds Reappropriation

D. Resolution to Amend the Budget and Appropriate Unexpended FY2023-2024 Funding ($819,407)

RESOLUTION TO AMEND THE FY2024- 2025 COUNTY AND SCHOOL BUDGETS AND APPROPRIATE UNEXPENDED FY2023- 2024 FUNDS

WHEREAS, the Isle of Wight County Schools received federal, state and local funding for FY2023- 2024 that remained unspent as June 30, 2024, in the amount of$ 819, 407; and,

WHEREAS, the School Board is requesting the reappropriation of unspent FY2023- 2024 funding in the amount of$ 819, 407; and,

WHEREAS, the FY2023- 2024 local funding portion appropriated to County Schools that remained unspent as of June 30, 2024, was $ 242, 978; and,

WHEREAS, the Board of Supervisors desires to budget and appropriate the $ 819,407 requested to the Isle of Wight County Schools FY2024- 2025 Budget; and,

WHEREAS, the Board of Supervisors desires to budget and appropriate an additional $242,978 to the FY2024- 2025 General Fund Budget for County Schools to fund the request.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia that the FY2024- 2025 General Fund budget be amended and funds appropriated in the amount of$ 242, 978 for the County Contribution to Schools; and,

BE IT FURTHER RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY2024- 2025 County Schools budget is hereby amended and funds appropriated in the amount of$819,407.

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 21st day of November 2024.

E. Parks & Recreation Master Plan

F. Resolution to Adopt the Parks and Recreation Comprehensive Master Plan

RESOLUTION TO ADOPT THE ISLE OF WIGHT PARKS AND RECREATION COMPREHENSIVE MASTER PLAN

WHEREAS, Isle of Wight County' s parks, recreation, and open space offerings help make the county an outstanding place to live, work, and play and contribute to the quality of life of the County' s residents; and,

WHEREAS, parks are a cornerstone for community vitality, economic growth, environmental and infrastructure services, and public health and wellbeing.

WHEREAS, the Board of Supervisors commissioned a study to better understand existing community needs for parks and recreation and how to address current and future needs within the next 10 years; and,

WHEREAS, said study has been conducted and a comprehensive master plan has been developed to address needs current and future needs for Parks and Recreation for the next 10 years.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia that the Parks and Recreation Comprehensive Master Plan is adopted.

Adopted this 21st day of November 2024.

G. Smithfield Sidewalk Project- The project went out for bid. The project was awarded to Branscome Operating, LLC dba Branscome in the amount of $1,870,009 which includes engineer cost, oversite on the project, and construction. The motion will authorize the County Administrator to execute the agreement that have been placed with various vendors for the Smithfield sidewalk project.

REGIONAL AND INTER-GOVERNMENTAL REPORTS

Hampton Roads Transportation Planning Organization/Hampton Roads Transportation: Supervisor McCarty gave an update stating that the region adopted primary and secondary road funds. This will allow the County to be able to address other transportation issues that our localities need as well as throughout the entire region.

APPOINTMENTS

A. Camp Community College Board: Supervisor Rountree reappointed Roderick Hallum. The motion was adopted unanimously (5-0).

B. Fire Rescue Advisory Board: Supervisor Jefferson appointed Chuck Mullins to replace Scott Brower. The motion was adopted unanimously (5-0).

C. Virginia Alcohol Safety Program: Supervisor Jefferson appointed Corporal Chad Beale to replace Kimberly Davenport. The motion was adopted unanimously (5-0).

D. Children's Services Act-Policy & Management Team: Supervisor Rosie appointed Jennifer Honeycutt to replace Dahlis Atkins. The motion was adopted unanimously (5-0).

E. Senior Services of Southeastern Viriginia: Supervisor Rosie reappointed Pam Baron. The motion was adopted unanimously (5-0).

F. County Fair Committee: Supervisor McCarty appointed Chairman: Robie Claud, First Vice Chair: Michelle Billups, Second Vice Chair: Theresa Woodall, Secretary: Kim Garrett, Treasurer: Lauren Bradshaw. The motion was adopted unanimously (5-0).

SPECIAL PRESENTATIONS/ APPEARANCES

A. Commissioner of the Revenue Recognition Resolution to Recognize Gerald Gwaltney as the Longest Serving Elected Commissioner of the Revenue in Isle of Wight County. As of November 21, 2024, Gerald H. Gwaltney served as Commissioner of the Revenue for Isle of Wight County 40 years, 2 months, and 12 days, becoming the longest-serving elected Commissioner of the Revenue in the county's 390-year history.

B. County Fair Update County Fair Committee Report on the 2024 County Fair: Jenilee Hallman, Fair Coordinator, and Chairman Robie Claud gave a summary of the 2024 County Fair. They also gave an update for the upcoming Spring and Fall Fair 2025.

COUNTY ATTORNEY'S REPORT

By-Laws and Rules of Procedure Review of Isle of Wight County Board of Supervisors' Bylaw's and Rules of Procedure- Mr. Jones stated he would like the Board to review the bylaws by next December Regular meeting. By Virginia code nothing was passed this year that would affect what is in the County's current bylaws for statutory requirements. It would be an amendment to the Boards procedures if the Board chooses to change bylaws.

PUBLIC HEARINGS

A. Proposed Accessory Dwelling Unit, Recreational Vehicle and Wayside Stand Zoning Ordinance Changes 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.

Amy Ring, Director of Community Development, gave an overview on 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. The use of recreational vehicles as a residence is only temporary nature. Supervisor McCarty motioned that it be adopted as the language was presented (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the no Supervisor voting against the motion.

B. Personal Property Tax Exemption Ordinance to Amend the Personal Property Tax Exemption for Disabled Veterans.

Gerald Gwaltney, Commissioner of Revenue, presented information regarding a proposed ordinance regarding personal property tax exemption for Disabled Veterans. Currently Disabled Veterans are allowed to have 1 motor vehicle exempted per year and vehicle licenses exempted. If the Veteran has multiple vehicles, they have the ability to change what vehicle they would like to be tax exempted. This ordinance will allow the exemption to be assigned to one vehicle and not changed. If the Veteran trades in the vehicle the exemption will follow to the purchased vehicle.

The motion was made by Supervisor McCarty to approve the amendment as presented. It was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

C. Business License Fees Ordinance to Amend the Threshold for the Business License Fees

Gerald Gwaltney, Commissioner of Revenue, gave an overview of the ordinance to amend the threshold for the business license fees. The proposed ordinance will increase the threshold for obtaining a license from $4,000 to $25,000. It will help smaller businesses. If Citizens gross less than $25,000 they are not required to get a license. But if Citizens would like to get a license they can. The recommendation is to adopt the change, and it would be effective Jan 1st, 2025.
The motion was made by Supervisor McCarty to amend the threshold as presented and was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

Following the break Supervisor Rountree asked Chairman Acree to amend the proposed Agenda to move New Business to be discussed next. The motion was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

NEW BUSINESS

A. Trenton Blowe, Planner II, Department of Community Development, presented the EXC-4-24 Hall NDSO exception request application of Hall Family Partnership LLC, applicant and owner, for an 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 for an Exception to the NDSO Design Standards for Building Façades. Based on the list of strengths, staff recommend approval with condition that the building materials will be the same as those proposed in the concept elevation.

Chairman Acree moved to approved as presented. The motion was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor.

B. Sandy Robinson, Community Development, presented information related to the background, staff conclusions, planning commission and staff's recommendations regarding application EXC-24-1 of Charles Davis, Jr. and Kimberly Davis, owners, for a 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.

   Chairman Acree moved to approved as presented. The motion was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor.

COUNTY ADMINISTRATOR'S REPORT

A. Transportation Update: Jamie Oliver, Transportation Manager, gave an update on the Nike Park extended projects, Bartlett Intersection, Benns Grant Blvd/Brewers Neck water issue, and light issues on 258.

B. Matters for the Board's Information: County Administrator Keaton gave an update on the sales tax report.

UNFINISHED/OLD BUSINESS

A. Judy Winslow, Director of Tourism, gave an overview of the Farmers Market consideration of transferring funding to the Economic Development Authority for the proposed Farmers Market.

   Supervisor Rountree made the motion to accept the resolution to budget and appropriate fund balance in the amount of $1,400,000 for the Proposed Farmers Market. The agreement was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

B. Jamie Oliver, Transportation Manager, reviewed potential Benns Church Boulevard/Turner Drive small area master plan and TIA for 2023 revenue sharing application.

Supervisor McCarty made the motion to authorize the execution of the state aid project administration agreement construction of Benns Church Blvd/Turner Dr Intersection. The motion was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor.

Supervisor McCarty motioned to cancel the December 12th, 2024, work session meeting. The motion was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor.

ADJOURNMENT

At 9:35 p.m., the meeting was declared adjourned.

_____
Joel C. Acree, Chairman

_____
Courtney Denney, Executive Assistant/Deputy Clerk

REGULAR MEETING OF THE ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS HELD IN THE ROBERT C. CLAUD, SR. BOARD ROOM OF THE ISLE OF WIGHT COUNTY COURTHOUSE LOCATED AT 17090 MONUMENT CIRCLE, ISLE OF WIGHT, VIRGINIA ON THURSDAY, THE TWELFTH DAY OF DECEMBER IN THE YEAR TWO THOUSAND AND TWENTY-FOUR

BOARD MEMBERS PRESENT:
Joel C. Acree, District 4, Chairman
Don G. Rosie, II, District 5, Vice-Chairman
Rudolph Jefferson, District 3
William M. McCarty, Sr., District 2

STAFF MEMBERS PRESENT:
Randy R. Keaton, County Administrator
Donald T. Robertson, Assistant County Administrator
Robert W. Jones, Jr., County Attorney
Courtney D. Denney, Executive Assistant/ Deputy Clerk
Katheryn L. Mayes, Clerk to the Board of Supervisors

CALL TO ORDER

Chairman Acree called the regular meeting to order at 5:00 p.m.

APPROVAL OF AGENDA

Supervisor McCarty moved that the agenda be approved. The motion was adopted unanimously (4-0) with Supervisors Acree, Rosie, Jefferson, and McCarty voting in favor of the motion and no Supervisor voting against the motion.

The motion passed unanimously (4-0) with Supervisors Acree, Rosie, McCarty, and Jefferson voting in favor of the motion and no Supervisor voting against the motion.

CLOSED MEETING

Pursuant to Section 2.2-3711(A) of the Code of Virginia, a motion to move to closed session for the limited purpose of:

(1) A discussion regarding the appointment of specific appointees to County boards, committees, or authorities as set forth in the agenda, as well as a discussion regarding the County Administrator, pursuant to subsection 1.

(2) Consultation with legal counsel regarding actual or probable litigation regarding zoning violations, where such consultation would adversely affect the negotiating or litigation posture of this public body, pursuant to subsection 7.

(3) A discussion regarding the negotiation of the sale of County real property in the Carrollton area, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Board, pursuant to subsection 3.

(4) Consultation with legal counsel employed by the Board regarding specific legal matters requiring the provision of legal advice by such counsel, namely rules concerning board governance and county investments, pursuant to subsection 8.

The motion passed unanimously (4-0) with Supervisors Jefferson, Rosie, McCarty and Acree voting in favor of the motion and no Supervisors voting against the motion.

Upon motion of Supervisor McCarty and all voting in favor (4-0), the Board reconvened into open meeting.

CERTIFICATION OF CLOSED MEETING

Pursuant to Section 2.2-3712 of the Code of Virginia, a motion certifying that to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements and only such public business matters as identified in the motion to move to closed session were heard, discussed or considered during the closed session.

VOTE

AYES: Rosie, Jefferson, McCarty, Acree

NAYS: 0

ABSENT DURING VOTE: Rountree

ABSENT DURING MEETING: Rountree

CITIZENS' COMMENTS

No Comments

CONSENT AGENDA

Following an overview by County Administrator Keaton, Supervisor McCarty made the motion to approve the Consent Agenda, and it was adopted unanimously (4-0) with Supervisors Acree, Rosie, Jefferson, and McCarty voting in favor of the motion and no Supervisor voting against the motion:

A. Budget Amendment- EMS Equipment Resolution to Amend the Budget and Appropriate Funding to Outfit Apparatus for EMS ($88,000)

REGIONAL AND INTER-GOVERNMENTAL REPORTS

A. Supervisor Rosie met with the Hampton Roads Military Federal Facilities Alliance. There was a discussion in the upcoming year about possibly partnering with them to bring new job opportunities to our local area.

B. Randy Keaton, County Administrator, gave an overview of the SPSA landfill issues. Mr. Keaton suggested a joint meeting with the elected officials of the Western communities within the next three months. The county has a year to evaluate the new processes.

APPOINTMENTS

A. Supervisor McCarty made the motion to appoint Rhonda Steer for the Adults with Disabilities committee.
The motion was adopted unanimously (4-0) with Supervisors Acree, Rosie, Jefferson, and McCarty voting in favor of the motion and no Supervisor voting against the motion.

SPECIAL PRESENTATIONS/ APPEARANCES

A. Annual Financial Report Presentation of the County's Annual Comprehensive Financial Report

Aaron Hawkins, representative of Robinson, Farmer, Cox Associates, gave a brief overview of the Annual Financial Report.

B. Quarterly Financial Report Staff Presentation re: Quarterly Financial Report for FY2024- 25

Stephanie Wells, Chief Finance Officer, gave a brief overview of the Quarterly Financial Report for FY2024- 25.

C. Holiday Schedule Discussion of Holiday Schedule Conflicts

Laura Smith, Clerk of Court, spoke about the holiday conflicts with the County's holiday schedule. The County Administrator will bring a recommendation to the board for consideration at its meeting in January.

COUNTY ATTORNEYS REPORT

A. By-Laws and Rules of Procedure Review of Isle of Wight County Board of Supervisors

B. William Piland at 108 Water Point Moon Lane in Smithfield would like a no-wake zone to be considered off the Pagan River. There is no official process, and the suggestion would be for Mr. Piland to attend a Board meeting and make a request during citizens comments.

PUBLIC HEARINGS

A. REZN-24-1 Schneider Conditional Residential Rezoning Request Application (REZN-24-1) of Jennifer and Donald Schneider II, Owners, to Change the Zoning District from Rural Agricultural Conservation (RAC) to Conditional-Rural Residential of Approximately 49 Acres Located off of Murphy Mill Road (Rt. 605) and Lake Point Drive (Private) for the Purpose of Creating Two Residential Lots with a Proffered Condition to Prohibit Further Subdivisions and Request a Waiver to Section 4-3004 of the Zoning Ordinance to Create Two Lots Larger Than Ten Acres

Chairman Acree motioned that the application be approved with the zoning ordinance waiver. The action was adopted unanimously (4-0) with Supervisors Acree, Rosie, Jefferson, and McCarty voting in favor of no Supervisor voting against the motion.

B. REZN-24-6 Meade Conditional Residential Rezoning Request Application (REZN-24-6) of Karen Marie and Robert B. Meade, Owners, for a Change in Zoning Classi5cation 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

Supervisor Rosie motioned that the application be approved as presented. The motion was adopted unanimously (4-0) with Supervisors Acree, Rosie, Jefferson, and McCarty voting in favor of no Supervisor voting against the motion.

C. REZN-24-7 Porter Residential Rezoning Request Application (REZN-24-7) of Anthony Porter, Owner, for a Change in Zoning Classification from Rural Agricultural Conservation (RAC) to Rural Residential (RR) of 1.68 Acres and a Waiver to Section 4-3004 of the Zoning Ordinance to Allow a Private Driveway on a Primary State Highway

Supervisor Jefferson motioned the application be approved as presented. The motion was adopted unanimously (4-0) with Supervisors Acree, Rosie, Jefferson and McCarty voting in favor of no Supervisor voting against the motion.

COUNTY ADMINISTRATORS REPORT

A. James River Bridge Maintenance- Staff report on upcoming James River Bridge maintenance

Jamie Oliver, Transportation Manager spoke about the upcoming emergency repairs to the Northbound panels on the draw bridge and the tentative plan is to close the James River Bridge Northbound Lane February 21st through February 24th, 2025. The detour will be the Monitor Merrimac Bridge Tunnel.

B. Board of Supervisors' Meeting Schedule- Consideration of the Board of Supervisors' Meeting Schedule for Calendar Year 2025

Supervisor McCarty motioned that the Organizational meeting be moved from 11am to 6pm. The motion was adopted (4-0) with Supervisors Acree, Rosie, Jefferson, and McCarty voting in favor of the motion and no Supervisor voting against the motion.

C. Matters for the Board's Information

UNFINHISHED / OLD BUSINESS

None

NEW BUSINESS

None

CLOSED MEETING

Pursuant to Section 2.2-3711(A) of the Code of Virginia, a motion to move to closed session for the limited purpose of:

(1)A discussion regarding the County Administrator, pursuant to subsection

The motion passed unanimously (4-0) with Supervisors Jefferson, Rosie, McCarty and Acree voting in favor of the motion and no Supervisors voting against the motion.

Upon motion of Supervisor McCarty and all voting in favor (4-0), the Board reconvened into open meeting.

CERTIFICATION OF CLOSED MEETING

Pursuant to Section 2.2-3712 of the Code of Virginia, a motion certifying that to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements and only such public business matters as identified in the motion to move to closed session were heard, discussed or considered during the closed session.

VOTE

AYES: Acree, Rosie, Jefferson, McCarty

NAYS: 0

ABSENT DURING VOTE: 1

ABSENT DURING MEETING: 1

ADJOURNMENT

At 8:35 p.m., the meeting was declared adjourned.

_____
Joel C. Acree, Chairman

_____
Katheryn L. Mayes, Clerk

ORGANIZATIONAL/WORK SESSION MEETING OF THE ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS HELD IN THE ROBERT C. CLAUD, SR. BOARD ROOM OF THE ISLE OF WIGHT COUNTY COURTHOUSE LOCATED AT 17090 MONUMENT CIRCLE, ISLE OF WIGHT, VIRGINIA ON THURSDAY, THE SECOND DAY OF JANUARY IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

BOARD MEMBERS PRESENT:
Joel C. Acree, District 4, Chairman
Don G. Rosie, II, District 5, Vice-Chairman
Rudolph Jefferson, District 3
William M. McCarty, Sr., District 2
Renee Rountree, District 1

STAFF MEMBERS PRESENT:
Randy R. Keaton, County Administrator
Donald T. Robertson, Assistant County Administrator
Robert W. Jones, Jr., County Attorney
Katheryn L. Mayes, Clerk to the Board of Supervisors

CALL TO ORDER

Chairman Acree called the meeting to order at 6:00 p.m.

APPROVAL OF AGENDA

Supervisor McCarty moved that the agenda be approved. The motion was adopted unanimously (5-0) with Supervisors Acree, Rosie, Jefferson, McCarty and Rountree voting in favor of the motion and no Supervisor voting against the motion.

ORGANIZATIONAL MEETING

Election of the Chairman

Nomination/Election of the Chairman:
The motion was made by Supervisor McCarty to elect Supervisor Rosie as the Chairman of the Board of Supervisors and was adopted (4-0) with Supervisors Acree, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

Election of the Vice-Chairman

Nomination/Election of the Vice-Chairman:
The motion was made by Supervisor McCarty to elect Supervisor Jefferson as the Vice-Chairman of the Board of Supervisors and was adopted (4-0) with Supervisors Acree, Rosie, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

Appointment of Clerk of the Board of Supervisors

Motion to Appoint the Clerk of the Board of Supervisors:
The motion was made by Supervisor McCarty to appoint Katheryn L. Mayes as the Clerk of the Board of Supervisors and was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

Appointment of Deputy Clerk of the Board of Supervisors

Motion to Appoint the Deputy Clerk of the Board of Supervisors:
The motion was made by Supervisor McCarty to appoint Courtney Denney as the Deputy Clerk of the Board of Supervisors and was adopted (5-0) with

Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

Adoption of the Board of Supervisors' Meeting Schedule

Motion to Adopt the Board of Supervisors' Meeting Schedule for Calendar Year 2025. The motion was made by Supervisor McCarty to adopt the Board of Supervisors' meeting schedule and was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

By-Laws and Rules of Procedure

By-Laws and Rules of Procedure of the Isle of Wight County Board of Supervisors for Calendar Year 2025. The motion was made by Supervisor McCarty to adopt the Board of Supervisors' By-Laws and Rules of Procedure. The motion was adopted (5-0) with Supervisors Acree, Rosie, Jefferson, Rountree and McCarty voting in favor of the motion and no Supervisor voting against the motion.

Board of Supervisors' Committee Appointments

Appointments to the Board of Supervisors' Committees.
The motion was made by Supervisor McCarty to reappoint Board of Supervisors to current assignments and passed unanimously (5-0) with Supervisors Acree, Rosie, McCarty, Jefferson and Rountree voting in favor of the motion and no Supervisor voting against the motion.

Board of Supervisors' Appointments to Regional Boards/Committees

Appointments to Serve on Regional Boards/Committees.
The motion was made by Supervisor McCarty to reappoint Board of Supervisors to current assignments and passed unanimously (5-0) with

Supervisors Acree, Rosie, McCarty, Jefferson and Rountree voting in favor of the motion and no Supervisor voting against the motion.

COUNTY ADMINISTRATORS'S REPORT

Comprehensive Plan Update

Staff Report regarding Comprehensive Land-Use Plan Update
Amy Ring, Community Development Director, gave an update on the use of the growth scenario analysis in the update of the county's comprehensive plan that was started last summer. Staff and the Planning Commission are currently reviewing the plan. The deadline for the update is 2025.

Refuse and Recycling Centers

Staff Report regarding Enhancements to the County's Refuse and Recycling Center
Mike Etheridge, Solid Waste Manager, spoke on the past, present and future projects for the County Waste Centers. He Discussed collecting data for future projects, additional cameras implementation plan and new traffic patterns.

VACo County Government Day

Staff provided an update regarding VACo County Government Day
Which will be held on January 23, 2025

CLOSED MEETING

Pursuant to Section 2.2-3711(A) of the Code of Virginia, Supervisor McCarty moved that the Board enter a closed session for the limited purpose of a discussion regarding County Administrator Keaton.

The motion passed unanimously (5-0) with Supervisors Acree, Jefferson, Rosie, Rountree, and McCarty voting in favor of the motion; no Supervisors voting against the motion.

Upon motion of Supervisor Acree and all voting in favor (5-0), the Board reconvened into open meeting.

CERTIFICATION OF CLOSED MEETING

Pursuant to Section 2.2-3712 of the Code of Virginia, Supervisor McCarty made a motion certifying that to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements and only such public business matters as identified in the motion to move to closed session were heard, discussed or considered during the closed session

VOTE

AYES: Rosie, Jefferson, McCarty, Rountree, Acree

NAYS: 0

ABSENT DURING VOTE: 0

ABSENT DURING MEETING: 0

_____

Don G. Rosie, II, Chairman

_____

Katheryn L. Mayes, Clerk

EMERGENCY MEETING OF THE ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS HELD IN THE MANOR HOUSE AT WINDSOR CASTLE, LOCATED AT 705 CEDAR STREET, SMITHFIELD, VIRGINIA ON THURSDAY, THE THIRTIETH DAY OF JANUARY IN THE YEAR TWO THOUSAND AND TWENTY-FIVE.

BOARD MEMBERS PRESENT:
Don G. Rosie, II, District 5, Chairman
Rudolph Jefferson, District 3, Vice-Chair
Joel C. Acree, District 4
Renee Rountree, District 1

STAFF MEMBERS PRESENT:
Randy R. Keaton, County Administrator
Donald T. Robertson, Assistant County Administrator
Bobby Jones, County Attorney, via phone
Katheryn L. Mayes, Clerk

CALL TO ORDER

Chairman Rosie called the emergency meeting to order at 7:00 p.m.

APPROVAL OF AGENDA

Chairman Rosie moved that the agenda be approved as presented. The motion passed unanimously (4-0) with Supervisors Rosie, Jefferson, Rountree and Acree voting in favor of the motion; no Supervisor voting against the motion.

INVOCATION

Assistant County Administrator Robertson delivered the invocation.

It is with heavy hearts that the Board of Supervisors of Isle of Wight County announces the sudden passing of William M. McCarty, Sr. on January 25, 2025. Supervisor McCarty was serving his third term as a member of the Board of Supervisors as the representative for District 2 (formerly the Newport District).

NEW BUSINESS

A. Mr. Acree moved that the Board request that the Circuit Court set the date of the special election to fill the vacancy created by Mr. McCarty's death on the date of the next general election.

   The motion passed unanimously (4-0) with Supervisors Rosie, Jefferson, Acree and Rountree voting in favor of the motion; no Supervisor voting against the motion.

B. Mrs. Rountree moved that the board consider scheduling a special meeting for the purpose of a public meeting to discuss potential candidates to fill the vacancy on either February 12 or 13, 2025, with the exact date and time to be determined at the Board's February 6, 2025 work session.

   The motion passed unanimously (4-0) with Supervisors Rosie, Jefferson, Acree and Rountree voting in favor of the motion; no Supervisor voting against the motion.

ADJOURNMENT

At 7:40 p.m., the emergency meeting was declared adjourned.

_____
Don G. Rosie, II, Chairman

_____
Katheryn L. Mayes, Clerk

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	Cover Memo	2/1/2024

2024
BOARD OF SUPERVISORS'
REGIONAL ORGANIZATIONS (BY MEMBER)

ACREE

- *Hampton Roads Planning District Commission*
- *Western Tidewater Water Authority*
- *Western Tidewater Community Transportation Collaborative*

ROUNTREE

- *Eastern Virginia Regional Industrial Facility Authority*
- *Hampton Roads Workforce Council*
- *Western Tidewater Water Authority*

JEFFERSON

- *Western Tidewater Regional Jail*

McCARTY

- *Hampton Roads Transportation Advisory Committee*
- *Hampton Roads Transportation Planning Organization*
- *Western Tidewater Regional Jail*

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*

2024
BOARD OF SUPERVISORS'
REGIONAL ORGANIZATIONS (BY ORGANIZATION)

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

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	3/13/2025
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

BOARDS/COMMISSIONS/COMMITTEES					
DISTRICT	BOARD/COMMISSION/COMMITTEE	APPOINTEE	CONTACT	EXPIRATION	
District 2	Board of Zoning Appeals	Replace Dale Baugh - Resigned			
District 2	Commission on Adults with Disabilities	Vacant			
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 3	Planning Commission	Bobby Bowser	757 357 6517	Feb	2025
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	Planning Commission	Vacant			
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 5	Agricultural/Forestal District Advisory Council	Replace Emory Auston/Deceased			
District 1	Economic Development Authority	James Collins		April	2025
District 4	Commission on Aging	Ruth Hartsfield		April	2025
District 1	Commission on Aging	Valerie Butler		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			
	Stop, Inc	Arleen Picott		April	2025
Town of Windsor	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

ISSUE:

Legislative Update from Senator Emily M. Jordan

BACKGROUND:

Senator Emily M. Jordan will provide a brief summary to the Board regarding important legislative matters addressed during the 2025 General Assembly Session. Senator Jordan would also like to discuss local challenges and highlight new opportunities for the County.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

For the Board's information.

ISSUE:

Special Presentation - VDOT Assistant Residency Engineer

BACKGROUND:

George Bowman, VDOT Assistant Residency Engineer, will provide an update on transportation matters, including construction projects on secondary roads.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

For the Board's information.

ISSUE:

Staff Update re: Windsor Sewer System Repairs

BACKGROUND:

County staff has previously advised that the vacuum sewer system serving a portion of the Town of Windsor needs immediate repairs. Staff will provided an update relative to the status of the repair project.

BUDGETARY IMPACT:

TBD

RECOMMENDATION:

For the Board's information.

ISSUE:

Application (CSUP-24-2) of Joshua Mathias, Applicant, and Oak Level Acres, LLC, Property Owner, for a Conditional Use Permit to Establish an Event Center Use on Approximately Seven Acres Located at 15107 Courthouse Hwy (Rte. 258) in the Rural Agricultural Conservation (RAC) Zoning District

BACKGROUND:

Application (CSUP-24-2) of Joshua Mathias, applicant, and Oak Level Acres, LLC, property owner, for a conditional use permit to establish an event center use on approximately seven acres located at 15107 Courthouse Hwy (Rte. 258) on tax parcel 30-01-045B in the Rural Agricultural Conservation (RAC) zoning district.

The seven acre project is situated on a parcel consisting of approximately 10.5 acres and zoned RAC. The property currently has an historical single family dwelling built in approximately 1798 with associated outbuildings. The 10.5 acre parcel was created from the large farm parcel in 1995. The applicant applied for a conditional use permit for the event center and short-term rental in May 2024.

A full analysis is included in the attached Planning Commission staff report.

BUDGETARY IMPACT:

None

RECOMMENDATION:

The Planning Commission recommended approval of the application with the conditions recommended by staff with a vote of seven in favor and zero voting against (7-0).

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

1. Traffic control measures must be in place at the beginning and end of each event;
2. Events larger than 100 guests shall include security of some kind;
3. A commercial entrance must be installed; and
4. No more than 200 guests per event.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	1/17/2025
Concept Plan	Backup Material	1/17/2025
Statment of Reason	Backup Material	1/17/2025
Draft Rental Agreement	Backup Material	1/17/2025
Location Map	Backup Material	1/17/2025
Closeup Map	Backup Material	1/17/2025
Zoning Map	Backup Material	1/17/2025
Land Use Map	Backup Material	1/17/2025
Staff Report	Backup Material	3/5/2025
Ordinance	Ordinance	3/10/2025

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

APPLICATION FOR CONDITIONAL / SPECIAL USE PERMIT

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

A. APPLICATION FOR (CHECK ALL THAT APPLY):

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

The proposed use or activity is listed as a conditional use in the RAC zoning district as per Section 4-2003(D) 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: Host weddings and events such as anniversaries, celebrations, banquets or company parties

B. PROJECT DESCRIPTION:

Project Name: Oak Level Acres

Property Address (if any): 15107 Courthouse Hwy, Smithfield, VA 23430

Election District: _____

Comprehensive Plan Designation: _____

The use permit will apply to 7 acres out of 10.5 total acres

Tax Parcel Identification # 30-01-45B Number of acres to be effected: 7

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

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

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

Public Sewer x Private Septic x

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): Joshua H. Mathias

Address: 4576 Greenlaw Dr.

City, State, Zip Code: Virginia Beach, VA 23464

Phone No.: 757-402-9807 Email: info@oaklevelacres.com Fax No.: N/A

Property Owner(s) Name(s): Oak Level Acres, LLC

Address: 15107 Courthouse Hwy

City, State, Zip Code: Smithfield, VA 23430

Phone No.: 757-402-9807 Email: info@oaklevelacres.com Fax No.:

Joshua H. Mathias 03 / 19 / 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: ESB Date: Aug. 2024

Doc ID: 63f2d7f8222b1dd772380477cfe591f835a6fcad

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Joshua H. Mathias

Address 4576 Greenlaw Dr.
Street

Virginia Beach VA 23464
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
15107 Courthouse Hwy., Smithfield, VA	Proposed venue; please see Exhibit A

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
Oak Level Acres, LLC	15107 Courthouse Hwy., Smithfield, VA

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[x]
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: Joshua H. Mathias (Printed or Typed Name) Applicant: [signature] (Signature) Date: 3/22/2024

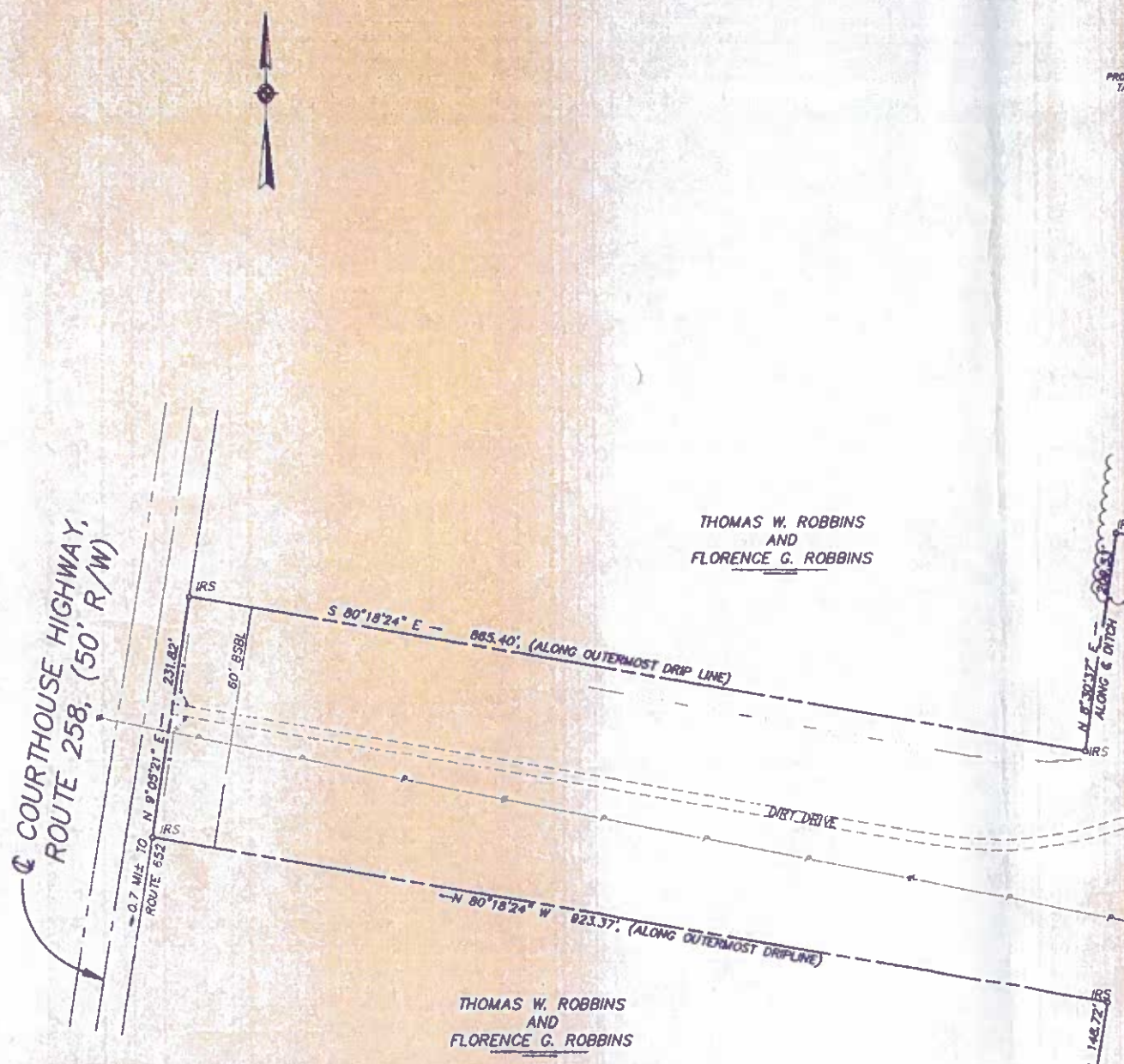
Commonwealth of Virginia
County ~~of Isle of Wight~~ City of Virginia Beach

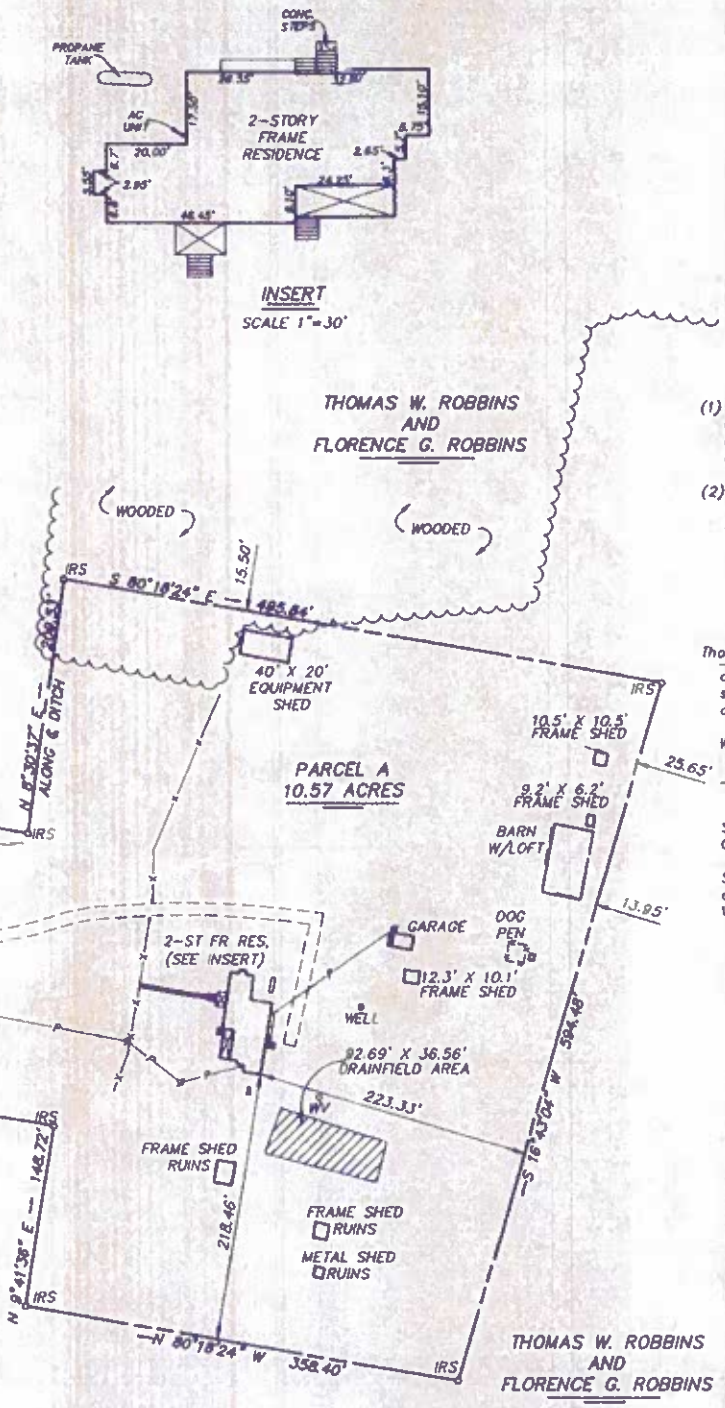
Subscribed and sworn to before me Melissa Ann Del Vecchio
A Notary Public in and for the ~~County of Isle of Wight~~, Commonwealth City of Virginia Beach
of Virginia, this 22nd day of March, 2024.

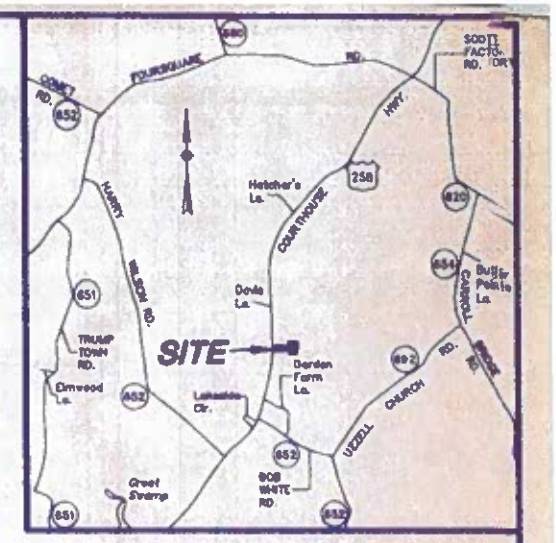
[signature]
Notary Public

My Commission Expires 04/30/2024

MELISSA ANN DEL VECCHIO
Notary Public
Commonwealth of Virginia
Registration No. 7577742
My Commission Expires Apr 30, 2024







VICINITY MAP
SCALE 1" = 1 MILE

(1) I hereby certify that this plat and subdivision was made by me at the direction of the owner and is entirely with the boundaries of land owned by THOMAS W. AND FLORENCE G. ROBBINS the last instrument of title being in DEED BOOK 293 PAGE 150.

(2) I hereby certify that to the best of my knowledge and belief, all of the requirements of the Board of Supervisors and ordinances of the County of Isle of Wight, Virginia, regarding the platting of subdivisions within the County have been complied with.

Given under my hand this 7 day of AUGUST, 1995.

Certified Land Surveyor No. 1088

Thomas W. & Florence G. Robbins hereby certifies that he/she is the owner of the property shown on this plat and that this subdivision is with his/her free consent and in accordance with his/her desires.

WITNESS my hand and seal this _____ day of _____, 199__.

_____ Owner _____ Owner

State of Virginia
County of Isle of Wight

Subscribed and sworn to before me _____ a Notary Public in and for the County of Isle of Wight, State of Virginia, this _____ day of _____, 199__.

_____ Notary Public

This subdivision is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

_____ Date _____ Highway Engineer

_____ Date _____ Agent or Representative of Governing Body

Where septic tanks are to be installed on individual lots, there will be an approval of the primary drainfield and 100% reserve drainfield for a septic tank permit. Both drainfields shall be located entirely outside of the Resource Protection Area. Approval of this plat by the platting authority does not indicate that the individual lot is suitable for approval of a primary and 100% reserve drainfield.

NOTE: THIS RESIDENCE LIES IN ZONE X WHICH IS NOT CONSIDERED A FLOOD HAZARD ZONE. COMMUNITY FLOOD PANEL NUMBER 510303 0050 B EFFECTIVE DATE: AUGUST 19, 1991

LEGEND

IRS — IRON ROD SET

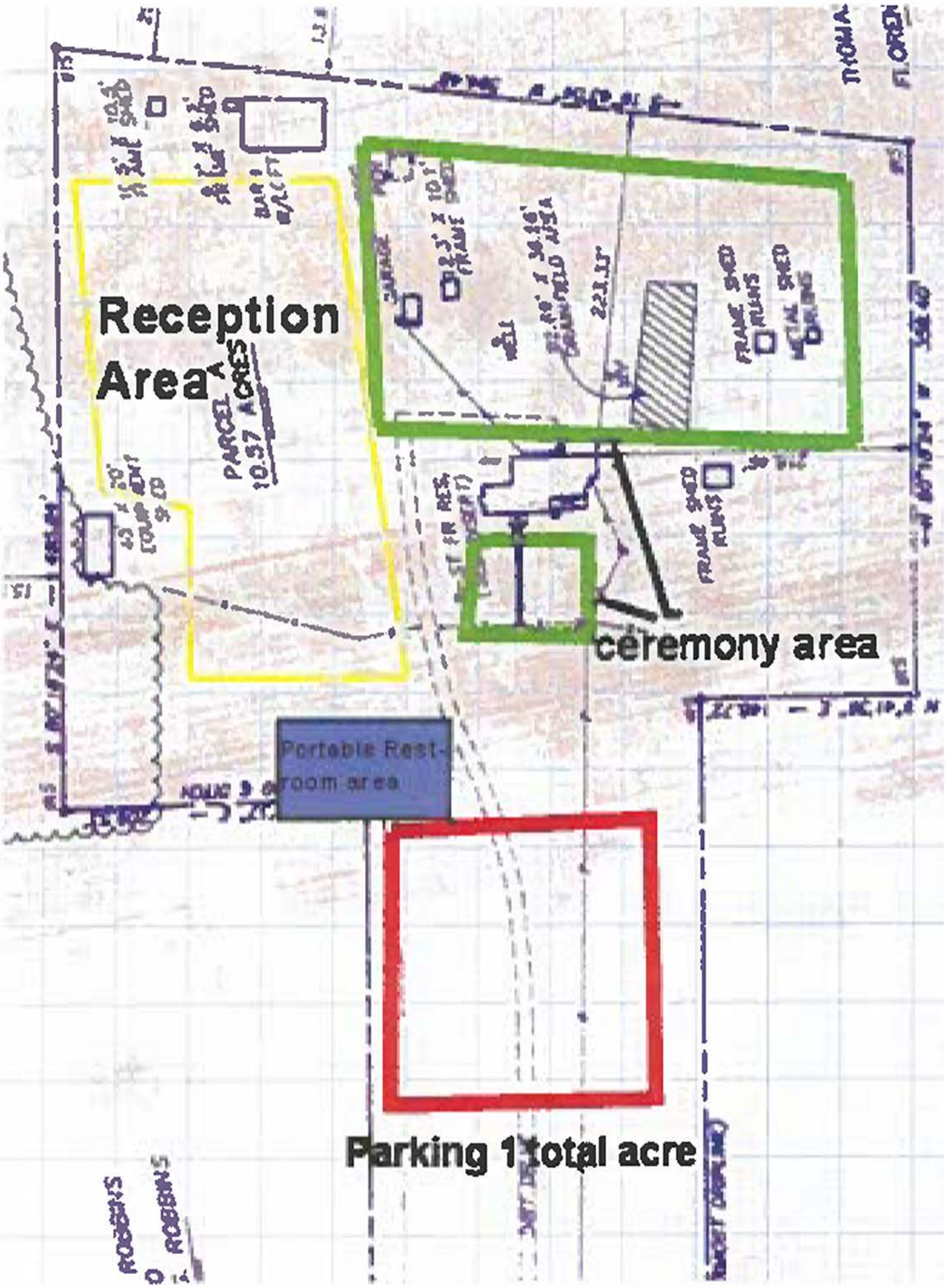
P—Ø—P — POWER POLE AND LINE

15107 COURTHOUSE HIGHWAY

PLAT OF PARCEL A	EMIN B. HOLLEY, JR. CERTIFIED LAND SURVEYOR SMITHFIELD, VIRGINIA
BEING PART OF THE PROPERTY OF THOMAS W. ROBBINS AND FLORENCE G. ROBBINS, DEED BOOK 293, PAGE 150. LOCATED IN NEWPORT MAGISTERIAL DISTRICT, ISLE OF WIGHT COUNTY, VIRGINIA	SCALE: 1"=100'
	AUGUST 7, 1995

COMMONWEALTH OF VIRGINIA
EMIN B. HOLLEY, JR.
CERTIFICATE NO. 1088
CERTIFIED LAND SURVEYOR

Doc ID: 63f2d78222b1dd772380477cfe591f835a6fcad


Reception
Area
ceremony area
Portable Rest-
room area
Parking 1 total acre



Oak Level Acres: Request for Conditional Use Permit

OLA would like to obtain a conditional use permit to host weddings and events such as company parties, banquets, or celebrations. OLA does not intend to construct or build anything on the property at this point in time. OLA would like to host events ranging in occupancy of 20-150 people.

At 15107 courthouse hwy, Smithfield, Virginia 23430 OLA plans to use its 10.5 acres to host events, mainly weddings. Of the 10.5 acres, an estimated 7 acres will be used to host said events. As of now the house is looking to be used for very small intimate weddings and allowing the wedding parties to prepare for the wedding. Potentially company lunches or dinners as well. Structures to be used, will all be temporary tents, arbors, etc. Portable restrooms will be required for all events. OLA plans for the majority of events to take place outside. And parking will be on the property itself along the lanes. For the onboarding process of clients please see the “OLA rental agreement.”

Oak Level Acres:
Venue Rental Agreement

Contact Information:

Couple's Names:

1: _____ Phone: _____ Email: _____

2: _____ Phone: _____ Email: _____

Billing Address: _____ City/State/Zip: _____

How did you hear about us? _____

Wedding Coordinator Name (Professional or Day Of, **Required**): _____

Phone: _____ Email: _____

Ceremony Information:

Date of Wedding/Reception (mm/dd/yyyy): ___ / ___ / _____

Ceremony Time: _____ to _____. Reception Time: _____ to _____. (Event must end by 10PM)

We would like to use Oak Level for (circle one): Ceremony Reception Ceremony & Reception

How many guests will be in attendance? _____ (150 max)

How many people will be in the wedding party? (Bridesmaids, Groomsmen, etc.) _____

Do you need an Officiate or are you bringing your own? _____

Officiant & Coordinator MUST be at your Rehearsal: (_____) *Initial Please*

House Rental Information:

The house can be rented from 3PM one day until 10AM the next in addition to the day of your event. Our nightly prices vary depending on the day of the week & the event being hosted. Please circle which nights before or after your event you'd like to rent the house:

Mon Tues Wed Thurs Fri Sat Sun Mon Tues

Number of Rental Nights: _____

Number of People Staying: _____

Nightly Price: $_____

Total(# x $): _____

Oak Level Acres
ESTABLISHED 1768

Oak Level Acres:
Venue Rental Agreement

Rental Packages:

We offer several packages to choose from that can be adjusted accordingly to match your needs:

- ☐ **Entry Package**: Ceremony only. Customize the property to fit your needs with tents, chairs, & decor rentals. With full access to the home, get ready with your bridal party in one of 4 spacious rooms & stock plenty of drinks & snacks in the kitchen.
- ☐ **Gold Package**: Ceremony & Reception. Why travel to a different location? Have the reception onsite to enjoy more time with your friends & family. Everything from the Entry Package is included.
- ☐ **Diamond Package**: Ceremony, Reception & 2 nights at Oak Level. Everything included in the previous packages in addition to two nights room & board. Couples use this for their families, bridal parties, or themselves! Either way, it's guaranteed to take some stress away.

Package Price	$_____
Officiant (pending availability. $300)	$_____
Refundable Security Deposit	$ 250 .
(returned within 2 weeks of event if no additional damages/costs incurred)	
Event Total	**$_____**
Total Due Today (Booking Fee)	$ 500 .
(Booking Fee is not an additional charge but a deposit to secure your date)	
Remaining Balance Due (60 Days Before Event) ___ / ___ / _____	**$_____**

Oak Level Acres
ESTABLISHED 1768

Oak Level Acres:
Venue Rental Agreement

TERMS AND CONDITIONS:

This agreement between Oak Level Acres ("OLA") and the Client(s) signing below is for venue space rentals provided by Oak Level Acres.

Waiver:

Client shall indemnify, defend and hold OLA, its employees, contractors, officers, directors, shareholders, agents, vendors, retainees, and subcontractors harmless from and against any and all claims, losses, damages, causes of action, suits, and liabilities of every kind, including all expenses of litigation, court costs, and attorney's fees, due to the claimed injury to or death of any person, or for damage to or loss of any property, caused, directly or indirectly, solely or jointly, by the negligence and/or intentional acts of one or more of the following: client, his, her or its employees, contractors, agents, guest invitees, attendees, or any other person or entity involved in any way with or attending the event. Client(s) shall hold harmless OLA in the event of illness, injury, act of God, or any situation beyond the control of OLA that prevents OLA from performing its duties. It is understood and agreed that OLA shall in no way be held liable for any breach of this contract by the Client(s), Vendor(s), or any agreements between Client and Vendor(s). The Client must notify OLA of ANY changes in a timely manner, preferably in writing. Any changes made to the original agreement must be made in writing and signed by all parties.

Ministers:

At least one pre-marriage meeting is required with the assigned OLA Minister IF they officiate the Client's wedding (to be arranged with the minister).

**Couple MUST Provide Marriage License to OLA Officiant (if used) at the Wedding Rehearsal.*

Catering:

Outside caterers must provide OLA with a copy of business license and certificate of liability insurance in the amount of $1,000,000 naming OLA as additional insured, no less than four (4) weeks prior to the wedding date. Couples will have access to the inside kitchen. Outside caterers will have no access to OLA kitchen, including but not limited to refrigeration, stoves, ovens, sinks, or ice machines. Outside Caterers will have access to a fridge in the garage, water and electric hook ups. Caterers must set up and clean up within the same day of the scheduled event; any time overages will be charged at a rate of $500 per day. Any dispute of time overage charges incurred between the Client and the Caterer will not involve OLA. OLA assumes no responsibility for loss or damage to equipment or rentals. Caterers will sign a Vendor Rules form, to be provided by OLA, to return no less than two weeks prior to the event. Client and/or outside Caterer will be responsible for renting any reception rentals and food-service staffing.

Bathrooms:

The couple is required to rent portable restrooms for the event. If renting the house, only the wedding party & those sleeping on site are allowed to use the house bathrooms & store belongings.

INITIAL_____

Oak Level Acres:
Venue Rental Agreement

Alcohol Policy:

OLA does allow you to bring your own alcohol. You must have an ABC Banquet License and you must hire a licensed/insured company to serve.

Security:

For events over 100 people, OLA recommends hiring an off-duty police officer to be present when guests arrive until they depart.

Vendors/Decorations:

OLA may recommend vendors to the Client but are in no way liable for the conduct of the vendor. Some vendors will be required to submit liability insurance for $1,000,000 with OLA listed as additional insured. Vendors must set up and clean up within the same day of event; any time overages will be charged at a rate of $500 per day. Exceptions can be made upon request to be approved of by OLA. Any dispute of time overage charges incurred between the Client and the vendors will not involve OLA. OLA assumes no responsibility for loss or damage to equipment or rentals. Real flower petals may be used outside without having to pick up. Fake flower petals, confetti, & glitter are not permitted outside. We want to preserve the natural surroundings. Any decorations inside the house must use painters tape. No nails or any other adhesives are allowed that would potentially leave a permanent mark unless approved by OLA. Candles are not permitted inside the house, flames outside must be enclosed in glass globes for safety and fire issues with OLA Approval. Fireworks, close proximity pyrotechnics, and cold spark machines are also prohibited. OLA will do its best to aid in receiving tents, chairs, tables, etc for the event. Clients must communicate at least 1 month ahead of time the expected delivery of these rented resources. OLA is not responsible for the security of, or the set-up & tear down of rented resources.

Additional Fees:

Additional charges may also include clean up from catering, decorations left behind, or damages to OLA property. Any extra charges the Client owes will be notified by OLA within one (1) month after the event and taken out of the Security Deposit.

Payment:

- A $500 non-refundable booking fee per event is due upon signing this agreement.
- OLA accepts checks, cashier's checks, money orders, CashApp, and Zelle
- Please make all checks payable to "Oak Level Acres." Returned checks will incur a $50 fee
- OLA accepts credit cards & Venmo but Clients will be charged a 3.5% Processing Fee.
- OLA will not hold a Client's wedding date without a signed agreement & a booking fee.
- The Client's final payment is due two (2) months prior to the event.
- Unpaid balances due to OLA shall accrue interest at 3% per month from the date due until paid in full.

INITIAL_____

Oak Level Acres:
Venue Rental Agreement

Cancellations/Postponements:

This agreement may be canceled by either party in writing (email, text, letter) for any reason. If the Client decides to cancel the event, the security deposit will be refunded (the booking fee is non-refundable). If the Client decides to cancel the event greater than 180 days prior to the event date, the Client will forfeit the initial booking fee and be released from the remaining balance. If the Client cancels the event within 120 days of the event, the client is expected to pay 50% of the total balance. If the Client cancels the event within 60 days of the event, the client will forfeit 100% of the total fees. If the client needs to reschedule the event, all monies paid will apply to the rescheduled date if availability exists. Client is responsible for informing all contracted vendors about the cancellation or postponement and abide by vendors' own postponement policy.

General Terms:

This agreement constitutes the entire agreement between the parties pertaining to the wedding and supersedes all prior or contemporaneous agreements, representations or understandings of the parties. No representations or warranties are made by any party except as specifically set forth in this agreement. No supplement, modification, or amendment of this agreement shall be binding on the parties unless executed in writing by all the parties. In the event of litigation regarding this agreement, the prevailing party shall be entitled to reasonable attorney's fees and related expenses. This agreement will be exclusively construed in accordance with, and governed by, the laws of the State of Virginia.

Model Release:

OLA reserves the right to use photographic likeness in all forms of media, advertising, trade, and any other lawful purpose with Clients Permission.

I have read and understand the listed terms and conditions of this agreement as well as the complete Wedding Policies of Oak Level Acres. I understand that these policies are non-negotiable and that failure to comply may result in the cancellation of our wedding.

Client Signature: _____ Print _____ Date: _____

Client Signature: _____ Print _____ Date: _____

OLA Rep Signature: _____ Print _____ Date: _____

Please Mail Payment Balances To Our Office:
Oak Level Acres
4016 Elbow Road, VA Beach, VA 23456

TOTAL BALANCE DUE $ _____
(60 days prior to event)
Amount Due Today: $500
(Booking Fee/Deposit)

Oak Level Acres
ESTABLISHED 1768

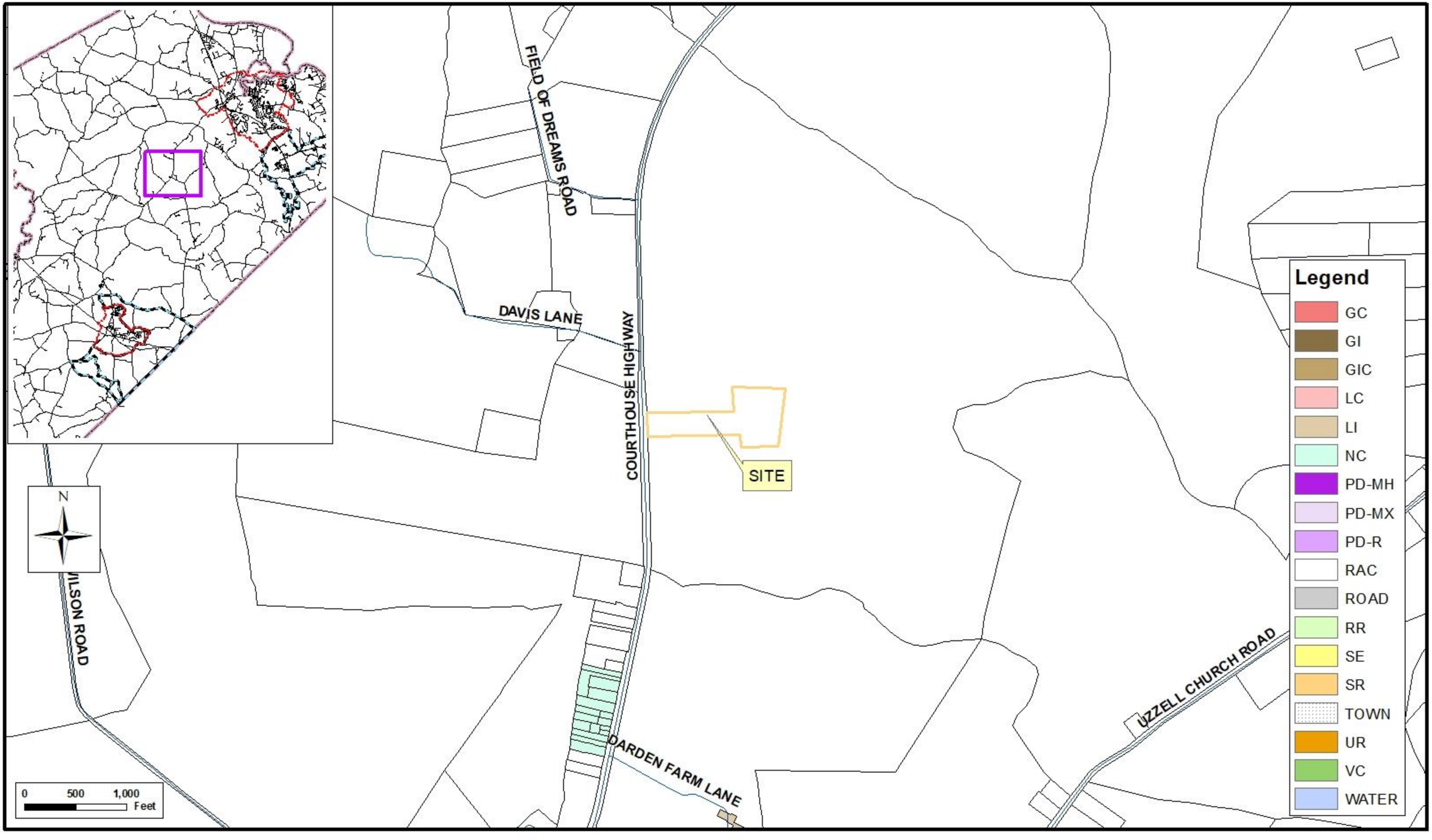
CSUP-24-2 Oak Level Acres - Location Map



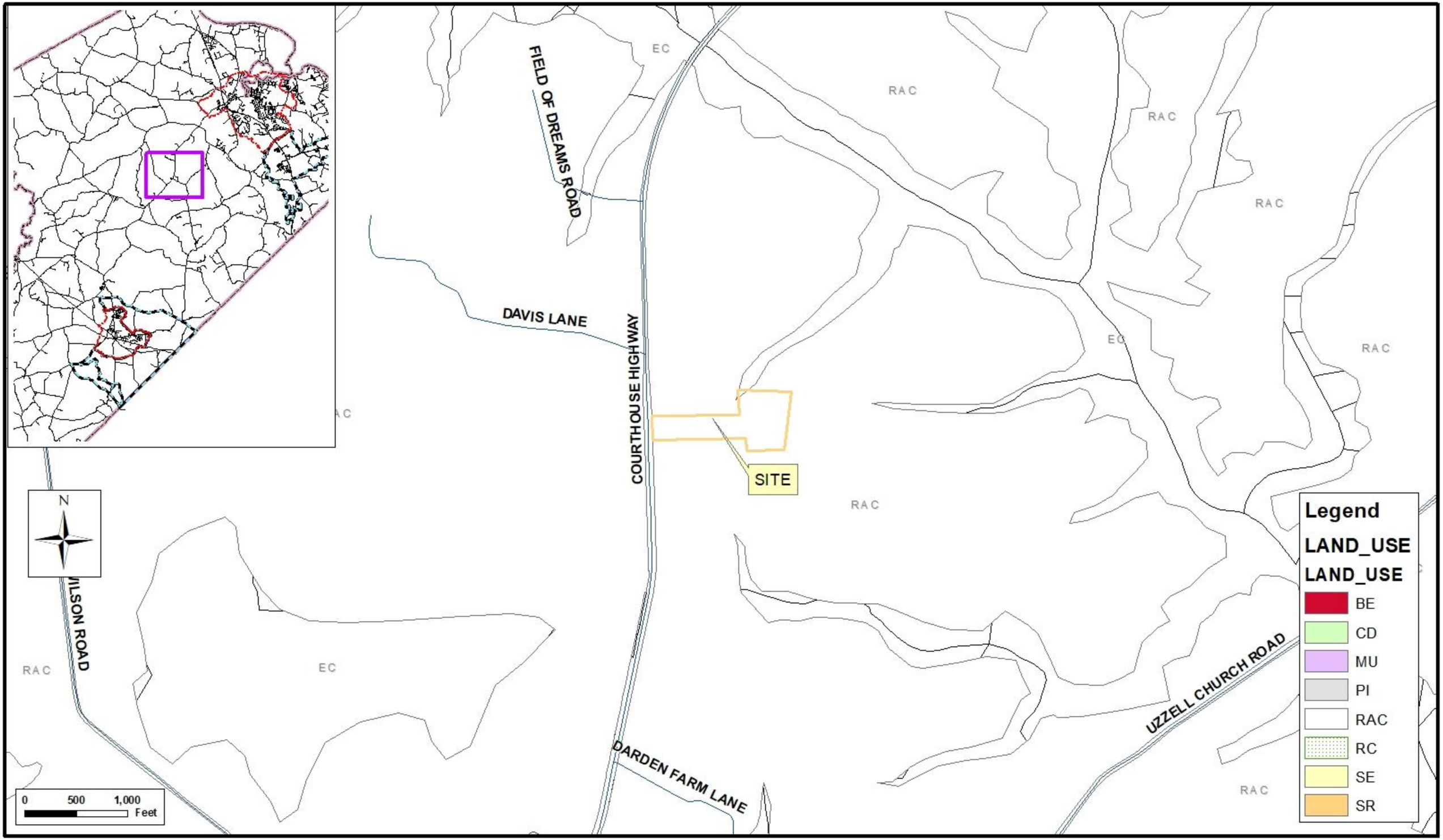
CSUP-24-2 Oak Level Acres - Closeup Map



CSUP-24-2 OakLevel Acres - Zoning Map



CSUP-24-2 OakLevel Acres - Land Use Map



PLANNING REPORT

APPLICATION:

Application (CSUP-24-2) of Joshua Mathias, applicant, and Oak Level Acres, LLC, property owner, for a conditional use permit to establish an event center use on approximately seven acres located at 15107 Courthouse Hwy (Rte. 258) on tax parcel 30-01-045B in the Rural Agricultural Conservation zoning district

ELECTION DISTRICT:

D4

LOCATION:

The proposed project is located at 15107 Courthouse Hwy. (Rte. 258). The access to the site is located directly on Courthouse Hwy. The property is surrounded on the north and south sides by farm fields. To the west of the site is a vacant field. To the east, there is forested land. The County complex is further to the south on Courthouse Hwy. There is additional scattered residential development to the north and south along Courthouse Hwy. A property location map is attached to this staff report.

BACKGROUND:

The seven acre project is situated on a parcel consisting of approximately 10.5 acres and zoned RAC. The property currently has an historical single family dwelling built in approximately 1798 with associated outbuildings. The 10.5-acre parcel was created from the large farm parcel in 1995. The applicant applied for a conditional use permit for the event center and short-term rental in May 2024.

DESCRIPTION:

The applicant has proposed to use the property for weddings, banquets or similar events. The applicant has also applied to use the existing home as a short-term rental. Customers using the property will have access to the home either to prepare events or to use as a short-term rental. Event size can range from 20 to 200 people. No additional development is proposed with this application. The site layout will include one acre of parking and the remaining six acres will be used as part of the event center use. Attached to this report is a proposed rental agreement outlining the proposed tiered packages for any events. The applicant has stated that all events must be concluded by 10 PM. A concept plan is attached to this staff report.

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 utility-scale solar facilities are also permitted when appropriately sited with a Conditional Use Permit.

A small portion of the property's future land use designation is Environmental Conservation (EC). Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities. The area designated as EC should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area.

The proposed use can be considered generally consistent with the future recommended land use designation, as the applicant is not proposing any additional development and the use is permitted with a conditional use in the zoning district. The proposed use preserves the historical buildings on the property and the rural viewshed from Route 258.

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 an event center. 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.

Should the CUP be approved, the applicant will be required to submit a site plan for review and approval in

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

AGENCY REVIEW:

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

- Fire Rescue: Requests that traffic control measures be added as a condition of approval. Traffic control should be in place during the beginning and ending of events.
- Sheriff's Department: No concerns with the application as submitted, however security measures should be considered for events of 100 guest or more.
- Health Department: In order for the kitchen to be used for the events, the applicant would have to apply to be in the health department food program. The kitchen would have to be approved essentially as a commercial kitchen. Any water used in conjunction with the use shall be included in the analysis of the wastewater characterization study.
- Economic Development: Concerns addressed.
- IOW Musuem: After reviewing the application for the conditional use permit for the above referenced property, the Isle of Wight County Museum/Isle of Wight County Department of Historic Resources has found no objections or concerns with the application as there are no plans to construct any additional structures on the property. The nearest cultural, archaeological and/or historic resources to the site do not appear to be adversely impacted by the proposed usage, and the proposed activities will not impact the interpretation or discovery of Isle of Wight County history.
- VDOT: The existing entrance should be widened to accommodate two-way traffic. The design should be in accordance with VDOT Road Design Manual Appendix F, moderate volume commercial entrance with a 30-foot width. A land use permit is also required for any work performed in the VDOT right-of-way.

STAFF CONCLUSIONS:

Strengths:

1. The application creates a service for the community and supports the County through its economic impact.
2. The proposed use will have minimal impact on community facilities and resources.
3. The nearest residence is approximately 1000 feet away

Weaknesses:

1. The access to the site is off a main highway. Events on the site create an influx of traffic on several county roads on event days.

STAFF RECOMMENDATION:

Based on the identified strengths and weaknesses, staff recommends approval of the conditional use permit with the following conditions: 1. Traffic control measures must be in place at the beginning and end of each event. 2. Events larger than 100 guests shall include security of some kind 3. A commercial entrance must be installed. 4. No more than 200 guests per event.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	1/17/2025
Concept Plan	Backup Material	1/17/2025
Statment of Reason	Backup Material	1/17/2025
Draft Rental Agreement	Backup Material	1/17/2025
Location Map	Backup Material	1/17/2025
Closeup Map	Backup Material	1/17/2025
Zoning Map	Backup Material	1/17/2025
Land Use Map	Backup Material	1/17/2025

ORDINANCE NUMBER _____

AN ORDINANCE TO ISSUE CONDITIONAL USE PERMIT CSUP-24-2 TO ESTABLISH AN EVENT CENTER ON APPROXIMATELY 10.5 ACRES LOCATED AT 15107 COURTHOUSE HIGHWAY WITH TAX PARCEL NUMBER 30-01-045B IN THE RURAL AGRICULTURAL CONSERVATION ZONING DISTRICT

WHEREAS, Joshua Mathias, applicant, and Oak Level Acres, LLC, property owner, have requested the issuance of a conditional use permit for a certain portion or all of the property with tax parcel number 30-01-045B, 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 CUP-24-2 as submitted or modified with conditions herein, the expressed purpose of which is to permit a short-term rental facility and event center, 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 short-term rental facility and event center 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

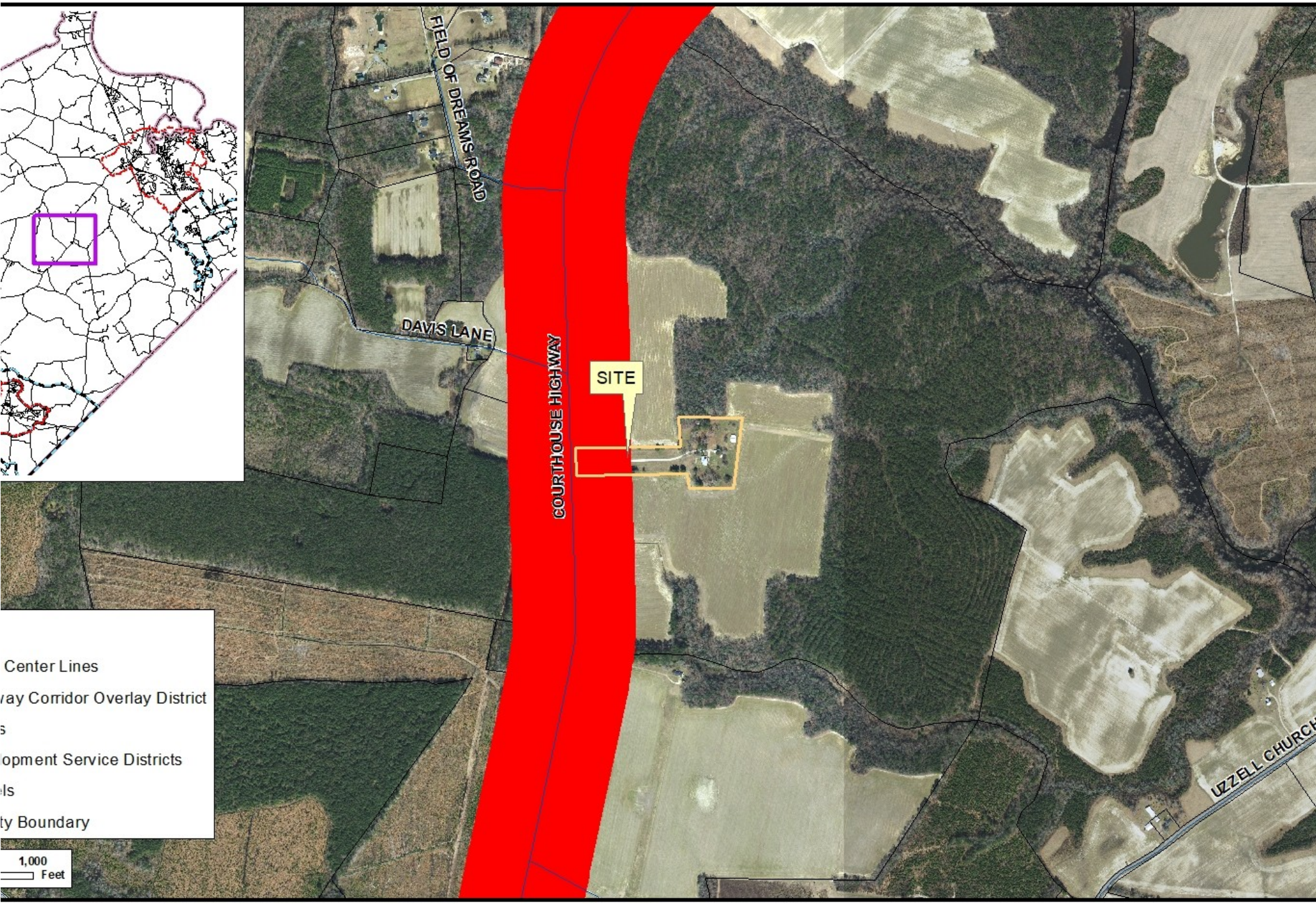

FIELD OF DREAMS ROAD
DAVIS LANE
COURTHOUSE HIGHWAY
SITE
UZZELL CHURCH
Center Lines
way Corridor Overlay District
s
lopment Service Districts
ls
ty Boundary
1,000
Feet

Exhibit B

CUP-6-24 Oak Level Acres

Approved March 20, 2025

1. Traffic control measures must be in place at the beginning and end of each event;

2. Events larger than 100 guests shall include security of some kind;

3. A commercial entrance must be installed; and

4. No more than 200 guests per event.

ISSUE:

Application COMP-24-2 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 for Approximately 154.3 Acres to Amend the Comprehensive Plan Designation from Mixed Use to Planned Industrial

BACKGROUND:

The subject properties contain approximately 154.3 acres located on the north side of US Route 460. The use of the properties currently consists of agricultural fields and timberland. Both properties lie within the Rural Agricultural Conservation (RAC) zoning district. County GIS images indicate that both parcels 54-01-086J and 55-01-013 have historically been used for agriculture. Parcel 54-01-086J is currently owned by the Economic Development Authority (formerly the Industrial Development Authority) of Isle of Wight County. The County originally purchased the property in 2008 to expand the Shirley T. Holland Industrial Park and later dedicated it to the Industrial Development Authority.

The current future recommended land use designation for the properties is Mixed Use as shown on the Future Recommended Land Use Map in the Comprehensive Plan adopted in January 2020.

Both parcels 54-01-086J and 55-01-013 were found to have historic cemeteries on them. The cemetery on parcel 54-01086J is located within the project area, while the cemetery on 55-01-013 is located along the outer boundary of the parcel to the northeast. Parcel 55-01-013 is the current location for the historic home known as the Henry Saunders House which is listed on the National Register of Historic Places. The attached concept plan shows proposed buildings roughly 162 feet from the Henry Saunders House at its closest point.

The concept plan shows the closest proposed warehouse building to existing residences along Lovers Lane, Hazelwood Drive, and Keaton Avenue to be approximately 280 feet.

The applicant previously submitted applications for rezoning and comprehensive plan amendment in 2023. The application was rejected by the Board of Supervisors at their June 2024 meeting. The applicant revised their application and submitted a new application in November 2024. The board of supervisors may, at

any time, consider a new application affecting the same property as an application previously denied. A new application is one that differs in some substantial way from the one previously considered, as determined by the zoning administrator.

The applicant has made several revisions to the project. They reduced the number of buildings from five to four and relocated them to avoid environmentally sensitive areas on the site. Additionally, they submitted a new set of proffers to include a 14.92 acre park parcel and increased the proposed height of the berm to nine feet at its peak with a width of sixty feet. The total building size has been decreased from 1.23 million square feet to approximately 726,000 square feet, with the largest building now measuring 234,460 square feet. Furthermore, the distance from the nearest residence along the western property line increased from 235 feet to 280 feet. These and other changes made result in substantial changes to the application as determined by the zoning administrator.

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

BUDGETARY IMPACT:

None

RECOMMENDATION:

The Planning Commission recommended approval of the application with a vote of four in favor and three voting against the recommendation with one abstaining vote (4-3-1).

Staff recommends also approval of the application dependent on the implementation of mitigation measures proffered in the associated rezoning to protect adjacent residential uses from noise, smell, dust, intrusive lighting, or other detrimental impacts.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	1/21/2025
Concept Plan	Backup Material	1/21/2025
Statment of Reason	Backup Material	1/21/2025
Location Map	Backup Material	1/21/2025
Location Closeup Map	Backup Material	1/21/2025
Land Use Map	Backup Material	1/21/2025

Staff Report	Backup Material	3/6/2025
Ordinance	Cover Memo	3/10/2025

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

This application should be used to petition for a change to the Comprehensive Plan Development Service District boundary or for an amendment to the Land Use District designation.

A. APPLICATION FOR (CHECK ALL THAT APPLY):

[ ] Amendment to the Development Service District Boundary

[ ] Newport [ ] Windsor [ ] Camptown

[X] Amendment to the Land Use District Designation

[ ] Newport [X] Windsor [ ] Camptown

Request to change the subject property from the Mixed Use & Environmental Conservation to the Planned Industrial land use district.

Proposed Use or Activity: Industry, Type 1, Custom Manufacturing, and Warehouse Distribution

B. PROJECT DESCRIPTION:

Project Name: Tidewater Logistics Center

Property Address (if any): Windsor Blvd., Windsor and 13009 Windsor Blvd., Windsor

Total Acreage of Parent Tract: 154.34 Total number of acres to be effected: 154.34

1. Tax Parcel Identification # 54-01-086J Number of acres to be effected: 90.885

   Requesting Land Use District Change from: Mixed Use & Environmental Conservation to Planned Industrial

2. Tax Parcel Identification # 55-01-013 Number of acres to be effected: 63.457

   Requesting Land Use District Change from: Mixed Use & Environmental Conservation to Planned Industrial

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

   Requesting Land Use District Change from:_____ to _____

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

   Public Sewer X Private Septic _____

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): Meridian Property Purchaser, L.L.C.

Address: 3 Bethesda Metro Center, Suite 1400

City, State, Zip Code: Bethesda, MD 20814

Phone No.: 240-507-1174 Email: tomboylan@tmgdc.com Fax No.:

Property Owner(s) Name(s): Industrial Development Authority of Isle of Wight and Hollowell Holdings, LLC

Address: IDA: 17146 Monument Circle, Suite A, Isle of Wight, VA 23397
Hollowell: 409 Patrick Street, Portsmouth, VA 23397

City, State, Zip Code:

Phone No.: Email: Fax No.:

Applicant Signature **Date**

John W. Hollowell Jr 11/15/2024

Owner Signature ***if different*** **Date**

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): Meridian Property Purchaser, L.L.C.

Address: 3 Bethesda Metro Center, Suite 1400

City, State, Zip Code: Bethesda, MD 20814

Phone No.: 240-507-1174 Email: tomboylan@tmgdc.com Fax No.:

Property Owner(s) Name(s): Industrial Development Authority of Isle of Wight and Hollowell Holdings, LLC

Address: IDA: 17146 Monument Circle, Suite A, Isle of Wight, VA 23397
Hollowell: 409 Patrick Street, Portsmouth, VA 23397

City, State, Zip Code:

Phone No.: Email: Fax No.:

JA 11/13/24

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: Date:

ISLE OF WIGHT
COUNTY, VIRGINIA
DEPARTMENT OF PLANNING AND ZONING

SUBMITTAL CHECKLIST FOR COMPREHENSIVE PLAN AMENDMENT APPLICATIONS

****Both checklist and application required upon submission to central permitting or application will notbe accepted****

The following information shall be submitted for a Comprehensive Plan Amendment Application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for an amendment shall be certified as complete unless the following information is provided. ***The required number of copies may be increased or reduced with permission of the Zoning Administrator, depending on the review needs.*** Applicant(s) must have their signature(s) notarized on the disclosure of real estate holdings.

- ☐ **Ten (10) copies of the following**
  - ☐ original, executed application
  - ☐ a statement of the reasons for seeking an amendment
  - ☐ narrative description of the property which shall include the tax parcel identification number
  - ☐ A site layout of the property indicating the location of the tract(s) and the requested change. Such document shall be drawn to scale and shall include the following information:
    - A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
    - Title of drawing
    - Date of drawing
    - North arrow
    - Scale bar
    - Current land use designations of parcel(s) associated with the application, including tax map number(s) and owner(s)
    - Current land use designation of adjacent parcel(s), including tax map number(s) and owner(s)
    - Street names including route number and width(s) of the right-of-way(s)
- ☐ **One (1) original executed application**
- ☐ **One (1) digital copy of ALL application documents**
- ☐ **One (1) reduced 11"x17" copy of site layout**

- ☐ **Application fee submitted with the application. Checks should be made payable to treasurer, Isle of Wight, County**
- ☐ **A Community Impact Statement, which shall include the following:**
    - A description of the proposed use or activity, including the type, location and nature of the land uses proposed.
    - Impact analysis of changes in land use on the surrounding property.
    - A public facilities report, to include an analysis of existing and proposed water and sewer facilities, impact to emergency services, schools, and recreational facilities.
    - An analysis of the existing road network and required roadway improvements.
- ☐ **One (1) copy of the most recent deed(s) of the property or properties.**
- ☐ All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

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

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.

James Hukaby

Printed or Typed Name

JA

Signature

11/13/24

Date

BUILDING	TOTAL BUILDING AREA	OFFICE AREA	WAREHOUSING AREA	REQUIRED OFFICE AREA STANDARD PARKING	REQUIRED WAREHOUSE AREA STANDARD PARKING	TOTAL REQUIRED STANDARD PARKING	PROVIDED STANDARD PARKING	PROVIDED LOADING	PROVIDED TRAILER PARKING
A	113400	5670	107730	19	22	41	80	24	41
B	234360	11340	223020	38	45	83	189	36	48
C	156000	11340	144600	38	29	67	132	31	49
D	222200	11340	210860	38	43	81	142	38	16

LEGEND

- EXISTING PROPERTY LINE
- VARIABLE HEIGHT BERM
- PROPOSED ZONING LINE
- CONSERVATION EASEMENT

Land Use and Zoning Table			
Existing Zone:		(RAC)	
Existing Use:		Agricultural and Residential	
Proposed Zone:		Limited Industrial (LI) & (RAC)	
Proposed Use:		4 Single Load Warehouses & Nature Trail/Park	
	Description	LI Zone Requirements	Proposed
Limited Industrial (LI) Zoning Requirements	Max. Height of Structrures	75' *	<75'
	Max. FAR	0.5 SF/net developable area	0.151
	Min. Front Yard Setback	100' (industrial) 35' (office)	≥175.00'
	Min. Side Yard Setback	20'	≥64.86'
	Min. Rear Yard Setback	20'	≥257.4'
	Max. Lot Coverage	60%	25%
	Min. Open Space Ratio (OSR)	25%	75%
Highway Corridor Overlay District (HCOD) Requirements			
	Min. Visual ROW Buffer	50'	≥105.00'
	Min. Front Yard Setback	50'	≥105.00'
	Min. Side Yard Setback	10'	≥40.28'
	Min. Rear Yard Setback	10'	≥262.5'

* §4–11005.A. MAXIMUM HEIGHT OF STRUCTURES IN THE LI DISTRICT: SEVENTY–FIVE (75) [FEET].
1.A. THE SIDE AND REAR YARD SETBACKS FOR ANY STRUCTURE IN EXCESS OF THIRTY–FIVE (35) FEET IN HEIGHT SHALL BE INCREASED ONE (1) FOOT FOR EACH ADDITIONAL FOOT OF STRUCTURE HEIGHT OVER THIRTY–FIVE (35) FEET.
1.B. WHERE STRUCTURES EXCEED THE THIRTY–FIVE–FOOT HEIGHT REQUIREMENT A BUILDING SEPARATION OF THIRTY (30) FEET SHALL BE REQUIRED.

NOTE:
THE PROPOSED RPA IMPACTS SHOWN ON THE EXHIBITS ARE CONCEPTUAL IN NATURE AND ARE NOT APPROVED AS PART OF THE REZONING OR COMPREHENSIVE PLAN AMENDMENT; FINAL IMPACTS SHALL BE APPROVED BY THE APPLICABLE GOVERNING BODY

– HOLLOWELL SITE WETLAND DELINEATION: 3/16/23
– HOLLOWELL SITE ACE CONFIRMATION: IN REVIEW BY ACOE/VADEQ
– IDA SITE WETLAND DELINEATION: 11/22/22
– IDA SITE ACE CONFIRMATION: 12/5/22

LI 20' REAR YARD SETBACK
HCOD 10' REAR YARD SETBACK
RAC 35' REAR YARD SETBACK
CBPA BUFFER
188'
RAC 20' SIDE YARD SETBACK
HCOD 10' SIDE YARD SETBACK
PROPOSED AREA TO BE PLANTED
CRAC BUFFER ZONE AREA
RAC 15' SIDE YARD SETBACK
60' WIDE, 9' TALL BERM
APPROXIMATE LOCATION FOR REGIONAL PUMP STATION
PROPOSED ±2112' LONG 10' TALL SOUND WALL ON TOP OF BERM
RAC 20' SIDE YARD SETBACK
HCOD 10' SIDE YARD SETBACK
RAC 35' REAR YARD SETBACK
HCOD 10' REAR YARD SETBACK
179'
563'
20' SETBACK
PROPOSED COMMUNITY NATURE TRAIL TREES AND BENCHES
TRANSITION TO 60' WIDE, 9' TALL BERM
6' WIDE COMMUNITY NATURE TRAIL / WALKING PATH
RAC 15' SIDE YARD SETBACK
PROPOSED NEW PARK PARCEL ±14.92 ACRES CRAC ZONING
CEMETARY TO BE FENCED WITH GATE ACCESS
HCOD 10' SIDE YARD SETBACK
RAC 20' SIDE YARD SETBACK
HCOD 10' SIDE YARD SETBACK
36' WIDE, 5' TALL BERM
50' SETBACK
100' SETBACK
RAC 60' FRONT YARD SETBACK
HCOD 50' FRONT YARD SETBACK
PROPOSED LEFT TURN LANE WITH 200' TAPER AND 200' STORAGE
PROPOSED SIGNALIZED FULL MOVEMENT MAIN ENTRY DRIVEWAY
REPAINT ARROWS
PROPOSED RIGHT TURN LANE WITH 200' TAPER AND 200' STORAGE
CRAC ZONE
LI ZONE
HCOD 10' REAR YARD SETBACK
POND
80 EMPLOYEE/VISITOR PARKING
PROPOSED BLDG A 113,400 SF
540'
210'
24 LOADING DOCKS
41 TRAILER PARKING
POND
CBPA BUFFER
LI 20' SIDE YARD SETBACK
POND
NON–TIDAL WETLANDS
48 TRAILER PARKING
36 LOADING DOCKS
PROPOSED BLDG B 234,360 SF
756'
310'
POND
190 EMPLOYEE/VISITOR PARKING
WETLANDS
35'
20' SETBACK
LI 20' SIDE YARD SETBACK
HCOD 10' SIDE YARD SETBACK
GRASSPAVED COMMUNITY WALKING PATH PARKING AREA
LI 100' FRONT YARD SETBACK
HCOD 50' FRONT YARD SETBACK
NO RIGHT ON RED SIGN TO BE PLACED
PASSENGER CAR ONLY (TRUCK PROHIBITED) SIGN TO BE PLACED.
PROPOSED RIGHT TURN IN/OUT DRIVEWAY
PROPOSED RIGHT TURN LANE WITH 200' TAPER AND 200' STORAGE
LI 100' FRONT YARD SETBACK
HCOD 50' FRONT YARD SETBACK
142 EMPLOYEE/ VISITOR PARKING
PROPOSED RIGHT TURN IN/OUT DRIVEWAY
PASSENGER CAR ONLY (TRUCK PROHIBITED) SIGN TO BE PLACED.
COUNTY SITE
HOLLOWELL SITE
ENNIS POND
CULVERT BRIDGE
16 TRAILER PARKING
49 TRAILER PARKING
POND
POND
20' SETBACK
CEMETARY TO BE FENCED WITH GATE ACCESS
LI 20' REAR YARD SETBACK
HCOD 10' REAR YARD SETBACK
31 LOADING DOCKS
257.4'
32.69'
PROPOSED BLDG C 156,000 SF
260'
600'
LI 20' SIDE YARD SETBACK
HCOD 10' SIDE YARD SETBACK
64.86'
10' WIDE LANDSCAPE BUFFER (PLANTED PER CODE)
132 EMPLOYEE/VISITOR PARKING
38 LOADING DOCKS
PROPOSED BLDG D 222,200 SF
770'
310'
175.00'
105'
SAUNDERS HOUSE PARCEL
10' WIDE LANDSCAPE PROFFERED AREA (PLANTED PER CODE)
100' SETBACK
50' SETBACK
HCOD 50' FRONT YARD SETBACK
WINDSOR BLVD (ROUTE 460)
16' W
12' W

This conceptual design and dimensional information is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information. It is intended merely to assist in exploring how the project might be developed.

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

ONE FOUR TWO DESIGN GROUP

TMG

TIDEWATER LOGISTICS CENTER
CONCEPTUAL PLAN
ISLE OF WIGHT COUNTY, VA
01/10/2025

ARCO DESIGN/BUILD

COMPREHENSIVE PLAN AMENDMENT
STATEMENT OF REASONS & NARRATIVE DESCRIPTION

Tax Parcel ID# 54-01-086J: Windsor Blvd., Windsor
Tax Parcel ID# 55-01-013: 13009 Windsor Blvd., Windsor

January 10, 2025

Applicant/Project Background

https://tmgdc.com/about

The Applicant, Meridian Property Purchaser, L.L.C., is an affiliate of The Meridian Group. The Meridian Group was founded in 1993, and is based in Bethesda, Maryland. Over the past 30 years, TMG has evolved into a full service real estate firm with a present focus on the development and management of light industrial centers. TMG is passionate about place making and envisions a dynamic and modern warehousing and distribution center for the subject property. TMG is excited about the opportunity to work with the County in developing this vision and in expanding an emerging economic center within the County.

Narrative Description

The property upon which the project is envisioned is located at 13009 Windsor Boulevard (Tax Parcels ID # 54-01-086J and # 55-01-013) in the Windsor Development Service District, just outside the limits of the Town of Windsor. The site contains approximately 154 acres located on US Route 460 and consists of agricultural fields and timberland. The property is currently zoned RAC – Rural Agricultural Conservation and designated Mixed Use on the County's Comprehensive Plan Future Land Use Map.

Parcel ID # 54-01-086J is owned by the Industrial Development Authority of Isle of Wight, and Parcels ID # 55-01-013 is owned by Hollowell Holdings, LLC. The legal descriptions and surveys for the property are attached hereto as Exhibit A. Meridian Property Purchaser, L.L.C. is the contract purchaser of the property.

Statement of Reasons

The applicant seeks to change the Comprehensive Plan Future Land Use Designation for the property from Mixed Use and Environmental Conservation to Planned Industrial.

The Port of Virginia is a major driver of warehousing and distribution activity in the region. The capacity and logistics of the Port's operations and its investment in its future operations make it a leading center of global commerce and a vital import and export location for many US and foreign businesses. Accordingly, there is significant and growing demand for warehousing and distribution centers in the Hampton Roads region.

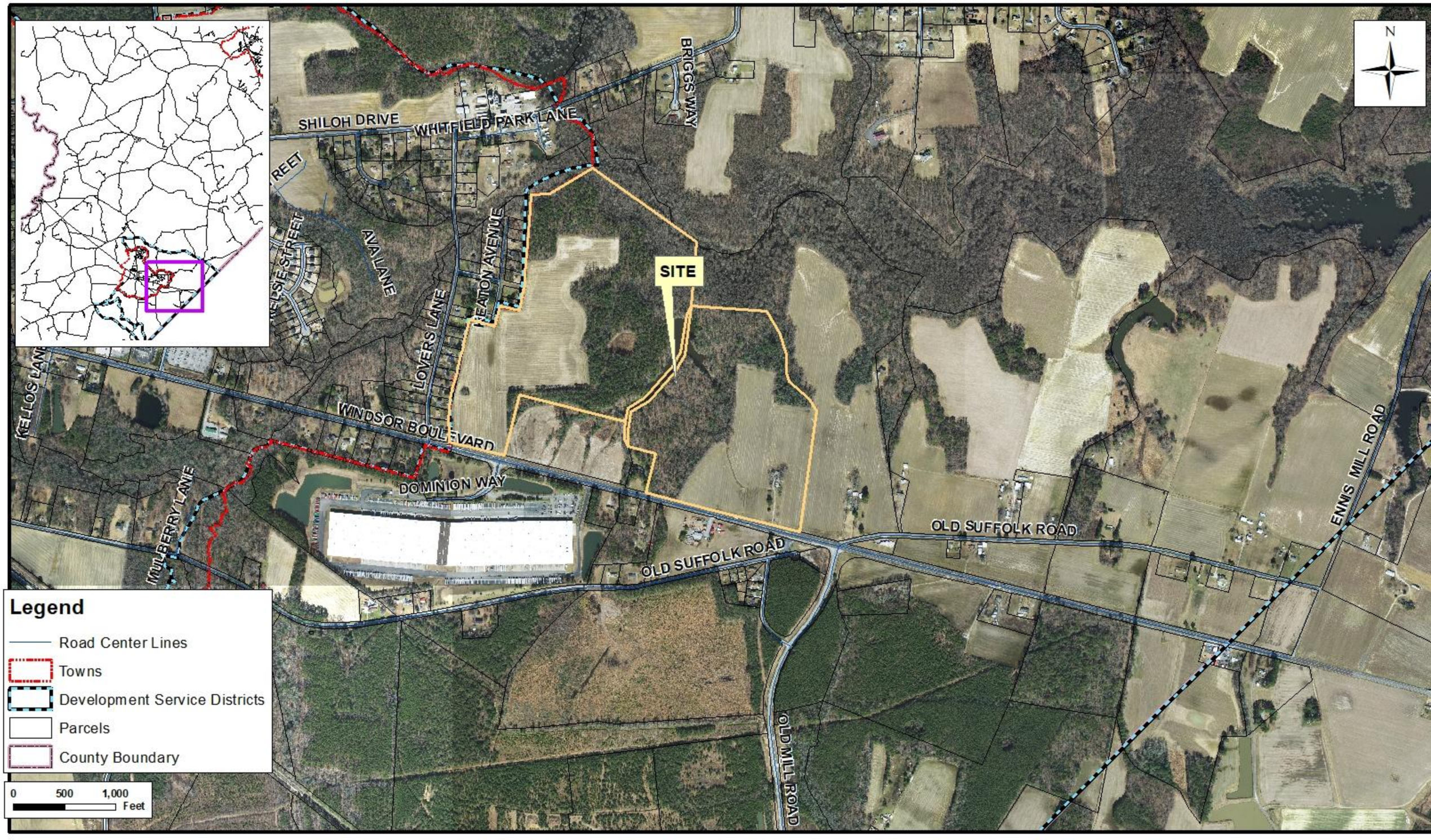
The County is well positioned, generally, to be a beneficiary of this economic activity given its proximity to the Port, US Route 460, and the Norfolk Southern Rail Line. The County's quality of life, work force, and stable local economy, as well as its supply of suitable property along the 460 corridor make it a desirable location for warehousing and distribution centers. The subject

property is of particular interest because of the availability of the relatively large area of contiguous, relatively flat land with direct access to US Route 460, as well as its location within the Virginia Enterprise Zone and the Foreign Trade Zone.

The current Mixed Use designation is inconsistent with the character of the area established by the Shirley T. Holland Intermodal Park and the existing World Market, Safco, and other industrial facilities. Mixed Use development of the property as envisioned by the current Comprehensive Plan land use designation containing retail and commercial uses would detract from and potentially displace the historic commercial corridor within the Town of Windsor. Additionally, such mixed use development would generate school impacts and much more extensive traffic during peak commuting hours. Mixed use development would be better suited within the Town of Windsor as a growth and/or redevelopment strategy in order to create more compatible land use patterns and minimize impacts.

Establishing the future land use designation for the subject property to be consistent with the industrial designation south of 460 creates a much more consistent and compatible land use scenario, and allows for a larger, well-planned industrial node. According to County officials, the original purpose of purchasing the property was to develop industrial/commercial, which was seen as the highest and best use at that time. Shortly after that, the County began contemplating workforce housing opportunities for the expected influx of workers associated with the intermodal park. For some years, a mixed-use development with some commercial retail was the idea which the comprehensive plan reflected and still reflects currently. We believe that such a Mixed Use concept has merit, but not in the current location. As stated above, such a concept is better suited to the established development patterns within the Town of Windsor. Accordingly, the Applicant seeks to revert the property's land use designation back to the previously intended industrial use and to maintain land use consistency with the adjacent Shirly T. Holland Intermodal Park.

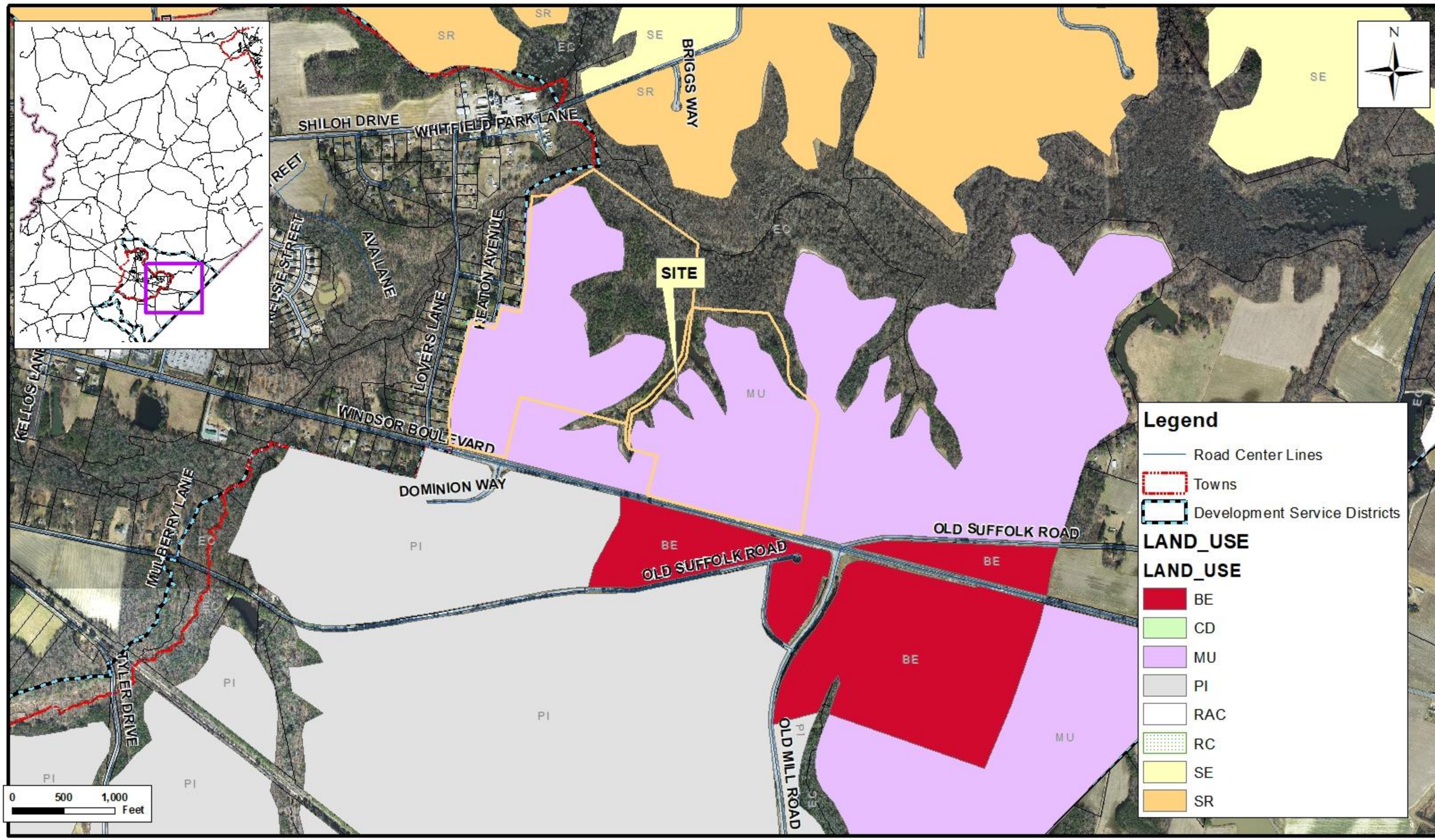
COMP-24-2 - Tidewater Logisitics Comp Plan Amendment - Location Map



COMP-24-2 - TIdewwater Logistics Comp Plan Amendment - Closeup Map



COMP-24-2 - Tidewater Logisitics Comp Plan Amendment - Land Use Map



PLANNING REPORT

APPLICATION:

Application (COMP-24-2) 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 for approximately 154.34 acres with tax map numbers 54-01-086J and 55-01-013 to amend the Comprehensive Plan designation from Mixed Use to Planned Industrial

ELECTION DISTRICT:

District 4

LOCATION:

The subject property is located on the north side of Windsor Boulevard (Rte. 460). The proposed project consists of three separate parcels consisting of approximately 154.34 acres. The parcels are in the Rural Agricultural Conservation (RAC) zoning district. The property is also located in the Windsor Development Service Overlay District, the Highway Corridor Overlay District, and the Chesapeake Bay Preservation Area Overlay District. To the South across Windsor Blvd. is the World Market warehousing and distribution center, part of the Shirley T. Holland Industrial Park. A forested area containing Ennis Pond, a part of the City of Norfolk reservoir system, is located to the north of the project site as well as agricultural land. The Town of Windsor boundary line and residential development along Lovers Lane and Keaton Avenue are located to the west of the property. Additional agricultural land is located to the east of the project site.

BACKGROUND:

The subject properties contain approximately 154 acres located on the north side of US Route 460 and currently consist of agricultural fields and timberland. The property is currently zoned RAC. County GIS images indicate that both parcels 54-01-086J and 55-01-013 have historically been used for agriculture. Parcel 54-01-086J is currently owned by the Economic Development Authority (formerly the Industrial Development Authority) of Isle of Wight County. The County originally purchased the property in 2008 to expand the Shirley T. Holland Industrial Park and later dedicated it to the Industrial Development Authority.

The current future recommended land use designation for the properties is Mixed Use as shown on the Future Recommended Land Use Map in the Comprehensive Plan adopted in January 2020.

Both parcels 54-01-086J and 55-01-013 were found to have historic cemeteries on them. The cemetery on parcel 54-01086J is located within the project area, while the cemetery on 55-01-013 is located along the outer boundary of the parcel to the northeast. Parcel 55-01-013 is the current location for the historic home known as the Henry Saunders House which is listed on the National Register of Historic Places. The attached concept plan shows

proposed buildings roughly 162 feet from the Henry Saunders House at its closest point.

The concept plan shows the closest building to existing residences along Lovers Lane, Hazelwood Drive, and Keaton Avenue to be approximately 280 feet.

The applicant previously submitted applications for rezoning and comprehensive plan amendment in 2023. The application was rejected by the Board of Supervisors at their June 2024 meeting. The applicant has revised their application and resubmitted it as of November 2024. The board of supervisors may, at any time, consider a new application affecting the same property as an application previously denied. A new application is one that differs in some substantial way from the one previously considered, as determined by the zoning administrator.

The applicant has made several revisions to the project. They have reduced the number of buildings from five to four and relocated them to avoid environmentally sensitive areas on the site. Additionally, the proffers have been updated to include a 14.92-acre park parcel. The proposed height of the berm has been increased to 9 feet at its peak, with a width of 60 feet. The total building size has been decreased from 1.23 million square feet to

approximately 726,000 square feet, with the largest building now measuring 234,460 square feet. Furthermore, the distance from the nearest residence along the western property line has increased from 235 feet to 280 feet. These and other changes made result in substantial changes to the application as determined by the zoning administrator.

DESCRIPTION:

In order to support the associated application for a change in zoning from RAC to Conditional-Limited Industrial, the applicant has submitted this comprehensive plan amendment application. The applicant is requesting these changes in response to significant and growing demand for warehousing and distribution centers in the Hampton Roads region.

In order to justify their comprehensive plan amendment request, the applicant asserts that establishing the future land use designation for the subject property to be consistent with the industrial designation south of 460 creates a much more consistent and compatible land use scenario and allows for a larger, well-planned industrial node.

COMPREHENSIVE LAND USE PLAN:

The comprehensive plan future recommended land use designation for the property is currently a combination of Mixed Use (MU) and Environmental Conservation (EC). The application seeks to change the designation from MU to Planned Industrial (PI) to support the associated application to change the zoning district of the properties to Conditional-Limited Industrial (C-LI) to accommodate warehousing and distribution, custom manufacturing, industry type I and industry type II uses.

The Comprehensive Plan describes MU as areas of housing mixed with office, commercial, and other uses. Types of housing in these areas may consist of one or multiple detached or attached single family homes, multi-plex and apartment style housing options, along with office or commercial uses. The Plan recommends MU areas be located on major transportation routes and at major intersections. MU areas should consist of large tracts of land capable of being master planned for a diversity and integration of multiple uses. MU should also have access to public water and sewer infrastructure with capacity for more intense development. Examples of MU development in the County include Eagle Harbor and Benns Grant. The Plan does indicate, however, that select light industrial uses may also be appropriate when sited correctly.

The PI land use designation is given to areas where manufacturing, warehousing and distribution are envisioned to occur. Typical land uses in PI consist of light industrial as well as heavy industrial and manufacturing uses which may negatively impact surrounding development. Preservation of environmental features still occurs, and PI development is connected to residential uses with vehicular and pedestrian access. The Plan notes that PI should be buffered from adjacent uses. Examples of PI include the Shirley T. Holland Intermodal Park and International Paper.

Similar to MU areas, PI land use is best located in places with easy access to major highway corridors or rail transportation. PI should also have access to public water and sewer infrastructure with capacity to support industrial development. Large tracts of land which allow for master planning of PI uses is preferable.

The Plan recommends that PI areas be developed in a way to provide good access for materials and workers while buffering residential land uses. Expected development in PI might include light and heavy manufacturing, warehousing, distribution, rail dependent uses, and other uses which may impact surrounding development due to noise, smell, dust or similar features. Supporting office, commercial uses, and other land uses with similar siting considerations such as enhanced buffering may also be appropriate. Residential uses and community facilities should be considered elsewhere first, and separated or buffered adequately if in close proximity. Parks, trails, and open space may be appropriate in areas preserved due to natural features.

The properties are also located within the Windsor Development Service District (DSD). The Plan describes the DSDs as specific areas identified for development to occur. Outside of the DSD boundaries all land is intended to stay in rural and agricultural uses and environmental protection. Within the boundaries of the DSD, the County has installed or has plans for water and sewer infrastructure, road improvements and other public facilities

necessary to support growth. Following the DSD approach has allowed the County to protect roughly 85% of the County land area for rural and agricultural uses.

The EC land use designation is identified for the protection of a variety of sensitive environmental features, such as wetlands and streams, and serves to create natural connections for wildlife, protect commercial and recreational fisheries, and to provide buffers for adjacent developments. Specific locations of Environmental Conservation areas are determined with site specific delineations during the plan of development review process. Both MU and PI designations recommend the preservation of environmentally sensitive features within these areas.

ORDINANCE REVIEW:

Section 15.2-2229 of the Code of Virginia stipulates that any amendments to a community's Comprehensive Plan be recommended by resolution to the governing body by the local planning commission.

AGENCY REVIEW:

The Comprehensive Plan amendment application does not require outside agency policy review. Staff did distribute the associated rezoning application for outside department and agency review. Comments are included in the associated staff report.

STAFF CONCLUSIONS:

Staff reviewed the application for the change in the future recommended land use designation from MU to PI and found the proposed designation to be generally consistent with the Plan's recommended location criteria but noted a concern with the proximity of existing adjacent residential uses. Staff's findings are summarized as follows:

Strengths:

- The proposed land use location recommendation is consistent with the location criteria as recommended in the County's Comprehensive Plan.
- The proposed PI designation is located within the Windsor DSD.
- The proposed PI designation would encourage job creation and additional nonresidential tax revenue for the County to support future public service needs.
- The applicant has suggested mitigation to address the concerns raised in the previous application.

Weaknesses:

- Potential development in PI might include light and heavy manufacturing, warehousing, distribution, and other uses which may impact surrounding development due to noise, smell, dust or similar conditions. The applicant, however, has proffered increased setbacks, sound mitigation, and screening with berms and landscaping to mitigate potential land use conflicts with development adjacent to existing residences in the associated rezoning application.

STAFF RECOMMENDATION:

Staff recommends approval of the application dependent on the implementation of mitigation measures proffered in the associated rezoning to protect adjacent residential uses from noise, smell, dust, intrusive lighting, or other detrimental impacts.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	1/21/2025
Concept Plan	Backup Material	1/21/2025
Statment of Reason	Backup Material	1/21/2025
Location Map	Backup Material	1/21/2025
Location Closeup Map	Backup Material	1/21/2025
Land Use Map	Backup Material	1/21/2025

ORDINANCE NUMBER: _____

AN ORDINANCE TO AMEND THE RECOMMENDED FUTURE LAND USE MAP IN THE 2020 COMPREHENSIVE PLAN TO CHANGE THE FUTURE RECOMMENDED LAND USE DESIGNATION FROM MIXED USE TO PLANNED INDUSTRIAL FOR APPROXIMATELY 154.3 ACRES ON TAX MAP NUMBERS 54-01-086J AND 55-01-013

WHEREAS, the Industrial Development Authority of Isle of Wight and Hollowell Holdings, LLC, property owners, and Meridian Property Purchaser, LLC, applicant, have requested a change in the future recommended land use designation from Mixed Use to Planned Industrial for approximately 154.3 acres on tax map numbers 54-01-086J and 55-01-013 and said property is depicted in Exhibit A; and

WHEREAS, the proposed comprehensive plan amendment application COMP-24-2 has been advertised and reviewed by the Planning Commission in compliance with the requirements of state law; and,

WHEREAS, the Planning Commission made a recommendation to approve the amendment as shown in Exhibit B; and,

WHEREAS, a public hearing before the Isle of Wight County Board of Supervisors was duly advertised as required by law and held on March 20, 2025, at which public hearing the public was presented with the opportunity to comment on the proposed rezoning.

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", "Planning Commission Resolution", are attached hereto and are hereby incorporated as part of this ordinance.

Section 2. Findings.

The Board of Supervisors finds that the comprehensive plan amendment application COMP-24-2 as submitted is in harmony with the criteria of the Isle of Wight County Comprehensive Plan, 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 recommended uses, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site.

These findings are based upon the consideration for the location 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. Comprehensive Plan Amendment.

A. The future recommended land use designation for the property shown on the attached Exhibit A is hereby changed and the official future recommended land use map is hereby amended.

B. The foregoing amendment to the official map shall remain in effect until a subsequent amendment changes the future recommended land use designation 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

COMP-24-2 Tidewater Logistics Comp Plan Amendment - Exhibit A



EXHIBIT B

ISLE OF WIGHT COUNTY PLANNING COMMISSION
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION TO THE BOARD OF SUPERVISORS RELATING TO COMPREHENSIVE PLAN AMENDMENT REQUEST COMP-24-2 TO CHANGE THE LAND USE DESIGNATION FROM MIXED USE, TO PLANNED INDUSTRIAL OF APPROXIMATELY 154 ACRES OF LAND IDENTIFIED AS TAX MAP PARCELS 54-01-086J AND 55-01-013

WHEREAS, Meridian Property Purchaser, LLC, applicant, and Industrial Development Authority and Hollowell Holdings, LLC, owners, have requested a change in comprehensive plan land use designation from Mixed Use to Planned Industrial for the property referenced above; and

WHEREAS, the procedural requirements for the consideration of this request by the Planning Commission have been met in accordance with Section 15.2-2229 of the Code of Virginia (1950, as amended).

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

Section 1. Findings.

☐ A. The Isle of Wight County Planning Commission finds that the proposed Comprehensive Plan amendment is reasonable, and warranted due to a change in circumstances affecting the property and has considered the following factors and finds that the proposed Comprehensive Plan amendment does not conflict with:

1. the existing use and character of property within the County;
2. the Comprehensive Plan;
3. the suitability of the property for various uses;
4. the trends of growth or change;
5. the current or future requirements of the community as to land for various purposes as determined by population and economic studies and other studies;
6. the transportation requirements of the community;
7. the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services;
8. the conservation of natural resources;
9. the preservation of flood plains;
10. the preservation of agricultural and forestal land;
11. the conservation of properties and their values;

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

☐ B. The Isle of Wight County Planning Commission has considered the above-listed factors and does not find the proposed Comprehensive Plan amendment to be reasonable and warranted due to a change in circumstances affecting the property.

Section 2. Recommendation to Board of Supervisors.

The Planning Commission recommends to the Board of Supervisors that the request CUP-24-2 be approved as presented.

READ AND PASSED: _____

TESTE: _____

Approved as to Form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Application REZN-24-10 of the Industrial Development Authority of Isle of Wight and Hollowell Holdings LLC, Property Owners, and Meridian Property Purchaser, LLC, Applicant, for a Change in Zoning District from Rural Agricultural Conservation (RAC) to Conditional Rural Agricultural Conservation (C-RAC) and Conditional Limited Industrial (C-LI) for Approximately 154.3 Acres in Order to Establish the Uses of Custom Manufacturing, Industry Type 1, Warehousing and Distribution, Industry Type 2 by Conditional Use Permit, and Reconstructed Wetland Along with a Community Park

BACKGROUND:

The subject properties contain approximately 154.3 acres located on the north side of US Route 460. The current use of the properties currently consists of agricultural fields, timber land, and a pond with wetlands. The properties lie within the RAC zoning district. County GIS images indicate that parcels have historically been used for agricultural purposes. Parcel 54-01-086J is currently owned by the Economic Development Authority (formerly the Isle of Wight Industrial Authority) of Isle of Wight County. The County originally purchased the property in 2008 to expand the Shirley T. Holland Industrial Park and later dedicated it to the Industrial Development Authority. Hollowell Holdings currently owns parcels 54-01-086B which contains the pond as well as the larger parcel 55-01-013 which contains agricultural land and the original farmstead house.

The applicant held several meetings with the adjacent residential property owners as well as representatives for the the Town of Windsor. The application was discussed by the members of the Windsor Town Council. No vote in support of nor against the project was made.

The current future recommended land use designation for the properties is Mixed Use and Environmental Conservation as shown on the Future Recommended Land Use Map in the Comprehensive Plan adopted in January 2020. The rezoning application accompanies a comprehensive plan amendment request to change the future recommended land use designation from Mixed Use to Planned Industrial for tax map numbers 54-01-086J and 55-01-013. Tax map number 54-01-086B will continue to remain Environmental Conservation as it consists almost entirely of the pond and wetland area.

Both parcels 54-01-086J and 55-01-013 were found to have historic cemeteries on them. The cemetery on parcel 54-01086J is located within the project area, while the cemetery on 55-01-013 is located along the outer boundary of the parcel to the northeast. Parcel 55-01-013 is the current location for the historic home known as the Henry Saunders House which is listed on the National Register of Historic Places. The attached concept plan shows proposed buildings roughly 162 feet from the Henry Saunders House at its closest point.

The applicant previously submitted applications for a comprehensive plan amendment and a change in zoning district in 2023. The applications were denied by the Board of Supervisors at their June 2024 meeting. The applicant revised their proposed development and submitted a new application in November 2024. The Board of Supervisors may, at any time, consider a new application affecting the same property as an application previously denied. A new application is one that differs in some substantial way from the one previously considered as determined by the zoning administrator.

The applicant has made several revisions to the project. They reduced the number of buildings from five to four and relocated them to avoid environmentally sensitive areas on the site. Additionally, they submitted a new set of proffers to include a 14.92 acre park parcel and increased the proposed height of the berm to nine feet at its peak with a width of sixty feet. The total building size has been decreased from 1.23 million square feet to approximately 726,000 square feet, with the largest building now measuring 234,460 square feet. Furthermore, the distance from the nearest residence along the western property line increased from 235 feet to 280 feet. These and other changes made result in substantial changes to the application as determined by the zoning administrator.

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

BUDGETARY IMPACT:

An updated fiscal impact analysis was provided prior to the Planning Commission meeting. The Commissioner of Revenue commented on the updated fiscal impact analysis. Both documents are attached to this report.

RECOMMENDATION:

The Planning Commission recommended approval of the application with four members voting in favor of the recommendation, three voting against, and one

abstaining (4-3-1).

Staff recommends also approval of the application with the conditions proffered by the applicant.

ATTACHMENTS:

Description	Type	Upload Date
Concept Plan	Backup Material	3/5/2025
Application	Backup Material	1/21/2025
Site Map	Backup Material	1/21/2025
Proffers	Backup Material	1/21/2025
Building elevations	Backup Material	1/21/2025
Traffic Memo	Backup Material	1/21/2025
Landscape Detail	Backup Material	1/21/2025
Statment of Reason	Backup Material	1/21/2025
Location Map	Backup Material	1/21/2025
Location Closeup Map	Backup Material	1/21/2025
Zoning Map	Backup Material	1/21/2025
Land Use Map	Backup Material	1/21/2025
Fiscal Impact Analysis	Backup Material	3/5/2025
Commissoner of Revenue Response	Backup Material	3/5/2025
Ordinance	Ordinance	3/5/2025

BUILDING	TOTAL BUILDING AREA	OFFICE AREA	WAREHOUSING AREA	REQUIRED OFFICE AREA STANDARD PARKING	REQUIRED WAREHOUSE AREA STANDARD PARKING	TOTAL REQUIRED STANDARD PARKING	PROVIDED STANDARD PARKING	PROVIDED LOADING	PROVIDED TRAILER PARKING
A	113400	5670	107730	19	22	41	80	24	41
B	234360	11340	223020	38	45	83	189	36	48
C	156000	11340	144600	38	29	67	132	31	49
D	222200	11340	210860	38	43	81	142	38	16

LEGEND

- EXISTING PROPERTY LINE
- VARIABLE HEIGHT BERM
- PROPOSED ZONING LINE
- CONSERVATION EASEMENT

Land Use and Zoning Table

Existing Zone:		(RAC)	
Existing Use:		Agricultural and Residential	
Proposed Zone:		Limited Industrial (LI) & (RAC)	
Proposed Use:		4 Single Load Warehouses & Nature Trail/Park	
	Description	**LI Zone Requirements**	**Proposed**
Limited Industrial (LI) Zoning Requirements	Max. Height of Structrures	75' *	<75'
	Max. FAR	0.5 SF/net developable area	0.151
	Min. Front Yard Setback	100' (industrial) 35' (office)	≥175.00'
	Min. Side Yard Setback	20'	≥94.20'
	Min. Rear Yard Setback	20'	≥262.5'
	Max. Lot Coverage	60%	25%
	Min. Open Space Ratio (OSR)	25%	75%
Highway Corridor Overlay District (HCOD) Requirements	Min. Visual ROW Buffer	50'	≥105.00'
	Min. Front Yard Setback	50'	≥105.00'
	Min. Side Yard Setback	10'	≥40.28'
	Min. Rear Yard Setback	10'	≥262.5'

* §4–11005.A. MAXIMUM HEIGHT OF STRUCTURES IN THE LI DISTRICT: SEVENTY–FIVE (75) [FEET].

1.A. THE SIDE AND REAR YARD SETBACKS FOR ANY STRUCTURE IN EXCESS OF THIRTY–FIVE (35) FEET IN HEIGHT SHALL BE INCREASED ONE (1) FOOT FOR EACH ADDITIONAL FOOT OF STRUCTURE HEIGHT OVER THIRTY–FIVE (35) FEET.

1.B. WHERE STRUCTURES EXCEED THE THIRTY–FIVE–FOOT HEIGHT REQUIREMENT A BUILDING SEPARATION OF THIRTY (30) FEET SHALL BE REQUIRED.

NOTE:
THE PROPOSED RPA IMPACTS SHOWN ON THE EXHIBITS ARE CONCEPTUAL IN NATURE AND ARE NOT APPROVED AS PART OF THE REZONING OR COMPREHENSIVE PLAN AMENDMENT; FINAL IMPACTS SHALL BE APPROVED BY THE APPLICABLE GOVERNING BODY

- HOLLOWELL SITE WETLAND DELINEATION: 3/16/23
- HOLLOWELL SITE ACE CONFIRMATION: IN REVIEW BY ACOE/VADEQ
- IDA SITE WETLAND DELINEATION: 11/22/22
- IDA SITE ACE CONFIRMATION: 12/5/22

This conceptual design and dimensional information is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information. It is intended merely to assist in exploring how the project might be developed.

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH

ONE FOUR TWO DESIGN GROUP

TMG

TIDEWATER LOGISTICS CENTER
CONCEPTUAL PLAN
ISLE OF WIGHT COUNTY, VA
01/10/2025

ARCO DESIGN/BUILD

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

REZONING

WHAT IS REZONING?

Isle of Wight first adopted zoning laws in 1970 as part of the County's authority to promote and protect health, safety, and general welfare of the present, as well as future, residents and businesses of the County.

These laws, as outlined in the Zoning Ordinance, designate all land to one of the zoning districts. The permitted uses and rules pertaining to each district designate the use of a parcel of land in a desired fashion. A change, or rezoning, is made at the owner's request or at the direction of the Board of Supervisors and in accordance with the land use designations of the Comprehensive Land Use Plan.

WHAT MUST I FILE TO REZONE MY PROPERTY?

1. Prior to submitting an application, it is recommended to schedule a pre-application meeting with Economic Development to review the application and discuss any questions the applicant may have. Please call 757-365-6249 for meeting information. If the property is in the Land Use Assessment Program, the applicant should also contact the Commissioner of the Revenue's Office at (757) 365-6222.

2. Submit a completed application form, completed application checklist with all required documents (See Submittal Checklist for additional items that may be required), completed disclosure of real estate holdings, owners affidavit and the filing fee of $1,200.

WHEN IS A REZONING APPLICATION CONSIDERED BY THE PLANNING COMMISSION?

Once a completed application has been submitted to the County, the application is distributed for comment and review to all appropriate County and State Agencies/Departments. Once all comments are received and the application is deemed acceptable by all appropriate County and State Agencies/Departments, the application is scheduled for public hearing by the Planning Commission. The Planning Commission meetings are normally held at 6:00 p.m. on the fourth Tuesday of each month in the Robert C. Claude, Sr. Board Room, at the County Courthouse Complex. The advertising deadline for an upcoming Planning Commission public hearing is the first Thursday of the month. An application must be deemed acceptable by all appropriate County and State Agencies/Departments prior to this deadline in order to be placed on the next agenda.

WHAT IS THE PUBLIC HEARING PROCEDURE FOR REZONING?

1. Once the application is scheduled for a public hearing by the Planning Commission, the applicant is required to the required number of copies of the concept plan and all other supplementary documentation deemed necessary by the Planning and Zoning Department for distribution to the Planning Commission. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.

2. The applicant will be given at least one sign to post on the property at least fourteen days prior to the Planning Commission public hearing, indicating an application has been filed. Additional signs may be required based on linear road frontage. These signs are provided by the County and may be picked up at the Planning and Zoning Department front desk.

3. The application is advertised for public hearing in the local newspapers twice – no more than twenty-one (21) days and no less than six (6) days prior to the public hearing.

4. Notices are sent by the Planning and Zoning Department to all adjoining property owners

If you have any questions, please call the Central Permitting office at 757-365-6211 or email at planreview@iwus.net

at least fourteen days prior to the public hearing.

5. Staff will prepare a report on the application and the applicant will be sent a copy of the report and other comments made by County and State Agencies/Departments prior to the meeting date.

6. The applicant and/or a representative are/is required to attend the Planning Commission meeting to present the application and answer any questions from Commission members.

7. Following the Planning Commission's recommendation of approval or denial, the application will be placed on the Board of Supervisors' agenda for a public hearing. Board of Supervisors meetings are typically held on the third Thursday of each month and the meetings begin at 5:00 pm in the Robert C. Claude, Sr. Board Room, at the County Courthouse Complex. The same notification procedure as outlined above will be followed, and additional copies of the concept plan and all other supplementary documentation will be required to be submitted by the applicant for distribution to the Board of Supervisors. All required items must be submitted to the Planning and Zoning Department no fewer than ten calendar days prior to the scheduled public hearing.

8. The Board of Supervisors will hold the public hearing as scheduled, and make a determination to approve or deny the application. The applicant and/or a representative are/is required to attend the Board of Supervisors meeting to present the application and answer any questions from Board of Supervisors members.

9. The applicant will be notified in writing of the Board of Supervisors' discussion. If denied, a period of at least one (1) year must elapse in order to resubmit the application, unless significant changes are made. Also, the applicant may appeal the Board's decision to the Circuit Court

10. If approved, and the request does not include the rezoning of an entire parcel, a zoning boundary plat will need to be prepared by a licensed surveyor and submitted for approval within twelve months of the Boards approval of the rezoning application.

WHAT OTHER PERMITS OR APPROVALS MAY BE REQUIRED PRIOR TO CONSTRUCTION?

- Zoning Permit
- Stormwater
- Building Permit
- Health Department Permit
- Site Plan Approval
- Subdivision Plat Approval
- Landscaping Surety
- Erosion and Sediment Control Surety

Revised 4/7/23

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

APPLICATION FOR REZONING/CONDITIONAL ZONING AMENDMENT

This application should be used to petition for a change to the Official Zoning Map or for an amendment of zoning conditions. The following application requirements are consistent with the procedures set forth in Section 1-1015*, Amendments*, of the Isle of Wight County Zoning Ordinance*,* as amended*.*

A. APPLICATION FOR:

[ ] Rezoning

[X] Conditional Rezoning (Are voluntary proffered conditions attached?): X Yes _____ No

Request to change the subject property(s) from the RAC to the LI zoning district.

Proposed Use or Activity: Industry, Type 1, Custom Manufacturing, Warehousing, and Distribution

[ ] Amendment to Conditional Zoning

Request to change conditional zoning as follows (Attach current and proposed conditions): _____

B. PROJECT DESCRIPTION:

Project Name: Tidewater Logistics Center

Property Address (if any): _____

Election District: District 4

Comprehensive Plan Designation: Planned Industrial (Proposed)

The rezoning will apply to 154.34 acres out of 154.34 total acres

Tax Parcel Identification # 54-01-086J Number of Acres to be Rezoned: 90.885

Requesting Zoning District Change from: RAC to LI

Tax Parcel Identification # 55-01-013 Number of Acres to be Rezoned: 63.457

Requesting Zoning District Change from: RAC to LI

Tax Parcel Identification # 54-01-086B Number of Acres to be Rezoned: 00.000

Requesting Zoning District Change from: RAC to LI

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

Public Sewer X Private Septic _____

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): Meridian Property Purchaser, L.L.C.

Address: 3 Bethesda Metro Center, Suite 1400

City, State, Zip Code: Bethesda, MD 20814

Phone No.: 240-507-1174 Email: tomboylan@tmgdc.com Fax No.:

Property Owner(s) Name(s): Industrial Development Authority of Isle of Wight and Hollowell Holdings, LLC

Address: IDA: 17146 Monument Circle, Suite A, Isle of Wight, VA 23397
Hollowell: 409 Patrick Street, Portsmouth, VA 23397

City, State, Zip Code:

Phone No.: Email: Fax No.:

Applicant Signature **Date**

John W. Hollowell Jr 11/15/2024

Owner Signature ***if different*** **Date**

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): Meridian Property Purchaser, L.L.C.

Address: 3 Bethesda Metro Center, Suite 1400

City, State, Zip Code: Bethesda, MD 20814

Phone No.: 240-507-1174 Email: tomboylan@tmgdc.com Fax No.:

Property Owner(s) Name(s): Industrial Development Authority of Isle of Wight and Hollowell Holdings, LLC

Address: IDA: 17146 Monument Circle, Suite A, Isle of Wight, VA 23397
Hollowell: 409 Patrick Street, Portsmouth, VA 23397

City, State, Zip Code:

Phone No.: Email: Fax No.:

JA 11/13/24

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: Date:

Docusign Envelope ID: E6BFD759-F470-401B-A1F7-BF48250BD758

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Meridian Property Purchaser, L.L.C.

Address 3 Bethesda Metro Center, Suite 1400
Street

Bethesda (City) Maryland (State) 20814 (Zip)

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
None	

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
None	

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 [X] 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: James Huckaby (Printed or Typed Name) Applicant: Signed by: [signature] (Signature) Date: November 5, 2024

Commonwealth of Maryland
County of Montgomery

Subscribed and sworn to before me Katherine Bogue,
A Notary Public in and for the County of Montgomery Commonwealth of Maryland, this 5th day of November, 2024.

Kate Bogue
Notary Public

My Commission Expires 6/24/25

KATHERINE GRACE BOGUE NOTARY PUBLIC MONTGOMERY COUNTY, MD MY COMMISSION EXPIRES JUNE 24, 2025

Approved By: Tom Boylan

REZONING/CONDITIONAL ZONING AMENDMENT APPLICATION CHECKLIST

****Both checklist and application required upon submission to central permitting or application will not be accepted****

In conjunction with Section 1-1015, *Amendments*, of the Isle of Wight County Zoning Ordinance, as amended, the following information shall be submitted for a Rezoning/Conditional Zoning Amendment Application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for an exception shall be certified as complete unless the following information is provided. ***The required number of copies may be increased or reduced with permission of the Zoning Administrator, depending on the review needs.*** Applicant(s) must have their signature(s) notarized on the disclosure of real estate holdings.

- ☐ **Ten (10) copies of the following:**
  - ☐ original, executed application
  - ☐ a statement of the reasons for seeking a rezoning, and if applicable, a statement of proffered conditions with owner(s) original, notarized signature.
  - ☐ narrative description of current condition and use of the property, which shall include the tax parcel identification number
  - ☐ full size concept plan of the site to show all existing and proposed physical improvements and such other information as is necessary to clearly indicate to the reviewing body that adequate provisions have been made for compliance with all standards for that particular use, the extent of the property to be so used on a given parcel or parcels, and information defining the requested exceptions. The plan shall be prepared by the appropriate authorized design professional licensed to practice in Virginia. No person shall prepare or certify design elements of site plans which are outside the limits of their professional expertise and license. Such document shall be drawn to scale and shall include the following information:
    - A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
    - Title of drawing
    - Date of drawing
    - Existing wood line
    - North arrow
    - Scale bar
    - Current zoning of parcel(s), including tax map number(s) and owner(s)
    - Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
    - Street names including route number and width(s) of the right-of-way(s)
  - ☐ any additional information required for the proposed use in accordance with Section 5-5000, *Supplementary Use Regulations,* of the Zoning Ordinance.
  - ☐ Community Impact Statement. Required for residential subdivisions of five (5) or more lots, planned development, commercial, industrial, or miscellaneous rezoning/conditional zoning amendment applications. Please refer to Section 1-1015.F for detailed requirements of the Community Impact Statement.
  - ☐ Water Quality Impact Assessment. For any rezoning in the Chesapeake Bay

Preservation Area prepared in accordance with Appendix B-1 of the County Code for applications containing any of the following:

- will disturb any portion of the 100-foot buffer area of a Resource Protection Area
- (RPA), or any component identified in Section 3000.B.1 of the Chesapeake Bay Preservation Area Ordinance;
- contains ten (10) acres or more for any use, other than a development of single family detached residential lots;
- contains twenty-five (25) acres or more for the development of single family detached residential lots; or,
- any other development that may warrant such assessment due to the unique
- characteristics of the site or intensity of the proposed use or development, as may be required by the Zoning Administrator.

☐ Planned Development supplemental information shall be submitted in accordance with Section 4-14005, *Submission Requirements,* of the Zoning Ordinance

☐ **One (1) original executed application**

☐ **One (1) digital copy of ALL application documents**

☐ **One (1) reduced 11"x17" copy of concept plan**

☐ **Voluntary Proffer Statement if applicable**

☐ **Waiver and Release of Claims if cash proffer is proposed**

☐ **Application fee submitted with the application. Checks should be made payable to treasurer, Isle of Wight, County**

☐ **Other information may be necessary to demonstrate compliance with all other applicable federal, state and County standards and regulations.**

☐ **All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.**

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 processing of this application and the date of the Planning Commission public hearing and that the submittal of a complete application does not guarantee the application will be placed on the next available Planning Commission agenda.

James Huckaby

Name

Signature

11/13/24

Date

LEGEND

- EXISTING PROPERTY LINE
- VARIABLE HEIGHT BERM
- PROPOSED ZONING LINE
- CONSERVATION EASEMENT

BUILDING	TOTAL BUILDING AREA	OFFICE AREA	WAREHOUSING AREA	REQUIRED OFFICE AREA STANDARD PARKING	REQUIRED WAREHOUSE AREA STANDARD PARKING	TOTAL REQUIRED STANDARD PARKING	PROVIDED STANDARD PARKING	PROVIDED LOADING	PROVIDED TRAILER PARKING
A	113400	5670	107730	19	22	41	80	24	41
B	234360	11340	223020	38	45	83	189	36	48
C	156000	11340	144600	38	29	67	132	31	49
D	222200	11340	210860	38	43	81	142	38	16

NOTE:
THE PROPOSED RPA IMPACTS SHOWN ON THE EXHIBITS ARE CONCEPTUAL IN NATURE AND ARE NOT APPROVED AS PART OF THE REZONING OR COMPREHENSIVE PLAN AMENDMENT; FINAL IMPACTS SHALL BE APPROVED BY THE APPLICABLE GOVERNING BODY

- HOLLOWELL SITE WETLAND DELINEATION: 3/16/23
- HOLLOWELL SITE ACE CONFIRMATION: IN REVIEW BY ACOE/VADEQ
- IDA SITE WETLAND DELINEATION: 11/22/22
- IDA SITE ACE CONFIRMATION: 12/5/22

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600 FAX: 757-213-8601
WWW.KIMLEY-HORN.COM

KHA PROJECT 117158002
DATE 01/10/2025
SCALE AS SHOWN
DESIGNED BY TRL
DRAWN BY TRL
CHECKED BY KBB

SITE MAP MASTER PLAN EXHIBIT

TIDEWATER LOGISTICS CENTER
PREPARED FOR
THE MERIDIAN GROUP
ISLE OF WIGHT VIRGINIA

SHEET NUMBER
1 OF 1

Plotted By:Lucas Tyler Sheet Set:####### Layout:SITE PLAN January 13, 2025 12:03:04pm C:\Users\Lucas.Tyler\Kimley-Horn\Tidewater Logistics Center\CAD\Exhibits\2025.01.06_Site Master Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROFFERED CONDITIONS

January 28, 2025

Conditional Zoning Request REZN-24-10 (the "Application") has been filed by the "Owner" (hereinafter defined) for certain real property owned by Hollowell Holdings LLC ("Hollowell") and the Industrial Development Authority of Isle of Wight County ("IDA"), which property is situated within the territorial confines of the County of Isle of Wight, Virginia (the "County") located at 13009 Windsor Boulevard (Tax Parcel ID Numbers 54-01-086J, 55-01-013, and 54-01-086B) in the Windsor Development Service District and more particularly described on **Exhibit A** attached hereto and made part hereof (the "Property"). Meridian Property Purchaser, L.L.C. ("Meridian") is the contract purchaser of the Property. Hollowell, IDA and Meridian (collectively, the "Owner") filed the Application requesting that the zoning of the Property be changed from RAC – Rural Agricultural Conservation to C-RAC – Conditional Rural Agricultural Conservation and C-LI – Conditional Limited Industrial with proffers in order to permit the development of a project (the "Project") on the Property as shown on the "Master Plan" (hereinafter defined).

The Owner and the County have carefully evaluated, among other things, a traffic impact analysis and community impact analysis (copies of which are on file with the County's Community Development Department, hereinafter referred to as the "Department") and the on-site and off-site impacts of the Project and have determined (i) the impacts specifically attributable to the Project (the "Impacts"), (ii) certain Impacts create a need (or identifiable portion of a need) for the expansion of existing capacity of public transportation facilities (the "Expansion of Existing Capacity"), (iii) the Project will receive a direct and material benefit from the Expansion of Existing Capacity, and (iv) the provisions of the County's zoning ordinance ("Zoning Ordinance") are inadequate for addressing various of the Impacts and necessitate supplementation by these Proffers.

In furtherance of the Application, the Owner, for itself and its successors and/or assigns, hereby voluntarily proffers the conditions specifically set forth below, in addition to the regulations provided for by the Zoning Ordinance, which proffered conditions are determined by the Owner and, upon acceptance by the Board of Supervisors in connection with the approval of the Application, the County: (i) to be reasonable, (ii) to address impacts specifically attributable to the Project, (iii) to address the need (or identifiable portion of a need) for the Expansion of Existing Capacity, (iv) to directly and materially benefit the Project, (v) to have a reasonable relation to the proposed change in zoning, (vi) to be in conformity with County's adopted comprehensive plan, and (vii) to be in accordance with the provisions of Section 15.2-2296, et seq. of the Code of Virginia (1950), as amended (the "Virginia Code"), Section 15.2-2303.2 through 15.2-2303.4 of the Virginia Code, and the County Zoning Ordinance. The following proffered conditions apply only to the Property.

1. Plan of Development. A conceptual development plan of the Project entitled "TIDEWATER LOGISTICS CENTER CONCEPTUAL PLAN", dated January 10, 2025, prepared by ARCO Design/Build (the "Master Plan"), has been submitted to the Department for review by the County in connection with the Application. The Master Plan is on file with the Department. Development of the Property shall be in substantial conformance, as determined by the Community Development Director (the "Director") with the Master Plan. The Master Plan may be modified from time to time provided that such modifications do not alter the basic concept or character of the Master Plan and provided that such amendments are approved by the Director for consistency with the terms of this proffer.

2. Permitted and Prohibited Uses on the Conditional Light Industrial Zoned Portion of the Property.

a. Permitted Uses. The portion of the Property zoned Conditional Light Industrial (the "CLI Property") shall be used as permitted under the Limited Industrial zoning designation and more specifically for the following uses:

i. Custom manufacturing
ii. Industry, Type 1
iii. Warehousing and distribution
iv. Industry, Type 2 (with a conditional use permit)
v. Reconstructed Wetland
vi. Accessory Uses

b. Prohibited Uses. The following uses shall be expressly prohibited on the CLI Property.

i. Agricultural Uses

1. Fertilizer Storage
2. Assembly and Repair of Storage Equipment
3. Forestry, Silvicultural
4. Agricultural Farming Operation
5. Timbering
6. Sawmill

ii. Civic Uses

1. Adult Care Center

iii. Commercial Uses

1. Adult Entertainment Establishment
2. Laundry
3. Lawn and Garden Services
4. Mini Warehouse
5. Motor Vehicle Repair Service/Major

iv. Industrial Uses

1. Construction Yard
2. Convenience Center
3. Meat Packing
4. Recycling Center
5. Abattoir or Livestock Processing
6. Asphalt Plant
7. Industry, Type III
8. Landfill, Industrial
9. Landfill, Rubble
10. Transfer Station
11. Resource Extraction
12. Scrap and Salvage Service
13. Petroleum Storage for resale purposes
14. Manufacture of production of aluminum
15. Sand, gravel, or brick operations

v. Miscellaneous Uses
1. Aviation Facility, General

3. Permitted and Prohibited Uses on the Conditional Rural Agricultural Conservation Zoned Portion of the Property. The portion of the Property zoned Conditional Rural Agricultural Conservation (the "CRAC Property") shall be used for a Public Park and Recreation Area and Accessory Uses, and no other uses shall be permitted on the CRAC Property.

4. Design. The buildings on the CLI Property shall be constructed in substantial conformance with the drawings entitled "CONCEPTUAL RENDERING – BUILDING D", dated 02/05/2024, prepared by ARCO Design/Build and One Four Two Design Group, "CONCEPTUAL RENDERING", dated 02/05/2024, prepared by ARCO Design/Build and One Four Two Design Group, and "PRELIMINARY ELEVATIONS - BUILDING D", dated February 5, 2024, prepared by ARCO Design/Build and ADB Design Services (the "Renderings") and in substantial conformance with the Highway Corridor Overlay zoning ordinance as determined by the Director. A copy of the Renderings is on file in the Department. The Renderings may be modified from time to time provided that such modifications do not alter the basic concept or character of the Renderings and provided that such amendments are approved by the Director for consistency with the terms of this proffer.

5. Buffer Design. The site plan(s) for the development of the portions of the Property containing Buildings A and B on the Master Plan shall include the CRAC Property and include the design for the construction of the park, CRAC buffer, and berm as shown on the Master Plan and as shown on that certain exhibit entitled "Landscape Industrial Adjacent to Residential Buffer Zone: Mixed Buffer, Tidewater Logistics Center Rezoning Isle of Wight Virginia", dated November 2024, prepared by Kimley Horn (the "Landscape Buffer Concept Drawing") or such comparable design as may be approved by the Director. Owner shall guarantee (in accordance with Section 15.2-2299 of the Virginia Code or such successor provision) maintenance of the landscaping associated with the park and the berm for a period of 3 years after installation. A copy of the Landscape Buffer Concept Drawing is on file in the Department. The Landscape Buffer Concept Drawing may be modified from time to time provided that such modifications do not alter the basic concept or character of the Renderings and provided that such amendments are approved by the Director for consistency with the terms of this proffer.

6. Minimum Setback Requirements from Western Property Line. Building A and Building B shall not be located any closer to the western boundary line of the Property than the respective setback for each Building as shown on the Master Plan.

7. Maximum Noise Levels and Sound Study. A sound study (the "Sound Study") shall be performed by Owner and submitted to the Department with any site plan for development of any portion of the CLI Property located west of Ennis Pond, which Sound Study shall be subject to review and approval by the Director for technical accuracy, compliance with this Proffer, and consistency with the County's noise ordinance. Such site plan shall include the implementation of the recommendations of the Sound Study as necessary to comply the County's noise ordinance and this Proffer, which recommendations shall include but not be limited to a 10-foot noise wall as shown on the Master Plan and Landscape Buffer Concept Drawing. Notwithstanding the forgoing, in no event shall noise levels along the western boundary line of the Property adjacent to residentially developed property exceed hourly equivalent noise levels of 50 dBA with noise level measurements using, at a minimum, a properly functioning and calibrated Type I integrating sound level meter under the supervision of an experienced professional certified by the Institute of Noise Control Engineering of the USA.

8. Historic Resources. Owner shall document in the Virginia Cultural Resource Information System (VCRIS) the dense concentration of redeposited historic architectural, agricultural, and domestic materials exposed on and within an eroding ditch on the Property, as referenced in Attachment A of the Virginia Department of Historic Resources letter to Isle of Wight County dated February 12, 2024, DHR File No. 2023-4713 ("VDHR Letter"). Owner shall also engage a qualified archaeologist to monitor land disturbance around the cemetery noted in the VDHR Letter as DHR ID No. 046-5629. Additionally, Owner shall explore additional controlled excavation regarding Site 44IW0395 as referenced in the VDHR Letter. Owner shall include a ten foot landscape buffer in compliance with the industrial buffer zone landscaping requirements found in section 8-1005 of the Zoning Ordinance around the Saunders House as shown on the Master Plan and shall provide funding for a highway marker for the house through the Virginia Department of Historic Resources. In the event the Saunders House is subdivided from the Property in the future, the landscape buffer shall continue to be located within the Project.

9. Traffic Improvements.

a. Prior to issuance of a final certificate of occupancy for any of the buildings on the Property shown on the Master Plan, the construction, installation, and/or implementation of the following improvements at Windsor Boulevard and Dominion Way shall be completed or guaranteed by the Owner in accordance with Section 15.2-2299 of the Virginia Code or such successor provision:

    i. Reconstruct the existing traffic signal to add a north leg of the intersection to accommodate the Project;
    ii. Modify existing protected-permissive left-turn phasing to flashing yellow arrow;
    iii. Modify coordinated traffic signal timings at this intersection as well as the VA 460-603/610 and VA 460-258 intersections based on new signal phasing and volumes;
    iv. Construct an exclusive eastbound left-turn lane with 200-feet of storage and a 200-foot taper on Windsor Boulevard;
    v. Construct an exclusive westbound right-turn lane with 200-feet of storage and a 200-foot taper on Windsor Boulevard;
    vi. Restripe the existing right-turn lane to a through/right-turn on northbound Dominion Way; and
    vii. Construct one exclusive left-turn lane and one shared through/right-tun lane on the southbound Project access road and sign such through/right-turn lane to prohibit right turns on red.

b. Prior to issuance of a final certificate of occupancy for Buildings C or D shown on the Master Plan, the construction, installation, and/or implementation of an exclusive right-turn lane with 200-feet of storage and a 200-foot taper on westbound Windsor Boulevard at the western right-in/right-out Project entrance shall be completed or guaranteed by the Owner in accordance with Section 15.2-2299 of the Virginia Code or such successor provision.

c. Prior to issuance of a final certificate of occupancy for Building D shown on the Master Plan, the construction, installation, and/or implementation of an exclusive right-turn lane with 200-feet of storage and a 200-foot taper on westbound Windsor Boulevard at the eastern right-in/right-out Project entrance with signage prohibiting

truck traffic shall be completed or guaranteed by the Owner in accordance with Section 15.2-2299 of the Virginia Code or such successor provision.

10. Off-Site Sanitary Sewer Improvements. Conditioned upon (a) Owner's receipt of a written request from the County, (b) the establishment of a mutually acceptable cost sharing agreement between Owner and County which the parties shall use commercially reasonable efforts to achieve, (c) Owner's reasonable ability to obtain all necessary governmental approvals, and (d) there being no private approvals or private property rights of third parties required to be obtained by Owner, Owner shall proceed to design and construct a gravity sanitary sewer main (the "Gravity Sanitary Sewer Main") to be located in the Town of Windsor within the portions of the public rights of way of Lovers Lane, Hazelwood Drive, and Keaton Avenue shown on **Exhibit B** attached hereto and connecting to a sewer pump station located on the Property. The size and location of the pump station located on the Property shall be determined during the preliminary site plan process. Upon completion of construction of the Gravity Sanitary Sewer Main in accordance with all applicable governmental approvals, the County shall take over ownership, operation, and maintenance of the Gravity Sanitary Sewer Main. County shall reimburse Owner in accordance with the cost sharing agreement for its actual out-of-pocket expenses incurred in connection with the design, approval, and construction of the Gravity Sanitary Sewer Main as such expenses are incurred. If, prior to the date which is 3 months after Owner's initial site plan submission to the County for the first phase of development of the Property, the Owner has not received a written request from the County as described in subsection (a) above, or the Owner and the County have not achieved a mutually acceptable cost sharing agreement as described in subsection (b) above, then all of the Owner's obligations under this Proffer 10 shall automatically expire and shall thereafter be of no further force or effect.

11. Public Park and Conservation Easement. Prior to the issuance of a certificate of occupancy for a new building on the CLI Property, Owner shall (a) complete the construction of the park on the portion of the CRAC Property labeled as "PROPOSED NEW PARK PARCEL +/- 14.92 ACRES CRAC ZONING" on the Master Plan (the "Park Parcel") in accordance with the depiction of said park area on the Master Plan, and (b) establish a conservation easement on the CRAC Property which restricts the uses of the CRAC Property to those shown on the Master Plan. Thereafter, Owner (or a property owners association for the Property established by Owner) shall maintain such improvements on the Park Parcel and permit public access thereto for use as a public park and recreation area subject to customary and reasonable rules and regulations as may be imposed by Owner (or property owners association) from time to time.

12. Successors and Assigns. These Proffers shall run with the title to the Property and shall be binding on the parties hereto and their respective successors and assigns; provided, however once a party ceases to own any portion of the Property, such party shall have no continuing liability hereunder.

13. Severability. In the event that (i) the County's approval of the Application and/or acceptance of these Proffers is appealed within 30 days after the date of the Board of Supervisors' action on same, and (ii) any clause, sentence, paragraph, subparagraph, section or subsection of these Proffers shall be judged by any court of competent jurisdiction to be invalid or unenforceable for any reason, including a declaration that it is contrary to the Constitution of the Commonwealth of Virginia or the United States, or if the application thereof to any owner of any portion of the Property or to any government agency is held invalid, then the change in zoning intended to be accomplished by the County's approval of the Application and acceptance of these Proffers shall be deemed void and the zoning of the Property shall automatically revert to that which existed immediately prior to the date of such approval.

14. Headings. All paragraph and subparagraph headings of the Proffers herein are for convenience only and are not part of these Proffers.

15. Conflicts. In the event that there is any conflict between these Proffers and the Zoning Ordinance, the conflict shall be resolved by the County's Director subject to the appeal process to the Board of Zoning Appeals and the Courts as otherwise provided by law.

16. Void if Application not Approved. In the event that the Application is not approved by the County or is overturned by subsequent judicial determination, these Proffers and the Master Plan shall be null and void.

[SIGNATURE PAGE TO PROFFERS]

WITNESS the following signatures, thereunto duly authorized:

HOLLOWELL HOLDINGS LLC

By: John W. Hollowell Jr.

Print Name: John W. Hollowell, Jr.

Title: Owner/Property Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Lancaster, to wit:

The foregoing instrument was acknowledged before me this 14th day of January, 2025 by John Hollowell as John Hollowell of Hollowell Holdings LLC.

Ruth Carter
NOTARY PUBLIC

My commission expires: February 28, 2025
Registration No.: 354100

RUTH J. CARTER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 354100
MY COMM. EXPIRES 2/28/2025

[SIGNATURE PAGE TO PROFFERS]

INDUSTRIAL DEVELOPMENT AUTHORITY OF ISLE OF WIGHT COUNTY

By: Kristi R Sutphin

Print Name: Kristi R. Sutphin

Title: Secretary - Treasurer

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Isle of Wight, to wit:

The foregoing instrument was acknowledged before me this 13th day of January, 2025 by Kristi R. Sutphin as Secretary Treasurer of the Industrial Development Authority of Isle of Wight County.

Gloria Banks Spratley
NOTARY PUBLIC

GLORIA BANKS SPRATLEY NOTARY PUBLIC REG # 7543850 MY COMMISSION EXPIRES 6/30/2025 COMMONWEALTH OF VIRGINIA

My commission expires: June 30, 2025
Registration No.: 7543850

[SIGNATURE PAGE TO PROFFERS]

MERIDIAN PROPERTY PURCHASER, L.L.C.

By: _____

Print Name: Mark King

Title: President + COO

COMMONWEALTH OF Maryland
CITY/COUNTY OF Montgomery, to wit:

The foregoing instrument was acknowledged before me this 13th day of January, 2025 by Mark King as President + COO of Meridian Property Purchaser, L.L.C.

_____
NOTARY PUBLIC

My commission expires: 6/24/25
Registration No.: N/A

KATHERINE GRACE BOGUE NOTARY PUBLIC MONTGOMERY COUNTY, MD MY COMMISSION EXPIRES JUNE 24, 2025

EXHIBIT A

HOLLOWELL

All that certain lot or parcel of land together with all improvements thereon located and being in the County of Isle Of Wight, VA and being more particularly described as follows:

Parcel One:

ALL THAT certain tract, piece or parcel of land lying, situate and being on the North side of U.S. Route 460, Windsor Magisterial District, Isle of Wight County, Virginia, containing a total area of 84.9 acres, more or less, according to a survey made by Roy Brinkley on August 9, 1949, with corrections to both conveyances thereafter made and bounded and described with reference to said survey as follows, to-wit: Beginning at a marked pine tree at the Northwest corner of the property hereby conveyed and on the Eastern edge of a swamp forming a part of the Western boundary line of the tract hereby conveyed and running thence South 77° 30' East a distance of 715.4 feet to a concrete post set in the run of another branch; thence following said branch South 45° East 52 feet to a gum; thence South 19° East 215 feet to a cypress; thence South 11° East 200 feet to a poplar; thence South 3° West 171 feet to a gum; thence South 14° East 84 feet to a gum; thence South 42° 30' East 251 feet to a gum in branch; thence leaving said branch and running South 27° East 147 feet to an iron pin; thence along the fence set on the Western side of a field path South 13° 30' West 1225 feet to a post set on the North side of U.S. Route 460,a corner; thence Northwestwardly along the North side of Route 460 1543 feet to a Hickory Tree and iron pipe which point is the Southeast corner of the land conveyed by William B. Spivey to John A. Wells and Estelle Slade Wells by deed recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, in Deed Book 160, page 10; thence North 21° 30' East 397 feet to an iron pin; thence North 68° 30' East 280 feet along the Northern boundary line of said Wells land to an iron pin; thence along the Eastern edge of the swamp as follows:

North 10° West 73 feet to a beech; thence
North 12° East 108 feet to a beech; thence
North 20° East 164 feet to a hickory; thence
North 76° East 60 feet to a poplar; thence
North 66° East 147 feet to a black gum; thence
North 50° East 115 feet to a red oak; thence
North 46° 30' East 131 feet to a red oak; thence
North 41° 30' East 212 feet to a hickory; thence
North 42° East 112 feet to a pine; thence
North 14° East 293 feet to an oak; thence
North 10° East 218 feet to a pine, the point of beginning.

LESS AND EXCEPT that certain parcel conveyed to the Board of Supervisors of Isle of Wight County, Virginia dated May 29, 20004, and duly recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, as Instrument Number 040003535.

Parcel Two:

ALL THAT certain piece, parcel or tract of land contiguous to the western boundary line of the land of Dr. John W. Hollowell in Windsor Magisterial District, Isle of Wight County, Virginia conveyed to Dr. John W. Hollowell by Fred T. Mathews and Hazel Keaton Mathews by deed dated March 8, 1967, and duly recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, on March 14, 1967, in Deed Book 187, page 43, which said parcel of land conveyed hereby is known, numbered and designated as Parcel A, as shown on a plat thereof entitled, "Plat 'A' The Property of F. T. Matthews Estate Being Conveyed to Dr. John W. Hollowell", made by Roy Brinkley, Surveyor, dated June 7, 1968, a copy of which plat is attached to and made a part of the Deed recorded as Instrument No. 050713, and particular reference is hereby made to said plat for description of said property by metes and bounds.

IDA
All that certain lot or parcel of land together with all improvements thereon located and being in the County of Isle Of Wight, VA and being more particularly described as follows:

All of that certain tract, piece or parcel of land situate, lying and being in Windsor Magisterial District, Isle of Wight County, Virginia, on both sides of Route 460 and containing 279.58 acres according to a survey made by Roy Brinkley, licensed surveyor, and being bounded and described with reference to a plat of said survey styled "Plat Showing Property of K.E. Johnson Estate Windsor District Isle of Wight Co. Scale 1" - 400 Sept 25, 1961", which plat is recorded in Plat Book 4, page 151 in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, which property is more particularly described by metes and bounds shown on said plat:

LESS, SAVE AND EXCEPT the property conveyed by the following deeds, all of which are incorporated herein by reference:

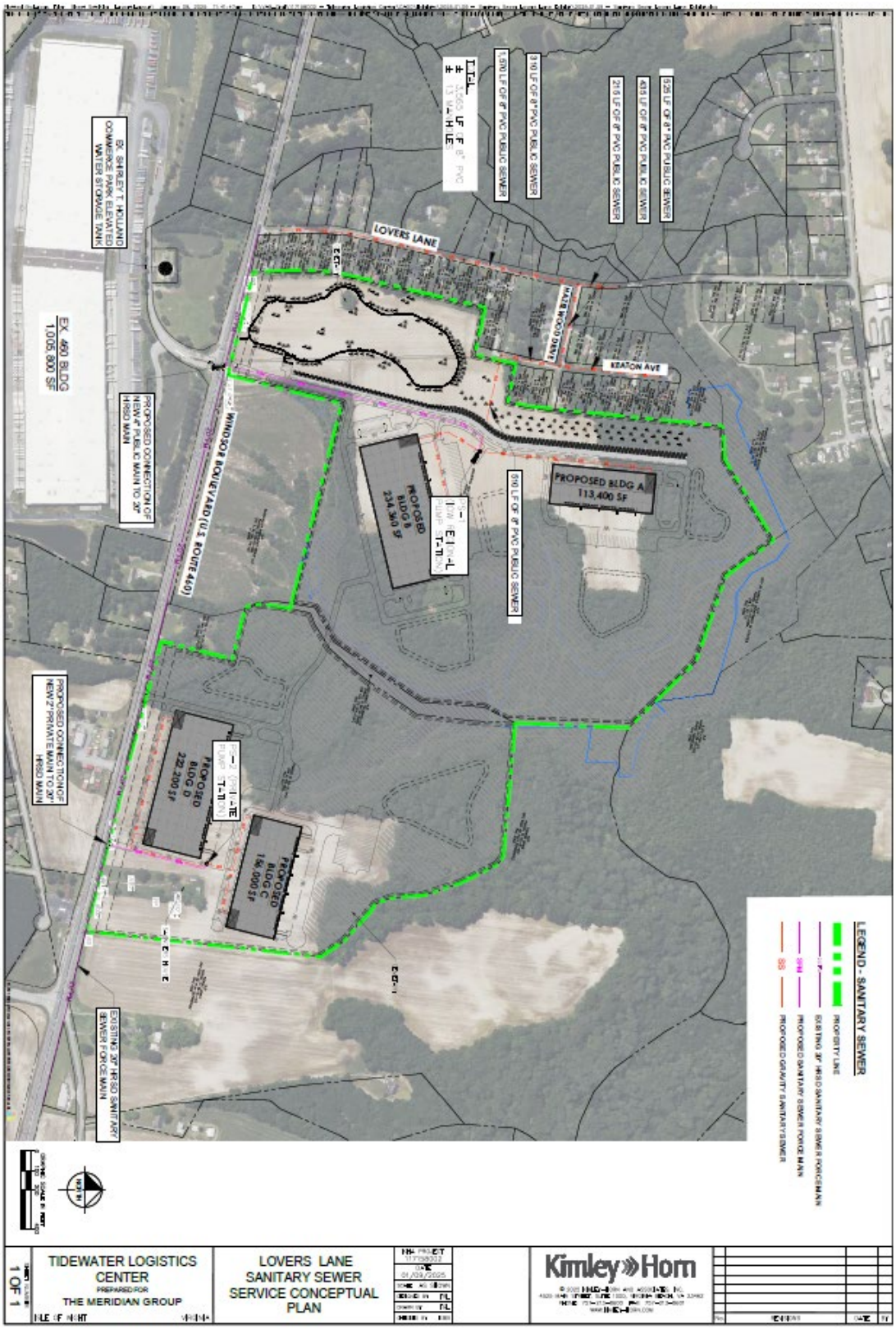
1. A deed from Allie Johnson Edwards et als, to Earl E. Bussey et ux, dated July 18, 1957, recorded in Deed Book 152, page 106 conveying 1-3/4 acres.
2. A deed from Allie Johnson Edwards et als, to Harry D. Young et ux, dated May 27, 1958, recorded in Deed Book 154, page 402 conveying 2.67 acres.
3. A deed from Fred T. Mathews et ux to Otis Thomas Eanes, Jr., dated April 25, 1966 recorded in Deed Book 183 at page 255, containing 17 acres, more or less.
4. A deed from Fred T. Mathews, Jr., et als to the Commonwealth of Virginia, dated February 17, 1970, recorded in Deed Book 201 at page 589, conveying right of way to widen Route 636 to a width of up to 50 feet, located between Routes 607
and 608.
5. A deed from Fred T. Mathews, Jr., et als to the Commonwealth of Virginia, dated February 18, 1970, recorded in Deed Book 200 at page 531, conveying right and easement to build a drainage ditch along Route 636 just west of Route 607.
6. A deed from Fred T. Mathews, Jr. and John Thomas Mathews, Executors, to Lloyd Raymond Olson, Jr. et ux, dated December 1, 1979, recorded in Deed Book 203 at page 726, conveying 2.095 acres
7. A deed from Fred T. Mathews, Jr. and John Thomas Mathews, Executors to Victor L. Walker et ux, dated January 29, 1971, recorded in Deed Book 206 at page 116, conveying 1.377 acres.
8. A deed from Fred T. Mathews, Jr. and John Thomas Mathews, Executors to John T. Mathews, dated January 14, 1972, recorded in Deed Book 211, page 275, conveying 12.50 acres.
9. A deed from HRFT, Inc. to James R. Hughes, Jr. et ux, dated January 2, 1973, recorded in Deed Book 217, page 72, conveying 2 lots, each containing 30,000 square feet.
10. A deed from HRFT, Inc. to James L. Griggs et ux, dated December 8, 1976, recorded in Deed Book 242, page 795, conveying Lot 3, containing 1.148 acres.
11. A deed from HRFT, Inc. to Kenneth L. Murphy et ux, dated May 2, 1977 recorded in Deed Book 245 page 813, conveying Lot 1, containing 1.148 acres.
12. A deed from HRFT, Inc. to Henry A. Opauski et ux, dated October 12, 1977, recorded in Deed Book 249, page 624, conveying Lot 2, containing 1.148 acres.
13. A deed from HRFT, Inc. to Leland D. Johansen et ux, dated February 15, 1983, recorded in Deed Book 286, page 300 conveying 1.55 acres.
14. A deed from HRFT, Inc. to Walter F. Gilchrist, II et al, dated November 30, 1989, recorded in Deed Book 365, page 97 conveying 1.963 acres.
15. A deed from HRFT, Inc. to Isle of Wight County Industrial Development Authority, dated September 29, 1993, recorded in Deed Book 422, page 882, conveying tract on south side of Highway 460. Corrected by deed of correction dated April 2, 2004, recorded as Instrument No. 040003193, conveying 93.16 acres.
16. A. deed from HRFT, Inc. to the Board of Supervisors of Isle of Wight County, Virginia, dated February 5, 2001, recorded as Instrument No. 010001645, conveying 0.605 acre.
17. A deed from HRFT, Inc. to Walter D. Freeman et ux, dated July 26, 2001, recorded as Instrument No. 010003715 conveying Parcel B, in Hazelwood containing 0.092 acre.
18. A quitclaim deed from HRFT, Inc. to the Board of Supervisors of Isle of Wight County, Virginia, dated

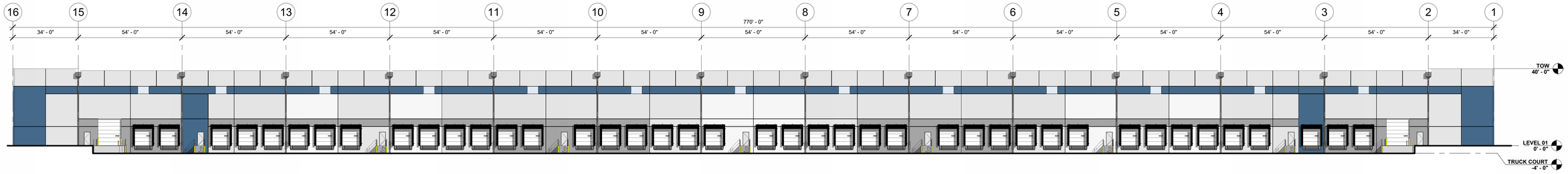
May 21, 2004, recorded as Instrument No. 040003534. conveying 0.004 acre.

ALSO SPECIFICALLY EXCEPTED FROM THIS CONVEYANCE is that certain tract, piece or parcel of land containing 16.30± acres, shown and identified as "Residual of Tax Parcel 54-01-86" on that certain plat of survey entitled "PLAT SHOWING RESIDUAL OF TAX PARCEL 54-01-086 TO BE RETAINED BY HRFT, INC. WHEREAS THE REMAINDER OF TAX PARCEL 54-01-086 SHOWN HEREON AS PARCEL A IS TO BE ACQUIRED BY THE ISLE OF WIGHT COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY PROPERTY LOCATED IN WINDSOR MAGISTERIAL DISTRICT, ISLE OF WIGHT COUNTY, VIRGINIA SCALE: 1" = 200' AUGUST 15, 2008" made by Stafford C. Camp, Land Surveyor, a copy of which plat is recorded in Plat Cabinet 2, Slide 190, page 16, in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, reference to which is here made for a complete metes and bounds description of the property reserved.

THE PROPERTY IS DESCRIBED BY METES & BOUNDS DESCRIPTION AS SURVEYED:
BEGINNING AT A PIN FOUND ON THE NORTHERN RIGHT-OF-WAY OF WINDSOR BOULEVARD AND BEING 210.65' FROM THE INTERSECTION OF WINDSOR BOULEVARD AND LOVERS LANE, SAID PIN FOUND BEING THE POINT OF BEGINNING; THENCE, N 02° 30' 16" W, A DISTANCE OF 203.37' TO A PIN FOUND; THENCE, N 00° 21' 50" E, A DISTANCE OF 103.01' TO A POINT; THENCE, N 05° 07' 42" E, A DISTANCE OF 103.18' TO A PIN FOUND; THENCE, N 11° 25' 17" E, A DISTANCE OF 100.15' TO A POINT; THENCE, N 13° 18' 52" E, A DISTANCE OF 710.00' TO A PIN FOUND; THENCE, S 77° 26' 04" E, A DISTANCE OF 250.00' TO A POINT ON THE SOUTHEAST CORNER OF KEATON AVENUE; THENCE, N 12° 31' 34" E, A DISTANCE OF 217.56' TO A PIPE FOUND; THENCE DEPARTING KEATON AVENUE, S 78° 16' 43" E, A DISTANCE OF 200.00' TO A POINT; THENCE, N 12° 28' 17" E, A DISTANCE OF 100.00' TO A POINT; THENCE, N 06° 58' 17" E, A DISTANCE OF 100.00' TO A PIN FOUND ON THE EASTERN TERMINUS OF HAZELWOOD DRIVE; THENCE ALONG SAID EASTERN TERMINUS, N 05° 18' 33" E, A DISTANCE OF 46.36' TO A POINT; THENCE DEPARTING HAZELWOOD DRIVE, N 06° 40' 04" E, A DISTANCE OF 105.00' TO A POINT; THENCE N 05° 40' 04" E, A DISTANCE OF 771.09' TO A POINT NEAR THE CENTER OF A SWAMP; THENCE ALONG A TIE LINE THROUGH SAID SWAMP, N 86° 53' 03" E, A DISTANCE OF 174.16' TO A POINT; THENCE ALONG A TIE LINE, N 58° 39' 13" E, A DISTANCE OF 487.43' TO A POINT; THENCE, S 35° 39' 44" E, A DISTANCE OF 79.86' TO A POINT; THENCE, S 36° 54' 44" E, A DISTANCE OF 230.00' TO A POINT; THENCE, S 70° 43' 44" E, A DISTANCE OF 470.00' TO A POINT; THENCE, S 44° 30' 44" E, A DISTANCE OF 295.00' TO A POINT; THENCE, S 44° 30' 44" E, A DISTANCE OF 172.76' TO A CALCULATED POINT; THENCE, S 02° 32' 41" W, A DISTANCE OF 647.85' TO A CALCULATED POINT; THENCE, S 29° 22' 41" W, A DISTANCE OF 132.00' TO A POINT IN ENNIS POND;
THENCE, S 04° 32' 41" W, A DISTANCE OF 328.00' TO A POINT IN ENNIS POND; THENCE, S 34° 32' 41" W, A DISTANCE OF 550.00' TO A POINT IN ENNIS POND; THENCE, S 61° 32' 41" W, A DISTANCE OF 200.00' TO A POINT IN ENNIS POND; THENCE, S 09° 32' 41" W, A DISTANCE OF 123.77' TO A POINT; THENCE, N 75° 54' 38" W, A DISTANCE OF 1068.11' TO A PIN FOUND; THENCE, S 14° 05' 22" W, A DISTANCE OF 608.00' TO A PIN FOUND ON THE NORTHERN RIGHT-OF-WAY OF WINDSOR BOULEVARD; THENCE ALONG WINDSOR BOULEVARD, N 75° 54' 38" W, A DISTANCE OF 548.98' TO THE POINT OF BEGINNING; CONTAINING 3,948,817 SQUARE FEET OR 90.652 ACRES, MORE OR LESS.

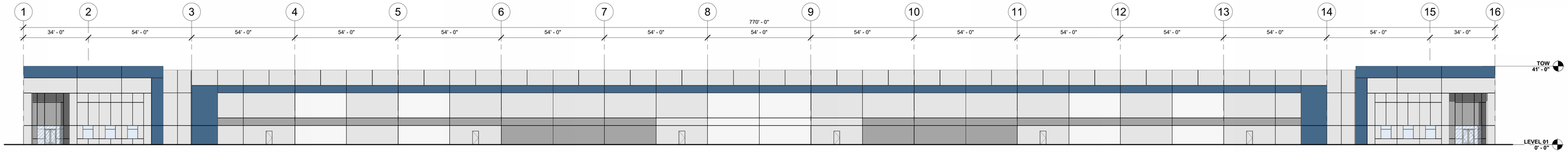
EXHIBIT B


LOVERS LANE
KEATON AVE
WINDSOR BOULEVARD (U.S. ROUTE 441)
EX. 460 BLDG
1,005,800 SF
EX. SHIRLEY T. HOLLAND COMMERCE PARK ELEVATED WATER STORAGE TANK
PROPOSED BLDG A
113,400 SF
PROPOSED BLDG B
234,360 SF
PROPOSED BLDG C
156,000 SF
PROPOSED BLDG D
222,200 SF
1,570 LF OF 8" PVC PUBLIC SEWER
310 LF OF 8" PVC PUBLIC SEWER
215 LF OF 8" PVC PUBLIC SEWER
423 LF OF 8" PVC PUBLIC SEWER
535 LF OF 8" PVC PUBLIC SEWER
310 LF OF 8" PVC PUBLIC SEWER
PROPOSED CONNECTION OF NEW 8" PUBLIC MAIN TO 30" HRSD MAIN
PROPOSED CONNECTION OF NEW 8" PRIVATE MAIN TO 30" HRSD MAIN
EXISTING 30" HRSD SANITARY SEWER FORCE MAIN
LEGEND - SANITARY SEWER
PROPERTY LINE
EXISTING 30" HRSD SANITARY SEWER FORCE MAIN
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED GRAVITY SANITARY SEWER
TIDEWATER LOGISTICS CENTER
PREPARED FOR
THE MERIDIAN GROUP
LOVERS LANE SANITARY SEWER SERVICE CONCEPTUAL PLAN
Kimley»Horn
1 OF 1



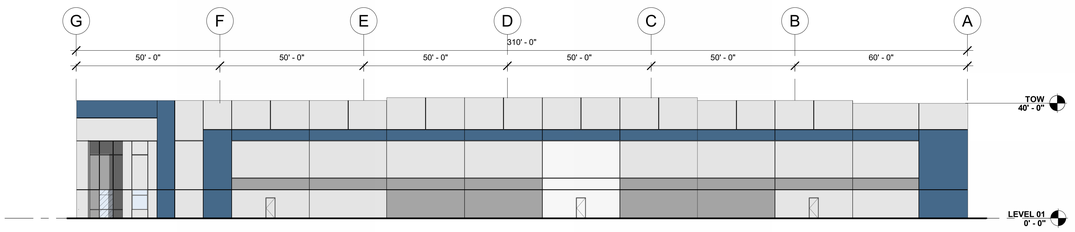
NORTH ELEVATION

SCALE: 3/64" = 1'-0" 1



SOUTH ELEVATION

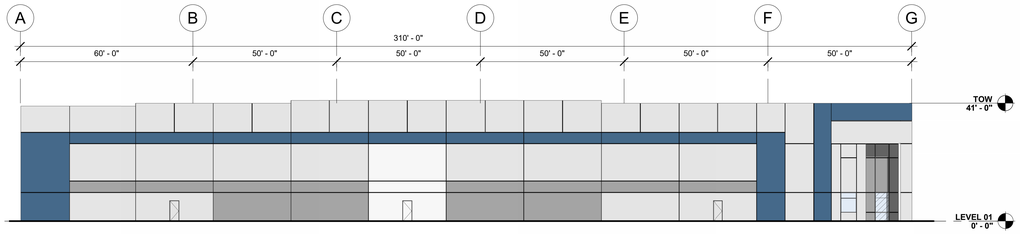
SCALE: 3/64" = 1'-0" 2



EAST ELEVATION

SCALE: 3/64" = 1'-0" 4





WEST ELEVATION

SCALE: 3/64" = 1'-0" 3

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

SCALE 3/64" = 1'-0"

0 16 32 48 96

ADB | DESIGN SERVICES

TMG

PRELIMINARY ELEVATIONS - BUILDING D

TIDEWATER LOGISTICS CENTER

ISLE OF WIGHT COUNTY, VA

06/16/2023

ARCO DESIGN/BUILD



ADB | DESIGN SERVICES

TMG

PRELIMINARY BUILDING DESIGN

TIDEWATER LOGISTICS CENTER

ISLE OF WIGHT COUNTY, VA

06/16/2023

MEMORANDUM

To: Mr. Tom Boylan
The Meridian Group

From: Patrick Fitzsimmons, P.E.
Kimley-Horn and Associates, Inc.

Date: November 4, 2024

Subject: Tidewater Logistics Center Industrial Development Rezoning
Trip Generation Analysis

Kimley-Horn was retained to perform a trip generation analysis for the updated Tidewater Logistics Center (TLC) concept plan, in Isle of Wight County, Virginia. The primary access to the development will be at the intersection of Dominion Way and Windsor Boulevard (U.S. Route 460) where the development will add a fourth approach and modify the existing traffic signal to include signalization for movements to and from the development. This evaluation will compare the trip generation potential for the revised concept plan to the trip generation potential from the 2023 Tidewater Logistics Center Rezoning Traffic Impact Analysis (referred to as the "2023 TIA") using Institute of Transportation Engineers (ITE) *Trip Generation Manual 11th Edition* (2021) methodologies.

The intent of this assessment is to confirm that the planned roadway and intersection laneages/capacity improvements, traffic control measures, and network connectivity are still sufficient to sustain safe and efficient traffic operations despite the proposed changes in land use intensities and projected traffic volumes.

Following the approval of the 2023 TIA by VDOT, the proposed site layout was updated to reduce the total square footage of the development. A land use type was also modified for an individual building and the building names were updated. These changes are summarized below in **Table 1**. It is noted that the new concept has removed one building formerly referred to as Building A.

Table 1: TLC Concept Revision Summary

2023 TIA					Current TLC Concept				
Building Name	**ITE Code**	**ITE Description**	**Density**	**Unit**	**Building Name**	**ITE Code**	**ITE Description**	**Density**	**Unit**
Building A	150	Warehousing	171	KSF	Removed				
Building B	154	High-Cube Transload and Short-Term Storage Warehouse	543	KSF	Building A	150	Warehousing	113	KSF
Building C	140	Manufacturing	122	KSF	Building B	140	Manufacturing	234	KSF
Building D	150	Warehousing	239	KSF	Building C	150	Warehousing	156	KSF
Building E	150	Warehousing	156	KSF	Building D	150	Warehousing	222	KSF
Total Density			**1,231**	**KSF**	**Total Density**			**725**	**KSF**

In the 2023 TIA, the development was estimated to generate 2,349 daily weekday trips with 223 and 243 trips occurring during the AM and PM peak hours, respectively. Approximately 22% of the total daily trips were anticipated to be heavy vehicle trips. The trip generation results from the TIA are summarized in **Table 2**.

Table 2: 2023 TIA Trip Generation Summary

Building Name	ITE Code	ITE Descriptions	Density	Unit	Vehicle Type	Daily	AM Peak Hour			PM Peak Hour		
							Total	Enter	Exit	Total	Enter	Exit
Building A	150	Warehousing	171	KSF	***Total***	***308***	***29***	***22***	***7***	***31***	***9***	***22***
					Passenger	205	26	20	6	26	6	20
					Trucks	103	3	2	1	5	3	2
Building B	154	High-Cube Transload and Short-Term Storage Warehouse	543	KSF	***Total***	***760***	***43***	***33***	***10***	***54***	***15***	***39***
					Passenger	641	32	28	4	49	13	36
					Trucks	119	11	5	6	5	2	3
Building C	140	Manufacturing	122	KSF	***Total***	***580***	***83***	***63***	***20***	***90***	***28***	***62***
					Passenger	525	79	61	18	86	26	60
					Trucks	55	4	2	2	4	2	2
Building D	150	Warehousing	239	KSF	***Total***	***416***	***41***	***32***	***9***	***43***	***12***	***31***
					Passenger	273	36	29	7	36	8	28
					Trucks	143	5	3	2	7	4	3
Building E	150	Warehousing	156	KSF	***Total***	***285***	***27***	***21***	***6***	***28***	***8***	***20***
					Passenger	191	24	19	5	23	5	18
					Trucks	94	3	2	1	5	3	2
Total Site Trips						***2,349***	***223***	***171***	***52***	***246***	***72***	***174***
Total Truck Trips						***514***	***26***	***14***	***12***	***26***	***14***	***12***

Source: ITE Trip Generation Manual, 11th Edition

As shown below in **Table 3**, the current TLC concept is expected to generate a total of 2,004 total daily trips and 400 total heavy vehicle trips. When compared to the 2023 TIA, this would result in an approximate reduction of 15% in total daily trips and a 22% reduction in heavy vehicle trips. 243 total trips and 261 total trips are expected to occur in the AM and PM peak hours, respectively. Although there is a decrease in the total daily site trips, it is anticipated that the total AM and PM peak hour trips could each increase by approximately 20 vehicles (i.e. approximately 6-9%) when compared to the 2023 TIA. Based on the trip generation of the proposed TLC concept, the anticipated change in trips is relatively minor.

Table 3: Current TLC Trip Generation Summary

Building Number	ITE Code	ITE Descriptions	Density	Unit	Vehicle Type	Daily	AM Peak Hour			PM Peak Hour		
							Total	Enter	Exit	Total	Enter	Exit
Building A	150	Warehousing	113	KSF	***Total***	***217***	***19***	***15***	***4***	***20***	***6***	***14***
					Passenger	149	17	14	3	17	4	13
					Trucks	68	2	1	1	3	2	1
Building B	140	Manufacturing	234	KSF	***Total***	***1,113***	***159***	***121***	***38***	***173***	***54***	***119***
					Passenger	1,008	152	117	35	166	51	115
					Trucks	105	7	4	3	7	3	4
Building C	150	Warehousing	156	KSF	***Total***	***285***	***27***	***21***	***6***	***28***	***8***	***20***
					Passenger	191	24	19	5	23	5	18
					Trucks	94	3	2	1	5	3	2
Building D	150	Warehousing	222	KSF	***Total***	***389***	***38***	***29***	***9***	***40***	***11***	***29***
					Passenger	256	34	27	7	33	7	26
					Trucks	133	4	2	2	7	4	3
Total Site Trips						***2,004***	***243***	***186***	***57***	***261***	***79***	***182***
Total Truck Trips						***400***	***16***	***9***	***7***	***22***	***12***	***10***

Source: ITE Trip Generation Manual, 11th Edition

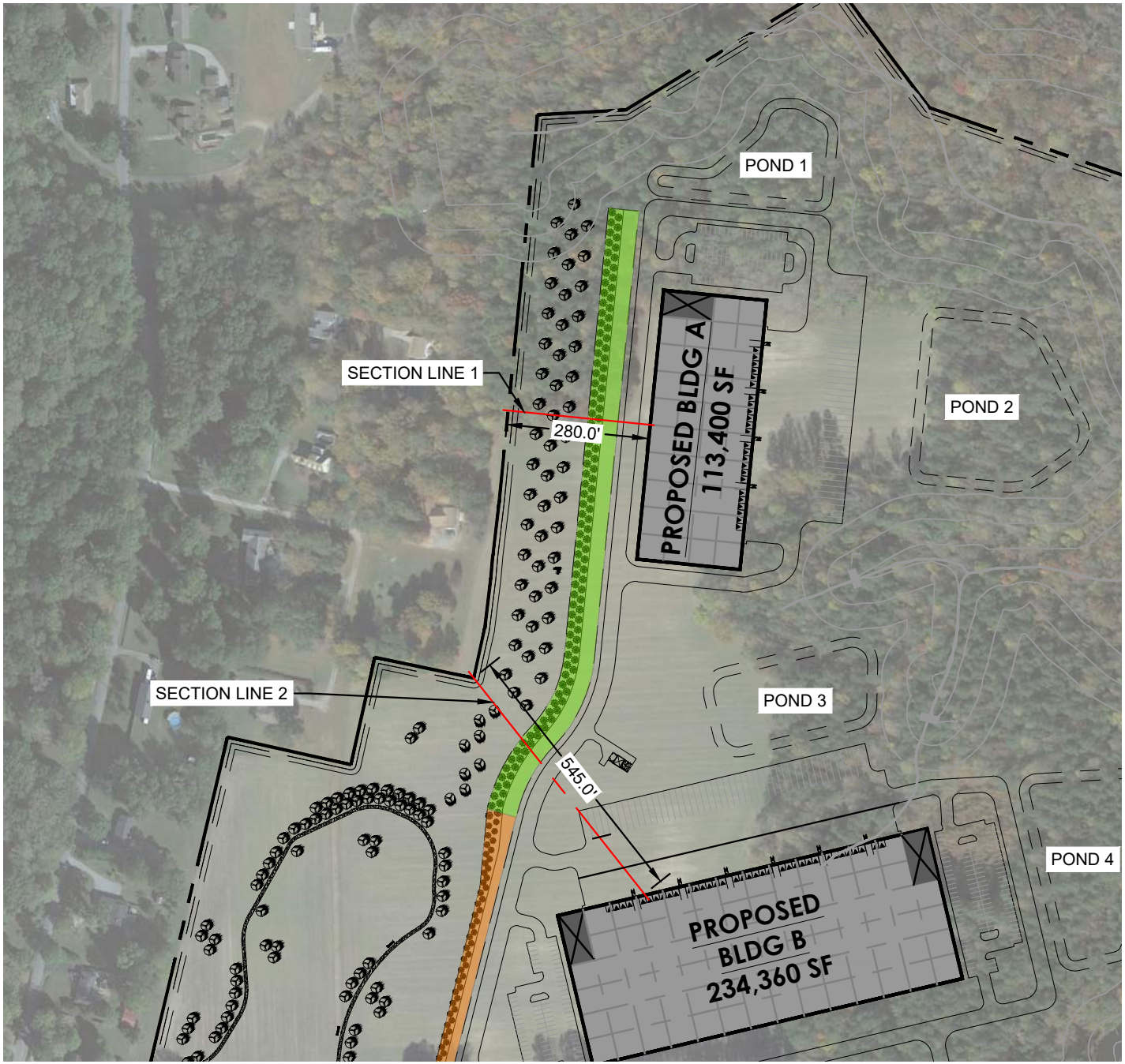
TLC is served by a roadway network that provides alternate means of access to/from the site as well as enhanced internal connectivity. The network infrastructure supports the opportunity to appropriately disperse traffic demand so that areas of the development are not reliant on a single means of access to/from the site or limited by individual roadway or intersection capacity.

Dominion Way provides direct access to Windsor Boulevard (U.S. Route 460) for TLC. Additional access is provided at two right-in/right-out access points located east of Dominion Way along Windsor Boulevard (U.S. Route 460). Dominion Way is served by a signalized intersection along Windsor Boulevard (U.S. Route 460). The proposed traffic control measures and the associated exclusive turn-lane configurations and geometry were planned with the intent of accommodating warehouse/industrial traffic that also consists of heavy vehicles.

The planned roadway network has the connectivity, capacity, and traffic control measures necessary to support the changes associated with the currently proposed TLC concept.

BUFFER ZONE SECTION 1

BUFFER ZONE SECTION 2



Landscape Industrial Adjacent to Residential Buffer Zone: Mixed Buffer

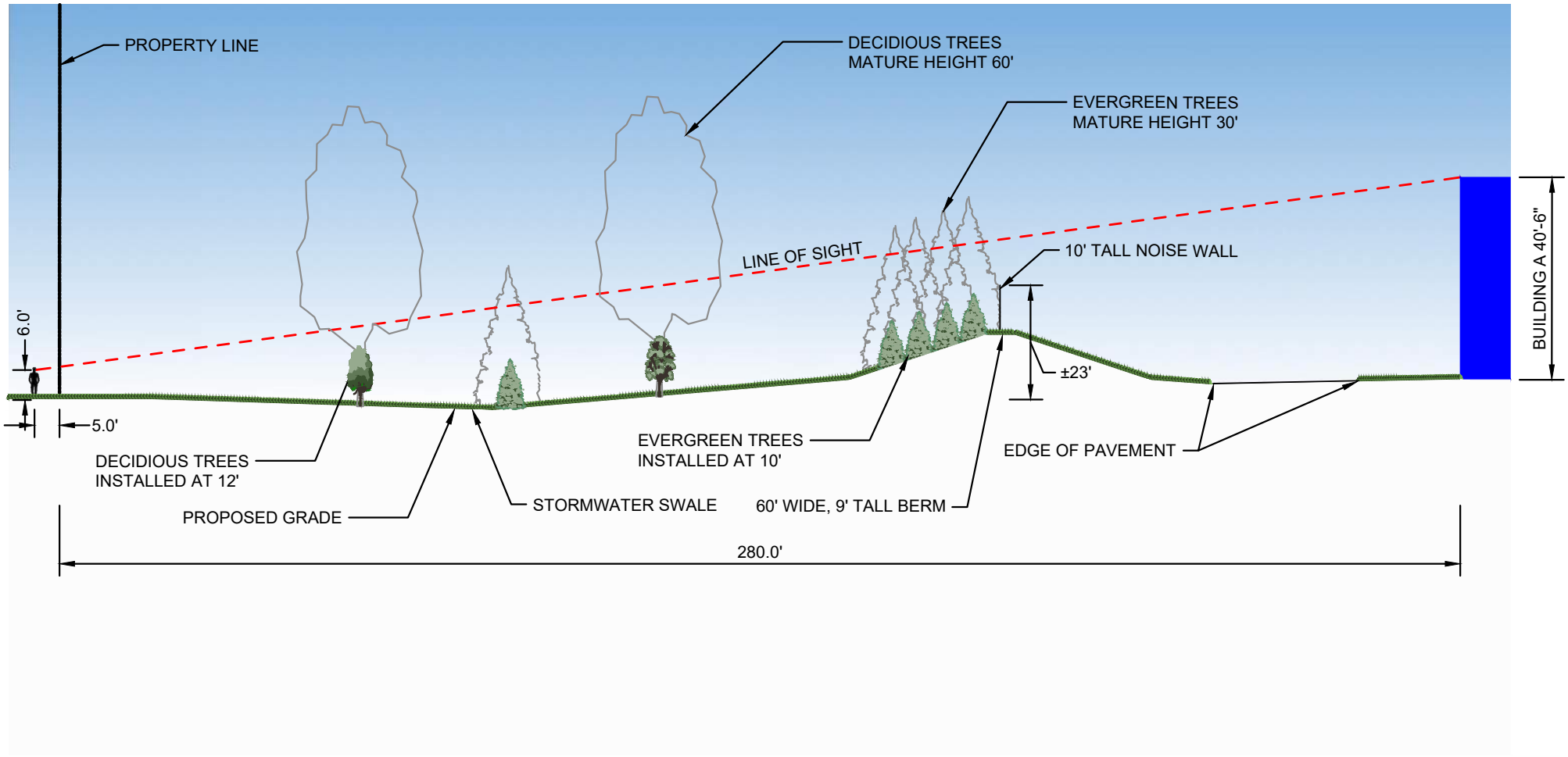
Tidewater Logistics Center Rezoning | Isle of Wight | Virginia

PLAN VIEW
NOVEMBER 2024

Kimley»Horn

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SECTION 1



GIS TOPO DATA USED FOR OFF SITE TOPOGRAPHY

APEX OF BERM INCREASED TO 9'

Landscape Industrial Adjacent to Residential Buffer Zone: Mixed Buffer

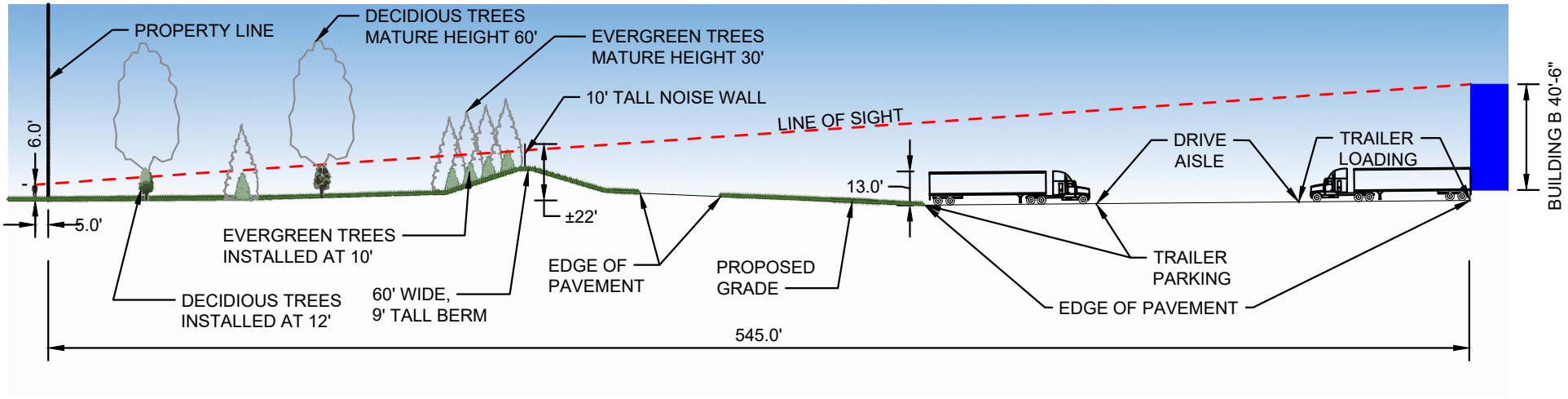
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SECTION 2



GIS TOPO DATA USED FOR OFF SITE TOPOGRAPHY

APEX OF BERM INCREASED TO 9'

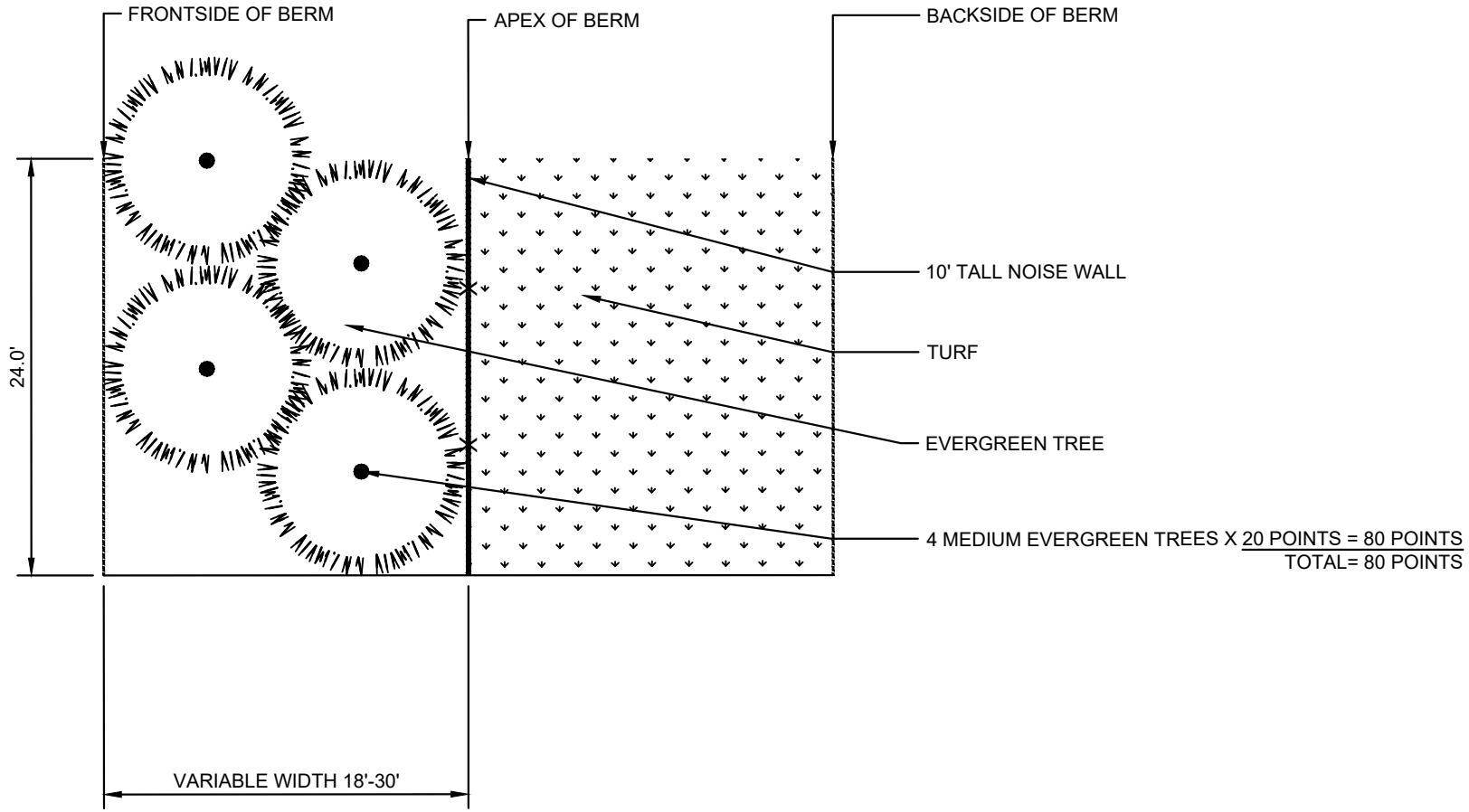
Landscape Industrial Adjacent to Residential Buffer Zone: Mixed Buffer

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EVERGREENS ARE 10' HEIGHT AT INSTALLATION
AND 30-70' HEIGHT AT MATURITY

THE BUFFER ZONE PLANT MATERIAL PROPOSED ON THIS EXHIBIT DOES NOT ADHERE WITH INDUSTRIAL USE BUFFER BASED ON SECTION 8-1005(F.2.V). DURING THE ORIGINAL REZONING CASE, PUBLIC OPINION AND DIRECTION FROM THE COUNTY RESULTED IN THE EVERGREEN

Landscape Industrial Adjacent to Residential Buffer Zone: Mixed Buffer

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BUFFER EXHIBIT
NOVEMBER 2024

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Evergreen Buffer Example



Evergreen Buffer Example



Evergreen Buffer Example



Acoustic Fence Example



Aluminum Sound Wall, Source Silentium



PVC Sound Wall, Source Durisol Walls

Character Board for Landscaped Variable Height Berm and Sound Wall.
Images were not taken by Kimley-Horn. Images sourced from Google.

Landscape Industrial Adjacent to Residential Buffer Zone: Mixed Buffer

Tidewater Logistics Center Rezoning | Isle of Wight | Virginia

BERM AREA
CHARACTER BOARD
NOVEMBER 2024

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Nature Trail Example





Trees to be considered in park area. Proposed tree species will be native to the coastal plain region of Virginia.



Trail Bench



Grass Paver Parking Lot



Crushed Shell Parking Lot

Character Board for Community Nature Trail and Park with Grass Pave Parking Lot Area

Images were not taken by Kimley-Horn. Images sourced from Google.

Landscape Industrial Adjacent to Residential Buffer Zone: Mixed Buffer

Tidewater Logistics Center Rezoning | Isle of Wight | Virginia

NATURE AREA
CHARACTER BOARD
NOVEMBER 2024

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REZONING
STATEMENT OF REASONS & NARRATIVE DESCRIPTION

Tax Parcel ID# 54-01-086J: Windsor Blvd., Windsor
Tax Parcel ID# 55-01-013: 13009 Windsor Blvd., Windsor
Tax Parcel ID# 54-01-086B: 13009 Windsor Blvd., Windsor

November 14, 2024

Applicant/Project Background

https://tmgdc.com/about

The Applicant, Meridian Property Purchaser, L.L.C., is an affiliate of The Meridian Group. The Meridian Group was founded in 1993, and is based in Bethesda, Maryland. Over the past 30 years, TMG has evolved into a full service real estate firm with a present focus on the development and management of light industrial centers. TMG is passionate about place making and envisions a dynamic and modern warehousing and distribution center for the subject property. TMG is excited about the opportunity to work with the County in developing this vision and in expanding an emerging economic center within the County.

Narrative Description

The property upon which the project is envisioned is located at 13009 Windsor Boulevard (Tax Parcels ID # 54-01-086J, # 54-01-086B, and # 55-01-013) in the Windsor Development Service District, just outside the limits of the Town of Windsor. The site contains approximately 154 acres located on US Route 460 and consists of agricultural fields and timberland. The property is currently zoned RAC – Rural Agricultural Conservation and designated Mixed Use on the County's Comprehensive Plan Future Land Use Map.

Parcel ID # 54-01-086J is owned by the Industrial Development Authority of Isle of Wight, and Parcels ID # 55-01-013 and # 54-01-086B are owned by Hollowell Holdings, LLC. The legal descriptions and surveys for the property are attached hereto as Exhibit A. Meridian Property Purchaser, L.L.C. is the contract purchaser of the property.

Statement of Reasons

The applicant's previous request for an exclusively industrial development on the entire property met with substantial objections from the neighboring residents to the west, and the proposal was ultimately rejected by the Board of Supervisors. In response to the feedback the applicant received from neighboring residents and the Board of Supervisors, the applicant has dramatically revised its development plans for the property to, among other things, eliminate an entire building, decrease the density of the project, restrict various traffic movements, increase the height of the berm, and provide an extensive public park and buffer area in between the project and the residential properties to the west. The applicant has met with Windsor Town Council and residents in a town hall meeting to review the plan changes. The applicant believes that its current application is fundamentally different than the previous application and is responsive to the concerns raised.

Accordingly, the applicant seeks to change the zoning of the property from Rural Agricultural Conservation to Conditional Rural Agricultural Conservation and Conditional Limited Industrial for the development of a public park and a warehousing and fulfillment center to be known as the Tidewater Logistics Center.

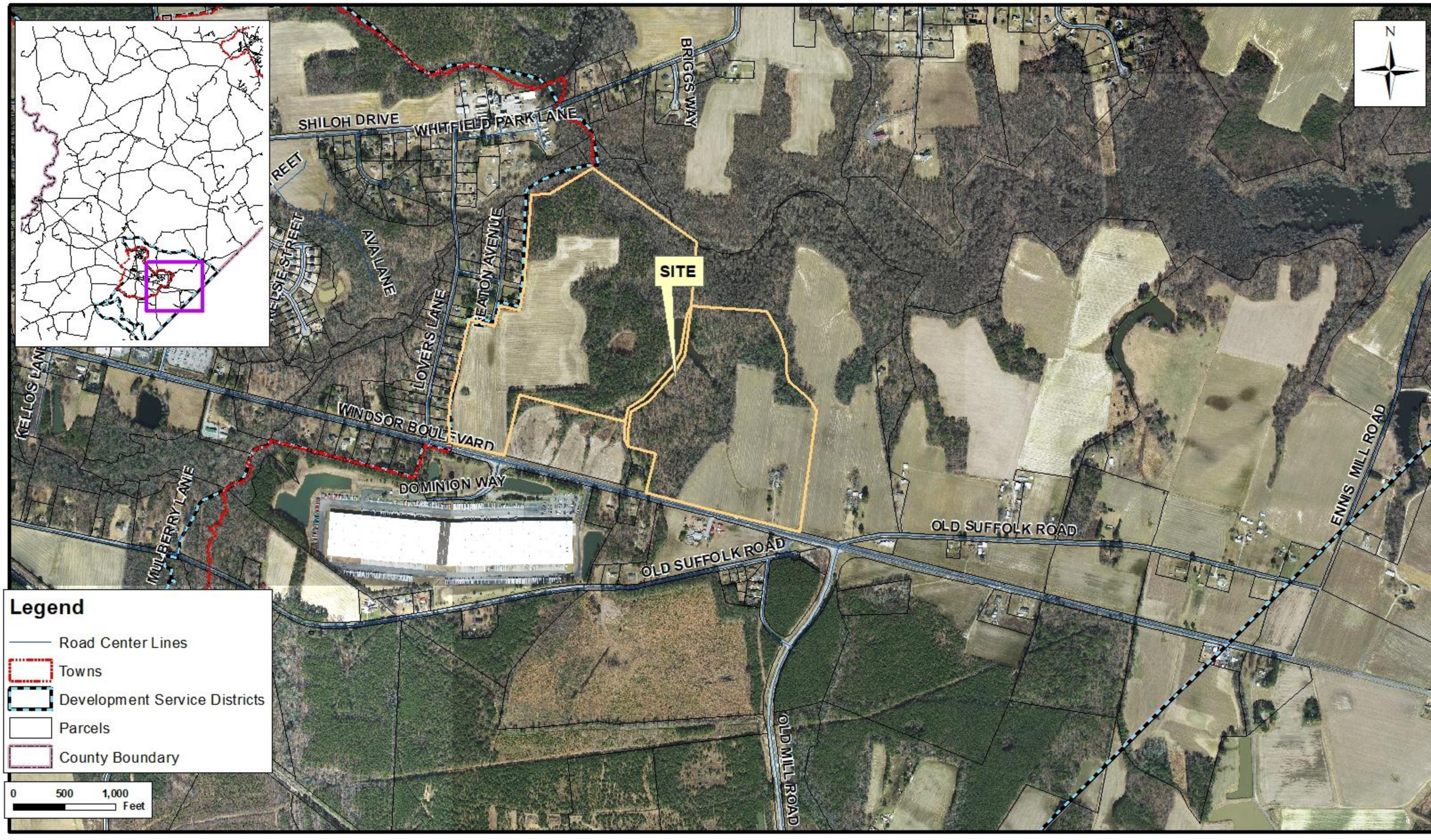
The Port of Virginia is a major driver of warehousing and distribution activity in the region. The capacity and logistics of the Port's operations and its investment in its future operations make it a leading center of global commerce and a vital import and export location for many US and foreign businesses. Accordingly, there is significant and growing demand for warehousing and distribution centers in the Hampton Roads region.

The County is well positioned, generally, to be a beneficiary of this economic activity given its proximity to the Port, US Route 460, and the Norfolk Southern Rail Line. The County's quality of life, work force, and stable local economy, as well as its supply of suitable property along the 460 corridor make it a desirable location for warehousing and distribution centers. The subject property is of particular interest because of the availability of the relatively large area of contiguous, relatively flat land with direct access to US Route 460, as well as its location within the Virginia Enterprise Zone and the Foreign Trade Zone.

The character of the area for the proposed zoning has been established by the existing World Market, Safco, and other industrial facilities. A rezoning to Conditional Rural Agricultural Conservation and Conditional Limited Industrial is consistent with the planned industrial designation south of 460 and allows for a larger, well-planned industrial node and protects against potentially incompatible land uses that could be associated with other designations. The project will provide a much needed public amenity and transition between uses, and will generate substantial revenue for the County and many new jobs. The proffers, master plan, and elevations which are a part of the proposal mitigate the impacts of the project and ensure a high-quality project that contributes to the character and prosperity of the area.

It is understood that there is certain overlap in permitted and conditional uses between RAC and Conditional Limited Industrial zoning designations; however, the Applicant's goal for the Tidewater Logistics Center project, as described in the pre-application meeting and application materials, is rezone the project from the RAC to C-RAC and C-LI district. The application seeks to maintain land use consistency with the adjacent Shirly T. Holland Intermodal Park (Limited Industrial zoning designation). Additionally, it is important that there be a clear alignment of the project's land use with the purpose and intent of property's underlying zoning designation in order to ensure the project's success over the long term. A Conditional Limited Industrial zoning designation will allow the Virginia Enterprise Zone Program objectives to be accomplished without limitations or marketing ambiguity. Furthermore, the project's consideration as part of the Virginia Business Ready Sites Program (VBRSP) would be hindered without a tier ranking as part of the site characterization report that supports a road map to zoning alignment.

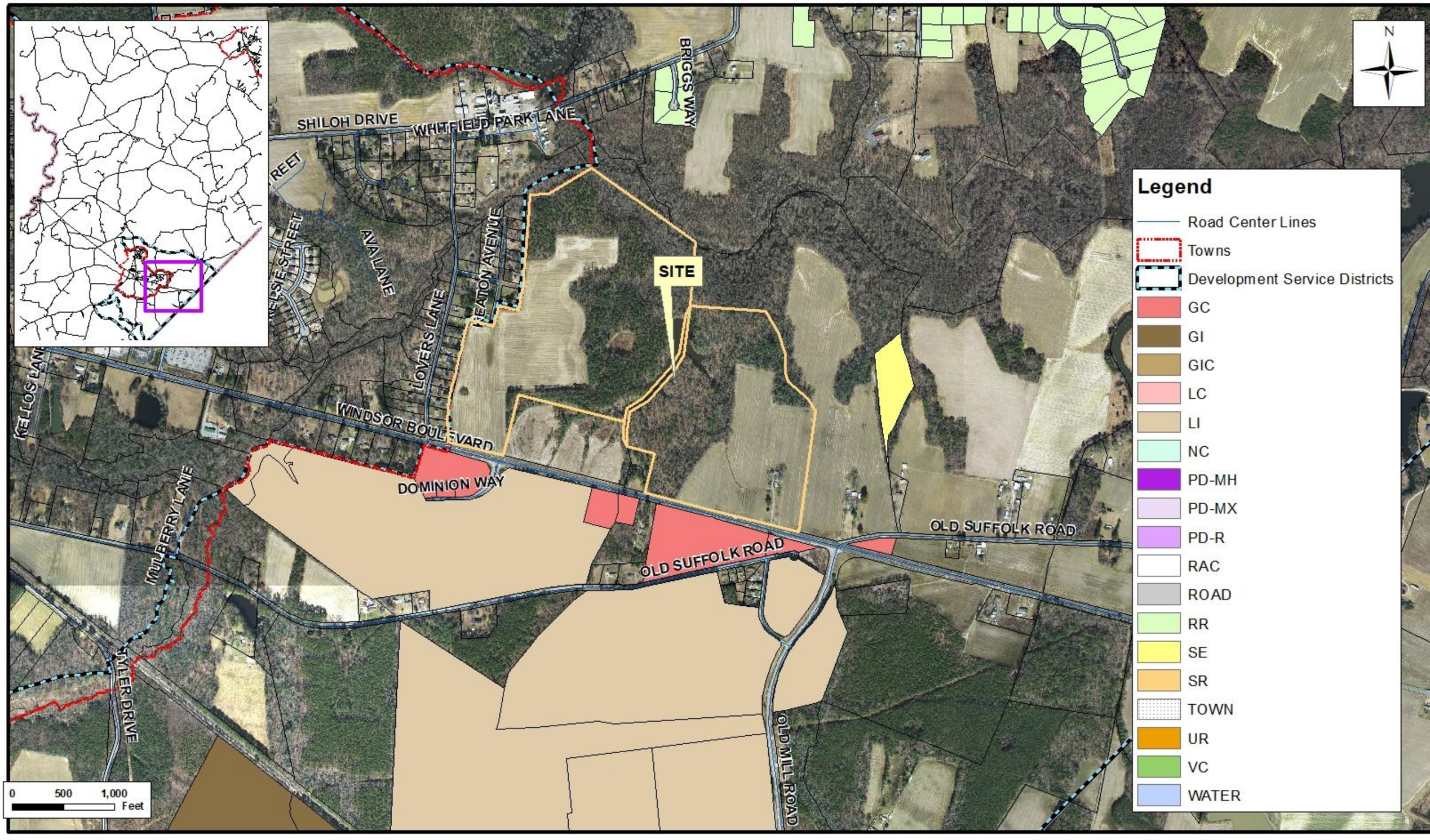
REZN-24-10 - Tidewater Logisitics Conditional Rezoning - Location Map



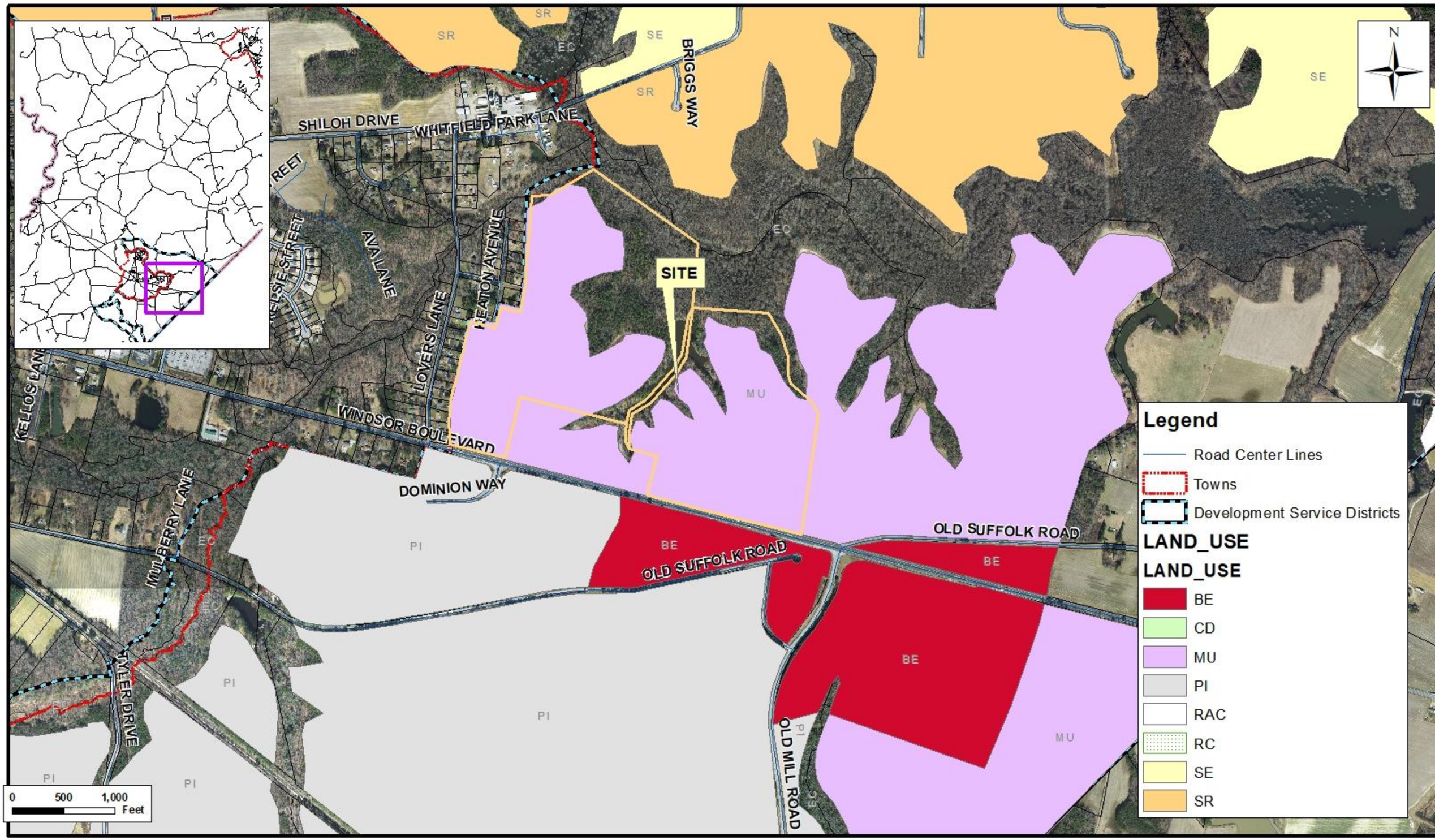
REZN-24-10 - TIdewwater Logistics Conditional Rezoningt - Closeup Map



REZN-24-10 - Tidewater Logisitics Conditional Rezoning - Zoning Map



REZN-24-10- Tidewater Logisitics Conditional Rezoning - Land Use Map



Tidewater Logistics Center - 2025 Fiscal Impact Analysis

Revenue	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Real Estate	$ 39,969	$ 39,969	$ 383,182	$ 394,677	$ 406,518	$ 406,518	$ 406,518	$ 444,213	$ 444,213	$ 444,213	$ 444,213
Personal Property	$ -	$ -	$ -	$ 26,943	$ 26,943	$ 116,800	$ 116,800	$ 116,800	$ 116,800	$ 116,800	$ 116,800
Machinery & Tools	$ -	$ -	$ -	$ 322,043	$ 322,043	$ 322,043	$ 322,043	$ 322,043	$ 322,043	$ 322,043	$ 322,043
Total	**$ 39,969**	**$ 39,969**	**$ 383,182**	**$ 743,663**	**$ 755,504**	**$ 845,361**	**$ 845,361**	**$ 883,056**	**$ 883,056**	**$ 883,056**	**$ 883,056**

Year		1	2	3	4	5	6	7	8	9	10
NPV	$ 39,969	$ 38,805	$ 361,186	$ 680,557	$ 671,255	$ 729,216	$ 707,977	$ 718,006	$ 697,093	$ 676,789	$ 657,077

Cumulative NPV	**$ 5,977,929**

Economic Impact	**$ 7,185,235**

Report Compiled by the Hampton Roads Alliance
Data Sources: The Meridian Group and Isle of Wight County Commissioner of the Revenue

January 22, 2025

Real Estate Evaluation

Existing Buildings	Acres	Land Value	Square Feet	Improvement Value	Land Value Per Acre	Building Value Per SF
World Market	81.85	$ 3,274,000	1,023,750	$ 69,726,000	$ 40,000.00	$ 68.11
Keurig	64.149	$ 1,764,400	329,881	$ 21,004,600	$ 27,504.72	$ 63.67
Safco	31.09	$ 937,200	302,000	$ 15,116,900	$ 30,144.74	$ 50.06

Average Value per Acre	$ 32,549.82
Average Value per SF	$ 60.61

Per Acre value per CoR	$ 40,000.00
Per SF value per CoR	$ 72.18

Site Value	
Acreage	Projected Assessment
168.21	$ 5,475,205.03

Assumptions	
RE Value Increase	3%
Tax Rate per $100	$ 0.73
All buildings complete Q4 2026, per Meridian	

Proposed Improvement		
Building	Square Footage	Improvement Value
A	113,400	$ 6,873,463.14
B	234,360	$ 14,205,157.15
C	156,000	$ 9,455,557.76
D	222,200	$ 13,468,108.55
Total	**725,960**	**$ 44,002,286.60**

Job Creation Assumptions Based on Building Size		
75.60	37.80	56.70
156.24	78.12	117.18
104.00	52.00	78.00
148.13	74.07	111.10
483.97	241.99	362.98

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Land Value	$ 5,475,205.03	$ 5,639,461.19	$ 5,808,645.02	$ 5,982,904.37	$ 6,162,391.50	$ 6,347,263.25	$ 6,537,681.15	$ 6,733,811.58	$ 6,935,825.93	$ 7,143,900.71	$ 7,358,217.73
Building Value	-	-	46,682,025.85	48,082,486.63	49,524,961.22	51,010,710.06	52,541,031.36	54,117,262.30	55,740,780.17	57,413,003.58	59,135,393.69
Total Projected Value	**$ 5,475,205.03**	**$ 5,639,461.19**	**$ 52,490,670.87**	**$ 54,065,391.00**	**$ 55,687,352.73**	**$ 57,357,973.31**	**$ 59,078,712.51**	**$ 60,851,073.88**	**$ 62,676,606.10**	**$ 64,556,904.28**	**$ 66,493,611.41**

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
RE Revenue	$ 39,969.00	$ 39,969.00	$ 383,181.90	$ 394,677.35	$ 406,517.67	$ 406,517.67	$ 406,517.67	$ 444,212.84	$ 444,212.84	$ 444,212.84	$ 444,212.84
				New Assessment				New Assessment			

Report Compiled by the Hampton Roads Alliance
Data Sources: The Meridian Group and Isle of Wight County Commissioner of the Revenue

January 22, 2025

Personal Property Evaluation

Existing Buildings	Square Feet	Tax Collections	Collections per SF
World Market	1,023,750	$ 333,835	$ 0.33
Keurig	329,881	$ -	$ -
Safco	302,000	$ 45,026	$ 0.15

Average per SF	$ 0.24
2028 Completed SF	113,400
Proposed Total SF	491,600

Distribution %	68%

Assumptions
Projections based on actual collections
Property value has already been depreciated
No growth in value is assumed
All buildings complete Q4 2026, per Meridian
Occupancy assumed in 2027

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
BPP Revenue	$ -	$ -	$ -	$ 26,942.94	$ 26,942.94	$ 116,800.25	$ 116,800.25	$ 116,800.25	$ 116,800.25	$ 116,800.25	$ 116,800.25

Report Compiled by the Hampton Roads Alliance
Data Sources: The Meridian Group and Isle of Wight County Commissioner of the Revenue

January 22, 2025

Machinery & Tools Evaluation

Existing Buildings	Square Feet	Tax Collections	Collections per SF	
Keurig	329,881	$ 841,994	$ 2.55	
Franklin Lumber			$ 0.83	**Per square foot estimate provided by CoR
Southern Structural Steel			$ 0.74	**Per square foot estimate provided by CoR

Average per SF	$ 1.37
2028 Completed SF	234,360
Proposed Total Manufacturing SF	234,360

Manufacturing %	32%

Assumptions
Projections based on actual collections
M&T value has already been depreciated
No growth in value is assumed
Manufacturing to be assumed as Building B
All buildings complete Q4 2026, per Meridian
Occupancy assumed in 2027

Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
BPP Revenue	$ -	$ -	$ -	$ 322,043.20	$ 322,043.20	$ 322,043.20	$ 322,043.20	$ 322,043.20	$ 322,043.20	$ 322,043.20	$ 322,043.20

COUNTY OF ISLE OF WIGHT

OFFICE OF THE COMMISSIONER OF THE REVENUE
Post Office Box 107
Isle of Wight, Virginia 23397
(757) 365-6222

Gerald H. Gwaltney
Commissioner of the Revenue

MEMORANDUM

TO: Kristi Sutphin
Director, Economic Development

FROM: Gerald H. Gwaltney,
Commissioner of the Revenue

DATE: January 24, 2025

RE: **Tidewater Logistics Center**

I have reviewed the latest Economic Impact Analysis for Tidewater Logistics Center dated January 22, 2025.

My review focuses on the local property taxes that Tidewater Logistics Center could generate from the tax year 2025 through the tax year 2035. The local property taxes include real estate, personal property and machinery and tools.

During these tax years, the Commissioner's Office is estimating that the project would generate approximately $7.7 million in local tax revenue from those three tax categories listed above. This estimate is slightly higher than the $7.2 million revenue estimated by the developer.

Additionally, since no specific entity has been selected to be built at the location, this revenue estimate is based on the average warehouse and manufacturing properties in Isle of Wight County.

Please let me know if you have any questions.

ORDINANCE NUMBER: _____

AN ORDINANCE TO CHANGE THE ZONING DISTRICT FROM RURAL AGRICULTURAL CONSERVATION TO CONDITIONAL LIMITED INDUSTRIAL AND CONDITIONAL RURAL AGRICULTURAL CONSERVATION FOR APPROXIMATELY 154.3 ACRES ON TAX MAP NUMBERS 54-01-086B, 54-01-086J, AND 55-01-013 TO ALLOW CUSTOM MANUFACTURING, INDUSTRY TYPE 1, WAREHOUSING AND DISTRIBUTION, INDUSTRY TYPE II WITH A CONDITIONAL USE PERMIT, AND RECONSTRUCTED WETLAND WITH A COMMUNITY PARK

WHEREAS, the Industrial Development Authority of Isle of Wight and Hollowell Holdings, LLC, property owners, and Meridian Property Purchaser, LLC, applicant, have requested a change in the zoning district from Rural Agricultural Conservation to Conditional Limited Industrial for approximately 154.3 acres on tax map numbers 54-01-086B, 54-01-086J, and 55-01-013 to allow Custom manufacturing, Industry Type 1, Warehousing and Distribution, Industry Type II with a Conditional Use Permit, and Reconstructed Wetland with a Community Park and said property is depicted in 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, 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”, and Exhibit “B”, “Property Map”, and Exhibit “C” “Proffer Statement” are attached hereto, are hereby incorporated as part of this ordinance.

Section 2. Findings.

The Board of Supervisors finds that the change in zoning district application, REZN-24-10, as submitted or modified with conditions herein, for the expressed purpose to allow the proposed uses as listed in the proffered conditions 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 uses 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. Rezoning.

A. The property as shown on the attached Exhibit "B" is hereby rezoned and the official zoning map be, and is hereby, amended to limit the uses to only include uses as listed in the proffered conditions shown on Exhibit "C".

B. The foregoing rezoning and amendment to the official zoning map 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: _____

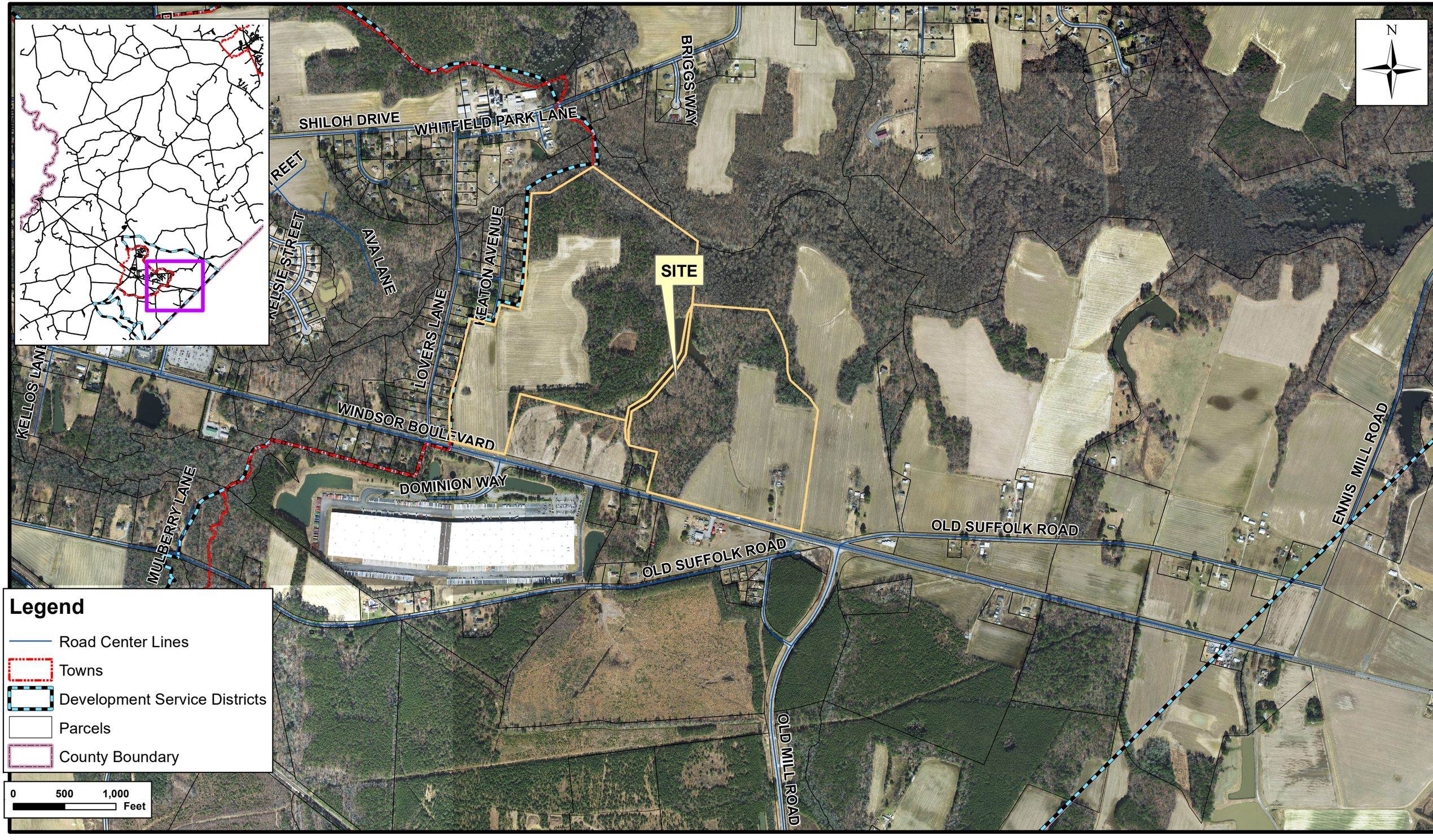
READ AND PASSED: _____
Chairman, Board of Supervisors

TESTE: _____
Clerk, Board of Supervisors

Approved as to Form:

_____
Robert W. Jones Jr, County Attorney

Exhibit B


SHILOH DRIVE
WHITFIELD PARK LANE
BRIGGS WAY
AVA LANE
KEATON AVENUE
LOVERS LANE
SITE
WINDSOR BOULEVARD
DOMINION WAY
MULBERRY LANE
OLD SUFFOLK ROAD
OLD SUFFOLK ROAD
OLD MILL ROAD
ENNIS MILL ROAD
N
Legend
Road Center Lines
Towns
Development Service Districts
Parcels
County Boundary
0
500
1,000
Feet

PROFFERED CONDITIONS

January 28, 2025

Conditional Zoning Request REZN-24-10 (the "Application") has been filed by the "Owner" (hereinafter defined) for certain real property owned by Hollowell Holdings LLC ("Hollowell") and the Industrial Development Authority of Isle of Wight County ("IDA"), which property is situated within the territorial confines of the County of Isle of Wight, Virginia (the "County") located at 13009 Windsor Boulevard (Tax Parcel ID Numbers 54-01-086J, 55-01-013, and 54-01-086B) in the Windsor Development Service District and more particularly described on **Exhibit A** attached hereto and made part hereof (the "Property"). Meridian Property Purchaser, L.L.C. ("Meridian") is the contract purchaser of the Property. Hollowell, IDA and Meridian (collectively, the "Owner") filed the Application requesting that the zoning of the Property be changed from RAC – Rural Agricultural Conservation to C-RAC – Conditional Rural Agricultural Conservation and C-LI – Conditional Limited Industrial with proffers in order to permit the development of a project (the "Project") on the Property as shown on the "Master Plan" (hereinafter defined).

The Owner and the County have carefully evaluated, among other things, a traffic impact analysis and community impact analysis (copies of which are on file with the County's Community Development Department, hereinafter referred to as the "Department") and the on-site and off-site impacts of the Project and have determined (i) the impacts specifically attributable to the Project (the "Impacts"), (ii) certain Impacts create a need (or identifiable portion of a need) for the expansion of existing capacity of public transportation facilities (the "Expansion of Existing Capacity"), (iii) the Project will receive a direct and material benefit from the Expansion of Existing Capacity, and (iv) the provisions of the County's zoning ordinance ("Zoning Ordinance") are inadequate for addressing various of the Impacts and necessitate supplementation by these Proffers.

In furtherance of the Application, the Owner, for itself and its successors and/or assigns, hereby voluntarily proffers the conditions specifically set forth below, in addition to the regulations provided for by the Zoning Ordinance, which proffered conditions are determined by the Owner and, upon acceptance by the Board of Supervisors in connection with the approval of the Application, the County: (i) to be reasonable, (ii) to address impacts specifically attributable to the Project, (iii) to address the need (or identifiable portion of a need) for the Expansion of Existing Capacity, (iv) to directly and materially benefit the Project, (v) to have a reasonable relation to the proposed change in zoning, (vi) to be in conformity with County's adopted comprehensive plan, and (vii) to be in accordance with the provisions of Section 15.2-2296, et seq. of the Code of Virginia (1950), as amended (the "Virginia Code"), Section 15.2-2303.2 through 15.2-2303.4 of the Virginia Code, and the County Zoning Ordinance. The following proffered conditions apply only to the Property.

1. Plan of Development. A conceptual development plan of the Project entitled "TIDEWATER LOGISTICS CENTER CONCEPTUAL PLAN", dated January 10, 2025, prepared by ARCO Design/Build (the "Master Plan"), has been submitted to the Department for review by the County in connection with the Application. The Master Plan is on file with the Department. Development of the Property shall be in substantial conformance, as determined by the Community Development Director (the "Director") with the Master Plan. The Master Plan may be modified from time to time provided that such modifications do not alter the basic concept or character of the Master Plan and provided that such amendments are approved by the Director for consistency with the terms of this proffer.

2. Permitted and Prohibited Uses on the Conditional Light Industrial Zoned Portion of the Property.

a. Permitted Uses. The portion of the Property zoned Conditional Light Industrial (the "CLI Property") shall be used as permitted under the Limited Industrial zoning designation and more specifically for the following uses:

i. Custom manufacturing
ii. Industry, Type 1
iii. Warehousing and distribution
iv. Industry, Type 2 (with a conditional use permit)
v. Reconstructed Wetland
vi. Accessory Uses

b. Prohibited Uses. The following uses shall be expressly prohibited on the CLI Property.

i. Agricultural Uses

1. Fertilizer Storage
2. Assembly and Repair of Storage Equipment
3. Forestry, Silvicultural
4. Agricultural Farming Operation
5. Timbering
6. Sawmill

ii. Civic Uses

1. Adult Care Center

iii. Commercial Uses

1. Adult Entertainment Establishment
2. Laundry
3. Lawn and Garden Services
4. Mini Warehouse
5. Motor Vehicle Repair Service/Major

iv. Industrial Uses

1. Construction Yard
2. Convenience Center
3. Meat Packing
4. Recycling Center
5. Abattoir or Livestock Processing
6. Asphalt Plant
7. Industry, Type III
8. Landfill, Industrial
9. Landfill, Rubble
10. Transfer Station
11. Resource Extraction
12. Scrap and Salvage Service
13. Petroleum Storage for resale purposes
14. Manufacture of production of aluminum
15. Sand, gravel, or brick operations

v. Miscellaneous Uses
1. Aviation Facility, General

3. Permitted and Prohibited Uses on the Conditional Rural Agricultural Conservation Zoned Portion of the Property. The portion of the Property zoned Conditional Rural Agricultural Conservation (the "CRAC Property") shall be used for a Public Park and Recreation Area and Accessory Uses, and no other uses shall be permitted on the CRAC Property.

4. Design. The buildings on the CLI Property shall be constructed in substantial conformance with the drawings entitled "CONCEPTUAL RENDERING – BUILDING D", dated 02/05/2024, prepared by ARCO Design/Build and One Four Two Design Group, "CONCEPTUAL RENDERING", dated 02/05/2024, prepared by ARCO Design/Build and One Four Two Design Group, and "PRELIMINARY ELEVATIONS - BUILDING D", dated February 5, 2024, prepared by ARCO Design/Build and ADB Design Services (the "Renderings") and in substantial conformance with the Highway Corridor Overlay zoning ordinance as determined by the Director. A copy of the Renderings is on file in the Department. The Renderings may be modified from time to time provided that such modifications do not alter the basic concept or character of the Renderings and provided that such amendments are approved by the Director for consistency with the terms of this proffer.

5. Buffer Design. The site plan(s) for the development of the portions of the Property containing Buildings A and B on the Master Plan shall include the CRAC Property and include the design for the construction of the park, CRAC buffer, and berm as shown on the Master Plan and as shown on that certain exhibit entitled "Landscape Industrial Adjacent to Residential Buffer Zone: Mixed Buffer, Tidewater Logistics Center Rezoning Isle of Wight Virginia", dated November 2024, prepared by Kimley Horn (the "Landscape Buffer Concept Drawing") or such comparable design as may be approved by the Director. Owner shall guarantee (in accordance with Section 15.2-2299 of the Virginia Code or such successor provision) maintenance of the landscaping associated with the park and the berm for a period of 3 years after installation. A copy of the Landscape Buffer Concept Drawing is on file in the Department. The Landscape Buffer Concept Drawing may be modified from time to time provided that such modifications do not alter the basic concept or character of the Renderings and provided that such amendments are approved by the Director for consistency with the terms of this proffer.

6. Minimum Setback Requirements from Western Property Line. Building A and Building B shall not be located any closer to the western boundary line of the Property than the respective setback for each Building as shown on the Master Plan.

7. Maximum Noise Levels and Sound Study. A sound study (the "Sound Study") shall be performed by Owner and submitted to the Department with any site plan for development of any portion of the CLI Property located west of Ennis Pond, which Sound Study shall be subject to review and approval by the Director for technical accuracy, compliance with this Proffer, and consistency with the County's noise ordinance. Such site plan shall include the implementation of the recommendations of the Sound Study as necessary to comply the County's noise ordinance and this Proffer, which recommendations shall include but not be limited to a 10-foot noise wall as shown on the Master Plan and Landscape Buffer Concept Drawing. Notwithstanding the forgoing, in no event shall noise levels along the western boundary line of the Property adjacent to residentially developed property exceed hourly equivalent noise levels of 50 dBA with noise level measurements using, at a minimum, a properly functioning and calibrated Type I integrating sound level meter under the supervision of an experienced professional certified by the Institute of Noise Control Engineering of the USA.

8. Historic Resources. Owner shall document in the Virginia Cultural Resource Information System (VCRIS) the dense concentration of redeposited historic architectural, agricultural, and domestic materials exposed on and within an eroding ditch on the Property, as referenced in Attachment A of the Virginia Department of Historic Resources letter to Isle of Wight County dated February 12, 2024, DHR File No. 2023-4713 ("VDHR Letter"). Owner shall also engage a qualified archaeologist to monitor land disturbance around the cemetery noted in the VDHR Letter as DHR ID No. 046-5629. Additionally, Owner shall explore additional controlled excavation regarding Site 44IW0395 as referenced in the VDHR Letter. Owner shall include a ten foot landscape buffer in compliance with the industrial buffer zone landscaping requirements found in section 8-1005 of the Zoning Ordinance around the Saunders House as shown on the Master Plan and shall provide funding for a highway marker for the house through the Virginia Department of Historic Resources. In the event the Saunders House is subdivided from the Property in the future, the landscape buffer shall continue to be located within the Project.

9. Traffic Improvements.

a. Prior to issuance of a final certificate of occupancy for any of the buildings on the Property shown on the Master Plan, the construction, installation, and/or implementation of the following improvements at Windsor Boulevard and Dominion Way shall be completed or guaranteed by the Owner in accordance with Section 15.2-2299 of the Virginia Code or such successor provision:

    i. Reconstruct the existing traffic signal to add a north leg of the intersection to accommodate the Project;
    ii. Modify existing protected-permissive left-turn phasing to flashing yellow arrow;
    iii. Modify coordinated traffic signal timings at this intersection as well as the VA 460-603/610 and VA 460-258 intersections based on new signal phasing and volumes;
    iv. Construct an exclusive eastbound left-turn lane with 200-feet of storage and a 200-foot taper on Windsor Boulevard;
    v. Construct an exclusive westbound right-turn lane with 200-feet of storage and a 200-foot taper on Windsor Boulevard;
    vi. Restripe the existing right-turn lane to a through/right-turn on northbound Dominion Way; and
    vii. Construct one exclusive left-turn lane and one shared through/right-tun lane on the southbound Project access road and sign such through/right-turn lane to prohibit right turns on red.

b. Prior to issuance of a final certificate of occupancy for Buildings C or D shown on the Master Plan, the construction, installation, and/or implementation of an exclusive right-turn lane with 200-feet of storage and a 200-foot taper on westbound Windsor Boulevard at the western right-in/right-out Project entrance shall be completed or guaranteed by the Owner in accordance with Section 15.2-2299 of the Virginia Code or such successor provision.

c. Prior to issuance of a final certificate of occupancy for Building D shown on the Master Plan, the construction, installation, and/or implementation of an exclusive right-turn lane with 200-feet of storage and a 200-foot taper on westbound Windsor Boulevard at the eastern right-in/right-out Project entrance with signage prohibiting

truck traffic shall be completed or guaranteed by the Owner in accordance with Section 15.2-2299 of the Virginia Code or such successor provision.

10. Off-Site Sanitary Sewer Improvements. Conditioned upon (a) Owner's receipt of a written request from the County, (b) the establishment of a mutually acceptable cost sharing agreement between Owner and County which the parties shall use commercially reasonable efforts to achieve, (c) Owner's reasonable ability to obtain all necessary governmental approvals, and (d) there being no private approvals or private property rights of third parties required to be obtained by Owner, Owner shall proceed to design and construct a gravity sanitary sewer main (the "Gravity Sanitary Sewer Main") to be located in the Town of Windsor within the portions of the public rights of way of Lovers Lane, Hazelwood Drive, and Keaton Avenue shown on **Exhibit B** attached hereto and connecting to a sewer pump station located on the Property. The size and location of the pump station located on the Property shall be determined during the preliminary site plan process. Upon completion of construction of the Gravity Sanitary Sewer Main in accordance with all applicable governmental approvals, the County shall take over ownership, operation, and maintenance of the Gravity Sanitary Sewer Main. County shall reimburse Owner in accordance with the cost sharing agreement for its actual out-of-pocket expenses incurred in connection with the design, approval, and construction of the Gravity Sanitary Sewer Main as such expenses are incurred. If, prior to the date which is 3 months after Owner's initial site plan submission to the County for the first phase of development of the Property, the Owner has not received a written request from the County as described in subsection (a) above, or the Owner and the County have not achieved a mutually acceptable cost sharing agreement as described in subsection (b) above, then all of the Owner's obligations under this Proffer 10 shall automatically expire and shall thereafter be of no further force or effect.

11. Public Park and Conservation Easement. Prior to the issuance of a certificate of occupancy for a new building on the CLI Property, Owner shall (a) complete the construction of the park on the portion of the CRAC Property labeled as "PROPOSED NEW PARK PARCEL +/- 14.92 ACRES CRAC ZONING" on the Master Plan (the "Park Parcel") in accordance with the depiction of said park area on the Master Plan, and (b) establish a conservation easement on the CRAC Property which restricts the uses of the CRAC Property to those shown on the Master Plan. Thereafter, Owner (or a property owners association for the Property established by Owner) shall maintain such improvements on the Park Parcel and permit public access thereto for use as a public park and recreation area subject to customary and reasonable rules and regulations as may be imposed by Owner (or property owners association) from time to time.

12. Successors and Assigns. These Proffers shall run with the title to the Property and shall be binding on the parties hereto and their respective successors and assigns; provided, however once a party ceases to own any portion of the Property, such party shall have no continuing liability hereunder.

13. Severability. In the event that (i) the County's approval of the Application and/or acceptance of these Proffers is appealed within 30 days after the date of the Board of Supervisors' action on same, and (ii) any clause, sentence, paragraph, subparagraph, section or subsection of these Proffers shall be judged by any court of competent jurisdiction to be invalid or unenforceable for any reason, including a declaration that it is contrary to the Constitution of the Commonwealth of Virginia or the United States, or if the application thereof to any owner of any portion of the Property or to any government agency is held invalid, then the change in zoning intended to be accomplished by the County's approval of the Application and acceptance of these Proffers shall be deemed void and the zoning of the Property shall automatically revert to that which existed immediately prior to the date of such approval.

14. Headings. All paragraph and subparagraph headings of the Proffers herein are for convenience only and are not part of these Proffers.

15. Conflicts. In the event that there is any conflict between these Proffers and the Zoning Ordinance, the conflict shall be resolved by the County's Director subject to the appeal process to the Board of Zoning Appeals and the Courts as otherwise provided by law.

16. Void if Application not Approved. In the event that the Application is not approved by the County or is overturned by subsequent judicial determination, these Proffers and the Master Plan shall be null and void.

[SIGNATURE PAGE TO PROFFERS]

WITNESS the following signatures, thereunto duly authorized:

HOLLOWELL HOLDINGS LLC

By: John W. Hollowell Jr.

Print Name: John W. Hollowell, Jr.

Title: Owner/Property Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Lancaster, to wit:

The foregoing instrument was acknowledged before me this 14th day of January, 2025 by John Hollowell as John Hollowell of Hollowell Holdings LLC.

Ruth Carter
NOTARY PUBLIC

My commission expires: February 28, 2025
Registration No.: 354100

RUTH J. CARTER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 354100
MY COMM. EXPIRES 2/28/2025

[SIGNATURE PAGE TO PROFFERS]

INDUSTRIAL DEVELOPMENT AUTHORITY OF ISLE OF WIGHT COUNTY

By: Kristi R Sutphin

Print Name: Kristi R. Sutphin

Title: Secretary - Treasurer

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Isle of Wight, to wit:

The foregoing instrument was acknowledged before me this 13th day of January, 2025 by Kristi R. Sutphin as Secretary Treasurer of the Industrial Development Authority of Isle of Wight County.

Gloria Banks Spratley
NOTARY PUBLIC

GLORIA BANKS SPRATLEY NOTARY PUBLIC REG # 7543850 MY COMMISSION EXPIRES 6/30/2025 COMMONWEALTH OF VIRGINIA

My commission expires: June 30, 2025
Registration No.: 7543850

[SIGNATURE PAGE TO PROFFERS]

MERIDIAN PROPERTY PURCHASER, L.L.C.

By: _____

Print Name: Mark King

Title: President + COO

COMMONWEALTH OF Maryland
CITY/COUNTY OF Montgomery, to wit:

The foregoing instrument was acknowledged before me this 13th day of January, 2025 by Mark King as President + COO of Meridian Property Purchaser, L.L.C.

_____
NOTARY PUBLIC

My commission expires: 6/24/25
Registration No.: N/A

KATHERINE GRACE BOGUE NOTARY PUBLIC MONTGOMERY COUNTY, MD MY COMMISSION EXPIRES JUNE 24, 2025

EXHIBIT A

HOLLOWELL

All that certain lot or parcel of land together with all improvements thereon located and being in the County of Isle Of Wight, VA and being more particularly described as follows:

Parcel One:

ALL THAT certain tract, piece or parcel of land lying, situate and being on the North side of U.S. Route 460, Windsor Magisterial District, Isle of Wight County, Virginia, containing a total area of 84.9 acres, more or less, according to a survey made by Roy Brinkley on August 9, 1949, with corrections to both conveyances thereafter made and bounded and described with reference to said survey as follows, to-wit: Beginning at a marked pine tree at the Northwest corner of the property hereby conveyed and on the Eastern edge of a swamp forming a part of the Western boundary line of the tract hereby conveyed and running thence South 77° 30' East a distance of 715.4 feet to a concrete post set in the run of another branch; thence following said branch South 45° East 52 feet to a gum; thence South 19° East 215 feet to a cypress; thence South 11° East 200 feet to a poplar; thence South 3° West 171 feet to a gum; thence South 14° East 84 feet to a gum; thence South 42° 30' East 251 feet to a gum in branch; thence leaving said branch and running South 27° East 147 feet to an iron pin; thence along the fence set on the Western side of a field path South 13° 30' West 1225 feet to a post set on the North side of U.S. Route 460,a corner; thence Northwestwardly along the North side of Route 460 1543 feet to a Hickory Tree and iron pipe which point is the Southeast corner of the land conveyed by William B. Spivey to John A. Wells and Estelle Slade Wells by deed recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, in Deed Book 160, page 10; thence North 21° 30' East 397 feet to an iron pin; thence North 68° 30' East 280 feet along the Northern boundary line of said Wells land to an iron pin; thence along the Eastern edge of the swamp as follows:

North 10° West 73 feet to a beech; thence
North 12° East 108 feet to a beech; thence
North 20° East 164 feet to a hickory; thence
North 76° East 60 feet to a poplar; thence
North 66° East 147 feet to a black gum; thence
North 50° East 115 feet to a red oak; thence
North 46° 30' East 131 feet to a red oak; thence
North 41° 30' East 212 feet to a hickory; thence
North 42° East 112 feet to a pine; thence
North 14° East 293 feet to an oak; thence
North 10° East 218 feet to a pine, the point of beginning.

LESS AND EXCEPT that certain parcel conveyed to the Board of Supervisors of Isle of Wight County, Virginia dated May 29, 20004, and duly recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, as Instrument Number 040003535.

Parcel Two:

ALL THAT certain piece, parcel or tract of land contiguous to the western boundary line of the land of Dr. John W. Hollowell in Windsor Magisterial District, Isle of Wight County, Virginia conveyed to Dr. John W. Hollowell by Fred T. Mathews and Hazel Keaton Mathews by deed dated March 8, 1967, and duly recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, on March 14, 1967, in Deed Book 187, page 43, which said parcel of land conveyed hereby is known, numbered and designated as Parcel A, as shown on a plat thereof entitled, "Plat 'A' The Property of F. T. Matthews Estate Being Conveyed to Dr. John W. Hollowell", made by Roy Brinkley, Surveyor, dated June 7, 1968, a copy of which plat is attached to and made a part of the Deed recorded as Instrument No. 050713, and particular reference is hereby made to said plat for description of said property by metes and bounds.

IDA
All that certain lot or parcel of land together with all improvements thereon located and being in the County of Isle Of Wight, VA and being more particularly described as follows:

All of that certain tract, piece or parcel of land situate, lying and being in Windsor Magisterial District, Isle of Wight County, Virginia, on both sides of Route 460 and containing 279.58 acres according to a survey made by Roy Brinkley, licensed surveyor, and being bounded and described with reference to a plat of said survey styled "Plat Showing Property of K.E. Johnson Estate Windsor District Isle of Wight Co. Scale 1" - 400 Sept 25, 1961", which plat is recorded in Plat Book 4, page 151 in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, which property is more particularly described by metes and bounds shown on said plat:

LESS, SAVE AND EXCEPT the property conveyed by the following deeds, all of which are incorporated herein by reference:

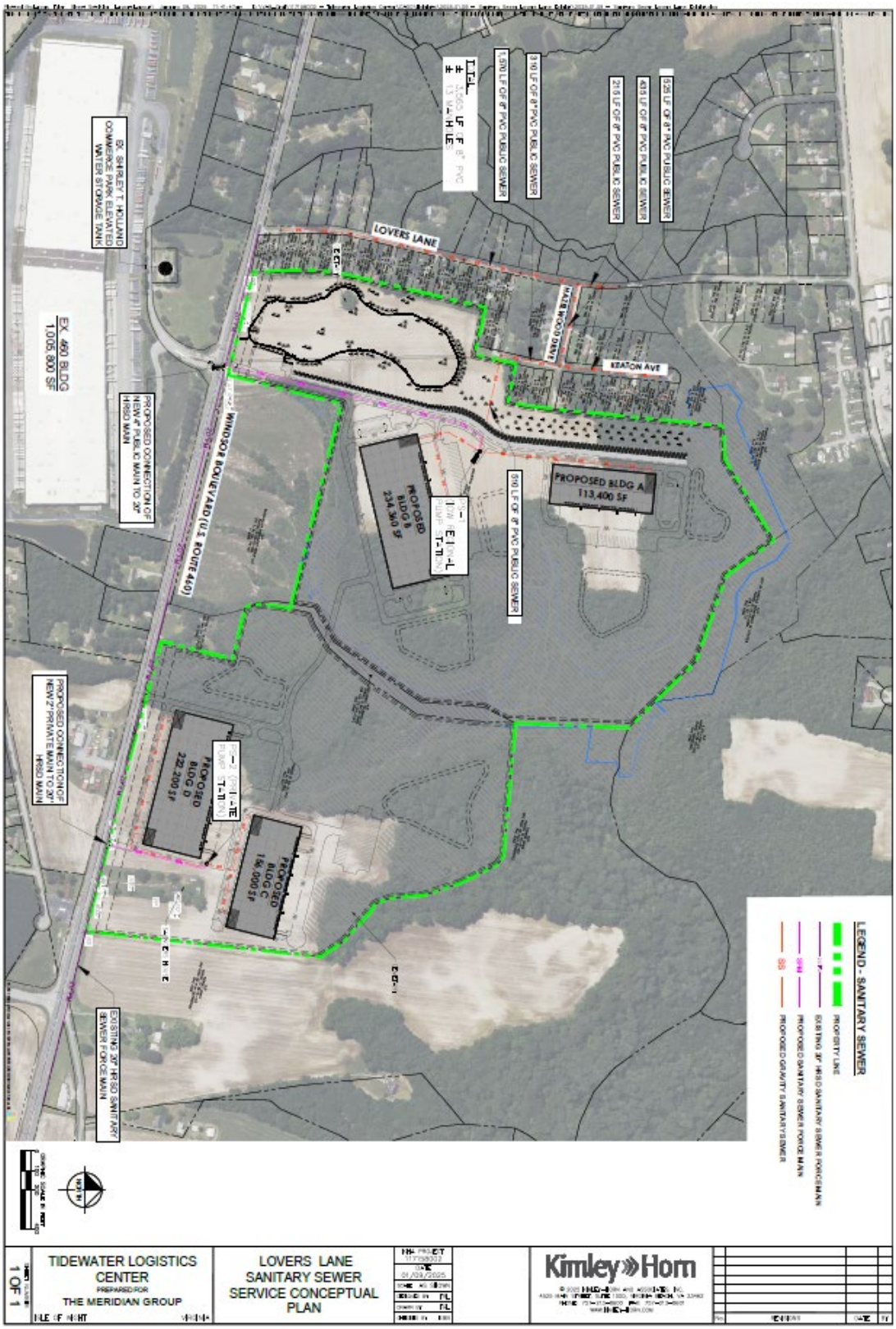
1. A deed from Allie Johnson Edwards et als, to Earl E. Bussey et ux, dated July 18, 1957, recorded in Deed Book 152, page 106 conveying 1-3/4 acres.
2. A deed from Allie Johnson Edwards et als, to Harry D. Young et ux, dated May 27, 1958, recorded in Deed Book 154, page 402 conveying 2.67 acres.
3. A deed from Fred T. Mathews et ux to Otis Thomas Eanes, Jr., dated April 25, 1966 recorded in Deed Book 183 at page 255, containing 17 acres, more or less.
4. A deed from Fred T. Mathews, Jr., et als to the Commonwealth of Virginia, dated February 17, 1970, recorded in Deed Book 201 at page 589, conveying right of way to widen Route 636 to a width of up to 50 feet, located between Routes 607
and 608.
5. A deed from Fred T. Mathews, Jr., et als to the Commonwealth of Virginia, dated February 18, 1970, recorded in Deed Book 200 at page 531, conveying right and easement to build a drainage ditch along Route 636 just west of Route 607.
6. A deed from Fred T. Mathews, Jr. and John Thomas Mathews, Executors, to Lloyd Raymond Olson, Jr. et ux, dated December 1, 1979, recorded in Deed Book 203 at page 726, conveying 2.095 acres
7. A deed from Fred T. Mathews, Jr. and John Thomas Mathews, Executors to Victor L. Walker et ux, dated January 29, 1971, recorded in Deed Book 206 at page 116, conveying 1.377 acres.
8. A deed from Fred T. Mathews, Jr. and John Thomas Mathews, Executors to John T. Mathews, dated January 14, 1972, recorded in Deed Book 211, page 275, conveying 12.50 acres.
9. A deed from HRFT, Inc. to James R. Hughes, Jr. et ux, dated January 2, 1973, recorded in Deed Book 217, page 72, conveying 2 lots, each containing 30,000 square feet.
10. A deed from HRFT, Inc. to James L. Griggs et ux, dated December 8, 1976, recorded in Deed Book 242, page 795, conveying Lot 3, containing 1.148 acres.
11. A deed from HRFT, Inc. to Kenneth L. Murphy et ux, dated May 2, 1977 recorded in Deed Book 245 page 813, conveying Lot 1, containing 1.148 acres.
12. A deed from HRFT, Inc. to Henry A. Opauski et ux, dated October 12, 1977, recorded in Deed Book 249, page 624, conveying Lot 2, containing 1.148 acres.
13. A deed from HRFT, Inc. to Leland D. Johansen et ux, dated February 15, 1983, recorded in Deed Book 286, page 300 conveying 1.55 acres.
14. A deed from HRFT, Inc. to Walter F. Gilchrist, II et al, dated November 30, 1989, recorded in Deed Book 365, page 97 conveying 1.963 acres.
15. A deed from HRFT, Inc. to Isle of Wight County Industrial Development Authority, dated September 29, 1993, recorded in Deed Book 422, page 882, conveying tract on south side of Highway 460. Corrected by deed of correction dated April 2, 2004, recorded as Instrument No. 040003193, conveying 93.16 acres.
16. A. deed from HRFT, Inc. to the Board of Supervisors of Isle of Wight County, Virginia, dated February 5, 2001, recorded as Instrument No. 010001645, conveying 0.605 acre.
17. A deed from HRFT, Inc. to Walter D. Freeman et ux, dated July 26, 2001, recorded as Instrument No. 010003715 conveying Parcel B, in Hazelwood containing 0.092 acre.
18. A quitclaim deed from HRFT, Inc. to the Board of Supervisors of Isle of Wight County, Virginia, dated

May 21, 2004, recorded as Instrument No. 040003534. conveying 0.004 acre.

ALSO SPECIFICALLY EXCEPTED FROM THIS CONVEYANCE is that certain tract, piece or parcel of land containing 16.30± acres, shown and identified as "Residual of Tax Parcel 54-01-86" on that certain plat of survey entitled "PLAT SHOWING RESIDUAL OF TAX PARCEL 54-01-086 TO BE RETAINED BY HRFT, INC. WHEREAS THE REMAINDER OF TAX PARCEL 54-01-086 SHOWN HEREON AS PARCEL A IS TO BE ACQUIRED BY THE ISLE OF WIGHT COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY PROPERTY LOCATED IN WINDSOR MAGISTERIAL DISTRICT, ISLE OF WIGHT COUNTY, VIRGINIA SCALE: 1" = 200' AUGUST 15, 2008" made by Stafford C. Camp, Land Surveyor, a copy of which plat is recorded in Plat Cabinet 2, Slide 190, page 16, in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, reference to which is here made for a complete metes and bounds description of the property reserved.

THE PROPERTY IS DESCRIBED BY METES & BOUNDS DESCRIPTION AS SURVEYED:
BEGINNING AT A PIN FOUND ON THE NORTHERN RIGHT-OF-WAY OF WINDSOR BOULEVARD AND BEING 210.65' FROM THE INTERSECTION OF WINDSOR BOULEVARD AND LOVERS LANE, SAID PIN FOUND BEING THE POINT OF BEGINNING; THENCE, N 02° 30' 16" W, A DISTANCE OF 203.37' TO A PIN FOUND; THENCE, N 00° 21' 50" E, A DISTANCE OF 103.01' TO A POINT; THENCE, N 05° 07' 42" E, A DISTANCE OF 103.18' TO A PIN FOUND; THENCE, N 11° 25' 17" E, A DISTANCE OF 100.15' TO A POINT; THENCE, N 13° 18' 52" E, A DISTANCE OF 710.00' TO A PIN FOUND; THENCE, S 77° 26' 04" E, A DISTANCE OF 250.00' TO A POINT ON THE SOUTHEAST CORNER OF KEATON AVENUE; THENCE, N 12° 31' 34" E, A DISTANCE OF 217.56' TO A PIPE FOUND; THENCE DEPARTING KEATON AVENUE, S 78° 16' 43" E, A DISTANCE OF 200.00' TO A POINT; THENCE, N 12° 28' 17" E, A DISTANCE OF 100.00' TO A POINT; THENCE, N 06° 58' 17" E, A DISTANCE OF 100.00' TO A PIN FOUND ON THE EASTERN TERMINUS OF HAZELWOOD DRIVE; THENCE ALONG SAID EASTERN TERMINUS, N 05° 18' 33" E, A DISTANCE OF 46.36' TO A POINT; THENCE DEPARTING HAZELWOOD DRIVE, N 06° 40' 04" E, A DISTANCE OF 105.00' TO A POINT; THENCE N 05° 40' 04" E, A DISTANCE OF 771.09' TO A POINT NEAR THE CENTER OF A SWAMP; THENCE ALONG A TIE LINE THROUGH SAID SWAMP, N 86° 53' 03" E, A DISTANCE OF 174.16' TO A POINT; THENCE ALONG A TIE LINE, N 58° 39' 13" E, A DISTANCE OF 487.43' TO A POINT; THENCE, S 35° 39' 44" E, A DISTANCE OF 79.86' TO A POINT; THENCE, S 36° 54' 44" E, A DISTANCE OF 230.00' TO A POINT; THENCE, S 70° 43' 44" E, A DISTANCE OF 470.00' TO A POINT; THENCE, S 44° 30' 44" E, A DISTANCE OF 295.00' TO A POINT; THENCE, S 44° 30' 44" E, A DISTANCE OF 172.76' TO A CALCULATED POINT; THENCE, S 02° 32' 41" W, A DISTANCE OF 647.85' TO A CALCULATED POINT; THENCE, S 29° 22' 41" W, A DISTANCE OF 132.00' TO A POINT IN ENNIS POND;
THENCE, S 04° 32' 41" W, A DISTANCE OF 328.00' TO A POINT IN ENNIS POND; THENCE, S 34° 32' 41" W, A DISTANCE OF 550.00' TO A POINT IN ENNIS POND; THENCE, S 61° 32' 41" W, A DISTANCE OF 200.00' TO A POINT IN ENNIS POND; THENCE, S 09° 32' 41" W, A DISTANCE OF 123.77' TO A POINT; THENCE, N 75° 54' 38" W, A DISTANCE OF 1068.11' TO A PIN FOUND; THENCE, S 14° 05' 22" W, A DISTANCE OF 608.00' TO A PIN FOUND ON THE NORTHERN RIGHT-OF-WAY OF WINDSOR BOULEVARD; THENCE ALONG WINDSOR BOULEVARD, N 75° 54' 38" W, A DISTANCE OF 548.98' TO THE POINT OF BEGINNING; CONTAINING 3,948,817 SQUARE FEET OR 90.652 ACRES, MORE OR LESS.

EXHIBIT B


LOVERS LANE
KEATON AVE
WINDSOR BOULEVARD (U.S. ROUTE 441)
EX. 460 BLDG
1,005,800 SF
EX. SHIRLEY T. HOLLAND COMMERCE PARK ELEVATED WATER STORAGE TANK
PROPOSED BLDG A
113,400 SF
PROPOSED BLDG B
234,360 SF
PROPOSED BLDG C
156,000 SF
PROPOSED BLDG D
222,200 SF
1,570 LF OF 8" PVC PUBLIC SEWER
310 LF OF 8" PVC PUBLIC SEWER
215 LF OF 8" PVC PUBLIC SEWER
423 LF OF 8" PVC PUBLIC SEWER
535 LF OF 8" PVC PUBLIC SEWER
310 LF OF 8" PVC PUBLIC SEWER
PROPOSED CONNECTION OF NEW 8" PUBLIC MAIN TO 30" HRSD MAIN
PROPOSED CONNECTION OF NEW 8" PRIVATE MAIN TO 30" HRSD MAIN
EXISTING 30" HRSD SANITARY SEWER FORCE MAIN
LEGEND - SANITARY SEWER
PROPERTY LINE
EXISTING 30" HRSD SANITARY SEWER FORCE MAIN
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED GRAVITY SANITARY SEWER
TIDEWATER LOGISTICS CENTER
PREPARED FOR
THE MERIDIAN GROUP
LOVERS LANE SANITARY SEWER SERVICE CONCEPTUAL PLAN
Kimley»Horn
1 OF 1

ISSUE:

Application EXC-24-2 of Jeffrey H. and Paula J. Bolt and Bryan W. and Amanda L. Boyes, Property Owners, for an 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

BACKGROUND:

The property owners submitted for an after-the-fact exception request 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 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.

In 2020, the current owners installed a new septic tank and drainfield. The septic tank was placed in the RPA as there was no other suitable area to place it. The health department and the previous environmental planner gave the contractor Mr. John Edwards of Edwards Septic Service permission to install the tank and use fill as needed to install the tank due to the slope of the backyard. Work was completed in July 2020, and Mr. Edwards stated he did not need fill as he buried the tank deep enough that it would not move. In October 2020, a complaint was received about someone dumping several truck loads of dirt into the RPA. During the site visit, staff observed a new retaining wall and fresh fill that leveled the backyard within the seaward portion of the RPA.

Staff worked for several years with the applicant to submit an exception request. Once the request was received with a survey, the County noticed that a portion of the retaining wall was on the neighboring property 34A-01-F005. Mr. Bolt tried to purchase the piece of the adjacent property where he had built the wall, and then ultimately the neighbor agreed to be included in the exception application.

Mr. Bolt subsequently revised his application to include a pool within the fifty-foot seaward portion of the RPA and to replace an existing shed in the landward portion of the RPA. The retaining wall and fill were installed without permits or

obtaining the required CBPA exception.

Following the public hearing at their October 22, 2024, regular meeting, the Planning Commission voted to postpone their consideration of the application until Mr. Bolt presented a landscaping plan that met the minimum requirements. At their January 28, 2025, regular meeting, the Planning Commission considered the request again under old business with the new landscaping plan. They recommended approval of the request for the retaining wall and a replacement shed of exact size and location as the existing shed but recommended against the pool.

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 eight in favor and zero against the motion (8-0) to recommend approval of the after-the-fact exception for the retaining wall and a replacement shed of the same size and location as the existing shed with no pool.

Based on the analysis of the application, staff recommend denial of the entire request.

ATTACHMENTS:

Description	Type	Upload Date
Site Plan	Exhibit	10/3/2024
Site Plan zoomed in showing areas of distrubance	Exhibit	10/3/2024
Area of Disturbance with proposed mitigation	Exhibit	10/3/2024
Pictures	Exhibit	10/3/2024
WQIA	Exhibit	10/3/2024
Flood Map #1	Exhibit	10/3/2024
Flood map #2	Exhibit	10/3/2024
Plantings proposed by homeowner	Exhibit	10/3/2024
Homeowners reason for asking for reduced		

landscaping	Exhibit	10/3/2024
Statement of Reason for exception	Exhibit	10/3/2024
Boyes Letter	Exhibit	10/3/2024
Updated Landscaping Plan	Exhibit	1/13/2025
PC Agenda item	Exhibit	2/13/2025
Ordinance	Ordinance	3/10/2025

DENOTES LIMITS OF DISTURBANCE
(1,995 SF (0.05 ACRE))

COMMONWEALTH OF VIRGINIA
HOLLIS D. ELLIS
Lic. No. 034676
6/28/24
PROFESSIONAL ENGINEER

N/F
DELMAR L. & HELEN T. HEASTER
D.B. 303 PG. 591
TPIN: 34A-08-004
4 MERRITT COVER
ZONED: SR

(TIE LINE)
(N86°00'00"W 81.23')
C/L RUN OF COVE IS PROPERTY LINE
(TIE LINE)
(S82°40'00"W 101.30')
S82°40'00"W 91.41'
9.89'
(LINE PER PLAT P.B. 4, PG. 15)
(LINE PER PIN TO PIN FOUND)
N10°02'22"W
(N08°20'00"W 350.00')
280.80'

N/F
BRYAN W & AMANDA L BOYES
DOCUMENT NO.
120003624
P.B. 4 PG.15
TPIN: 34A-01-F005
15437 LAURELWOOD DRIVE
ZONED: RAC

APPROX. EDGE OF MARSH
69.78'
7.8'
MARSH
WOODED HILL
210.16'
S09°48'00"E

N/F
ANDREW LYONS TRUST
DOCUMENT NO.
040001777
P.B. 4 PG.15
TPIN: 34A-01-F007
15397 LAURELWOOD DRIVE
ZONED: RAC

330.00' (TOTAL)
50.0'
WETLANDS DELINIATED BY TCC CORPORATION DELINATED 8/04/2021 PJD DATED 10/20/2021
C/L SPRING
EX SHED (TO BE RECONSTRUCTED)
11.3'
9.5'
GARAGE
CAR PORT
54.3'
13.5'
15.9'
18.9'
BLOCK RETAINING WALL
22'DIAMETER ABOVE GROUD SWIMMING POOL
CONC WALK
PAVER PATIO
APPROXIMATE LOCATION OF LATERAL
PORCH
LOCATION OF EXISTING CLEARSTREAM SEPTIC SYSTEM /W 20"RISER
RETAINING WALL 12.2' OVER LINE
9.7' PIN TO PIN P/L
12.2' TO PLATTED P/L
0.8' PIN TO PIN P/L
3.2' TO PLATTED P/L
APPROX LOCATION OF EXISTING OIL TANK
RETAINING WALL 1.9' OVER LINE PIN TO PIN P/L 0.6' OVER PLATTED P/L
50' RPA
KID'S FORT
41.1'
0.6'
ON LINE
50.0'
COMMUNITY WELL HOUSE
D
ASPHALT DRIVE
SHED
EX DWELLING
45.0'
33.3'
33.2'
100' RPA
PIPE(F)
0.35'
OFF LINE
63.26'
RETAINING WALLS
DRAIN
16.8'
1.4'
13.4'
1.4'
16.8'
50.06'
69.78'
B
GRAVEL DRIVE
OHP
SLATE WALKS
62.2'
BRIDGE
APPROXIMATE LOCATION OF EXISTING DRAINFIELD (AS SHOWN ON SITE PLAN BY WENDY ODOM)
APPROX LOCATION OF 1¼" FM TO DRAINFIELD (AS SHOWN ON SITE PLAN BY WENDY ODOM)
S85°27'35"E
(S85°30'00"E
177.19'
176.60')

LAURELWOOD DRIVE
(VA STATE ROUTE 730)
(50' R/W)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE PLAN
FOR
JEFFREY H. AND PAULA J. BOLT
15407 LAURELWOOD DRIVE

JUNE 28, 2024

NEWPORT MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA

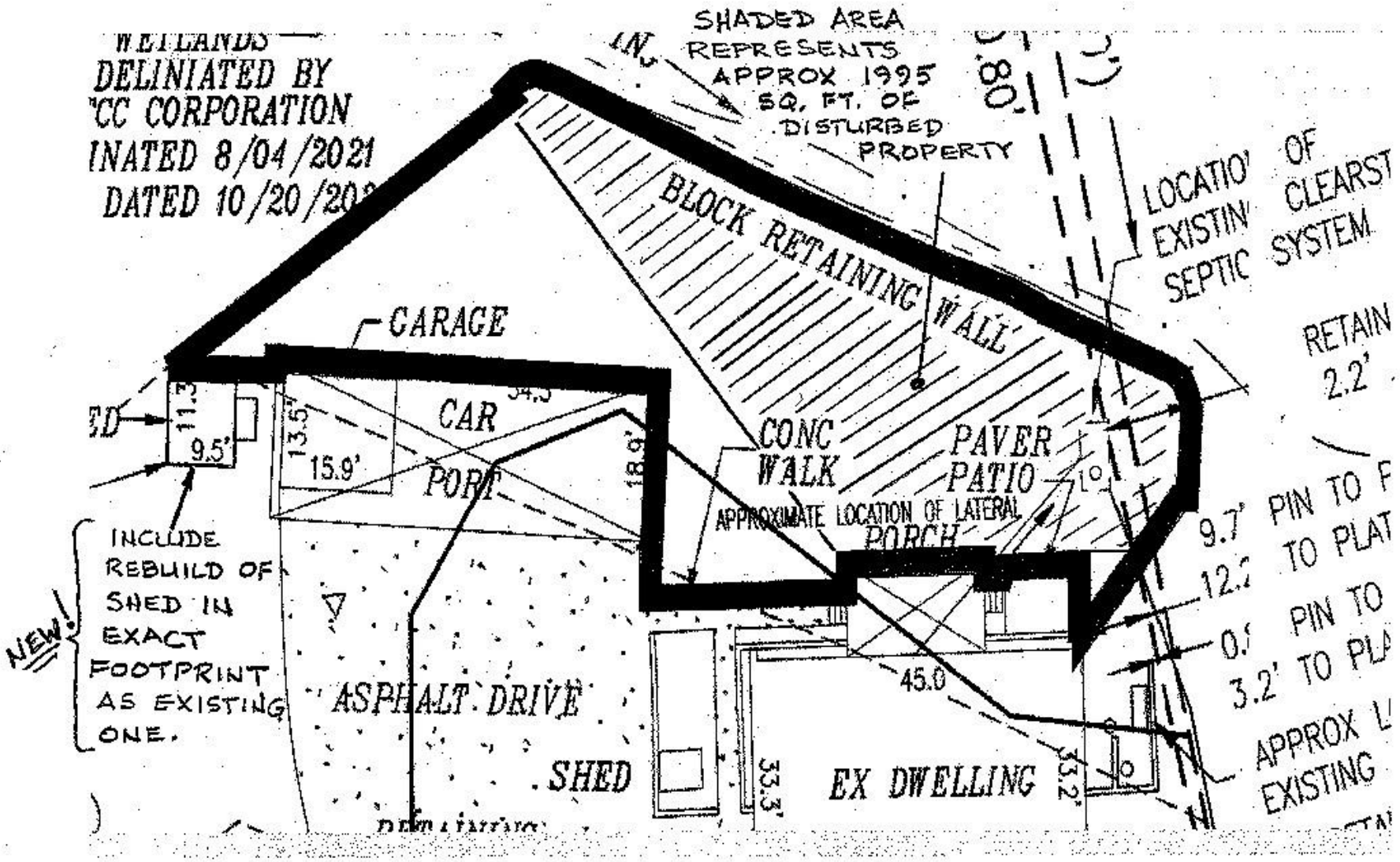
NOTE:

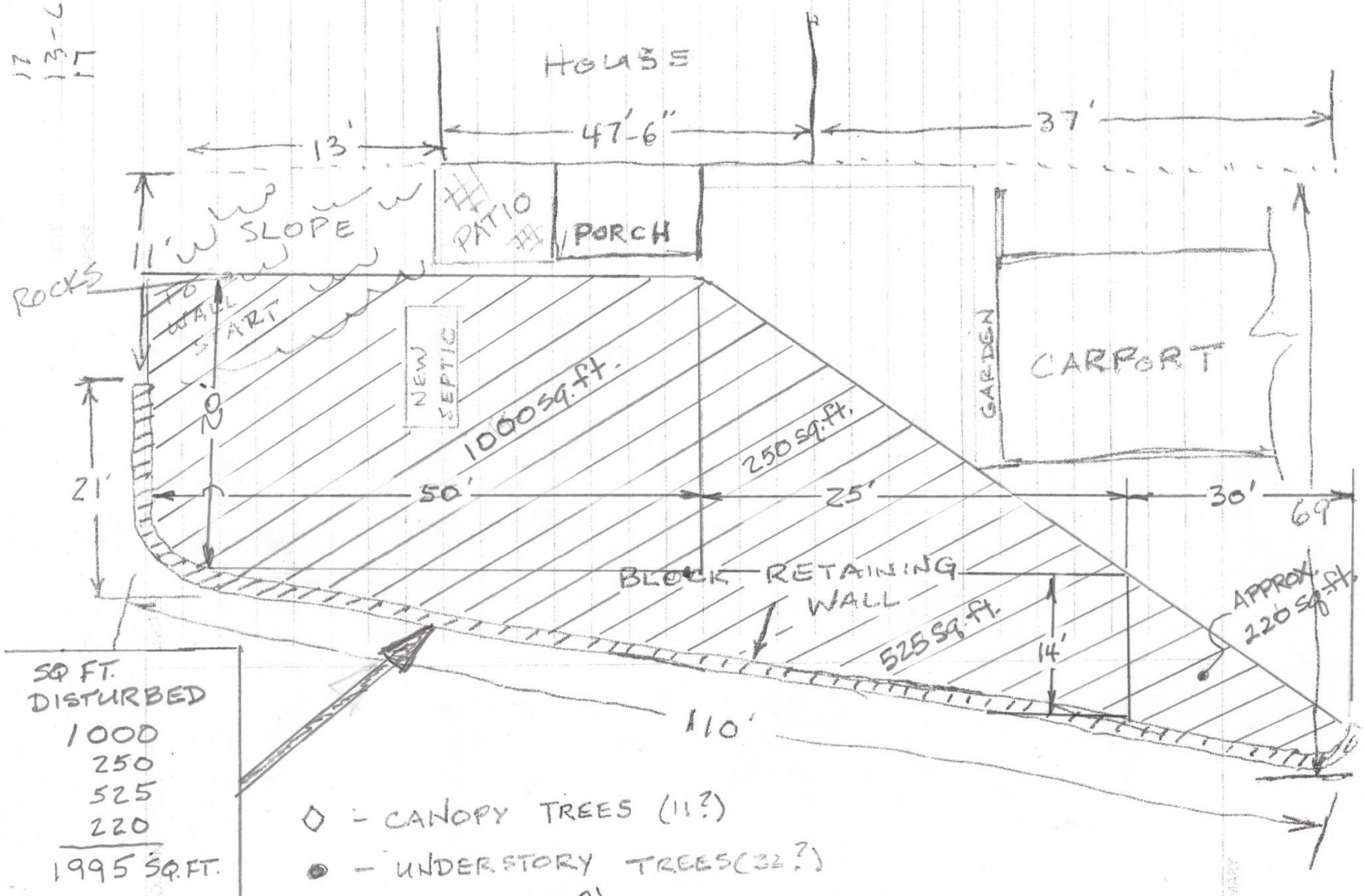
TTC CORPORATION
DELINEATION OF WETLANDS
COMPLETED AUGUST 4, 2021

MELISSA NASH OF USACE
CONFIRMED DELINEATION
OCTOBER 20, 2021

CAE, INC.
ENGINEERS, PLANNERS, AND CONSTRUCTION CONSULTANTS
321 OFFICE SQUARE LANE, SUITE 101A
VIRGINIA BEACH, VIRGINIA 23462-3655
TELEPHONE (757) 271-1576 (757) 271-1009 (FAX)

FILE NUMBER: 2020-026 (INITIAL SUBMITTAL APRIL 14, 2022)


WETLANDS
DELINIATED BY
'CC CORPORATION
INATED 8/04/2021
DATED 10/20/202
SHADED AREA
REPRESENTS
APPROX 1995
SQ. FT. OF
DISTURBED
PROPERTY
BLOCK RETAINING WALL
LOCATIO' OF
EXISTIN' CLEARST
SEPTIC SYSTEM
RETAIN
2.2'
GARAGE
CAR
PORT
CONC
WALK
PAVER
PATIO
APPROXIMATE LOCATION OF LATERAL
PORCH
9.5'
15.9'
INCLUDE
REBUILD OF
SHED IN
EXACT
FOOTPRINT
AS EXISTING
ONE.
NEW!
ASPHALT DRIVE
SHED
EX DWELLING
45.0
9.7' PIN TO F
TO PLAT
3.2' TO PL
APPROX L
EXISTING



SQ FT. DISTURBED
1000
250
525
220
1995 SQ.FT.

◇ - CANOPY TREES (11?)

● - UNDERSTORY TREES (32?)

* - SHRUBS (33?)

*SHADED AREA DENOTES DISTURBED GROUNDS



















Entrance



Along side wall















Major Water Quality Impact Assessment

For

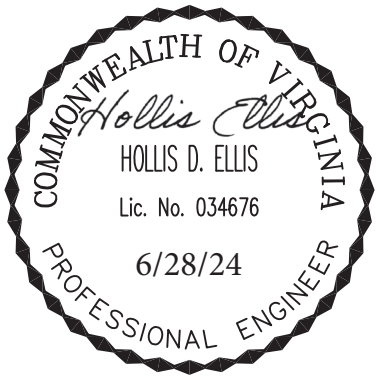
Jeff Bolt

Prepared By

Hollis D. Ellis, PE

CAE, Inc.
321 Office Square Lane, Suite 101A
Virginia Beach, VA 23462-3655

June 28, 2024



Isle of Wight County Major Water Quality Impact Assessment (pg-1)

Sec. 4003. - Water quality impact assessment.

Contents of the major water quality impact assessment. .....The information required below shall be considered a minimum, unless the zoning administrator determines that some of the elements are unnecessary due to the scope and nature of the proposed use and development of land:

(1) A site plan, which shall at minimum, contain the following: **Site Plan Attached**

A. Location of the components of the resource protection area, including the one-hundred-foot buffer area delineated in accordance with section 3001; **RMA / RPA Buffers Delineated on Site Plan As Attached**

B. Location and nature of the proposed encroachment into the buffer area, including type of paving material; areas of clearing or grading; location of any structures, drives, or other impervious cover; and sewage disposal systems or reserve drainfield sites; **All existing features located with RMA / RPA shown on plan. The proposed above ground swimming pool is located within the seaward 50' RPA buffer while the reconstructed shed is located within the landward 50' RPA buffer. All other impervious features are existing.**

C. Type and location of proposed best management practices to mitigate the proposed encroachment; **No BMPs proposed**

D. Location of existing vegetation on site, including the number and type of trees and other vegetation to be removed in the buffer to accommodate the encroachment or modification; **No existing vegetation disturbed for construction of bulkhead.**

E. Re-vegetation plan that supplements the existing buffer vegetation in a manner that provides for pollutant removal, erosion and runoff control. **Plantings are proposed in the nature of 5 large canopy trees, 10 understory trees and 15 shrubs for CBPAO mitigation.**

(2)

A. A hydrogeological element that describes the existing topography, soils, and hydrology of the site and adjacent lands. **The existing topography consists of gentle slopes ranging from 1% - 2% from the dwelling towards the RMA/RPA Buffer. The site is divided into two different soil types, Emporia fine sandy loam, 0 – 2% and Nevarc/Remlik soils, 15 – 20% slopes.**

The Emporia fine sandy loam consists of the upland areas while the Nevarc/Remlik soils are in the wetlands areas. The bulkhead has been constructed within the Nevarc/Remlik soil area. This area will drain towards the existing wetlands area. Slopes within the bulkheaded area will continue to drain towards the wetlands. No impervious area is proposed here.

B. Describes the impacts of the proposed development on topography, soils, hydrology, and geology on the site and adjacent lands. **As stated in Item A, constructed bulkhead falls within the Nevarc/Remlik soils area. No wetlands disturbance is proposed and no change in hydrology will occur given no increase in impervious is proposed.**

C. Indicates the following:

(i) Disturbance or removal of wetlands and justification for such action. **No wetlands have been removed with this application.**

(ii.) Disruptions or reductions in the supply of water to wetland, streams, lakes, rivers, or other water bodies. **No disruptions to water supply to existing live streams.**

Isle of Wight County Major Water Quality Impact Assessment (pg-3)

(iii.) Disruptions to existing hydrology including wetland and stream circulation patterns. **No disruption to existing wetlands or stream patterns proposed.**

(iv.) Source location of description of proposed fill material. **Locally Sourced Fill Material.**

(v.) Location of dredging and location of dumping area for such dredged material. **No Dredging Proposed.**

(vi.) Estimation of pre- and post-development pollutant loads in runoff. **Pre-Developed Loading: 0.72 PPY. Post-Developed Loading: 0.73 PPY.**

(vii.)Estimation of percent increase in impervious surface on site, type(s) of surfacing material used. **The applicant is proposing an above ground swimming pool, 22' in diameter for a total of 380 SF additional impervious. The existing 11'X9.5' shed is being reconstructed within the same footprint, no increase in impervious from shed reconstruction.**

(viii.)Percent of site to be cleared for project. **Area to be bulkheaded already cleared. No additional clearing required.**

(ix.) Anticipated duration and phasing schedule of construction project. **Project Already Completed. Completed March 2021.**

(x.) Listing of all requisite permits from all applicable agencies necessary to develop project. **USAOE Confirmed No Additional Permits Required.**

(D) Describes the proposed mitigation measures for the potential hydrogeological impacts. Potential mitigative measures include. **No Mitigation Measures proposed with application.**

Isle of Wight County Major Water Quality Impact Assessment (pg-4)

(i.) Additional proposed erosion and sediment control concepts beyond those normally required under subsection 4000(b)5. of this ordinance; these additional concepts may include the following: minimizing the extent of cleared area; perimeter controls; reduction of runoff velocities; measures to stabilize disturbed areas; schedule and personnel for site inspection. **No E&S Measures required at this time. Site has been stabilized.**

(ii.)When required, proposed stormwater management system for nonpoint source quality and quantity control in compliance with Chapter 14A of Isle of Wight County's Stormwater Management Ordinance. **No BMP proposed as no increase in impervious area.**

(3) A vegetative element that Identifies and delineates the location of all woody plant material on site, including all trees on site eight (8) inches or greater diameter at breast height or, where there are groups of trees, said stands may be outlined. **No woody vegetation exists within the RMA/RPA Buffer on site.**

(B) Describes the impacts the development or use will have on the existing vegetation. Information should include:

(i) General limits of clearing, based on all anticipated improvements, including buildings, drives, and utilities. **No improvements within limits of clearing.**

(ii) Clear delineation of all trees and other woody vegetation which will be removed. **No vegetation has been removed for this application.**

(iii)Description of all plant species to be disturbed or removed. **No vegetation has been removed for this application.**

(C) Describes the proposed measures for mitigation. Possible mitigation measures include: **No mitigation measures proposed.**

(i) Proposed design plan and replanting schedule for trees and other woody vegetation removed for construction, including a list of proposed plants and trees to be used. **No additional plant materials proposed with this application.**

(ii) Demonstration that the re-vegetation plan supplements the existing buffer vegetation in a manner that provides for pollutant removal, erosion and runoff control. **No replanting proposed within the buffer or entire site.**

Isle of Wight County Major Water Quality Impact Assessment (pg-5)

(iii) Demonstration that the design of the plan will preserve to the greatest extent possible any significant trees and vegetation on the site and will provide maximum erosion control and overload flow benefits from such vegetation. **No woody vegetation required to maintain erosion control. Site has been stabilized with permanent seeding based on Virginia E&S Standard and Specification 3.32.**

(4) Demonstration that indigenous plants are to be used to greatest extent possible. **Not Applicable. Not vegetation proposed.**

(A) In the case of a WQIA for shoreline and bank stabilization projects, the following items shall be required: **Not a shoreline stabilization project. No impact to wetland area proposed.**

(B) Completion of the shoreline erosion control water quality impact assessment form, as provided by the zoning administrator and kept on file with the department of planning and zoning. **Not Applicable.**

(i) An environmental assessment as follows: The environmental site assessment shall be drawn to scale and clearly delineate the environmental components identified in subsection 3000(b) of this ordinance. **See Attached Site Plan for Environmental Site Assessment components.**

Isle of Wight County Major Water Quality Impact Assessment (pg-6)

(ii) Wetlands delineations shall be performed consistent with the procedures specified in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, 1987, and updates as they become available. **Wetland Delineation shown on Site Plan. No disturbance to wetlands with application.**

(iii) The environmental assessment shall delineate the geographic extent of the resource protection area on the specific site or parcel as required under section 3001 of this ordinance. **Not Applicable.**

(iv) The environmental assessment shall be drawn at the same scale as the preliminary site plan or subdivision plat. **Not Applicable**

(C) A landscaping plan in accordance with subsection 5000(c), except that the plans may be submitted by any qualified professional, including shoreline contractors and nursery professionals. **Not Applicable.**

(D) A stormwater management plan in accordance with Chapter 14A of the Isle of Wight County Code, as required by state code Section 62.1-44.15:55. **No increase in impervious, therefore no stormwater management proposed.**

(E) An erosion and sediment control plan in accordance with Chapter 6 of the Isle of Wight County Code. **Site has been stabilized and no further disturbance proposed.**

(F) Project construction plans shall be certified as complete and accurate by a professional shoreline engineer or other qualified professional, as determined by the zoning administrator, as well as a determination as to the necessity of the project. **No shoreline / waterborne activities proposed.**

(5)

(E) For phased projects, an updated WQIA shall be provided for each phase to the county planning and zoning department demonstrating the projects compliance with the criteria of the original WQIA. An updated WQIA shall be required until all phases of the project are complete. **Not Applicable.**

Isle of Wight County Major Water Quality Impact Assessment (pg-7)

(1) Submission, review requirements, and evaluation procedure. Ten (10) copies of all site drawings and other applicable information as required by subsection c. above shall be submitted to the zoning administrator for review. **10 Copies of WQIA provided.**

(2) All information required in this section shall be certified as complete and accurate by a professional engineer or certified land surveyor qualified to prepare such information. **Acknowledged.**

Responses From Comments from April 19, 2022 Review as follows:

(1) How tall is the wall? **Wall is approximately 3 feet on its lowest end to 4' on the its highest. The highest end is to the west and the lowest end is to the east.**

(2) How long is the wall? **Wall is 118' feet long.**

(3) What is the change in elevation caused by the fill and wall? **Change in elevation is approximately 3 to 4' from west to east along wall profile. We are estimating the fill to be in the range of 105 cubic yards. This equates to approximately 10 to 12 dump truck loads of fill. The perineal stream which flows along the east side of the property is on the outside of the wall and fill area and is not blocked by the wall. Stream still flows to the tidal ditch to the rear.**

(4) Mr. Bolt stated that some grading and seeding is still needed for erosion. Why is there erosion still after the placement of the wall and fill. Grading is prohibited in the RPA without a plan and approval, So justification for this will be needed. **Seed is having difficulty establishing itself in the fill area due to the excessive existing tree canopy in the area. Since these comments were made, seed as better established itself now that its towards the end of summer. See attached site photographs.**

Isle of Wight County Major Water Quality Impact Assessment (pg-8)

(5) Site plan should show date TTC delineated and date when USACE confirmed. **TTC completed its delineation in August 2021 and Ms. Melissa Nash of the USACE confirmed the delineation on October 20, 2021. This is now reflected on the site plan. Contours in the vicinity of the fill area have been added to the site plan.**

(6)

(A) Site plan should show date TCC delineated and date when USACE confirmed. **USACE PJD Dated October 20, 2021.**

(B) Make sure the site plan you submit in the package has; all utilities shown including drainfield locations, and all parts of the septic system, length of wall, height of wall, contour lines Drainfield location, Clearstream treatment system, and lateral from dwelling is now shown on plan. **Mr. Bolt stated that some grading and seeding is still needed for erosion. Why is there erosion still after the placement of the wall and fill. Grading is prohibited in the RPA without a plan and approval, So justification for this will be needed. You may need to have stormwater meet with you for there input on how to address the issues without impacting the RPA any further.**

Bare and non-denuded areas still exist on the site due to the extensive amount of tree canopy to the rear of the site. This side is the southern side of the property, therefore the extensive tree canopy is blocking the maximum amount of sunlight. drainfield locations, and all parts of the septic system, length of wall, height of wall, contour lines Drainfield location, Clearstream treatment system, and lateral from dwelling is now shown on plan.

(i) How tall is the wall? **Wall height varies but averages around 3.5' to 4'.**

(ii) How long is the wall? **Wall is approximately 120' long.**

Isle of Wight County Major Water Quality Impact Assessment (pg-9)

(iii) Location and nature of the proposed encroachment into the buffer area, including: type of paving material; areas of clearing or grading; location of any structures, drives, other impervious cover; and sewage disposal systems or reserve drain field sites; **Encroachment. into the 50' seaward RPA is the CMU block retaining wall and the Clearstream treatment unit (located underground other than access hatch). All other seaward encroachments are existing and predate the CBPAO. The drainfield is located within the 50' landward RPA and within the RMA on the north side of the property.**

(7) Mr. Bolt stated that some grading and seeding is still needed for erosion. Why is there erosion still after the placement of the wall and fill. Grading is prohibited in the RPA without a plan and approval, So justification fort this will be needed. You may need to have stormwater meet with you for there input on how to address the issues without impacting the RPA any further. **Bare and non-denuded areas still exist on the site due to the extensive amount of tree canopy to the rear of the site. This side is the southern side of the property, therefore the extensive tree canopy is blocking the maximum amount of sunlight.**

(8) What is the proposed mitigation plantings? **Using the area of disturbance of approximately 1,995 SF, will result in 4.99 required planting credits based upon CBPA planting mitigation of 400 SF. Therefore, the requirement will be 5 canopy trees, 10 understory trees, and 15 small shrubs or woody groundcover.**

(9)Describes the existing topography, soils, and hydrology of the site and adjacent lands **The existing topography prior to wall construction consists of slopes towards the spring of 9 – 10% slopes from the edge of the dwelling. Soils in this area consist of Emporia Fine Sandy Loam, Nevarc and Remlik soils, and Bohicket silty clay loam.**

The Emporia fine sandy loam occupies the upland area upland of the retaining wall. The Necarc, Remlik, and Bohicket soils occupy the wetlands area along the southern side of the property. Given this, the Emporia Sandy Loams are well drained soils with good soil hydrology. Therefore, these are classified by NRCS within Hydrologic Group 'B'. The Necarc, Remlik, and Bohicket soils are classified within Hydrologic Group 'D' given these are wetlands mudflats in this location. The surrounding area exhibits similar topography and physiology.

(10) What is the change in elevation caused by the fill and wall?

The backyard is now level to the spring so the contour has changed. The elevation change is approximately 5-6 feet from low to high along the wall. There was approximately 105 CY of fill placed within the rear yard representing approximately 8 to 10 truckloads of fill. This is based upon the comparison of old topographic contours and the elevation change between the dwelling and the wall. The perennial stream is approximately 5-6 feet below the top elevation of the wall.

(11 Describes the impacts of the development on topography, before wall and fill vs now. **The construction of the retaining wall has reduced the cross-slope of the yard from the natural grade of 9-10% to 7-8%. Once the grade is stabilized and seed well established, this will result in less erosion into the spring as the slope will not be as severe.**

(12)Does the wall effect the spring water levels? **The perennial stream source is upstream from the wall location. Additionally, the wall is constructed outside of the top of bank of course of the stream. Given these factors, the wall construction will have minimum impact upon the perennial stream levels.**

DENOTES LIMITS OF DISTURBANCE
(1,995 SF (0.05 ACRE))

COMMONWEALTH OF VIRGINIA
HOLLIS D. ELLIS
Lic. No. 034676
6/28/24
PROFESSIONAL ENGINEER

N/F
DELMAR L. & HELEN T. HEASTER
D.B. 303 PG. 591
TPIN: 34A-08-004
4 MERRITT COVER
ZONED: SR

(TIE LINE)
(N86°00'00"W 81.23')
C/L RUN OF COVE IS PROPERTY LINE
(TIE LINE)
(S82°40'00"W 101.30')
S82°40'00"W 91.41'
9.89'
(LINE PER PLAT P.B. 4, PG. 15)
(LINE PER PIN TO PIN FOUND)
N10°02'22"W
(N08°20'00"W 350.00')
280.80'

N/F
BRYAN W & AMANDA L BOYES
DOCUMENT NO.
120003624
P.B. 4 PG.15
TPIN: 34A-01-F005
15437 LAURELWOOD DRIVE
ZONED: RAC

APPROX. EDGE OF MARSH
69.78'
7.8'
MARSH
WOODED HILL
210.16'
S09°48'00"E

N/F
ANDREW LYONS TRUST
DOCUMENT NO.
040001777
P.B. 4 PG.15
TPIN: 34A-01-F007
15397 LAURELWOOD DRIVE
ZONED: RAC

330.00' (TOTAL)
50.0'
WETLANDS DELINIATED BY TCC CORPORATION DELINATED 8/04/2021 PJD DATED 10/20/2021
C/L SPRING
EX SHED (TO BE RECONSTRUCTED)
11.3'
9.5'
GARAGE
CAR PORT
54.3'
13.5'
15.9'
18.9'
BLOCK RETAINING WALL
22'DIAMETER ABOVE GROUD SWIMMING POOL
CONC WALK
PAVER PATIO
APPROXIMATE LOCATION OF LATERAL
PORCH
LOCATION OF EXISTING CLEARSTREAM SEPTIC SYSTEM /W 20"RISER
RETAINING WALL 12.2' OVER LINE
9.7' PIN TO PIN P/L
12.2' TO PLATTED P/L
0.8' PIN TO PIN P/L
3.2' TO PLATTED P/L
APPROX LOCATION OF EXISTING OIL TANK
RETAINING WALL 1.9' OVER LINE PIN TO PIN P/L 0.6' OVER PLATTED P/L
50' RPA
KID'S FORT
41.1'
0.6'
ON LINE
50.0'
COMMUNITY WELL HOUSE
D
ASPHALT DRIVE
SHED
EX DWELLING
45.0'
33.3'
33.2'
100' RPA
PIPE(F)
0.35'
OFF LINE
63.26'
RETAINING WALLS
DRAIN
16.8'
1.4'
13.4'
1.4'
16.8'
50.06'
69.78'
B
GRAVEL DRIVE
OHP
SLATE WALKS
62.2'
BRIDGE
APPROXIMATE LOCATION OF EXISTING DRAINFIELD (AS SHOWN ON SITE PLAN BY WENDY ODOM)
APPROX LOCATION OF 1¼" FM TO DRAINFIELD (AS SHOWN ON SITE PLAN BY WENDY ODOM)
S85°27'35"E
(S85°30'00"E
177.19'
176.60')

LAURELWOOD DRIVE
(VA STATE ROUTE 730)
(50' R/W)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE PLAN
FOR
JEFFREY H. AND PAULA J. BOLT
15407 LAURELWOOD DRIVE

JUNE 28, 2024

NEWPORT MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA

NOTE:

TTC CORPORATION
DELINEATION OF WETLANDS
COMPLETED AUGUST 4, 2021

MELISSA NASH OF USACE
CONFIRMED DELINEATION
OCTOBER 20, 2021

CAE, INC.
ENGINEERS, PLANNERS, AND CONSTRUCTION CONSULTANTS
321 OFFICE SQUARE LANE, SUITE 101A
VIRGINIA BEACH, VIRGINIA 23462-3655
TELEPHONE (757) 271-1576 (757) 271-1009 (FAX)

FILE NUMBER: 2020-026 (INITIAL SUBMITTAL APRIL 14, 2022)

National Flood Hazard Layer FIRMette

FEMA

76°30'59"W 36°55'39"N



76°30'22"W 36°55'10"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

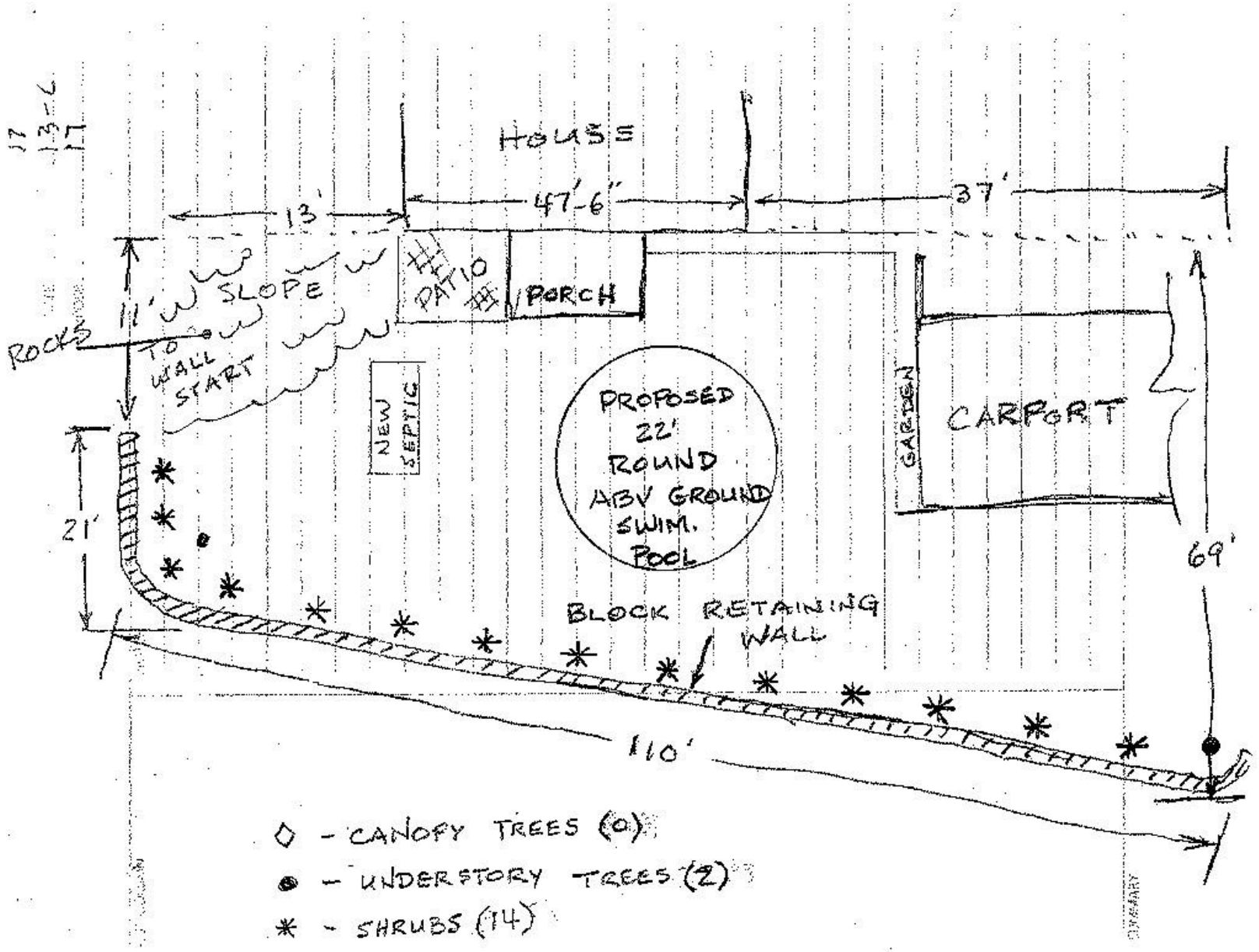
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/1/2024 at 2:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


LAURELWOOD DRIVE
34A-01-C004 - RAC
15407
34A-01-F007 - RAC
34A-01-F006 - RAC
34A-01-F005 - RAC
34A-08-004 - SR


17
13-4
17
HOUSE
13'
47'-6"
37'
11'
SLOPE
ROCKS
TO
WALL
START
PATIO
PORCH
NEW
SEPTIC
PROPOSED
22'
ROUND
ABV GROUND
SWIM.
POOL
GARDEN
CARPORT
21'
69'
BLOCK RETAINING
WALL
110'
◇ - CANOPY TREES (0)
● - UNDERSTORY TREES (2)
* - SHRUBS (14)

Reasons for proposed planting plan in lieu of established guidelines:

1. The existing canopy from trees just behind the wall extends well in to the yard. This is further exasperated by the slope of the hill that the trees are actually growing from.
2. The retaining wall is currently retaining the soil. Presently, there is no soil loss as a result. In essence, the wall is doing what it was installed to do.
3. The addition of more large trees and the resulting root structures would put the wall in jeopardy of failing as the trees become mature. The retaining wall, while built to specification, is not designed to ward off large roots from close by trees.
4. Before anything was disturbed in my backyard, the yard was a grass lawn and had been for a great number of years. I moved into the house in March of 2012 and the yard was an established grass lawn.
5. I have already had one large tree blow over on to my house during a thunderstorm. There are presently, still today, trees that are close enough to the house to do the same. I do not wish to add to this fear.
6. While I realize there are guidelines concerning plantings in this type of situation, there is no mention of a retaining wall of this kind in the wetland's guidelines. There are mentions of bulkheads along the shoreline but that is not the case with my backyard.
7. Before the retaining wall was installed, when the yard included the sloping condition that proved to be next to impossible to grow new grass, the yard eroded at a fast pace. Presently, vegetation is flourishing due to the retaining wall. This, despite the fact that I have not attempted to grow grass (I was advised against it by Ms. Beussink).
8. The Preface to the CBPA Riparian Buffers Guidance Manual, page iii, states "Where a property had a lawn prior to the adoption of the local Bay Act program, no additional planting is required, although the addition of woody vegetation is encouraged for the benefits they would provide."

r/Jeff Bolt

7/12/24

Statement of reasons for exception/waiver-

A retaining wall became necessary when a large area of the grass lawn, directly behind and to the driveway side of the house was destroyed by heavy equipment during the installation of a new septic tank and system.

A new septic system was installed when the old one failed. I was advised to move the drain field from the back to the front yard which required a new tank that included a pump to move fluid uphill (the front yard is much higher in elevation than the backyard). The process of doing this turned the entire front yard and about ½ of the backyard into dirt. I immediately followed up the front yard disturbance with grass sod to replace the lawn that was previously there.

Due to the severe slope of the backyard, at the uphill side of the yard (behind where the actual house resides), the now dirt landscape immediately started to erode. It would not hold grass seed even with the netted mesh that is used to hold grass seed in place. The erosion was occurring at such a fast pace, I felt something needed to be done as soon as possible. This is when I decided a retaining wall would be appropriate to control erosion and enable the re-establishment of a grass lawn.

I would also like to note that I had attempted many times, before the septic tank issue, to grow grass on the most severe-sloping area of the yard but was unable to. This was mostly due to the extreme downpours we experience nowadays. Some grass and mostly weed-like vegetation was able to hold most of the soil but erosion did occur.

In addition to the retaining wall, I am asking for an above-ground swimming pool which would only be set on the ground and would provide rest and relaxation. This would be installed in the area enclosed by the retaining wall.

I'm also asking to rebuild a dilapidated shed that is already on a concrete slab. I would like to replace this shed on the exact same footprint with a wood structure.

August 5, 2023

To Whom it may concern,

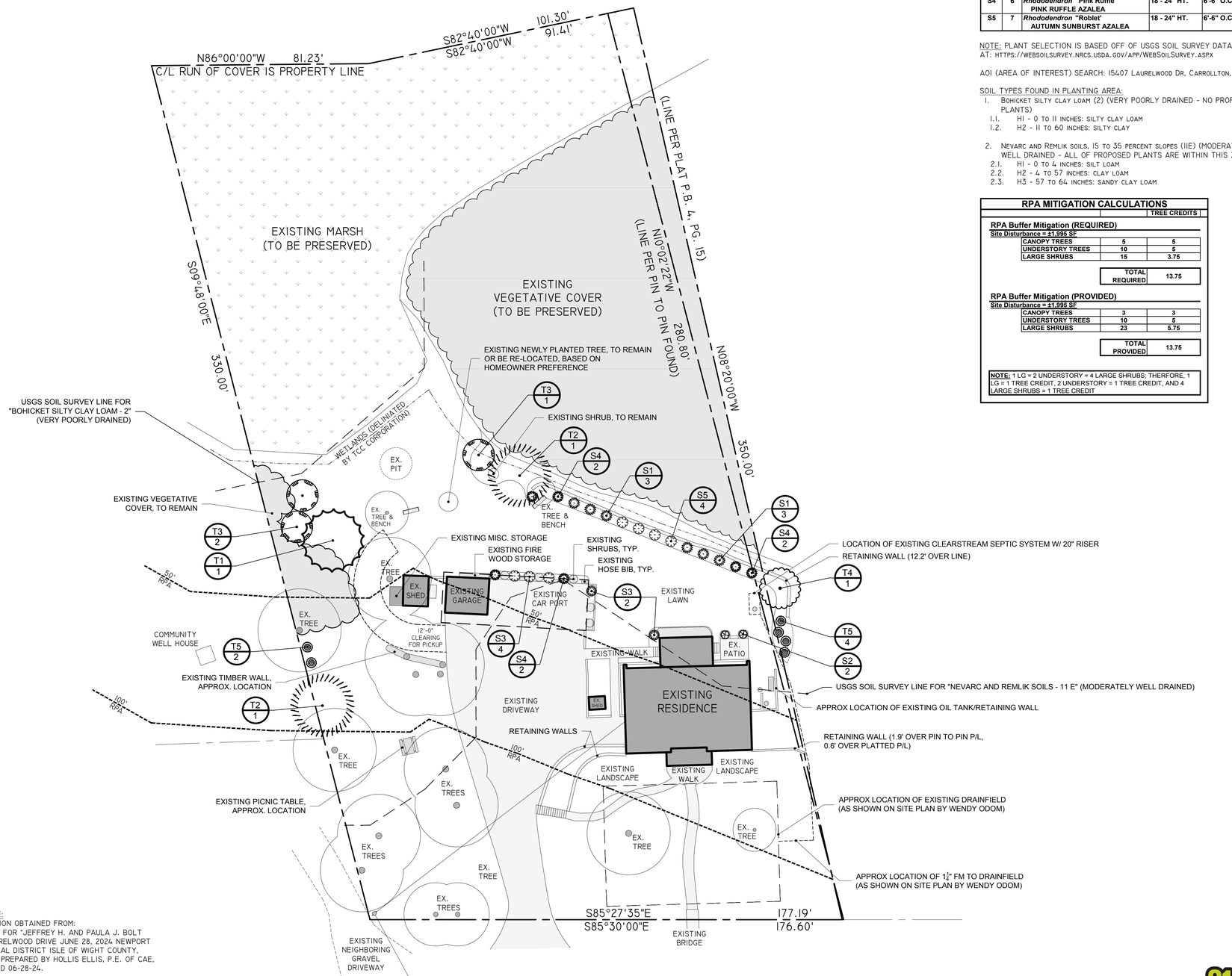
I, Bryan Boyes, am aware that my neighbor has built a retaining wall that intrudes upon my property by 12.2 feet. I have discussed this situation with them and believe it was done unintentionally and without any malicious intent. I believe that the actions my neighbor has taken were done with the intent to protect and improve water quality in the Chesapeake Bay. The wall appears to be professionally built and seems to be a reasonable solution to the erosion problem they have been experiencing over the years.

In light of all this, I am willing to allow the wall to remain intact with the understanding that no adverse possession claim can be made in the future, and that I cannot be held liable for any financial or physical hardship or adversity caused by any portion of the wall that remains on my property.

Respectfully,

Bryan William Boyes





MAP REFERENCE:
BASE INFORMATION OBTAINED FROM:

1. SITE PLAN FOR "JEFFREY H. AND PAULA J. BOLT 15407 LAURELWOOD DRIVE JUNE 28, 2024 NEWPORT MAGISTERIAL DISTRICT ISLE OF WIGHT COUNTY, VIRGINIA," PREPARED BY HOLLIS ELLIS, P.E. OF CAE, INC., DATED 06-28-24.

DIG SAFE NOTE:
THIS PLAN WAS DRAFTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITIES SHOWN ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" AT 811 BEFORE COMMENCING ANY WORK AND SHALL PRESERVE EXISTING UTILITIES WHICH ARE NOT SPECIFIED TO BE REMOVED IN THIS PLAN SET.

Know what's below. Call before you dig.

PLANT KEY

KEY	QTY	BOTANICAL NAME / COMMON NAME	MINIMUM SIZE	NOTES
T1	1	*Acer rubrum* RED MAPLE	1 1/2 - 2" CAL.	SINGLE LEADER
T2	2	*Betula nigra* RIVER BIRCH	1 1/2 - 2" CAL.	MULTI-STEMMED, MIN. 3 STEMS
T3	3	*Crataegus viridis* 'Winter King' WINTER KING HAWTHORN	6 - 8' HT.	SINGLE LEADER
T4	1	*Ilex opaca* AMERICAN HOLLY	6 - 8' HT.	TREE FORM
T5	6	*Thuja occidentalis* 'Emerald Green' EMERALD GREEN ARBORVITAE	6 - 8' HT.	TREE FORM
S1	6	*Abelia x grandiflora* 'Kaleidoscope' KALEIDOSCOPE ABELIA	18 - 24" HT.	6'-6" O.C.
S2	2	*Callicarpa americana* AMERICAN BEAUTYBERRY	18 - 24" HT.	SPECIMEN
S3	2	*Gardenia jasminoides* 'Frostproof' FROSTPROOF GARDENIA	18 - 24" HT.	SPECIMEN
S4	6	*Rhododendron* "Pink Ruffle' PINK RUFFLE AZALEA	18 - 24" HT.	6'-6" O.C.
S5	7	*Rhododendron* "Roblet' AUTUMN SUNBURST AZALEA	18 - 24" HT.	6'-6" O.C.

NOTE: PLANT SELECTION IS BASED OFF OF USGS SOIL SURVEY DATA, FOUND AT: HTTPS://WEBSOILSURVEY.NRCS.USDA.GOV/APP/WEBSOILSURVEY.ASPX

AOI (AREA OF INTEREST) SEARCH: 15407 LAURELWOOD DR, CARROLLTON, VA 23314

SOIL TYPES FOUND IN PLANTING AREA:

1. BOHICKET SILTY CLAY LOAM (2) (VERY POORLY DRAINED - NO PROPOSED PLANTS)
   - 1.1. H1 - 0 TO 11 INCHES: SILTY CLAY LOAM
   - 1.2. H2 - 11 TO 60 INCHES: SILTY CLAY
2. NEVARC AND REMLIK SOILS, 15 TO 35 PERCENT SLOPES (11E) (MODERATELY WELL DRAINED - ALL OF PROPOSED PLANTS ARE WITHIN THIS ZONE)
   - 2.1. H1 - 0 TO 4 INCHES: SILT LOAM
   - 2.2. H2 - 4 TO 57 INCHES: CLAY LOAM
   - 2.3. H3 - 57 TO 64 INCHES: SANDY CLAY LOAM

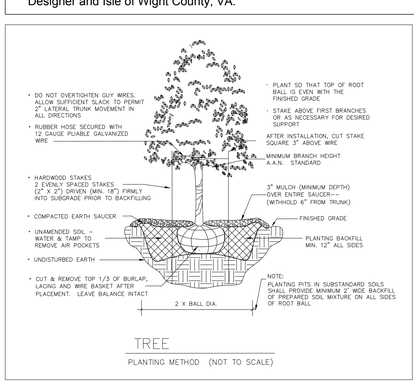
RPA MITIGATION CALCULATIONS

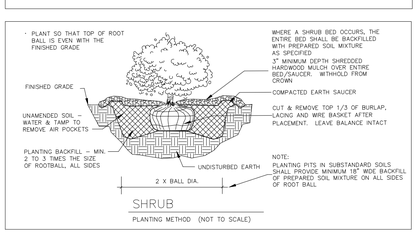
		TREE CREDITS
RPA Buffer Mitigation (REQUIRED)		
Site Disturbance = ±1,995 SF		
CANOPY TREES	5	5
UNDERSTORY TREES	10	5
LARGE SHRUBS	15	3.75
TOTAL REQUIRED		13.75
RPA Buffer Mitigation (PROVIDED)		
Site Disturbance = ±1,995 SF		
CANOPY TREES	3	3
UNDERSTORY TREES	10	5
LARGE SHRUBS	23	5.75
TOTAL PROVIDED		13.75

NOTE: 1 LG = 2 UNDERSTORY = 4 LARGE SHRUBS; THERFORE, 1 LG = 1 TREE CREDIT, 2 UNDERSTORY = 1 TREE CREDIT, AND 4 LARGE SHRUBS = 1 TREE CREDIT

LANDSCAPE INSTALLATION NOTES:

1. The Contractor is required to contact "Miss Utilities" (phone 811) 48 hours prior to the commencement of work on site. No work is to begin until all utilities are marked. If utility line/tree conflicts are evident, please contact Landscape Designer.
2. Verification of the accuracy of the total quantities shown in the "Plant Key" shall be the responsibility of the Contractor. In the event of discrepancy, the planting plan shall govern.
3. All plants shall be nursery grown, well branched, true to type specimen material, free of insect infestation, injury, disease, or other defects. Plants are to conform to standards set in American Standard for Nursery Stock and shall meet or exceed measurements specified in the plant key.
4. The Contractor shall warrant all new plantings for a period of one year from the date of final acceptance. All replacement plants shall conform to original specifications. When planting operations must be performed outside the normal planting season for the locality, this warranty may be renegotiated with the owner prior to planting.
5. Planting and bed preparation are to be conducted under favorable weather conditions. Under no circumstances shall soil be worked, driven over, or walked upon while in a wet condition.
6. The contractor is responsible for reporting to the owner any conditions deleterious to plant growth encountered on site during Installation and warranty periods.
7. All plant varieties and layouts are to conform accurately to the landscape plan, subject to inspection. Groundcovers and perennials are to be planted in a staggered arrangement and not in rows.
8. Prune only broken or crossing branches. Do not thin tree canopies.
9. All plantings are to be provided with a 3" depth of shredded hardwood bark mulch (2" depth in groundcover areas). Mulch to bedlines where shown. Hedges are to be mulched as continuous beds pf the width shown on plan (plants are not to be mulched individually). Trees shall be mulched within a minimum two and one half (2 1/2) foot radius of each trunk. Remulch existing plantings. No mulch is to be placed in plant crowns or against tree trunks.
10. Remove the burlap, twine, and wire baskets from the top 1/3 of all B&B root balls. No plastic twine or burlap shall be permitted on B&B plants. Planting pits shall be the same depth as root balls.
11. Stake trees as follows: A. All trees 2" caliper and greater and B. All evergreens branched to ground (i.e. Leyland Cypress, etc.).Contractor Is required to UNSTAKE TREES in a timely manner within the year following final acceptance to ensure trees are not damaged by staking wire. Contractor will be responsible for replacement of trees damaged by wires if not removed in a timely fashion.
12. Do not wrap tree trunks. Do not use "tree wound plant".
13. All green areas not designated otherwise are to be seeded with turf grass.
14. Contractor Is responsible for watering and insect control until the date of final Inspection. Replanting, when resulting from site disturbance by others, shall be at additional charge.
15. The work area is to be kept reasonably neat and clean and all debris hauled away and disposed of legally, off site, in a timely manner.
16. If any conflict should arise between these specifications and those of book specifications for this project, the book specifications shall govern.
17. Any plant substitutions proposed require the approval of the Landscape Designer and Isle of Wight County, VA.





Kathleen Zeren Landscape Design +
NOAR Landscape Design, LLC
Virginia Beach, VA 23452
www.noardesign.com
Cell: 515-890-7781
Email: nick@noardesign.com
Landscape Plan Prepared By:
Nicklas Olthoff Digitally signed by Nicklas Olthoff Date: 2025.01.08 09:49:40 -05'00' 01-08-2024
Nicklas Olthoff Date
Owner | Landscape Designer
Virginina Certified Landscape Designer #162

VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS · NICKLAS OLTHOFF No. 162 · CERTIFIED

NOAR LANDSCAPE DESIGN
VIRGINIA BEACH, VA 23452
DESIGNER:
NICKLAS OLTHOFF
NICK@NOARDESIGN.COM

DRAWINGS NOT FOR CONSTRUCTION

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY NOAR LANDSCAPE DESIGN, LLC AND IS INTENDED FOR USE ON THIS PROJECT ONLY. ANY REPRODUCTION, USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT OF NOAR LANDSCAPE DESIGN, LLC IS STRICTLY PROHIBITED.

REVISION	DATE

DRAWN BY:	CHECKED BY:

PREPARED FOR:

JEFFREY & PAULA BOLT
15407 LAURELWOOD DR
CARROLLTON, VA 23314

PROJECT:

BOLT RESIDENCE

SHEET TITLE:

LANDSCAPE PLAN (RPA)

DRAWING NUMBER:

L-100

SCALE:

NORTH 15 5 0 20
SCALE: 1" = 20'-0" ON 24"X36" SHEET

DATE: 01/08/2024

PLANNING REPORT

APPLICATION:

Application EXC-24-2 of Jeffrey H. and Paula J. Bolt and Bryan W. and Amanda L. Boyes, property owners, for an 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

ELECTION DISTRICT:

D2

LOCATION:

The exception request is located 15407 and 15437 Laurelwood Drive, Carrollton. Surrounding land uses include other residential uses and wetland areas.

BACKGROUND:

In 2020, the current owners installed a new septic tank and drainfield. The septic tank was placed in the RPA as there was no other suitable area to place it. The health department and the previous environmental planner gave the contractor Mr. John Edwards of Edwards Septic Service permission to install the tank and use fill as needed to install the tank due to the slope of the backyard. Work was completed in July 2020, and Mr. Edwards stated he did not need fill as he buried the tank deep enough that it would not move. In October 2020, a complaint was received about someone dumping several truck loads of dirt into the RPA. During the site visit, staff observed a new retaining wall and fresh fill that leveled the backyard within the seaward portion of the RPA.

Staff worked for several years with the applicant to submit an exception request. Once the request was received with a survey, the County noticed that a portion of the retaining wall was on the neighboring property 34A-01-F005. Mr. Bolt tried to purchase the piece of the adjacent property where he had built the wall, and then ultimately the neighbor agreed to be included in the exception application.

Mr. Bolt subsequently revised his application to include a pool within the fifty-foot seaward portion of the RPA and to replace an existing shed in the landward portion of the RPA. The retaining wall and fill were installed without permits or obtaining the required CBPA exception.

Following the public hearing at their October 22, 2024, regular meeting, the Planning Commission voted to postpone their consideration of the application until Mr. Bolt presented a landscaping plan that met the minimum

requirements.

DESCRIPTION:

This request is for an exception to allow a retaining wall with fill to remain in the seaward RPA as well as install a pool in the seaward 50-foot RPA and replace a shed in the landward portion of the RPA.

The unpermitted 118-foot long retaining wall including 12.2 feet on adjacent parcel 34A-01-F005 required approximately 105 cubic yards, or twelve dump trucks, of fill to level out the backyard. The fill lies within the seaward fifty-foot buffer and flood hazard zone AE. The proposed new 22-foot diameter swimming pool would lie within the fifty-foot seaward buffer and also within flood zone AE. The proposed 11.3 by 9.5 foot replacement shed lies within the fifty-foot landward portion of the buffer. The fill, the shed and the pool total 1,995 square-feet of disturbance.

To compensate for the encroachment into the buffer area, the WQIA recommends compensatory landscaping consisting of five canopy trees, ten understory trees, and 15 small shrubs, with the RPA. The landscaping is based on the total square footage of the disturbance and is in compliance with the state "Riparian Buffers Modification and Mitigation Guidance Manual." However, the property owner would like to reduce the amount required amount.

Since the October 22, 2024, Planning Commission meeting, the applicant submitted an updated landscaping plan that meets the minimum requirements. A copy of the updated landscaping plan is attached to this staff report.

COMPREHENSIVE LAND USE PLAN:

The Comprehensive Plan categorizes this sensitive environmental area as an Environmental Conservation Area, or an area dominated by environmental features that are particularly sensitive to development, including wetlands, floodprone areas, streams and stream buffers, unique habitat areas, and RPAs defined by the local Chesapeake Bay program.

Areas that should remain largely undeveloped consist of wetlands, floodplains, forest and some areas of farmland. Within residential developments, they should be preserved as protected open spaces. Limited low impact recreational uses such as trails and water access are also appropriate if sited correctly.

ORDINANCE REVIEW:

CBPA Article 4, Section 4002, regulates performance standards in RPAs and outlines permitted modifications and encroachments. Development is not permitted to extend into the 100-foot RPA buffer under this section unless an exception is warranted due to loss of buildable area.

Under Subsection 4002(b)2., permitted encroachments in the RPA buffer must be the "minimum necessary to achieve a reasonable buildable area for a principal structure and necessary utilities" and "may not extend into the seaward fifty (50) feet of the buffer area." This exception request proposes development that is not part of the principal structure and extends into the seaward fifty feet.

CBPA Article 5, Section 5002 regulates exception requests and include five criteria that must be met in order to grant an exception. These are as follows:

1) *That the strict application of the ordinance would produce an undue hardship and will not confer upon the applicant any special privileges denied by this ordinance to other property owners in the CBPA areas;*

The need for a retaining wall prior to the installation is unknown, because they were installed without review, permits, and inspections. If there were erosion problems, it is possible other measures could have been used in place of the retaining wall and fill that would have been more appropriate and less intensive in this low wave action environment. Other neighbors in the general area have sloping backyards and have not requested any erosion stabilization projects.

The need for a pool is not considered a hardship and would be placed in a flood hazard area. In addition, encroachments in the fifty-foot seaward foot of the buffer area are similarly restricted on all lots where the RPA buffer exists. Records show that requests from nearby areas were received and were advised that exceptions were required or they needed to avoid the the buffer. Therefore, this request would not constitute a unique hardship and would grant a special privilege to the applicants.

2) The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels;

The applicant failed to contact the County and to apply for the necessary exception, which resulted in a retaining wall and fill not permitted by the ordinance. This is a self-created circumstance.

3) The exception request is the minimum necessary to afford relief;

Lots in the surrounding area have not requested any shoreline or property erosion control projects. Therefore, it is unknown if this was the minimum necessary to address the erosion.

4) The exception request will be in harmony with the purpose and intent of this ordinance, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality; and

The expansion of the backyard and pool does not meet the purpose or intent of the ordinance, which is to safeguard water quality through protection of existing buffers and establishment of buffers where they do not exist. The retaining wall with fill and the pool are within the fifty-foot seaward buffer and lie within flood hazard zone AE. Structures built in flood hazard areas present the opportunity for property damage as well as flood insurance claim liability.

5) Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation to water quality;

If this exception is approved, staff recommends the following conditions:

1. the applicant be required to install the mitigation landscaping as proposed in the WQIA within the RPA,
2. the pool be denied due to flood hazard potential and in accordance with the CBPA Ordinance, and
3. no further exceptions be granted.

STAFF CONCLUSIONS:

Strengths:

1. Proposed landscaping mitigation in the WQIA does meet the requirements of the Riparian Buffers Guidance Manual.

Weaknesses:

1. The applicants' request does not meet the five criteria needed for approval of exceptions.
2. Exceptions for structures are not permitted by Ordinance in the fifty-foot seaward RPA buffer.
3. Structures are proposed in the flood hazard area presenting potential flood damage liability.
4. The retaining wall and fill were done without permits or needed inspections to determine structural integrity. It is not known what, if any, erosion problems existed prior to the property being covered in fill.

STAFF RECOMMENDATION:

Based on the above findings, staff recommends denial of the exception request. If this exception is approved, staff recommends the following conditions: 1. the applicant be required to install the mitigation landscaping as proposed in attached landscaping plan within the RPA, 2. the pool be denied due to flood hazard potential and in accordance with the CBPA Ordinance, and 3. no further exceptions be granted.

ATTACHMENTS:

Description	Type	Upload Date
Site Plan	Exhibit	10/3/2024
Site Plan zoomed in showing areas of distrubance	Exhibit	10/3/2024
Area of Disturbance with proposed mitigation	Exhibit	10/3/2024
Pictures	Exhibit	10/3/2024
WQIA	Exhibit	10/3/2024
Flood Map #1	Exhibit	10/3/2024
Flood map #2	Exhibit	10/3/2024
Plantings proposed by homeowner	Exhibit	10/3/2024

Homeowners reason for asking for reduced landscaping	Exhibit	10/3/2024
Statement of Reason for exception	Exhibit	10/3/2024
Boyes Letter	Exhibit	10/3/2024
Updated Landscaping Plan	Exhibit	1/13/2025

ORDINANCE NUMBER _____

AN ORDINANCE TO GRANT A CHESAPEAKE BAY PRESERVATION AREA ORDINANCE EXCEPTION TO ALLOW AFTER-THE-FACT APPROVAL OF AN UNATUHORIZED 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 REPLACE AN EXISTING SHED IN THE SAME FOOTPRINT WITHIN THE FIFTY-FOOT LANDWARD RPA BUFFER ON TAX MAP 34A-01-F006

WHEREAS, Jeffrey H. and Paula J. Bolt and Bryan W. and Amanda L. Boyes, property owners, have requested an after-the-fact exception under the Chesapeake Bay Preservation Area (CBPA) 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 replace an existing shed in the same footprint within the fifty-foot landward RPA buffer on tax map 34A-01-F006, which land is depicted on Exhibit "A"; and,

WHEREAS, the procedural requirements of Appendix B-1, CBPA 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 Article 5, Section 5002 of the Isle of Wight County CBPA 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 of approval with conditions as stated in Exhibit B, "Conditions", following a public hearing at their regular meeting on January 28, 2025;

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", are attached hereto and hereby incorporated as part of this ordinance.

Section 2. Findings.

The Board of Supervisors finds that the CBPA ordinance exception request EXC-24-2, as submitted or modified with conditions herein, is in conformity with the standards of the Isle of Wight County CBPA ordinance, and that the strict

application of the ordinance will produce an undue hardship and will not confer upon the applicants any special privileges denied by this ordinance to other property owners in the CBPA areas; that the exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels; that the exception request is the minimum necessary to afford relief; that the exception request will be in harmony with the purpose and intent of this ordinance, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality; and that reasonable and appropriate conditions are imposed which will prevent the exception from causing a degradation of water quality.

These findings are based upon the consideration for the existing use and character of the property, the Comprehensive Plan, the suitability of the property of 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.

These findings are based upon a determination that the most reasonable and limited way of avoiding the adverse impacts of a CBPA ordinance exception is by the imposition of the conditions provided herein.

Section 3. Permit Granted.

The CBPA ordinance exception for the property is hereby approved for the property, subject to the attached conditions and the general conditions set forth in Section 4 hereof.

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.

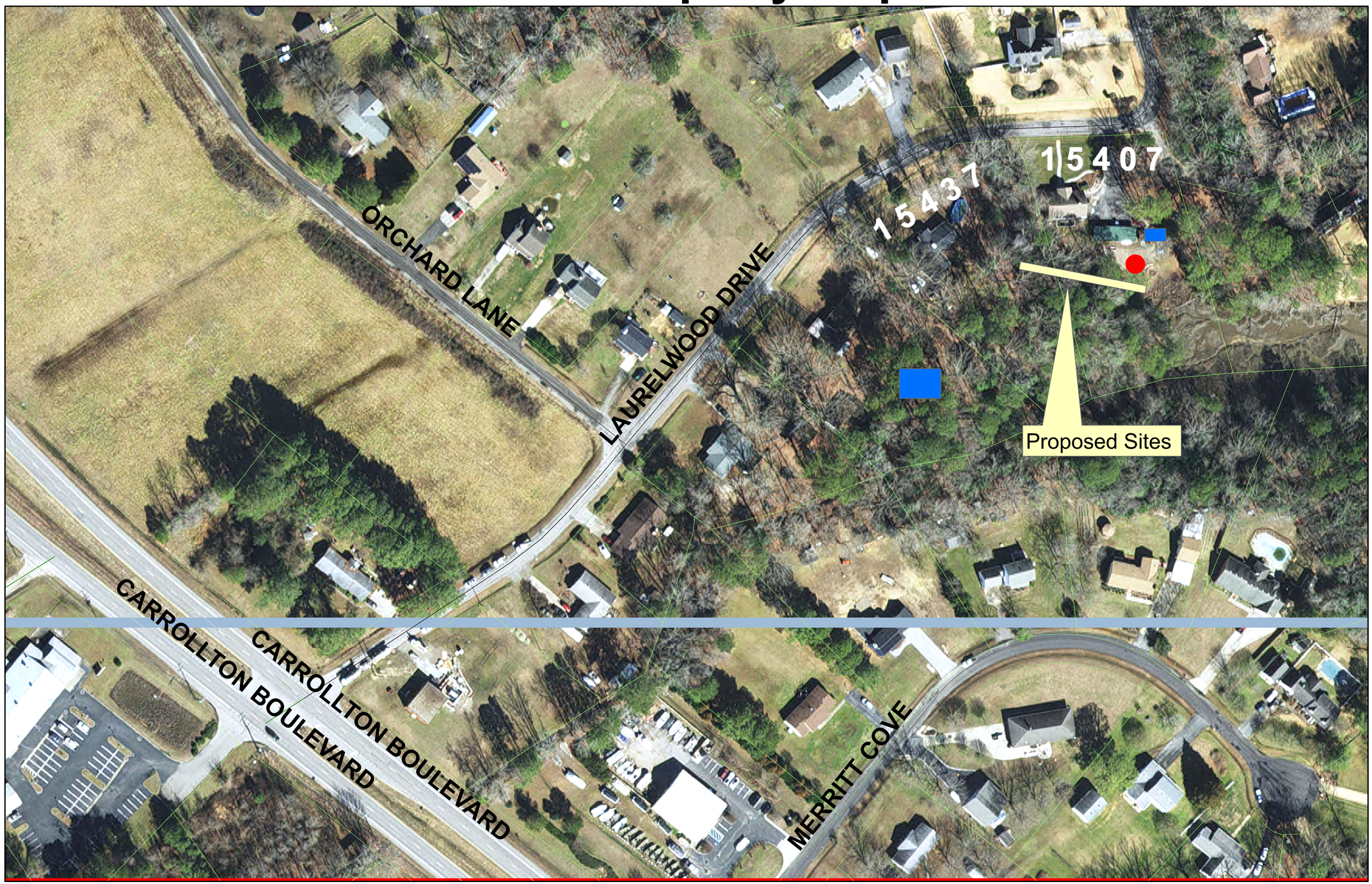
READ AND PASSED: _____
Chairman, Board of Supervisors

TESTE: _____
Clerk

Approved as to Form:

_____
Robert W. Jones Jr, County Attorney

Exhibit A - EXC-24-2 Property Map



Legend

Parcels
Retaining wall
Pool
Shed

0 37.5 75 150 225 300
Feet

EXHIBIT B

Conditions of Approval for EXC-24-2

- The approval is for the existing retaining wall and fill to remain;
- The existing shed may be replaced with a new one of the same size in the exact same footprint as the existing shed;
- The pool is prohibited;
- No other disturbances be granted; and
- The landscaping be planted as shown on the proposed landscaping plan dated January 8, 2025.

ISSUE:

Public Hearing as Required by VDOT re: Smithfield Intersection Project

BACKGROUND:

The Transportation Division has opened public comments on the 60% plan set for the Smithfield Intersection project and all project documents are available on the County's website. Staff will be holding a design open house and public hearing for the Rt 10 at Rt 258/Main Street Improvement Project at Thursday's meeting.

The project proposes to widen Main Street/Route 258 on both sides of the Route 10 Bypass from a single thru lane in each direction to two (2) thru lanes in each direction and re-establish left and right turn lanes with improved capacity at the intersection. Improvements will also include drainage and stormwater improvements, curb, gutter and sidewalks, push-button pedestrian facilities, and upgrades to parking, lighting, and access at the Park and Ride Lot.

The Open House will be held from 4pm - 6pm on March 20, 2025, in the Board Room foyer, with project information available for review and technical staff present to answer questions. Attendees may provide written or verbal comments about the project at the Open House.

The Board may wish to conduct a public hearing to collect additional public comments. No vote will be required.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

For the Board's information.

ATTACHMENTS:

Description	Type	Upload Date
Public Hearing Notice	Backup Material	1/31/2025
Public Hearing Brochure	Backup Material	1/31/2025

Route 10 at Route 258/Main Street
Intersection Improvements Project
Isle of Wight County
NOTICE OF PUBLIC HEARING

Thursday, February 20, 2025
Robert C. Claud, Sr. Board of Supervisors Room
Isle of Wight County Courthouse Complex on Route 258

Open House, 4 – 6 pm
Design Public Hearing, starting at 6 pm

FIND OUT ABOUT the proposed Rt 10 at Rt 258/Main Street Improvement Project. This project proposes to widen Main Street/Route 258 on both sides of the Route 10 Bypass from a single thru lane in each direction to two (2) thru lanes in each direction, and re-establishing left and right turn lanes with improved capacity at the intersection. Improvements will also include drainage and stormwater improvements, curb, gutter and sidewalks, push-button pedestrian facilities, and upgrades to parking, lighting, and access at the Park and Ride Lot.

The **Open House** will be held in the Board Room foyer, with project information available for review and technical staff present to answer questions. Attendees may provide written or verbal comments about the project at the Open House.

The **Public Hearing** will be conducted in the Board Room starting at 6 pm. The project team will summarize the project for the public and individuals will each have the opportunity to provide comments, questions, and feedback for consideration. The Public Hearing will also be live streamed on the Isle of Wight County Facebook page.

This is a federally funded project and is required to meet all applicable historic and environmental standards and specifications of the National Environmental Policy Act (NEPA). It has received a Categorical Exclusion (CE). NEPA CE documents will be available at the public hearing and are available for review by visiting https://www.isleofwight.gov/wmainst-us258.

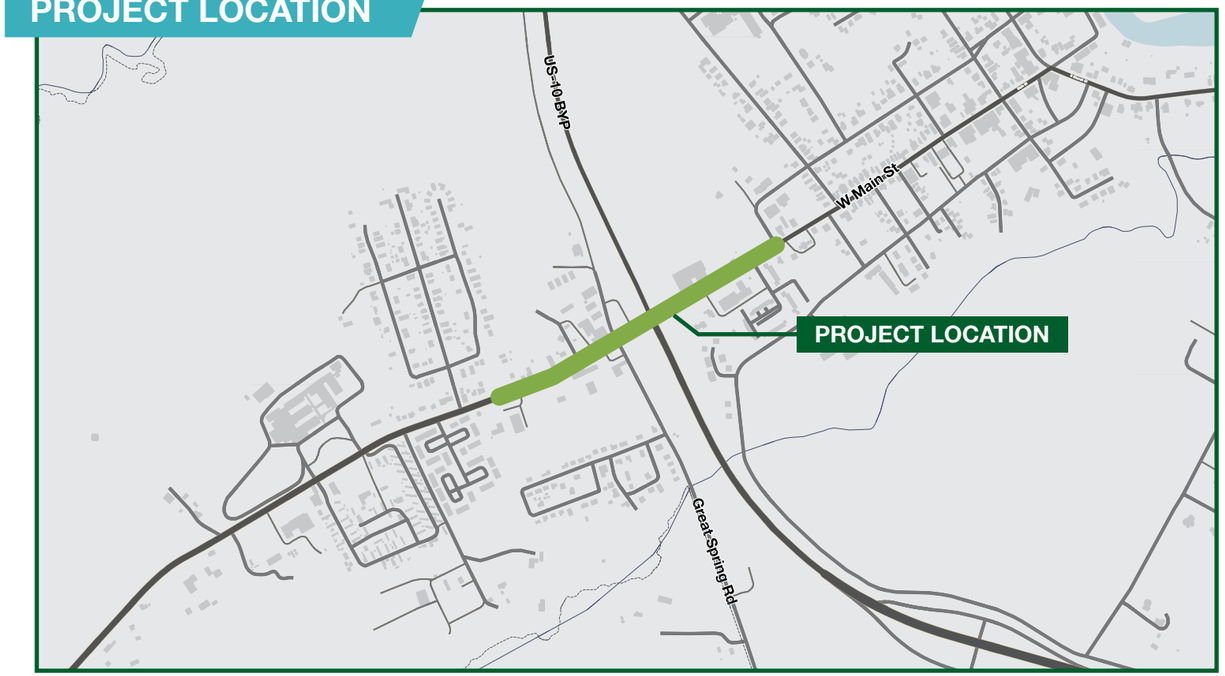
Property impact information and tentative construction schedules will be available for review at the public hearing.

FOR DETAILED INFORMATION project plans, specifications, and environmental documents can be reviewed at https://www.isleofwight.gov/wmainst-us258.

GIVE YOUR COMMENTS at the public hearing, or submit them by March 3, 2025 to Jamie Oliver, Transportation Administrator, Isle of Wight County Public Works, (757) 365-1654 , joliver@isleofwightus.net or by mail to PO BOX 80 Isle of Wight VA 23397.

Isle of Wight County abides by nondiscrimination and equal employment in all programs and activities in accordance with Title VI and Title VII of the Civil Rights Act of 1964 and is in compliance with the Americans with Disabilities Act of 1990 . For more information or special assistance for persons with disabilities or limited English proficiency, please contact the Clerk of the Board of Supervisors at (757) 365-6255.

PROJECT LOCATION



WE WANT TO HEAR FROM YOU

The public comment period will close 10 days after the Design Public Hearing—through March 3, 2025. Isle of Wight representatives will review and evaluate all information received as a result of the Design Public Hearing.

Written comments must be postmarked, emailed, or delivered to the Isle of Wight County by March 3, 2025 to the address below.

FOR MORE INFORMATION

Please reach out to the County Project Manager for additional information or any questions you might have:

Jamie Oliver, Transportation Administrator
Isle of Wight County
13048 Poor House Road,
Windsor, VA 23397

Email: **transportation@isleofwightus.net**
Telephone: **757.365.1654**
Hours: 8:30 AM to 5:00 PM

Follow this link to the project page on the Isle of Wight website:

https://www.isleofwight.gov/wmainst-us258

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

DESIGN PUBLIC HEARING UPC 120650

US 258 at Route 10 Bypass Intersection Improvements

Thursday, February 20, 2025
4:00 - 6:00 PM – Open House
Followed by Board Meeting at 6:00 PM
Robert C. Claud Board of Supervisors Room
Isle of Wight County Courthouse Complex on US-258
Isle of Wight, VA 23397



PUBLIC MEETING

Welcome to the Public Meeting for the US 258 at Route 10 Bypass Intersection Improvements project located northeast of the Jospeh W. Lutter JR. Sports Complex and southwest of downtown Smithfield. This public meeting is being held to provide an opportunity for individuals or organizations to provide Isle of Wight County with comments and/or suggestions on the proposed project.

Isle of Wight County strives to ensure that all members of the community have the opportunity to participate in public decisions on transportation projects and programs affecting them. At this public meeting, you will have the opportunity to review the project exhibits on display and ask questions to the project team. County representatives are present to discuss the project and answer your questions. The County will be providing accommodations to record verbal comments at the hearing.

A comment sheet is included in the handouts provided for this meeting, and your input is encouraged. All oral and written comments received will be included in a transcript for review by Isle of Wight County personnel, State and Federal partners, and all other interested parties.

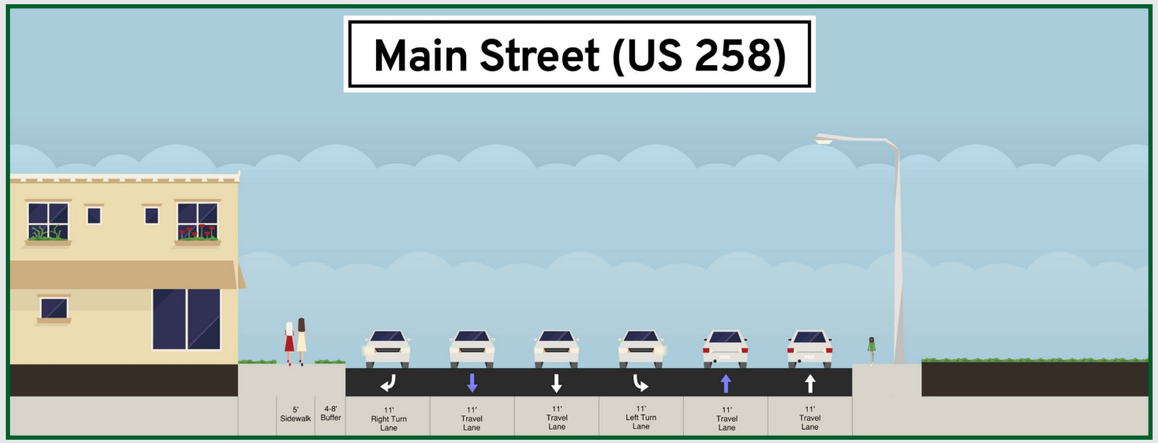
Written questions or comments should be placed in the comment box or mailed to the address provided on the comment form. The County will accept comments for a 10-day period after the Public Hearing.

PROJECT DESCRIPTION

Main Street/Route 258 is an existing two-lane roadway with a center two-way left turn lane that serves as an important connection to downtown Smithfield. The purpose of the project is to improve capacity along Main Street and reduce congestion along the corridor by introducing additional through lanes at the intersection with Route 10 Bypass. This project improves the intersection by widening Main Street/ Route 258 on both sides of the of the Route 10 bypass intersection from a single through lane in each direction to two through lanes in each direction and restoring the existing left and right turn lanes at the intersection. The proposed pedestrian accommodations along Main Street include a continuous sidewalk connection along the north side of Main Street with ADA pedestrian ramps at access points. The proposed improvements also will include drainage and stormwater management improvements and traffic signal and pedestrian signal improvements. Additionally, the Smithfield Park and Ride lot will be reconfigured to improve the circulation through the lot and increase the number of available parking spaces, with access consolidated along Pole Road.

KEY PROJECT FEATURES

1. Additional travel lanes westbound and eastbound along Main Street
2. Pedestrian connectivity along Main Street
3. Curb and gutter and drainage improvements along Main Street
4. Stormwater management improvements
5. Park and Ride Lot Improvements with 16 additional parking spaces, bus lane and loading zone, and improved safety and circulation



ESTIMATED PROJECT COST

Estimated Construction Cost: $6,787,000

The County has completed 60% design plans for the proposed improvements and costs are subject to change. The project is to be fully funded through Smart Scale grant funding.

ANTICIPATED SCHEDULE AFTER PUBLIC HEARING

Design Public Hearing: February 20, 2025

Right-of-Way Plans Submittal: March 31, 2025

Federal Authorization for Right-of-Way Acquisition: April 2025 – May 2026

Final Design Submittal: October 2026

Federal Authorization for Construction Advertisement: December 2026

Construction Complete: October 2028

ENVIRONMENTAL REVIEW



Due to federal funds being used for this project, the County has completed extensive environmental due diligence for compliance with the National Environmental Policy Act (NEPA). The project has been coordinated with Virginia Department of Historic Resources (VDHR), Department of Conservation and Recreation (DCR), United States Fish and Wildlife Service (USFWS) and the Virginia Department of Wildlife Resources (VDWR).

Based on the VDHR coordination, the historic properties in the project area will not be adversely affected by the project.

Based on correspondence with USFWS, should the tri-colored bat be up-listed during the duration of the project, the County must adhere to a time of year restrictions (TOYR) for tree clearing. No other sensitive species impacts have been identified.

A wetlands and waters delineation has been performed to determine the location of wetlands and Waters of the US (WOUS). These locations have been confirmed by the US Army Corps of Engineers (USACE) and the Virgnia Department of Environmental Quality (VDEQ). Minor impacts to wetlands and waters are unavoidable for this Project. It is anticipated that the project would receive permits from the USACE and VDEQ. Compensatory mitigation via the purchase of stream credits from an Agency approved mitigation bank would be provided for all stream and/or wetland impacts.

During construction, all reasonable efforts will be made to protect the environment with respect to dust, silt, and erosion. Construction of this project will conform to nationwide best management practices, VDOT Specifications, and AASHTO guidelines, as well as regulations set forth by VDEQ regarding erosion, sedimentation, and stormwater management.

RIGHT-OF-WAY

Right-of-way acquisition(s) will be required for this project. One parcel to the west of Great Springs Road just south of the existing 7-11 property will require full acquisition for community stormwater improvements. Additional parcels along both sides of Main Street will have property frontage impacts which consist of right-of-way, permanent easements, and temporary easements to construct and maintain the proposed improvements. Major overhead utility relocations are not required. Overhead utility pole relocations consist of a single pole relocation adjacent to the park-and-ride lot.

CIVIL RIGHTS

Representatives from Isle of Wight County are present to discuss the project and answer your questions. It is the responsibility of Isle of Wight County to ensure that all members of the community are afforded the opportunity to participate in public decisions on transportation systems and projects affecting them.

VDOT and IOW County ensure nondiscrimination in all programs and activities in accordance with Title VI of the Civil Rights Act of 1964 and compliance with the Americans with Disabilities Act of 1990.

If you need more information or special assistance, or have any questions or concerns regarding your civil rights in regards to this project, please contact the Isle of Wight County Transportation Administrator.

ISSUE:

Discussion of Personal Property Tax Rate

BACKGROUND:

The Commissioner of the Revenue will provide information on the anticipated impact of decreasing personal property values and options for adjusting the personal property tax rate.

In 2024, in accordance with the Personal Property Tax Relief Act, as adopted by the Virginia General Assembly, the car tax relief was set at thirty-three percent (33%) for vehicles over $1,000 in value on the first $20,000 in value and for vehicles valued at $1,000, or under, the percentage of relief shall be one hundred percent (100%).

The Commission of Revenue has advised that the car tax relief amount needs to remain at thirty-three percent (33%) for 2025.

BUDGETARY IMPACT:

TBD

RECOMMENDATION:

Per the Board's discussion and direction.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Amendment	Ordinance	2/21/2025

AN ORDINANCE TO IMPOSE TANGIBLE PERSONAL PROPERTY TAX RATES FOR ISLE OF WIGHT COUNTY, VIRGINIA FOR FISCAL YEAR JULY 1, 2025 THROUGH JUNE 30, 2026

BE IT AND IT IS HEREBY ORDAINED by the Board of Supervisors of the County of Isle of Wight, Virginia, to-wit:

Section 1: That there is hereby levied for the fiscal year beginning July 1, 2025, a tax of $4.50 per one hundred dollars of assessed valuation on all tangible personal property, as defined and classified in Sections 58.1-3500 through 3504 and Section 58.1-3506 of the Code of Virginia (1950, as amended) except that all household goods and personal effects as defined and classified in Section 58.1-3504 are exempt from said levy.

Section 2: That, in accordance with the Personal Property Tax Relief Act, as adopted by the Virginia General Assembly, the car tax relief for Calendar Year 2025 shall be set at thirty-three percent (33%) for vehicles over $1,000.00 in value on the first $20,000.00 in value and for vehicles valued at $1,000.00, or under, the percentage of relief shall be one hundred percent (100%).

BE IT FURTHER ORDAINED that this Ordinance be entered in the Minutes of this Board of Supervisors and that a copy thereof by the Clerk of this Board, be furnished to the Treasurer of this County.

Adopted this 20th day of March, 2025.

_____
Don G. Rosie, II, Chairman
Isle of Wight County, Virginia,
Board of Supervisors

Attest:

_____
Katheryn L. Mayes, Clerk

Approved as to form:

_____
Robert W. Jones, Jr.
County Attorney

ISSUE:

Ordinance to Amend and Reenact the Isle of Wight County Code Chapter 7, Fire Protection

BACKGROUND:

The Board has previously adopted an ordinance relative to open burning, fire lanes, and fireworks. Periodically, County ordinance need updating.

The proposed ordinance is the model ordinance which is consistent with the Virginia Statewide Fire Prevention Code. Adoption of the proposed ordinance will streamline the language in the County's ordinance and allow for better enforcement.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Adopt an ordinance to amend and reenact the Isle of Wight County Code Chapter 7, Fire Protection.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Amendment	Ordinance	3/12/2025

AN ORDINANCE TO AMEND AND REENACT
THE ISLE OF WIGHT COUNTY CODE
BY AMENDING AND REENACTING
CHAPTER 7. FIRE PROTECTION

WHEREAS, the Board of Supervisors of Isle of Wight County, Virginia, has deemed it necessary and appropriate to update its current ordinances in order to more clearly set forth local ordinances for the benefit of the public, in order to accurately reflect current practices, to correct inaccuracies, and to conform to those provisions set forth in the Code of Virginia (1950, as amended); and

WHEREAS, the Board of Supervisors deems such a revision necessary as a means to protect the health and welfare of the citizens of Isle of Wight County, Virginia;

NOW, THEREFORE, BE IT ORDAINED by the Isle of Wight County Board of Supervisors that Chapter 7. Fire Protection of the Isle of Wight County Code be amended and reenacted as follows:

CHAPTER 7. – FIRE PROTECTION.

Article I. – In General.

Sec. 7-1. Fire departments and rescue squad designated as part of county safety program.

The Carrollton Volunteer Fire Department, Carrsville Volunteer Fire Department, Rushmere Volunteer Fire Department, Smithfield Volunteer Fire Department, Windsor Volunteer Fire Department, Isle of Wight Volunteer Rescue Squad and Windsor Volunteer Rescue Squad are hereby recognized as an integral part of the official safety program of the county and as such are entitled to all the benefits accruing to them as shall or may be available as provided for in the Code of Virginia. (1-4-73; 2-18-93, 3-20-25.)

Sec. 7-1.2. Emergency ambulance transportation service fees.

(a) In accordance with section 32.1-111.14 of the Code of Virginia (1950, as amended), the provisions of this section are deemed necessary to assure that adequate emergency services are provided to ensure the health, safety and general welfare of Isle of Wight County citizens.

(b) Definitions. The following definitions shall apply for purposes of this section:

Advanced life support level 1\ or ALS-1. Medical treatment or procedure services provided to a patient beyond those defined in "basic life support" or "BLS," but shall not include those services set forth in "advanced life support level 2" or "ALS-2."

Advanced life support level 2\ or ALS-2. Those advanced life support (ALS) services provided to a patient beyond ALS-1 include, but are not limited to, the following procedures: (i) manual defibrillation/cardioversion; (ii) endotracheal intubation; (iii) central venous line; (iv) cardiac pacing; (v) chest decompressions; (vi) surgical airway; or (vii) intraosseous line, and the administration of three or more medications of any kind.

Basic life support\ or BLS. Medical treatment or procedure services provided to a patient as defined by the National Emergency Medicine Services (EMS) Education and Practice Blueprint for the Emergency Medical Technician (EMT)—Basic.

Ground transportation mileage\ or GTM. The assessed travel distance. in statute miles, from the location of the incident scene, or center point of a fire demand zone where an incident scene or address is located, to a hospital or other medical facility where a patient is transported.

(c) The schedule of fees for ambulance transportation services provided by the Isle of Wight County department of emergency management shall be as set forth in the Isle of Wight County Uniform Fee Schedule, as adopted by the board of supervisors, as it may be amended,.

(d) The chief of the Isle of Wight County Department of Fire Rescue is hereby authorized and directed to establish such rules and regulations as may be necessary for the administration of the charges imposed by this section, including, but not limited to, billing and repayment procedures. (2-17-05; 4-19-07; Ord. No. 2012-1-C, 2-16-12; 5-1-14.)

Article III. Fire Prevention.

Sec. 7-5. Fire code adoption.

Pursuant to the provisions of Section 27-98 of the Code of Virginia (1950, as amended), those provisions contained within the Virginia Statewide Fire Prevention Code related to open burning, fire lanes, and fireworks, in its current form and as amended in the future, is hereby adopted by Isle of Wight County, except as otherwise modified or amended in this Article, and the same is hereby incorporated fully by reference. Said adoption of those specific Virginia Statewide Fire Prevention Code provisions is made in accordance with Sections 15.2-922.1, 15.2-974 and 46.2-1305 of the Code of Virginia (1950, as amended). (6-14-18.)

Sec. 7-6. Enforcement.

The Chief of the Isle of Wight County Department of Fire Rescue or his designee is hereby appointed as fire code official for purposes of this Chapter 7, Article III and shall be vested with the authority to enforce those provisions of the Virginia Statewide Fire Prevention Code, or such other more restrictive regulations, as the Isle of Wight County Board of Supervisors may deem appropriate pertaining to fires and other related laws and regulations including those laws prohibiting parking in fire lanes. (6-14-18.) **Sec. 7-7. Right to enter property.**

The fire code official or his designee shall have the right, pursuant to the Virginia Code, Title 27, Chapter 3, to enter upon any property from which a release of any hazardous material, hazardous waste, or regulated substance, as defined in the Virginia Code, has occurred or is reasonably suspected to have occurred and which has entered into the groundwater, surface water or soils of the county in order to investigate the extent and cause of any such release. If, in undertaking such an investigation, the fire code official or his designee makes an affidavit under oath that the origin or cause of any such release is undetermined and that he has been refused admittance to the property, or is unable to gain permission to enter the property, any magistrate may issue an investigation warrant to the fire code official or his designee authorizing entry upon such property for the purpose of determining the origin and source of the release. If the fire code official or his designee, after gaining access to any property pursuant to such investigation warrant, has probable cause to believe that the release was caused by any

act constituting a criminal offense, the investigation shall be discontinued until a search warrant has been obtained or consent to conduct the search has otherwise been given. (6-14-18.)

Sec. 7-8. Fire code appeals board.

The fire code appeals board is hereby established and shall be made up of those same members appointed by the Isle of Wight County Board of Supervisors to act as members of the board of building appeals. The board shall be composed of at least five members who meet the qualifications set out in the Statewide Fire Prevention Code. The members of the fire code appeals board shall be appointed by the board of supervisors to serve, at the pleasure of the board of supervisors, for four-year terms. The fire code appeals board shall hear appeals made by any person who has been cited for a violation and is aggrieved by any decision or interpretation of the fire code official made under the provisions of the Statewide Fire Prevention Code. Such appeals shall be submitted and heard in accordance with the provisions of the Statewide Fire Prevention Code. (6-14-18.)

Sec. 7-9. Regulation of open burning.

(a) Purpose. The purpose of this ordinance is to protect public health, safety, and welfare by regulating open burning within Isle of Wight County to achieve and maintain, to the greatest extent practicable, a level of air quality that will provide comfort and convenience while promoting economic and social development. This ordinance is intended to supplement the applicable regulations promulgated by the State Air Pollution Control Board and other applicable regulations and laws.

(b) Definitions. For the purpose of this ordinance and subsequent amendments or any orders issued by Isle of Wight County, the words or phrases shall have the meanings given them in this section.

(1) "Automobile graveyard" means any lot or place that is exposed to the weather and upon which more than five motor vehicles of any kind, incapable of being operated, and that it would not be economically practical to make operative, are placed, located or found.

(2) "Built-up area" means any area with a substantial portion covered by industrial, commercial or residential buildings.

(3) "Clean burning waste" means waste that is not prohibited to be burned under this ordinance and that consists only of (i) 100% wood waste, (ii) 100% clean lumber or clean wood, (iii) 100% yard waste, or (iv) 100% mixture of only any combination of wood waste, clean lumber, clean wood or yard waste.

(4) "Clean lumber" means wood or wood products that have been cut or shaped and include wet, air-dried, and kiln-dried wood products. Clean lumber does not include wood products that have been painted, pigment-stained, or pressure-treated by compounds such as chromate copper arsenate, pentachlorophenol, and creosote.

(5) "Clean wood" means uncontaminated natural or untreated wood. Clean wood includes, but is not limited to, byproducts of harvesting activities conducted for forest management or commercial logging, or mill residues consisting of bark, chips, edgings, sawdust, shavings or slabs. It does not include wood that has been treated, adulterated, or chemically changed in some way; treated with glues, binders or resins; or painted, stained or coated.

(6) "Construction waste" means solid waste that is produced or generated during construction remodeling, or repair of pavements, houses, commercial buildings and other structures. Construction waste consists of lumber, wire, sheetrock, broken brick, shingles, glass, pipes, concrete, and metal and plastics if the metal or plastics are a part of the materials of construction or empty containers for such materials. Paints, coatings, solvents, asbestos, any liquid, compressed gases or semi-liquids, and garbage are not construction wastes and the disposal of such materials must be in accordance with the regulations of the Virginia Waste Management Board.

(7) "Debris waste" means wastes resulting from land clearing operations. Debris wastes include but are not limited to stumps, wood, brush, leaves, soil and road spoils.

(8) "Demolition waste" means that solid waste that is produced by the destruction of structures, or their foundations, or both, and includes the same materials as construction waste.

(9) "Garbage" means readily putrescible discarded materials composed of animal, vegetable or other organic matter.

(10) "Hazardous waste" means a "hazardous waste" as described in 9VAC20-60 (Virginia Hazardous Waste Management Regulations).

(11) "Household waste" means any waste material, including garbage, trash and refuse derived from households. For purposes of this regulation, households include single and multiple residences, hotels and motels, bunkhouses, ranger stations, crew quarters, campgrounds, picnic grounds and day-use recreation areas. Household wastes do not include sanitary waste in septic tanks (septage) that is regulated by state agencies.

(12) "Industrial waste" means any solid waste generated by manufacturing or industrial process that is not a regulated hazardous waste. Such waste may include but is not limited to waste resulting from the following manufacturing processes: electric power generation; fertilizer/agricultural chemicals; food and related products/byproducts; inorganic chemicals; iron and steel manufacturing; leather and leather products; nonferrous metals manufacturing/foundries; organic chemicals; plastics and resins manufacturing; pulp and paper industry; rubber and miscellaneous plastic products; stone, glass, clay and concrete products; textile manufacturing; transportation equipment; and water treatment. This term does not include mining waste or oil and gas waste.

(13) "Junkyard" means an establishment or place of business that is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, and the term shall include garbage dumps and sanitary landfills.

(14) "Landfill" means a sanitary landfill, an industrial waste landfill, or a construction/demolition/debris landfill. See 9VAC20-81 (Solid Waste Management Regulations) for further definitions of these terms.

(15) "Local landfill" means any landfill located within the jurisdiction of a local government.

(16) "Open burning" means the combustion of solid waste without:

(i) Control of combustion air to maintain adequate temperature for efficient combustion;

(ii) Containment of the combustion reaction in an enclosed device to provide sufficient residence time and mixing for complete combustion; and

(iii) Control of the combustion products' emission.

(17) "Open pit incinerator" means a device used to burn waste for the primary purpose of reducing the volume by removing combustible matter. Such devices function by directing a curtain of air at an angle across the top of a trench or similarly enclosed space, thus reducing the amount of combustion byproducts emitted into the atmosphere. The term also includes trench burners, air curtain incinerators and over draft incinerators.

(18) "Refuse" means all solid waste products having the characteristics of solids rather than liquids and that are composed wholly or partially of materials such as garbage, trash, rubbish, litter, residues from clean up of spills or contamination or other discarded materials.

19) "Salvage operation" means any operation consisting of a business, trade or industry participating in salvaging or reclaiming any product or material, such as, but not limited to, reprocessing of used motor oils, metals, chemicals, shipping containers or drums, and specifically including automobile graveyards and junkyards.

(20) "Sanitary landfill" means an engineered land burial facility for the disposal of household waste that is so located, designed, constructed, and operated to contain and isolate the waste so that it does not pose a substantial present or potential hazard to human health or the environment. A sanitary landfill also may receive other types of solid wastes, such as commercial solid waste, nonhazardous sludge, hazardous waste from conditionally exempt small quantity generators, construction, demolition, or debris waste and nonhazardous industrial solid waste. See 9VAC20-81 (Solid Waste Management Regulations) for further definitions of these terms.

(21) "Smoke" means small gas-borne particulate matter consisting mostly, but not exclusively, of carbon, ash, and material in concentrations sufficient to form a visible plume.

(22) "Special incineration device" means an open pit incinerator, conical or teepee burner, or any other device specifically designed to provide good combustion performance.

(23) "Wood waste" means untreated wood and untreated wood products, including tree stumps (whole or chipped), trees, tree limbs (whole or chipped), bark, sawdust, chips, scraps, slabs, millings, and shavings. Wood waste does not include:

(i) Grass, grass clippings, bushes, shrubs, and clippings from bushes and shrubs from residential, commercial/retail, institutional, or industrial sources as part of maintaining yards or other private or public lands.

(ii) Construction, renovation, or demolition wastes.

(iii) Clean lumber.

(24) "Yard waste" means grass, grass clippings, bushes, shrubs, and clippings from bushes and shrubs that come from residential, commercial/retail, institutional, or industrial sources as part of maintaining yards or other private or public lands. Yard waste does not include (i) construction, renovation, and demolition wastes or (ii) clean wood.

(c) Prohibitions on open burning

(1) No owner or other person shall cause or permit open burning or the use of a special incineration device for the destruction of refuse except as provided in this ordinance.

(2) No owner or other person shall cause or permit open burning or the use of a special incineration device for the destruction of rubber tires, asphaltic materials, crankcase oil, impregnated wood or other rubber or petroleum based materials except when conducting bona fide firefighting instruction at firefighting training schools having permanent facilities.

(3) No owner or other person shall cause or permit open burning or the use of a special incineration device for the destruction of hazardous waste or containers for such materials.

(4) No owner or other person shall cause or permit open burning or the use of a special incineration device for the purpose of a salvage operation or for the destruction of commercial/industrial waste.

(5) Open burning or the use of special incineration devices permitted under the provisions of this ordinance does not exempt or excuse any owner or other person from the consequences, liability, damages or injuries that may result from such conduct; nor does it excuse or exempt any owner or other person from complying with other applicable laws, ordinances, regulations and orders of the governmental entities having jurisdiction, even though the open burning is conducted in compliance with this

ordinance. In this regard special attention should be directed to § 10.1-1142 of the Forest Fire Law of Virginia, the regulations of the Virginia Waste Management Board, and the State Air Pollution Control Board's Regulations for the Control and Abatement of Air Pollution.

(6) Upon declaration of an alert, warning or emergency stage of an air pollution episode as described in 9VAC5-70 (Air Pollution Episode Prevention) or when deemed advisable by the State Air Pollution Control Board to prevent a hazard to, or an unreasonable burden upon, public health or welfare, no owner or other person shall cause or permit open burning or use of a special incineration device; and any in process burning or use of special incineration devices shall be immediately terminated in the designated air quality control region.

(d) Exemptions. The following activities are exempted to the extent covered by the State Air Pollution Control Board's Regulations for the Control and Abatement of Air Pollution:

(1) Open burning for training and instruction of government and public firefighters under the supervision of the designated official and industrial in-house firefighting personnel;

(2) Open burning for camp fires or other fires that are used solely for recreational purposes, for ceremonial occasions, for outdoor noncommercial preparation of food, and for warming of outdoor workers;

(3) Open burning for the destruction of any combustible liquid or gaseous material by burning in a flare or flare stack;

(4) Open burning for forest management, agricultural practices, and highway construction and maintenance programs approved by the State Air Pollution Control Board; and

(5) Open burning for the destruction of classified military documents.

(e) Permissible open burning

(1) Open burning is permitted on site for the destruction of leaves and tree, yard, and garden trimmings located on the premises of private property, provided that the following conditions are met:

(i) The burning takes place on the premises of the private property; and

(ii) The location of the burning is not less than 300 feet from any occupied building unless the occupants have given prior permission, other than a building located on the property on which the burning is conducted; and

(iii) No regularly scheduled collection service for such trimmings is available at the adjacent street or public road.

(2) Open burning is permitted on site for the destruction of household waste by homeowners or tenants, provided that the following conditions are met:

(i) The burning takes place on the premises of the dwelling;

(ii) Animal carcasses or animal wastes are not burned;

(iii) Garbage is not burned;

(iv) The location of the burning is not less than 300 feet from any occupied building unless the occupants have given prior permission, other than a building located on the property on which the burning is conducted; and

(v) No regularly scheduled collection service for such refuse is available at the adjacent street or public road.

(3) Open burning is permitted on site for destruction of debris waste resulting from property maintenance, from the development or modification of roads and highways, parking areas, railroad tracks, pipelines, power and communication lines, buildings or building areas, sanitary landfills, or from any other clearing operations that may be approved by the Chief of Isle of Wight County Department of Fire Rescue or his designee, provided the following conditions are met:

(i) All reasonable effort shall be made to minimize the amount of material burned, with the number and size of the debris piles approved by the Chief of Isle of Wight County Department of Fire Rescue or his designee

(ii) The material to be burned shall consist of brush, stumps, and similar debris waste and shall not include demolition material;

(iii) The burning shall be at least 500 feet from any occupied building unless the occupants have given prior permission, other than a building located on the property on which the burning is conducted;

(iv) The burning shall be conducted at the greatest distance practicable from highways and air fields;

(v) The burning shall be attended at all times and conducted to ensure the best possible combustion with a minimum of smoke being produced;

(vi) The burning shall not be allowed to smolder beyond the minimum period of time necessary for the destruction of the materials; and

(vii) The burning shall be conducted only when the prevailing winds are away from any city, town or built-up area.

(4) Open burning is permitted for destruction of debris on the site of local landfills provided that the burning does not take place on land that has been filled and covered so as to present an underground fire hazard due to the presence of methane gas, provided that the following conditions are met:

(i) The burning shall take place on the premises of a local sanitary landfill that meets the provisions of the regulations of the Virginia Waste Management Board;

(ii) The burning shall be attended at all times;

(iii) The material to be burned shall consist only of brush, tree trimmings, yard and garden trimmings, clean burning waste, clean burning debris waste, or clean burning demolition waste;

(iv) All reasonable effort shall be made to minimize the amount of material that is burned;

(v) No materials may be burned in violation of the regulations of the Virginia Waste Management Board or the State Air Pollution Control Board. The exact site of the burning on a local landfill shall be established in coordination with the regional director and the Chief of Isle of Wight County Department of Fire Rescue or his designee no other site shall be used without the approval of these officials. the Chief of Isle of Wight County Department of Fire Rescue or his designee shall be notified of the days during which the burning will occur.

(5) Sec 7-9 (e)(1) through (e)(4) notwithstanding, no owner or other person shall cause or permit open burning or the use of a special incineration device May 1 through September 30.

(f) Permits

(1) When open burning of debris waste Sec. 7-9(e)(3) or open burning of debris on the site of a local landfill Sec. 7-9(e)(4) is to occur within Isle of Wight County, the

person responsible for the burning shall obtain a permit from the Chief of Isle of Wight County Department of Fire Rescue or his designee prior to the burning. Such a permit may be granted only after confirmation by the Chief of Isle of Wight County Department of Fire Rescue or his designee that the burning can and will comply with the provisions of this ordinance and any other conditions that are deemed necessary to ensure that the burning will not endanger the public health and welfare or to ensure compliance with any applicable provisions of the State Air Pollution Control Board's Regulations for the Control and Abatement of Air Pollution. The permit may be issued for each occasion of burning or for a specific period of time deemed appropriate by the Chief of Isle of Wight County Department of Fire Rescue or his designee**.**

(2) Prior to the initial installation (or reinstallation, in cases of relocation) and operation of special incineration devices, the person responsible for the burning shall obtain a permit from the Chief of Isle of Wight County Department of Fire Rescue or his designee, such permits to be granted only after confirmation by the Chief of Isle of Wight County Department of Fire Rescue or his designee that the burning can and will comply with the applicable provisions in Regulations for the Control and Abatement of Air Pollution and that any conditions are met that are deemed necessary by the Chief of Isle of Wight County Department of Fire Rescue or his designee to ensure that the operation of the devices will not endanger the public health and welfare. Permits granted for the use of special incineration devices shall at a minimum contain the following conditions:

(i) All reasonable effort shall be made to minimize the amount of material that is burned. Such efforts shall include, but are not limited to, the removal of pulpwood, sawlogs and firewood.

(ii) The material to be burned shall consist of brush, stumps and similar debris waste and shall not include demolition material.

(iii). The burning shall be at least 300 feet from any occupied building unless the occupants have given prior permission, other than a building located on the property on which the burning is conducted; burning shall be conducted at the greatest distance practicable from highways and airfields. If the Chief of Isle of Wight County Department

of Fire Rescue or his designee determines that it is necessary to protect public health and welfare, he may direct that any of the above cited distances be increased.

(iv) The burning shall be attended at all times and conducted to ensure the best possible combustion with a minimum of smoke being produced. Under no circumstances should the burning be allowed to smolder beyond the minimum period of time necessary for the destruction of the materials.

(v) The burning shall be conducted only when the prevailing winds are away from any city, town or built-up area.

(vi) The use of special incineration devices shall be allowed only for the destruction of debris waste, clean burning construction waste, and clean burning demolition waste.

(vii) Permits issued under this subsection shall be limited to a specific period of time deemed appropriate by the Chief of Isle of Wight County Department of Fire Rescue or his designee.

(g) Penalty

(1) Any violation of this ordinance is punishable as a Class 1 misdemeanor. (See § 15.2-1429 of the Code of Virginia.)

(2). Each separate incident may be considered a new violation.

Sec. 7-10. Limitation on setting fires in or near woodlands or brushlands.

(a) It shall be unlawful for any owner or lessee of land to set fire to, or to procure another to set fire to, any woods, brush, logs, leaves, grass, debris, or other inflammable materials upon such land unless he previously has taken all reasonable care and precaution, by having cut and piled the same or carefully cleared around the same, to prevent the spread of such fire to lands other than those owned or leased by him. It shall also be unlawful for any employee of any such owner or lease of land to set fire to or to procure another to set fire to any woods, brush, logs, leaves, grass, debris, or other inflammable material, upon such land unless he has taken similar precautions to prevent the spread of such fire to any other land.

(b) Except as provided for in subsection (c) below, during the period of February 15 through April 30 of each year, even though the precautions required by the foregoing subsection have been taken, it shall be unlawful for any person to set fire to, or to procure another to set fire to, any brush, leaves, grass, debris or field containing dry

grass or other inflammable material capable of spreading fire, located in or within three hundred feet of any woodland, brushland or field containing dry grass or other inflammable material, except between the hours of 4:00 p.m. and 12:00 midnight. The provisions of this subsection shall not apply to any fires which may be set to prevent damage to orchards or vineyards by frost or freezing temperatures.

(c) Subsection (b) shall not apply to any fire set during the period beginning February 15 through April 30 of each year, if:

(1) The fire is set for "prescribed burning" that is conducted in accordance with a "prescription" and managed by a "certified prescribed burn manager" as those terms are defined in Section 10.1-1150.1 of the Code of Virginia (1950, as amended);

(2) The burn is conducted in accordance with Section 10.1-1150.4 of the Code of Virginia (1950, as amended);

(3) The state forester has, prior to February 1, approved the prescription for the burn; and

(4) The burn is being conducted for one of the following purposes:

(i) Control of exotic and invasive plant species that cannot be accomplished at other times of the year,

(ii) Wildlife habitat establishment and maintenance that cannot be accomplished at other times of the year, or

(iii) Management necessary for natural heritage resources.

The state forester may, on the day of any burn planned to be conducted pursuant to this subsection, revoke his approval of the prescription for the burn if hazardous fire conditions exist. The state forester may revoke the certification of any certified prescribed burn manager who violates any provision of this subsection.

(d) Any person who builds a fire in the open air, or uses a fire built by another in the open air, within one hundred fifty feet of any woodland, brushland or field containing dry grass or other inflammable material, shall totally extinguish the fire before leaving the area and or prior to leaving the fire unattended.

(e) Any person violating any provision of this section shall be guilty of a Class 3 misdemeanor for each separate offense. If any forest fire shall originate as a result of such violation by any person of any provision of this section, such person shall, in

addition to such penalty, be liable to the commonwealth and to the county for the full amount of all expenses incurred by the commonwealth and the county in suppressing such fire. Such amounts shall be recoverable by action brought by the state forester in the name of the Commonwealth, on behalf of the Commonwealth, or by the fire code official on behalf of the county. (6-14-18.)

Sec. 7-11. Open burning may be prohibited in all or part of the county.

(a) Whenever the fire code official, after consultation with appropriate agencies and the county administrator, declares that a drought condition exists so as to create an extraordinary fire hazard, the fire code official may declare that open burning is prohibited in part or all of the county. Following such a declaration, it shall be unlawful for any person to burn brush, grass, leaves, debris, or any other flammable material or to ignite or maintain any open fire within the county or within any part of the county subject to the prohibition. The declaration of the fire code official shall remain effective until the fire code official declares the condition and the prohibition to have terminated.

(b) When any such declaration is issued, amended or rescinded, the fire code official shall promptly post a copy of the declaration, amendment or rescission at the front door of the county courthouse, administration building, and at each fire station in the area of the county in which the emergency has been declared. In addition, the fire code official shall publish the declaration, amendment, or rescission in a newspaper of general circulation. (6-14-18.)

Sec. 7-12. Notice.

In order to protect the health and safety of the other citizens of Isle of Wight County, all citizens engaged in open burning, whether within or outside of the DSDs, are encouraged to call the Isle of Wight County Emergency Communications Center to advise the county of that citizen's intent to engage in open burning practices. It is the intention of the Isle of Wight County Board of Supervisors that such notice will reduce the number of unnecessary dispatches of Isle of Wight County firefighting personnel. The failure of a citizen to notify the emergency communications center prior to or during an open burning shall not, unless otherwise provided herein, constitute a violation of this Article III. (6-14-18.)

Sec. 7-13. Penalties.

Unless otherwise specified, a violation of this Chapter shall be deemed a Class 1 misdemeanor. Each separate incident may be considered a new violation.

Adopted this 20th day of March, 2025.

Don G. Rosie, II, Chairman
Isle of Wight Board of Supervisors

Attest:

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
Delinquent Tax Collections - January 2025	Backup Material	3/4/2025
Delinquent Tax Collections - December 2024	Backup Material	1/30/2025
Cash Accountability - January 2025	Backup Material	3/4/2025
Cash Accountability - December 2024	Backup Material	1/30/2025
Incidents by Zone Map - January 2025	Backup Material	2/7/2025
Incidents by Zone Data - January 2025	Backup Material	2/7/2025
Station Activity Report - February 2025	Backup Material	3/3/2025
Station Activity Report - January 2025	Backup Material	3/3/2025
Museum Report - February 2025	Backup Material	3/4/2025
Museum Report - January 2025	Backup Material	2/7/2025
Correspondence from Western Tidewater Free Clinic	Backup Material	2/7/2025

COUNTY OF ISLE OF WIGHT

COMPLETED BY BUDGET & FINANCE

TAX BILLINGS & COLLECTIONS AS OF JANUARY 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					$ 285,291,914.52	$ 285,277,873.56	$ 14,040.96	99.995%	0.005%
2012-2019	PP					$ 111,584,694.02	$ 111,330,040.43	254,653.59	99.77%	0.23%
2020										
2020-2021	RE	$ 40,264,498.73	$ 411,968.16	$ 1,637,435.57	$ (1,272,563.44)	$ 41,041,339.02	$ 41,028,715.12	12,623.90	99.97%	0.03%
2020/FY2020	PP1	4,783,128.74	297,966.53		(275,734.07)	4,805,361.20	4,763,467.98	41,893.22	99.13%	0.87%
2020/FY2021	PP2	4,798,834.70	1,151,783.63		(676,531.53)	5,274,086.80	5,225,840.80	48,246.00	99.09%	0.91%
2020/FY2021	BP	6,660,904.67	58,988.89	38,691.28	(73,635.88)	6,684,948.96	6,680,726.25	4,222.71	99.94%	0.06%
2020/FY2020	LIC. FEE	942,740.00	130,837.00		(29,028.85)	1,044,548.15	1,028,500.89	16,047.26	98.46%	1.54%
								123,033.09		
2021										
2021-2022	RE	$ 41,134,326.55	$ 410,812.70	$ 1,532,654.01	$ (1,521,657.63)	$ 41,556,135.63	$ 41,515,632.29	40,503.34	99.90%	0.10%
2021/FY 2021	PP1	8,166,442.04	648,518.24		(509,893.95)	5,721,922.14	5,661,610.29	60,311.85	98.95%	1.05%
2021/FY 2022	PP2	8,173,111.27	1,660,285.95		(1,009,572.99)	6,240,680.03	6,163,628.52	77,051.51	98.77%	1.23%
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		(39,645.62)	1,081,985.38	1,060,276.84	21,708.54	97.99%	2.01%
								209,793.06		
2022										
2022-2023	RE	$ 41,962,855.68	$ 427,921.59	$ 1,428,098.18	$ (1,917,705.98)	$ 41,901,169.47	$ 41,795,999.04	105,170.43	99.75%	0.25%
2022/FY 2022	PP1	8,099,278.50	7,989.96		(609,721.78)	7,497,546.68	7,354,653.36	142,893.32	98.09%	1.91%
2022/FY 2023	PP2	8,181,065.56	1,075,817.68		(1,201,634.55)	8,055,248.69	7,860,650.60	194,598.09	97.58%	2.42%
2022/FY 2023	BP	6,977,197.62	21,371.17	34,783.40	(41,324.51)	6,992,027.68	6,973,921.28	18,106.40	99.74%	0.26%
2022/FY 2022	LIC. FEE	971,360.00	128,970.00		(36,610.40)	1,063,719.60	1,031,814.75	31,904.85	97.00%	3.00%
								492,673.09		
2023										
2023-2024	RE	$ 46,123,012.55	$ 406,285.54	$ 1,172,045.46	$ (2,821,872.30)	$ 44,879,471.25	$ 44,553,148.36	326,322.89	99.27%	0.73%
2023/FY 2023	PP1	7,737,902.36	667,067.47		(638,933.52)	7,766,036.31	7,421,497.06	344,539.25	95.56%	4.44%
2023/FY 2024	PP2	7,711,417.78	1,883,294.86		(1,212,015.79)	8,382,696.85	7,896,344.32	486,352.53	94.20%	5.80%
2023/FY 2024	BP	8,196,323.88	83,239.64	38,008.94	(56,270.92)	8,261,301.54	8,205,982.76	55,318.78	99.33%	0.67%
2023/FY 2023	LIC. FEE	990,267.00	138,235.00		(35,567.49)	1,092,934.51	1,011,564.68	81,369.83	92.55%	7.45%
								1,293,903.28		
2024										
2024-2025*	RE1	$ 24,131,915.63	$ 252,193.91	$ 1,878,994.41	$ (1,478,397.84)	$ 24,784,706.11	$ 22,159,816.13	2,624,889.98	89.41%	10.59%
2024/FY 2024	PP1	7,889,143.20	550,861.02		(468,720.24)	7,971,283.97	7,261,241.19	710,042.78	91.09%	8.91%
2024/FY 2025	PP2	7,847,031.38	1,857,970.59		(1,072,599.18)	8,632,402.78	6,924,314.14	1,708,088.64	80.21%	19.79%
2024/FY 2025	BP	8,622,564.66	44,738.64	69,046.44	(44,499.71)	8,691,850.03	8,532,027.95	159,822.08	98.16%	1.84%
2024/FY 2024	LIC. FEE	1,012,182.00	127,528.00		(26,237.50)	1,113,472.50	933,883.86	179,588.64	83.87%	16.13%
								5,382,432.12		
							Total Tax Outstanding	$ 7,770,529.19		
							Total Delinquents	**$ 7,770,529.19**		
							REAL ESTATE =	$ 3,123,551.50	99.34%	0.66%
							PROPERTY =	$ 4,646,977.69	97.89%	2.11%

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)

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

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

COUNTY OF ISLE OF WIGHT

TAX BILLINGS & COLLECTIONS AS OF DECEMBER 2024

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					$ 325,593,320.62	$ 325,598,574.41	$ (5,253.79)	100.002%	-0.002%
2012-2019	PP					$ 100,592,255.17	$ 100,337,083.82	255,171.35	99.75%	0.25%
2020										
2020-2021	RE	$ 40,264,498.73	$ 414,130.16	$ 1,635,222.22	$ (1,272,563.44)	$ 41,041,287.67	$ 41,032,762.14	8,525.53	99.98%	0.02%
2020/FY2020	PP1	4,783,128.74	297,966.53		(275,547.80)	4,805,547.47	4,763,387.48	42,159.99	99.12%	0.88%
2020/FY2021	PP2	4,798,834.70	1,151,783.63		(676,345.28)	5,274,273.05	5,225,651.51	48,621.54	99.08%	0.92%
2020/FY2021	BP	6,660,904.67	58,988.89	38,691.28	(71,792.68)	6,686,792.16	6,680,608.44	6,183.72	99.91%	0.09%
2020/FY2020	LIC. FEE	942,740.00	130,837.00		(28,995.85)	1,044,581.15	1,028,420.50	16,160.65	98.45%	1.55%
								121,651.43		
2021										
2021-2022	RE	$ 41,134,326.55	$ 405,764.20	$ 1,532,654.01	$ (1,520,974.23)	$ 41,551,770.53	$ 41,518,521.91	33,248.62	99.92%	0.08%
2021/FY 2021	PP1	8,166,442.04	648,518.24		(509,720.61)	5,722,095.48	5,660,398.07	61,697.41	98.92%	1.08%
2021/FY 2022	PP2	8,173,111.27	1,660,285.95		(1,007,481.03)	6,242,771.99	6,162,113.15	80,658.84	98.71%	1.29%
2021/FY 2022	BP	7,064,576.24	39,004.46	46,882.14	(35,517.47)	7,114,945.37	7,102,648.73	12,296.64	99.83%	0.17%
2021/FY 2021	LIC. FEE	959,443.00	162,188.00		(39,462.62)	1,082,168.38	1,059,946.84	22,221.54	97.95%	2.05%
								210,123.05		
2022										
2022-2023	RE	$ 41,962,855.68	$ 423,315.09	$ 1,428,098.18	$ (1,917,464.58)	$ 41,896,804.37	$ 41,789,652.16	107,152.21	99.74%	0.26%
2022/FY 2022	PP1	8,099,278.50	7,827.71		(607,933.00)	7,499,173.21	7,351,517.54	147,655.67	98.03%	1.97%
2022/FY 2023	PP2	8,181,065.56	1,075,655.44		(1,200,360.13)	8,056,360.87	7,852,243.22	204,117.65	97.47%	2.53%
2022/FY 2023	BP	6,977,197.62	21,371.17	34,783.40	(39,727.07)	6,993,625.12	6,973,717.08	19,908.04	99.72%	0.28%
2022/FY 2022	LIC. FEE	971,360.00	128,937.00		(36,427.40)	1,063,869.60	1,030,675.52	33,194.08	96.88%	3.12%
								512,027.65		
2023										
2023-2024	RE	$ 46,123,012.55	$ 402,438.76	$ 1,172,045.46	$ (2,820,477.15)	$ 44,877,019.62	$ 44,503,886.10	373,133.52	99.17%	0.83%
2023/FY 2023	PP1	7,737,902.36	666,129.63		(636,859.40)	7,767,172.59	7,407,958.43	359,214.16	95.38%	4.62%
2023/FY 2024	PP2	7,711,417.78	1,881,523.59		(1,208,908.46)	8,384,032.91	7,871,826.30	512,206.61	93.89%	6.11%
2023/FY 2024	BP	8,196,323.88	83,239.64	38,008.94	(54,388.79)	8,263,183.67	8,205,747.14	57,436.53	99.30%	0.70%
2023/FY 2023	LIC. FEE	990,267.00	138,070.00		(35,285.49)	1,093,051.51	1,009,029.52	84,021.99	92.31%	7.69%
								1,386,012.81		
2024										
2024-2025*	RE1	$ 24,162,817.32	$ 149,339.91	$ 1,878,994.41	$ (1,461,857.63)	$ 24,729,294.01	$ 23,186,312.02	1,542,981.99	93.76%	6.24%
2024/FY 2024	PP1	7,889,143.20	544,171.38		(461,240.27)	7,972,074.30	7,203,717.48	768,356.82	90.36%	9.64%
2024/FY 2025	PP2	7,847,031.38	1,830,104.52		(1,053,230.01)	8,623,905.88	6,684,293.47	1,939,612.41	77.51%	22.49%
2024/FY 2025	BP	8,622,564.66	44,738.64	69,046.44	(42,189.99)	8,694,159.75	8,517,706.55	176,453.20	97.97%	2.03%
2024/FY 2024	LIC. FEE	1,012,182.00	122,611.00		(25,079.40)	1,109,713.60	919,755.44	189,958.16	82.88%	17.12%
								4,617,362.58		
							Total Tax Outstanding	$ 7,097,095.08		
							Total Delinquents	**$ 3,438,047.48**		
							REAL ESTATE =	$ 517,754.34	99.91%	0.09%
							PROPERTY =	$ 2,920,293.14	98.90%	1.10%

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)

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

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

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

STATEMENT OF CASH ACCOUNTABILITY

Period Ending January 31, 2025

Completed by Budget & Finance

Institution	Instrument	Rate	Balance*	Previous Year Balance
Cash				
	Petty Cash		$2,350.00	$2,300.00
SUB TOTAL				
Checking Accounts				
Bank of America	General Operating Checking	2.07%	$2,873,204.51	$10,395,688.26
Bank of America	County Payroll Account	2.17%	$1,689,405.82	$106,074.24
Bank of America	DSS Operating Checking	0.00%	$2,763,086.83	$2,567,212.62
Bank of America	DSS Payroll Account	2.17%	$230.77	$21.70
Bank of America	School Operating Checking	0.00%	$6,924,018.79	$7,860,727.79
Bank of America	School Payroll Account	2.17%	$917,781.56	$1,713.04
SUB TOTAL			**$15,167,728.28**	**$20,931,437.65**
Investments				
Bank of America	Emergency Fund Checking	2.17%	$2,743.72	$2,681.07
LGIP	LGIP Cash	4.49%	$43,720,538.64	$17,607,215.75
VIP	VIP Short Term	4.52%	$13,196,148.68	$16,182,863.89
VIP	VIP Long Term	var.	$84,814.17	$81,650.59
SUB TOTAL			**$57,004,245.21**	**$33,874,411.30**
Restricted Funds				
Bank of America	School Escrow Fund	0.00%	$0.00	$0.00
Bank of America	DSS General Recoupment Funds	0.00%	$7,498.29	$11,910.79
Bank of America	Special Special Welfare Funds	2.38%	$0.00	$32,365.71
Bank of America	Special Welfare Donated Funds	2.17%	$18,788.23	$18,546.41
Bank of America	Special Welfare Child Support	0.60%	$0.27	$0.00
Bank of America	School's Camp Foundation	2.17%	$26,267.12	$25,667.46
BNY Mellon	Pace Funds	var.	$2,087,717.21	$2,154,742.44
Bank of America	County Escrow Fund	2.17%	$4,575.09	$10,939.47
Bank of America	Opioid Funds	0.20%	$262,604.41	$106,209.76
SUB TOTAL			**$2,407,450.62**	**$2,360,382.04**
Bond Proceeds--Invested in SNAP				
	2016 Bond	4.58%	$162,652.06	$165,038.42
	2016 Bond Interest	4.58%	$260,086.93	$238,446.59
	2022 GO Bond	4.58%	$3,054,254.83	$4,572,097.44
	2022 GO Bond Interest	4.58%	$976,830.98	$1,193,701.21
	2024 GO Bond	4.58%	$7,422,383.73	$0.00
	2024 GO Bond	4.58%	$92,609.86	$0.00
SUB TOTAL			**$11,968,818.39**	**$6,169,283.66**
TOTAL OF ALL FUNDS			**$92,314,301.87**	**$63,337,814.65**

**unreconciled cash balances*

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

STATEMENT OF CASH ACCOUNTABILITY

Period Ending December 31, 2024

Completed by Budget & Finance

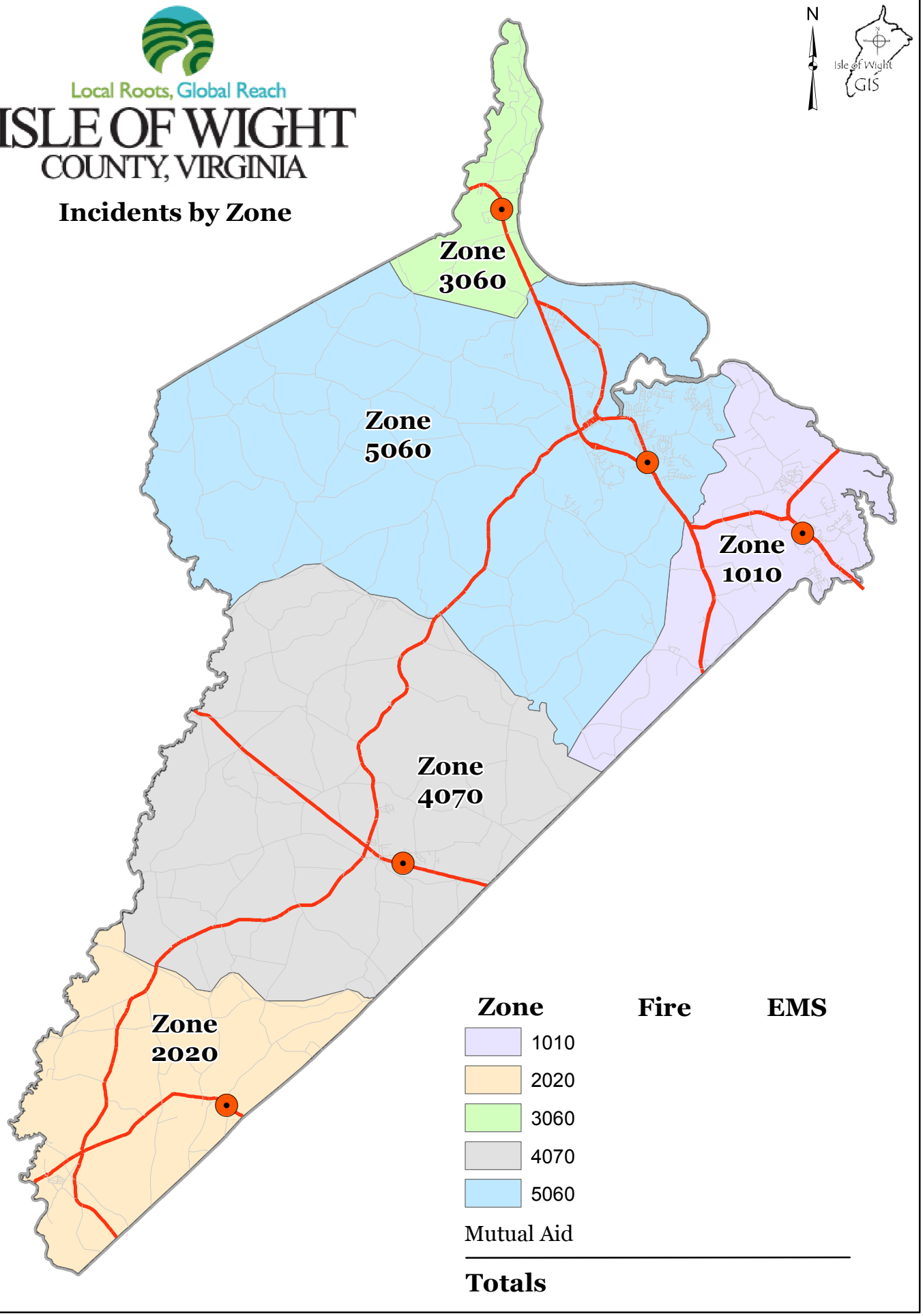
Institution	Instrument	Rate	Balance	Previous Year Balance
	Cash			
	Petty Cash		$2,350.00	$2,300.00
SUB TOTAL				
	Checking Accounts			
Bank of America	General Operating Checking	2.28%	$3,783,142.21	$8,895,632.77
Bank of America	County Payroll Account	2.38%	$1,704,732.18	$155,889.70
Bank of America	DSS Operating Checking	2.28%	$2,682,694.15	$2,534,625.18
Bank of America	DSS Payroll Account	2.38%	$187.01	$35.95
Bank of America	School Operating Checking	2.28%	$3,100,684.85	$6,061,163.54
Bank of America	School Payroll Account	2.38%	$906,094.43	$1,269.75
SUB TOTAL			**$12,177,534.83**	**$17,648,616.89**
	Investments			
Bank of America	Emergency Fund Checking	2.38%	$2,738.72	$2,675.73
LGIP	LGIP Cash Investment	4.72%	$43,554,492.83	$17,525,109.63
VIP	VIP Long Term	var.	$84,493.06	$81,362.36
VIP	VIP Short Term	4.67%	$19,130,717.22	$16,107,187.64
SUB TOTAL			**$62,772,441.83**	**$33,716,335.36**
	Restricted Funds			
Bank of America	School Escrow Fund	2.38%	$0.00	$0.00
Bank of America	DSS General Recoupment Funds	2.38%	$7,308.97	$11,086.59
Bank of America	Special Special Welfare Funds	2.38%	$1,374.97	$0.00
Bank of America	Special Welfare Donated Funds	2.38%	$18,753.98	$18,858.21
Bank of America	Special Welfare Child Support	2.37%	$0.00	$0.39
Bank of America	School's Camp Foundation	2.38%	$26,219.24	$25,616.36
BNY Mellon	Pace Funds	var.	$2,056,389.73	$2,214,065.61
Bank of America	County Escrow Fund	2.38%	$4,566.75	$10,917.69
Bank of America	Opioid Funds	0.20%	$106,404.35	$106,191.77
SUB TOTAL			**$2,221,017.99**	**$2,386,736.62**
	Bond Proceeds--Invested in SNAP			
	2016 Bond	4.68%	$162,652.06	$236,699.44
	2016 Bond Interest	4.68%	$258,452.38	$236,276.77
	2022 GO Bond	4.68%	$3,192,022.42	$12,042,004.60
	2022 GO Bond Interest	4.68%	$1,057,406.23	$1,138,239.35
	2024 GO Bond	4.68%	$7,564,104.97	$0.00
	2024 GO Bond	4.68%	$63,075.51	$0.00
SUB TOTAL			**$12,297,713.57**	**$13,653,220.16**
TOTAL OF ALL FUNDS			**$89,471,058.22**	**$65,126,664.18**

unreconciled cash balances

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

Incidents by Zone



ISLE OF WIGHT

Incident by Zone January 2025

Agency: IWFR, Event date/Time range: 01/01/2025 00:00:00 - 01/31/2025 23:59:59

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
1010	ABRASIONS BRUISES ETC	0	2	2	2%	0:00:51	0:06:23	0:51:04	1:56:35	0:58:18
	ACCIDENT UNKNOWN INJURIES	0	9	9	7%	0:01:28	0:04:58	0:45:00	6:25:13	0:42:48
	ACCIDENT WITH ENTRAPMENT	0	1	1	1%	0:01:18	0:02:08	1:19:26	1:22:52	1:22:52
	ACCIDENT WITH INJURIES	0	4	4	3%	0:01:22	0:08:41	0:10:22	1:21:43	0:20:26
	ALARM - MEDICAL	0	1	1	1%	0:01:35	0:09:32	0:01:44	0:12:51	0:12:51
	BITE	0	1	1	1%	0:01:28	0:08:38	1:05:14	1:15:20	1:15:20
	BLEEDING/HEMORRHAGING	0	3	3	2%	0:01:28	0:08:11	0:59:52	3:28:33	1:09:31
	CARDIAC ARREST	0	2	2	2%	0:00:45	0:07:07	0:40:14	1:36:11	0:48:06
	CHEST PAIN	0	5	5	4%	0:01:42	0:07:11	0:44:34	4:27:12	0:53:26
	CHILD OR ANIMAL LOCKED IN CAR	0	1	1	1%	0:00:09	0:05:51	0:22:47	0:28:47	0:28:47
	DIABETIC PROBLEMS	0	1	1	1%	0:02:39	0:06:11	0:45:21	0:54:11	0:54:11
	DIFFICULTY BREATHING	1	6	7	6%	0:01:40	0:07:34	1:06:55	8:53:05	1:16:09
	FALLS AND RELATED INJURIES	0	4	4	3%	0:01:39	0:07:36	1:02:49	4:48:14	1:12:04
	FRACTURES OR BROKEN BONES	0	1	1	1%	0:01:17	0:04:20	1:29:31	1:35:08	1:35:08
	HEART PROBLEMS	0	3	3	2%	0:01:06	0:09:46	1:14:13	4:15:15	1:25:05
	LIFT ASSIST	0	10	10	8%	0:01:46	0:09:57	0:23:16	5:49:51	0:34:59
	PAIN	0	7	7	6%	0:01:47	0:07:44	0:40:45	5:51:57	0:50:17
	POSSIBLE DOA	0	1	1	1%	0:00:34	0:19:35	0:37:39	0:57:48	0:57:48
	PSYCHIATRIC PROBLEMS	0	1	1	1%	0:00:06	0:06:07	0:09:49	0:16:02	0:16:02
	SEIZURE	0	4	4	3%	0:01:17	0:06:25	0:51:56	3:58:29	0:59:37
	SICK / ILL OR RESCUE	2	25	27	21%	0:01:27	0:07:22	1:01:00	30:01:35	1:06:44
	STROKE	0	4	4	3%	0:00:57	0:05:14	0:57:50	4:16:06	1:04:02
	UNCONSCIOUS OR FAINTING	0	2	2	2%	0:01:13	0:07:43	1:15:33	2:48:59	1:24:30
	Subtotals for EMS	**3**	**98**	**101**	**80%**	**0:01:17**	**0:07:35**	**0:48:34**	**97:01:57**	**0:56:55**

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	BRUSH FIRE	1	4	5	4%	0:00:51	0:21:15	0:24:30	3:30:55	0:42:11
	CAR FIRE	0	3	3	2%	0:00:37	0:07:00	0:04:35	0:36:37	0:12:12
	CARBON MONOXIDE ALARM	0	3	3	2%	0:01:31	0:05:50	0:03:22	0:32:12	0:10:44
	FIRE ALARM	0	10	10	8%	0:01:03	0:05:57	0:15:27	3:22:46	0:20:17
	SMELL OF GAS INSIDE/OUTSIDE	1	0	1	1%	0:00:00	0:02:45	0:09:15	0:12:00	0:12:00
	STRUCTURE FIRE	0	3	3	2%	0:01:24	0:06:29	0:21:48	1:29:02	0:29:41
	Subtotals for FIRE	**2**	**23**	**25**	**20%**	**0:01:05**	**0:08:13**	**0:13:10**	**9:43:32**	**0:21:11**
	Totals for 1010	**5**	**121**	**126**	**100%**	**0:01:15**	**0:07:42**	**0:41:14**	**106:45:29**	**0:49:31**
2020	ABRASIONS BRUISES ETC	0	1	1	3%	0:02:53	0:07:43	0:45:40	0:56:16	0:56:16
	ACCIDENT WITH INJURIES	0	1	1	3%	0:02:01	0:05:33	0:27:18	0:34:52	0:34:52
	ALLERGIC REACTIONS	0	1	1	3%	0:00:27	0:06:53	0:30:12	0:37:32	0:37:32
	BACK PAIN (NON TRAUMATIC)	0	1	1	3%	0:01:17	0:00:00	0:00:00	0:09:12	0:09:12
	CARDIAC ARREST	0	1	1	3%	0:02:24	0:03:17	0:29:35	0:35:16	0:35:16
	CHEST PAIN	0	2	2	5%	0:00:54	0:09:39	0:51:25	2:03:56	1:01:58
	DIABETIC PROBLEMS	0	1	1	3%	0:02:14	0:07:10	0:34:33	0:43:57	0:43:57
	DIFFICULTY BREATHING	1	2	3	8%	0:01:31	0:09:32	1:06:53	3:53:52	1:17:57
	FALLS AND RELATED INJURIES	0	3	3	8%	0:01:02	0:09:43	0:33:38	2:13:10	0:44:23
	INGEST POISONS OR TOXINS	0	1	1	3%	0:01:02	0:12:26	0:15:07	0:28:35	0:28:35
	LIFT ASSIST	0	4	4	10%	0:01:47	0:10:22	0:15:47	1:51:43	0:27:56
	PAIN	0	2	2	5%	0:01:31	0:08:50	0:51:54	2:04:29	1:02:15
	PSYCHIATRIC PROBLEMS	0	1	1	3%	0:00:06	0:11:18	1:10:50	1:22:14	1:22:14
	SEIZURE	0	1	1	3%	0:01:01	0:15:09	1:19:20	1:35:30	1:35:30
	SICK / ILL OR RESCUE	0	7	7	18%	0:01:28	0:11:29	0:59:54	8:29:54	1:12:51
	STROKE	0	3	3	8%	0:01:39	0:06:42	0:54:23	3:08:10	1:02:43

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	Subtotals for EMS	**1**	**32**	**33**	**83%**	**0:01:27**	**0:09:03**	**0:44:26**	**30:48:38**	**0:52:05**
	CARBON MONOXIDE ALARM	0	1	1	3%	0:02:11	0:11:59	0:10:10	0:24:20	0:24:20
	FIRE ALARM	0	6	6	15%	0:01:09	0:07:43	0:03:00	0:48:23	0:08:04
	Subtotals for FIRE	**0**	**7**	**7**	**18%**	**0:01:40**	**0:09:51**	**0:06:35**	**1:12:43**	**0:16:12**
	Totals for 2020	**1**	**39**	**40**	**100%**	**0:01:29**	**0:09:09**	**0:39:59**	**32:01:21**	**0:48:06**
3060	ABDOMINAL PAIN	0	2	2	12%	0:00:54	0:20:30	1:45:26	4:13:40	2:06:50
	BACK PAIN (NON TRAUMATIC)	0	1	1	6%	0:01:44	0:09:28	1:00:50	1:12:02	1:12:02
	CHEST PAIN	0	1	1	6%	0:01:42	0:07:12	1:22:45	1:31:39	1:31:39
	DIFFICULTY BREATHING	0	2	2	12%	0:01:08	0:11:45	1:29:33	3:24:51	1:42:26
	FALLS AND RELATED INJURIES	0	1	1	6%	0:01:33	0:05:02	0:17:05	0:23:40	0:23:40
	LIFT ASSIST	0	1	1	6%	0:01:00	0:06:59	0:10:45	0:18:44	0:18:44
	OBSTETRICS	0	1	1	6%	0:01:19	0:12:54	1:16:26	1:30:39	1:30:39
	PAIN	0	2	2	12%	0:01:13	0:05:45	1:20:57	2:55:50	1:27:55
	SICK / ILL OR RESCUE	0	2	2	12%	0:01:37	0:11:41	1:15:17	2:57:09	1:28:35
	UNCONSCIOUS OR FAINTING	0	1	1	6%	0:01:38	0:05:54	0:26:35	0:34:07	0:34:07
	Subtotals for EMS	**0**	**14**	**14**	**82%**	**0:01:23**	**0:09:43**	**1:02:34**	**19:02:21**	**1:13:40**
	ARCING WIRES DOWN POWER LINES	0	1	1	6%	0:00:54	0:02:23	0:16:17	0:19:34	0:19:34
	CAR FIRE	0	1	1	6%	0:00:30	0:04:29	0:39:04	0:44:03	0:44:03
	TRANSFORMER FIRE OR POWER LINE	0	1	1	6%	0:02:07	0:12:07	0:40:21	0:54:35	0:54:35
	Subtotals for FIRE	**0**	**3**	**3**	**18%**	**0:01:10**	**0:06:20**	**0:31:54**	**1:58:12**	**0:39:24**
	Totals for 3060	**0**	**17**	**17**	**100%**	**0:01:20**	**0:08:56**	**0:55:29**	**21:00:33**	**1:05:45**
4070	ABDOMINAL PAIN	0	5	5	3%	0:01:44	0:11:57	0:50:46	5:22:18	1:04:28
	ABRASIONS BRUISES ETC	0	2	2	1%	0:02:32	0:04:08	0:31:25	1:16:08	0:38:04
	ACCIDENT UNKNOWN INJURIES	0	6	6	4%	0:01:27	0:07:40	0:21:42	3:05:01	0:30:50

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	ACCIDENT WITH ENTRAPMENT	0	1	1	1%	0:01:52	0:03:41	3:04:38	3:10:11	3:10:11
	ACCIDENT WITH INJURIES	0	1	1	1%	0:10:43	0:18:25	1:01:01	1:30:09	1:30:09
	ALARM - MEDICAL	0	1	1	1%	0:01:02	0:11:15	0:04:07	0:16:24	0:16:24
	ALLERGIC REACTIONS	0	1	1	1%	0:00:34	0:08:24	0:30:42	0:39:40	0:39:40
	BACK PAIN (NON TRAUMATIC)	0	1	1	1%	0:01:19	0:06:27	0:53:23	1:01:09	1:01:09
	BLEEDING/HEMORRHAGING	0	3	3	2%	0:01:19	0:10:46	0:39:40	2:35:18	0:51:46
	BURN INJURIES	0	1	1	1%	0:00:54	0:05:25	1:29:29	1:35:48	1:35:48
	CHEST PAIN	0	7	7	5%	0:01:23	0:11:53	0:47:00	7:01:59	1:00:17
	DIABETIC PROBLEMS	0	1	1	1%	0:00:59	0:08:09	1:19:25	1:28:33	1:28:33
	DIFFICULTY BREATHING	0	20	20	14%	0:01:24	0:11:48	1:02:27	25:01:28	1:15:04
	FALLS AND RELATED INJURIES	0	14	14	10%	0:01:27	0:10:11	0:49:39	14:18:02	1:01:17
	HEAD INJURY	0	2	2	1%	0:01:20	0:10:08	0:33:47	1:30:29	0:45:15
	HEART PROBLEMS	1	1	2	1%	0:00:38	0:08:51	0:39:32	1:38:01	0:49:01
	LIFT ASSIST	0	12	12	8%	0:01:21	0:08:14	0:12:29	4:24:50	0:22:04
	OBSTETRICS	1	0	1	1%	0:00:01	0:00:00	1:11:21	1:11:22	1:11:22
	OVERDOSE	0	2	2	1%	0:01:45	0:09:30	1:04:43	2:31:55	1:15:58
	PAIN	0	5	5	3%	0:02:15	0:07:23	1:16:16	7:09:30	1:25:54
	POSSIBLE DOA	0	1	1	1%	0:03:40	0:14:46	0:27:56	0:46:22	0:46:22
	SEIZURE	0	1	1	1%	0:01:02	0:32:26	1:09:29	1:42:57	1:42:57
	SICK / ILL OR RESCUE	0	28	28	19%	0:01:24	0:09:49	1:03:24	34:49:31	1:14:38
	STROKE	0	7	7	5%	0:01:15	0:06:42	0:56:35	8:53:42	1:16:15
	UNCONSCIOUS OR FAINTING	0	7	7	5%	0:01:27	0:07:27	0:46:21	6:26:47	0:55:15
Subtotals for EMS		**2**	**130**	**132**	**92%**	**0:01:47**	**0:10:14**	**0:54:41**	**139:27:34**	**1:06:45**
	BRUSH FIRE	0	1	1	1%	0:00:51	0:03:48	0:32:46	0:37:25	0:37:25
	FIRE ALARM	0	3	3	2%	0:01:02	0:08:37	0:25:25	1:18:29	0:26:10
	FIRE OTHER NOT LISTED	0	1	1	1%	0:02:17	0:15:26	0:57:54	1:15:37	1:15:37
	SMELL OF GAS INSIDE/OUTSIDE	0	1	1	1%	0:01:12	0:10:22	0:17:52	0:29:26	0:29:26

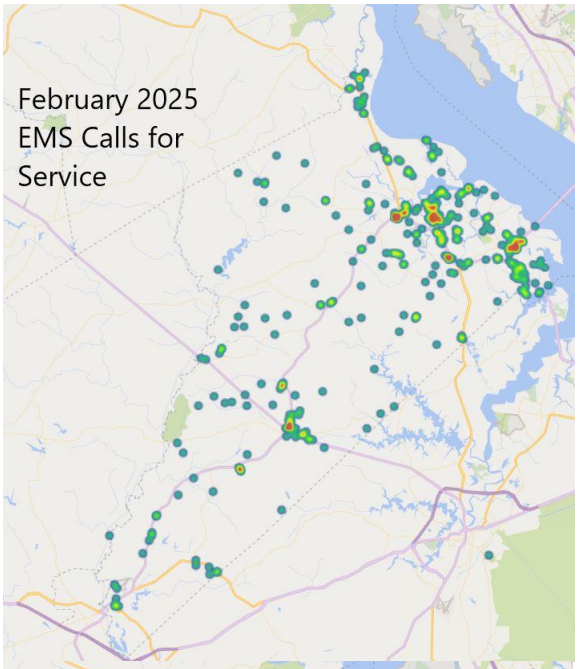
Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	SMELL OR ODOR OF SMOKE	0	1	1	1%	0:01:15	0:06:04	0:01:16	0:08:35	0:08:35
	STRUCTURE FIRE	0	5	5	3%	0:01:42	0:05:49	0:58:20	5:29:21	1:05:52
	Subtotals for FIRE	**0**	**12**	**12**	**8%**	**0:01:23**	**0:08:21**	**0:32:16**	**9:18:53**	**0:40:31**
	Totals for 4070	**2**	**142**	**144**	**100%**	**0:01:43**	**0:09:51**	**0:50:21**	**148:46:27**	**1:01:40**
5060	ABDOMINAL PAIN	0	5	5	2%	0:01:08	0:11:00	0:46:30	4:53:14	0:58:39
	ACCIDENT UNKNOWN INJURIES	0	7	7	3%	0:01:29	0:04:45	0:26:55	3:22:12	0:28:53
	ACCIDENT WITH ENTRAPMENT	0	2	2	1%	0:01:02	0:05:05	0:25:28	1:03:10	0:31:35
	ACCIDENT WITH INJURIES	0	1	1	0%	0:03:03	0:19:32	0:09:28	0:32:03	0:32:03
	ALARM - MEDICAL	0	2	2	1%	0:02:50	0:10:21	0:01:58	0:30:18	0:15:09
	ALLERGIC REACTIONS	0	1	1	0%	0:01:01	0:06:01	1:04:21	1:11:23	1:11:23
	AMPUTATIONS	0	1	1	0%	0:00:52	0:07:33	3:14:57	3:23:22	3:23:22
	ATTEMPT SUICIDE	0	2	2	1%	0:01:18	0:09:03	0:59:38	2:19:57	1:09:59
	BACK PAIN (NON TRAUMATIC)	1	4	5	2%	0:01:53	0:11:32	1:09:21	6:40:28	1:20:06
	BITE	0	1	1	0%	0:01:52	0:10:06	0:32:31	0:44:29	0:44:29
	BLEEDING/HEMORRHAGING	0	4	4	2%	0:01:22	0:09:03	0:49:24	3:59:15	0:59:49
	CARDIAC ARREST	0	5	5	2%	0:01:07	0:06:53	1:19:55	7:19:32	1:27:54
	CHEST PAIN	0	9	9	4%	0:01:06	0:09:17	1:10:22	12:06:52	1:20:46
	DIABETIC PROBLEMS	0	4	4	2%	0:01:17	0:15:52	0:51:54	4:36:14	1:09:04
	DIFFICULTY BREATHING	0	23	23	10%	0:01:27	0:09:09	1:11:02	31:17:34	1:21:38
	ELECTROCUTION--SHOCKED	0	1	1	0%	0:01:11	0:05:46	0:15:16	0:22:13	0:22:13
	FALLS AND RELATED INJURIES	0	23	23	10%	0:02:30	0:10:54	1:02:46	29:12:09	1:16:11
	FRACTURES OR BROKEN BONES	0	2	2	1%	0:02:01	0:14:03	1:09:20	2:50:48	1:25:24
	HEAD INJURY	1	0	1	0%	0:00:00	0:00:00	0:04:36	0:04:36	0:04:36
	HEADACHE	0	1	1	0%	0:00:15	0:06:08	0:11:35	0:17:58	0:17:58
	HEART PROBLEMS	0	3	3	1%	0:01:30	0:09:49	0:43:21	2:44:02	0:54:41
	HEAT AND COLD EXPOSURE	0	1	1	0%	0:01:45	0:13:26	1:02:51	1:18:02	1:18:02

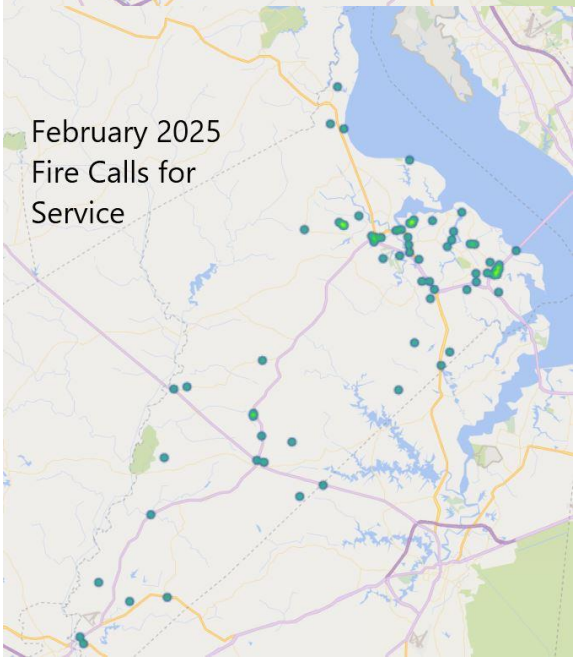
Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	LIFT ASSIST	0	14	14	6%	0:01:18	0:10:02	0:09:41	4:54:09	0:21:01
	MEDIC STANDBY	1	0	1	0%	0:00:00	0:00:00	6:26:54	6:26:54	6:26:54
	PAIN	0	20	20	9%	0:01:38	0:09:03	0:45:46	18:49:07	0:56:27
	PSYCHIATRIC PROBLEMS	0	1	1	0%	0:00:16	0:17:24	0:25:06	0:42:46	0:42:46
	SEIZURE	0	6	6	3%	0:01:14	0:11:46	1:27:35	10:03:36	1:40:36
	SICK / ILL OR RESCUE	3	48	51	22%	0:01:28	0:10:03	1:00:43	59:44:10	1:10:17
	STROKE	0	5	5	2%	0:01:27	0:14:38	0:57:14	6:06:36	1:13:19
	UNCONSCIOUS OR FAINTING	0	6	6	3%	0:01:09	0:06:44	1:03:11	7:06:27	1:11:05
	Subtotals for EMS	**6**	**202**	**208**	**89%**	**0:01:27**	**0:10:11**	**1:01:59**	**234:43:36**	**1:12:33**
	BRUSH FIRE	0	2	2	1%	0:01:15	0:08:59	0:52:06	2:04:40	1:02:20
	CARBON MONOXIDE ALARM	0	1	1	0%	0:01:31	0:05:32	0:08:57	0:16:00	0:16:00
	FIRE ALARM	0	14	14	6%	0:01:05	0:05:28	0:18:47	4:38:25	0:19:53
	SMELL OF GAS INSIDE/OUTSIDE	0	5	5	2%	0:01:10	0:08:55	0:12:48	1:54:29	0:22:54
	SMELL OR ODOR OF SMOKE	0	2	2	1%	0:02:19	0:10:13	0:23:44	1:12:31	0:36:16
	STRUCTURE FIRE	0	1	1	0%	0:00:33	0:04:04	0:11:17	0:15:54	0:15:54
	Subtotals for FIRE	**0**	**25**	**25**	**11%**	**0:01:19**	**0:07:12**	**0:21:16**	**10:21:59**	**0:28:53**
	Totals for 5060	**6**	**227**	**233**	**100%**	**0:01:25**	**0:09:39**	**0:55:12**	**245:05:35**	**1:05:16**
FRA	FIRE MUTUAL AID	1	1	2	100%	0:00:27	0:09:30	0:31:32	1:22:59	0:41:30
	Subtotals for MUTA	**1**	**1**	**2**	**100%**	**0:00:27**	**0:09:30**	**0:31:32**	**1:22:59**	**0:41:30**
	Totals for FRA	**1**	**1**	**2**	**100%**	**0:00:27**	**0:09:30**	**0:31:32**	**1:22:59**	**0:41:30**
SOU	FIRE MUTUAL AID	0	2	2	100%	0:01:15	0:12:12	0:42:54	2:28:26	1:14:13
	Subtotals for MUTA	**0**	**2**	**2**	**100%**	**0:01:15**	**0:12:12**	**0:42:54**	**2:28:26**	**1:14:13**
	Totals for SOU	**0**	**2**	**2**	**100%**	**0:01:15**	**0:12:12**	**0:42:54**	**2:28:26**	**1:14:13**

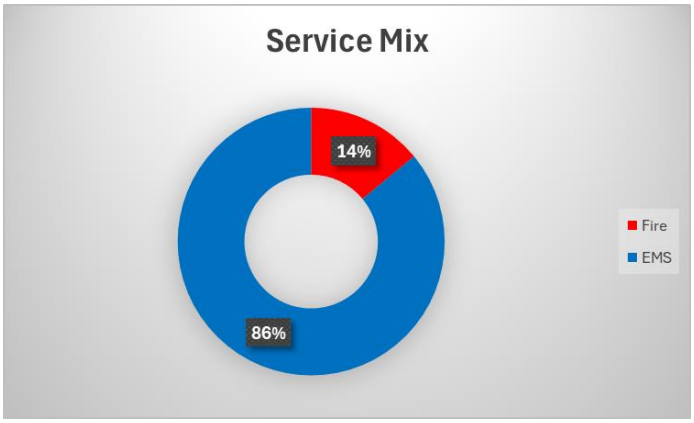
Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
SRY	FIRE MUTUAL AID	0	2	2	100%	0:01:36	0:07:21	0:21:36	0:47:29	0:23:45
	Subtotals for MUTA	**0**	**2**	**2**	**100%**	**0:01:36**	**0:07:21**	**0:21:36**	**0:47:29**	**0:23:45**
	Totals for SRY	**0**	**2**	**2**	**100%**	**0:01:36**	**0:07:21**	**0:21:36**	**0:47:29**	**0:23:45**
SUF	BACKFILL STATION	0	1	1	20%	0:01:58	0:00:00	0:00:00	2:39:19	2:39:19
	Subtotals for FIRE	**0**	**1**	**1**	**20%**	**0:01:58**	**0:00:00**	**0:00:00**	**2:39:19**	**2:39:19**
	FIRE MUTUAL AID	0	1	1	20%	0:00:58	0:16:49	1:30:48	1:48:35	1:48:35
	RESCUE MUTUAL AID	0	3	3	60%	0:01:33	0:10:37	1:05:18	3:41:47	1:13:56
	Subtotals for MUTA	**0**	**4**	**4**	**80%**	**0:01:16**	**0:13:43**	**1:18:03**	**5:30:22**	**1:31:16**
	Totals for SUF	**0**	**5**	**5**	**100%**	**0:01:30**	**0:13:43**	**1:18:03**	**8:09:41**	**1:53:57**

ISLE OF WIGHT COUNTY
FIRE RESCUE

Monthly Activity Report – February 2025







Incidents by Service Area February 2025

Service Area	Fire	EMS
Carrollton	20	100
Carrsville	6	24
Rushmere	4	19
Windsor	13	95
Smithfield	32	222
TOTAL	**75**	**460**

Mutual Aid Calls for Service February 2025

Service Area	Fire	EMS
Surry	0	3
Southampton	0	4
Franklin	2	0
Suffolk	2	2

Top 5 EMS Dispatch Reasons

Call Type	Responses
Sick/Ill Rescue	111
Difficulty Breathing	55
Falls and Related Injuries	52
Accident Unk. Injuries	31
Chest Pain	29

Top 5 Fire Dispatch Reasons

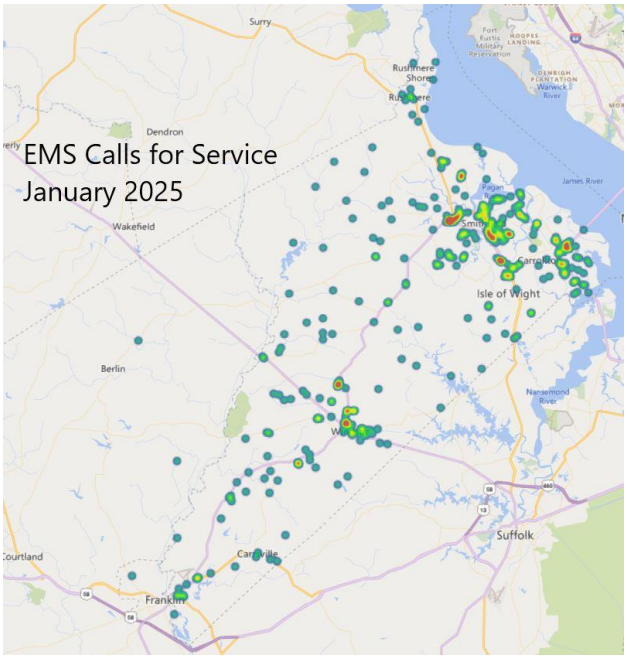
Call Type	Responses
Fire Alarm	23
Fire Other Not Listed	13
Structure Fire	11
Arcing Wires/Wires Down	9
Carbon Monoxide Alarm	4

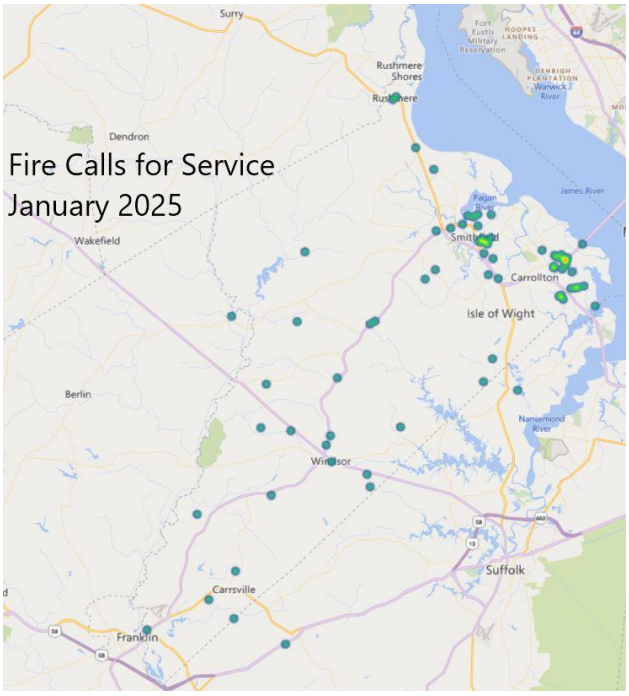
Isle of Wight Fire Rescue
17130 Monument Circle
Isle of Wight, VA., 23397

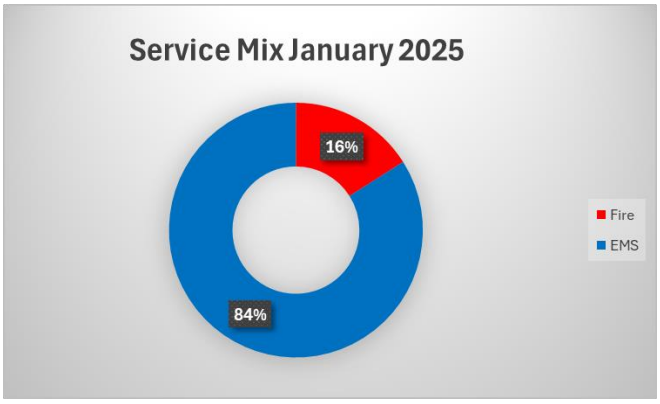
(757) 365-6308

ISLE OF WIGHT COUNTY
FIRE RESCUE

Monthly Activity Report – January 2025







Incidents by Service Area January 2025

Service Area	Fire	EMS
Carrollton	25	101
Carrsville	7	33
Rushmere	3	14
Windsor	12	132
Smithfield	25	208
TOTAL	**72**	**488**

Mutual Aid Calls for Service _____

Service Area	Fire	EMS
Surry	2	2
Southampton	2	1
Franklin	2	0
Suffolk	1	3

Top 5 EMS Dispatch Reasons

Call Type	Responses
Sick/Ill Rescue	117
Difficulty Breathing	55
Falls and Related Injuries	46
Lift Assist	41
Pain	37

Top 5 Fire Dispatch Reasons

Call Type	Responses
Fire Alarm	36
Structure Fire	9
Smell of Gas	8
Brush Fire	8
Carbon Monoxide Alarm	6

Isle of Wight Fire Rescue
17130 Monument Circle
Isle of Wight, VA., 23397

(757) 365-6308

Isle of Wight County Museum &
Isle of Wight County Historic Resources



February 2025 Report

J.L. England, Museum Director & Isle of Wight County Historic Resources Manager

Isle of Wight County Museum 103 Main Street, Smithfield

- **VISITATION**: 292
- **SPECIAL EVENTS**
  - **Feb. 1. 1864 BATTLE OF SMITHFIELD ANNIVERSARY.** Join us for the 161st anniversary of *the Town of Smithfield's most dramatic event*. This 1864 engagement between Union and Confederate troops saw artillery and musket fire reverberating up and down Main Street eventually resulting in the destruction of the U.S. Army Gunboat *Smith Briggs*. Meet your guide at the museum for a brief overview of this Civil War battle as well as a walk along Main Street to several sites associated with the significant events from January 30 to February 2, 1864. 12 guests.







  - **Feb. 4. LUNCH & LEARN: THANK A MAIL CARRIER DAY.** Join us for a short presentation and a "mail carrier" walk from the museum to the Royal Mail telephone box in the museum's collection and to the town of Smithfield's 1941 historic Post Office building. Bring your mail and your appreciation as we give our USPS workers a special thank you! 8 guests.
  - **Feb. 13. GALENTINE'S NIGHT OUT.** As part of Downtown Smithfield's annual evening event for girlfriends and friends, the museum was open late for all our visitors. 21 guests.
  - **Feb. 22. GEORGE WASHINGTON'S BIRTHDAY.** Join us for a presentation about the life and times of the United States' first president. Afterwards, we will walk to his statue on Main Street and to the Smithfield Inn for a discussion of his surveying days in colonial Virginia. 20 guests.



- **LIVESTREAMING EVENTS AND OTHER VIDEO PRODCUTIONS.** We continue to connect with visitors, supporters, fans and the community via social media. Our livestreaming tours and programs on Facebook are driving traffic and enhancing interaction on our sites. Events this month, still viewable in the videos section of our Facebook page, include:
  - **Feb. 4. LIVE at 12:05: Visiting Charles Henry Gray.** Charles Henry Gray began working at a local packing plant at the age of 20 and through 47 years with Smithfield Packing, worked his way up to executive assistance to the chairman of the

board. He is still remembered by family and friends for his friendly nature and ham recipe experimentation. The Charles Henry Gray ham is named for him and based on one of his recipes.



- **Feb. 6. LIVE at 12:05: Elsie B. Godwin, Educator.** To highlight Black History Month, today's selection from "Many Voices" highlights Elsie Godwin, a teacher in Isle of Wight County. Pick up your copy of "Many Voices" in the museum's gift shop.
- **Feb. 11. LIVE at 12:05: Reverend Blanche Lawrence.** Join Kathy Walls Mountjoy in an exploration of Isle of Wight County history through the eyes of Reverend Blanche Lawrence, born in 1908.
- **Feb. 13. LIVE at 12:05: Dance and Performance.** A discussion of performances in Isle of Wight County with items and documents in the collection as well as a focus on Saturday's Choreo & Culture musical dance event hosted by The Schoolhouse Museum. More info posted below in the comments section.



- **Feb. 18. LIVE at 12:05: Benjamin Jones, Ice and the Pagan River.** Memories of Benjamin Jones, owner of an ice plant on the Pagan River.
- **Feb. 20. LIVE at 12:05: Basketball Trailblazer Vivian Greene.** A LIVE re-post about Vivian Greene. Head to our YouTube channel - https://tinyurl.com/57xj52rn - to view parts of her inspirational presentation at the museum last year. Now recognized in the Halls of Fame of Smithfield High School, Norfolk State University and Hampton Roads, Vivian Greene set six state records her senior year of high school. Greene is a Smithfield native who began to garner recognition for her impressive skills while playing basketball at Smithfield High, 1969-74. While many awards are attached to Vivian Greene's name, she always cites her love for the game of basketball as the force that still drives her many accomplishments.



- **Feb. 25. LIVE at 12:05: Introducing Randall Booth.** Join Kathy Walls Mountjoy in an exploration of the life of Randall Booth - an important figure in Isle of Wight County's history. In May of 1862, Nathaniel Young, acting as the clerk of court, entrusted the county's court records to one of his enslaved; a young man named Randall Booth who was likely only in his late teens at the time. Union troops were approaching the area and destroying records as they went as a means of creating chaos. Booth not only successfully went on the run with the records but also returned them to Isle of Wight County later.
- **Feb. 27. LIVE at 12:05: The Early African Experience in Isle of Wight County.** The first four enslaved Africans recorded in Isle of Wight County arrive at Bennett's Welcome in 1623. Throughout the county's early history, documents like wills, inventories and later manumissions all provide windows into the lives of those enslaved in Isle of Wight County.

- **MY ISLE: MEMORIES & RECOLLECTIONS**
  - This video series, launched in 2023, features residents and family members sharing stories of Isle of Wight County. **Three pieces are currently in production.** View all episodes in this series on our YouTube Channel, Facebook page or website: www.historicisleofwight.com/my-isle-memories-and-reflections.html.
- **BEHIND THESE WALLS**
  - This video series, launched in 2020, allows some of the county's most interesting structures to share their stories. View all episodes in this series on our YouTube Channel, Facebook page or website: www.historicisleofwight.com/behind-these-walls.html. **Currently in production is Fort Huger while the Bank of Zuni posted on February 28.**
- **OTHER VIDEO PRODUCTIONS**
  - None.
- **GROUPS/TOURS/PROGRAMS**
  - Feb. 24. Everyday Angels LLC, Portsmouth. 6 guests.
- **GIFT SHOP**
  - Additions included First Pig of Virginia magnets for $1 each and burlap bags for $8.95.
- **EXHIBIT/PROJECT UPDATE**
  - **Sprigg Wing, Phase II: Crops, Trade & Merchants.** The new timeline's installation has begun!
  - **First Residents.** Awaiting mounting of longleaf pine tree branches.
  - **Civil War Trails.** A new sign at Fort Boykin is in production.
  - **Local Treasures**. Currently on display is the collection of **Robert Cox** showcasing artifacts recovered from one of Isle of Wight County's early courthouses, the **Mount Holly Courthouse**. This exhibit concept displays the private collections of Isle of Wight County residents and/or those with a local connection. For more information and applications: www.historicisleofwight.com/local-treasures.html.
  - **English Telephone Box**. In design with the exhibit for the phone box's interior.
  - **Steamboats & Life on the Water; Unusual Objects; Vietnam War Veterans in Isle of Wight County: Online Exhibit; Unsung Heroes of Isle of Wight County: Online Exhibit.** Under development.
  - **ISLE Be Home for Christmas.** This book project is collecting photographs, postcards, stories, mementos, songbooks, recipes and more that detail the holiday season in Isle of Wight County. To be published in November 2026.
  - **Nike-Ajax N-75.** A book about the former missile battery in Carrollton is in production. To be published in 2025.
  - **Riverside Smithfield Hospital.** Installation of our exhibits will take place by September 2025.





- **ARTIFACTS**
  - Additions to the collection include Isle of Wight/Smithfield Chamber of Commerce signage, photographs and postcards.
- **STAFF UPDATES, TRAINING AND REQUIREMENTS**
  - None.

Financials

• Gift Shop Sales:	$ 537.73
• Gift Shop Tax:	$ 32.28
• Donations:	$ 0.08
• Admission:	$ 354.00
• Program/Lecture Fees:	$ 0.00
Total Monthly Deposit:	**$ 924.09**

Social Media/Online Presence







- Visit our website at www.historicisleofwight or www.hamcamva.com.
- **LIVE at 12:05.** Each Tuesday and Thursday, we host pop-up broadcasts on the museum's Facebook page. Our segments which are shot in the museum or at any of our historic sites highlight events at the museum, announcements or artifacts from our collection. Tune in each Tuesday and Thursday at 12:05 p.m. on the museum's Facebook page to learn a bit about local history.
- **Facebook:** Isle of Wight County Museum: 3.7K likes and 4.9K followers. Daily posts.
- **Facebook:** World's Oldest Ham: 340 followers. Semi-weekly posts.
- **Facebook:** Town of Smithfield. Periodic posts, responses and maintenance.
- **Twitter.** @WorldsOldestHam. The world's oldest ham has his own account. 1,313 followers.
- **BlueSky.** @WorldsOldestHam. 65 followers.
- **Instagram.** @Isleofwightcountymuseum. 1,193 followers.
- **YouTube.** Isle of Wight County Museum. 262 subscribers.
- **Google Reviews.** 4.7/5 overall rating.
- **TripAdvisor.** 4.5/5 star overall rating.
- **Yelp.** 4.5/5 star overall rating.
- **Foursquare/Swarm.** 7.3/10 rating.
- **EarthCam/HamCam.** Streaming views from Oct. 23, 2024 to Jan. 23, 2025: 118,239.

Media Coverage/Promotion/Advertising/Lobbying

- Various pieces in area publications to include calendars and events.
- **Feb. 5. Smithfield Times.** Article: Commemorating 250 Years of Freedom: Indentured servants fueled early economy; Second front: A cluckin good time.
- **Feb. 10. The Takeout**. Article: The history of the oldest ham in the world before its webcam fame - https://www.thetakeout.com/1781485/oldest-pet-cured-ham-cam-history/
- **January-June 2025. Senior Advocate.** Article: Exploring Isle of Wight.
- **Feb. 18. The Consumers Podcast**. Episode 22: Planters.
- **Feb. 19. Smithfield Times**. Article: Remembering roots: Descendants of Randall Booth have spread nationwide.
- **Feb. 19. Isle of Wight County Schools**. YouTube: Revolutionary Roots - https://www.youtube.com/watch?v=3hhplRvbCzU



Outreach Lectures & Events

- **Feb. 4. ANTH 370: Visualizing and Exhibiting Anthology, Virginia Commonwealth University, Richmond.** Topic: Small Museums, Exhibit Creation and Community Relationships. 25 students.
- **Feb. 14. The Chesapeake Retirement Community, Newport News.** Topic: The History of Valentines. 40 guests.
- **Feb. 25. Taylor Bend YMCA, Chesapeake**. Topic: Ham and Peanut History. 41 guests.
- **Feb. 26. Women's Club of Windsor, Windsor**. Topic: Isle of Wight County History. 17 guests.



Windsor Castle 705 Cedar Street, Smithfield



- **Feb. 2. Walking Tour.** From the site's pre-colonial existence to the present day, Windsor Castle tells the fascinating history of the development of Smithfield. Join us for this walking tour through history as we explore the house and several of the outbuildings. Meet on the front steps of Windsor Castle, 301 Jericho Road, Smithfield. 4 guests.

Fort Boykin 7410 Fort Boykin Trail, Isle of Wight County

- **Feb. 22. Walking Tour.** Fort Boykin has been a part of American history since 1623 when a fort known as the Castle was constructed following the 1622 Indian Attack. Today, Fort Boykin constitutes an example of military architecture of the Civil War era. Join us for this free walking tour through history. Meet at Fort Boykin, 7410 Fort Boykin Trail, Smithfield. 3 guests.

Fort Huger 15080 Talcott Terrace, Isle of Wight County

- No updates.

Nike-Carrollton Park 13036 Nike Park Road, Carrollton

- **Nike-Ajax Missile Restoration.** Isle of Wight County Public Utilities is at work on the site plan for the missile. ECS Mid-Atlantic LLC completed the subsurface exploration, laboratory testing and geotechnical engineering analyses.

Boykin's Tavern, 1820 Clerk's Office & Isle of Wight County Court House Complex 17146 Monument Circle, Isle of Wight County

- Boykin's Tavern Visitors: 2

Meetings

- Feb. 6. Virginia Foundation for the Humanities and WHRO grant workshop info session.
- Feb. 13. Hampton Roads Community Foundation Anniversary.
- Feb. 18. Town of Smithfield staff meeting.

Other Events & Notable Information



- The museum was closed on Feb. 19 and 20 due to inclement weather.
- **Volunteer Hours**: 87
- **Isle of Wight County Museum Economic Impact Survey for February 2025:**
    - 8.2% made a gift shop purchase
    - 35.3% indicated that they had lunch/dinner plans in Smithfield/Isle of Wight County
    - 58.8% indicated that they were planning to or had already shopped in Smithfield/Isle of Wight County
- **Isle of Wight County Department of Community Development & Planning**
    - Meetings
        - None.
    - Commentary and review were provided for the following projects:
        - Spring Lake Storage Rezoning (REZN-24-13) First Submittal 20040 Spring Lake Drive, Tax Map #42-01-007A
        - Riverside Elevated Water Storage Tank Height Exception, (CSUP-25-1) First Submittal, Tax Map #32-01-068A
- **Town of Smithfield Department of Community Development & Planning**
        - None.
- **Virginia American Revolution 250 Commission**
    - **Smithfield Times Article Series**: 2024-2026. Published February 5 was *Indentured servants fueled early economy.*
    - Isle of Wight County Schools. In conjunction with the Isle of Wight County VA250 Committee, Students from Smithfield High School and Windsor High School produced a cross-curricular project blending US History & Creative Writing. Through research, field trips to historic Isle of Wight County sites, and hands-on podcast production, they brought local history to life in the Revolutionary Roots podcast. Listen to their work & learn more: Revolutionary Roots Website - **https://sites.google.com/.../creative-writing-podcasts...**
- **The Schoolhouse Museum**
    - Feb. 24. Board meeting.
- **Ivy Hill Cemetery**
    - Feb. 18. Board meeting.

Safety & Repairs

- On Feb. 5, a truck ran into the two signs in front of the museum – the Ivy Hill Cemetery historic marker and the Civil War Trails sign. A police report was filed. VDOT righted and repaired their marker, and Civil War Trails will repair theirs once their insurance claims are filed.
- Feb. 12. Town of Smithfield Safety Committee meeting.

Selections from Our Website and Social Media



February 14

World's Oldest Ham @worldsoldestham.bsky.social · 24d

Museum friend and supporter Melvin "Bear" Overton stopped by to point out his favorite spot in the museum this week! #twobears #museumfun



February 4

World's Oldest Ham @worldsoldestham.bsky.social · 4d

Just found out about The Man Fork. For crushing bigger bites with more flavor! #dinnertime #TheManFork



February 27

Isle of Wight County Museum &
Isle of Wight County Historic Resources



January 2025 Report

J.L. England, Museum Director & Isle of Wight County Historic Resources Manager

Isle of Wight County Museum 103 Main Street, Smithfield

- **VISITATION**: 387
- **SPECIAL EVENTS**
  - **Jan. 10. CHRISTMAS IN JANUARY: SHARE YOUR HOLIDAY MEMORIES WITH THE ISLE OF WIGHT COUNTY MUSEUM**. The Isle of Wight County Museum is at work on *ISLE Be Home for Christmas*, a book about holiday memories in Isle of Wight County. This book of photographs and essays will showcase the collective memories of life in the county and is tentatively slated for publication in 2026 as part of the museum's 50th anniversary. As you begin to tidy up those holiday decorations, bring your photographs, objects and stories to the museum so that our staff can scan or photograph them for possible inclusion in this holiday keepsake. (If you have other Isle of Wight County memories, artifacts and stories to share, please bring those along as well!) 10 guests.
  - **Jan. 12. THANKS! IT HAS POCKETS!** The word pocket comes from a French word meaning pouch. A version of pouch-type pockets persisted for millennia until the 16th century when they were fashioned to wearer's girdles or belts. Today's discussion by textile expert Renee Starling highlights women's fashion history and the story of where we put our stuff. 11 guests.
  - **Jan. 16. LUNCH & LEARN: 1781 BATTLE OF MACKIE'S MILL.** Today is the 244th anniversary of the Revolutionary War engagement between local patriot militia forces and British regular soldiers under Benedict Arnold along Cypress Creek. Join us as we present the story of this historic small battle portraying the bravery and determination of Isle of Wight County citizen-soldiers under the command of Smithfield's own Colonel Josiah Parker. 28 guests.
  - **Jan. 26. AN EGGS-CELLENT WAY TO CELEBRATE CHICKENS**. This is the perfect time to talk about the history of chickens and chicken keeping. Breeder and Isle of Wight County Fair Livestock Chairman Yvonne Munson, along with a few special guest stars, will discuss Nankins, one of the oldest known true Bantam chickens. With a calm disposition and likable personality, these chickens have a long history. If you miss this lecture, the yolk's on you! 26 guests and 6 chickens.



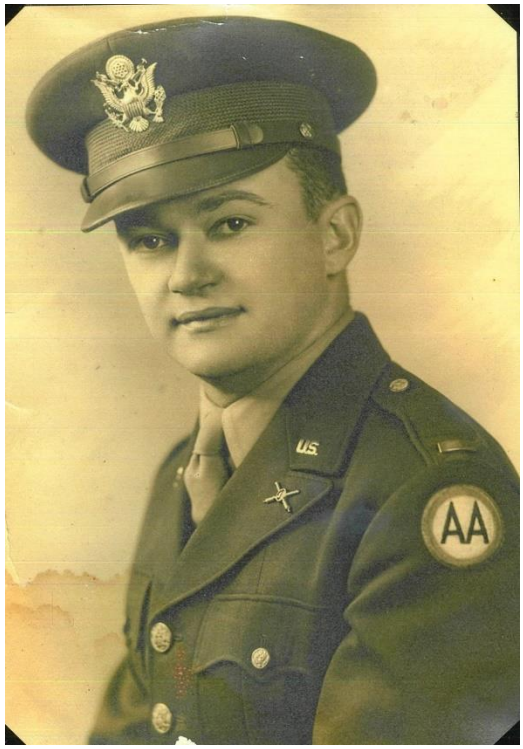




- **LIVESTREAMING EVENTS AND OTHER VIDEO PRODCUTIONS.** We continue to connect with visitors, supporters, fans and the community via social media. Our livestreaming tours and programs on Facebook are driving traffic and enhancing interaction on our sites. Events this month, still viewable in the videos section of our Facebook page, include:
  - **Jan. 2. LIVE at 12:05: Engaging Events in 2025!** Happy New Year! The museum's 2025 Calendar of Events is available online and has lectures, programs and events for the whole family. Make sure you pick out your favorite events and add reminders to your calendar. We look forward to crafting, learning and celebrating with you this year!



  - **Jan. 7. LIVE at 12:05: It's Cold!** Photos of snow and ice in the museum's collection. Bundle up for viewing.
  - **Jan. 9. LIVE at 12:05: Smithfield's Steamships.** Join Kathy Walls Mountjoy to learn more about the importance of steamships in both the daily lives of Smithfield residents and to the operations of some of the town's industries. Before the fire that destroyed the wharf in 1921, steamships were the main mode of transportation for Smithfield's thriving peanut industry. As Kathy also points out, the steamships were often the main mode of transportation for residents as well.



  - **Jan. 14. LIVE at 12:05: Carrollton and its Country Stores.** Country stores have long been important to the history and communities in Isle of Wight County. Carrollton is one of the many communities that grew around a country store. Carroll's Shop/Store was the first country store in that area, established in the early 19th century by Samuel Carroll. Carroll and his shop are for whom Carrollton was named. After the Civil War, Josiah Jordan ran a country store near the original location of Carroll's Shop and his family continued the tradition long after, serving the growing community of Carrollton.
  - **Jan. 16. LIVE at 12:05: Lt. Patrick H. Haverty Jr.** A discussion of Lt. Patrick H. Haverty Jr. of Isle of Wight County. He was killed in action during World War II and is interred in Ivy Hill Cemetery.



  - **Jan. 21. LIVE at 12:05: Patent Medicines.** Join Kathy Walls Mountjoy as she explores the history of patent medicines. Patent medicines often contained unsafe, unusual and/or addictive substances. Potential ingredients included belladonna, opium, alcohol and cocaine. The era of patent medicines ended with the passing of the Pure Food & Drug Act in 1906.

- **Jan. 23. LIVE at 12:05: Nankin Chickens.** Join us on Sunday for a discussion of Nankins during our An Eggs-Cellent Way to Celebrate Chickens lecture with Yvonne Munson. As a breeder and the Livestock Chair with the Isle of Wight County Fair, Yvonne is has an eggs-cellent knowledge base!



- **Jan. 28. LIVE at 12:05: January is Soup Month.** Kathy Mountjoy discusses the history of soup during the month devoted to soup. The Smithfield Cookbook also offers us a few recipes for your consideration.
- **Jan.** 30. LIVE at 12:05: **LIVE at 12:05: Menus in the Sprigg Collection.** In honor of **Visit Smithfield VA**'s Restaurant Week - which begins tomorrow - these menus from our Sprigg Collection highlight Smithfield products and more. Menus, which became common in the United States in the 1840s as hotels and restaurants replaced taverns and inns, are influenced by the cultures and trends of the time. Tune in to learn something tasty, and make your plans - **https://tinyurl.com/4pbv36va** - for something tasty in Smithfield starting tomorrow!



- **MY ISLE: MEMORIES & RECOLLECTIONS**
  - This video series, launched in 2023, features residents and family members sharing stories of Isle of Wight County. **Three pieces are currently in production.** View all episodes in this series on our YouTube Channel, Facebook page or website: www.historicisleofwight.com/my-isle-memories-and-reflections.html.
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- **OTHER VIDEO PRODUCTIONS**
  - Airing on Jan. 17 was **Thanks! It Has Pockets!** This piece was produced after the lecture hosted at the museum on Jan. 12.
  - Airing on Jan. 28 was **Heritage Breed Chickens**. This piece was produced after the lecture hosted at the museum on Jan. 26.

MY ISLE
Memories & Recollections
Isle Of Wight County Museum
SMITHFIELD, VIRGINIA

Behind These Walls

- **GROUPS/TOURS/PROGRAMS**
  - Jan. 13. Everyday Angels LLC, Portsmouth. 5 guests.
  - Jan. 20. Baron's Home, Portsmouth. 5 guests.
- **GIFT SHOP**
  - Several items have been re-ordered including cutting boards and trivets.



- **EXHIBIT/PROJECT UPDATE**
  - **Sprigg Wing, Phase II: Crops, Trade & Merchants.** The new timeline's installation has begun!
  - **First Residents.** Awaiting mounting of longleaf pine tree branches.
  - **Civil War Trails.** A new sign at Fort Boykin is in production.
  - **Local Treasures**. Currently on display is the collection of **Robert Cox** showcasing artifacts recovered from one of Isle of Wight County's early courthouses, the **Mount Holly Courthouse**. This exhibit concept displays the private collections of Isle of Wight County residents and/or those with a local connection. For more information and applications: www.historicisleofwight.com/local-treasures.html.
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  - **Nike-Ajax N-75.** A book about the former missile battery in Carrollton is in production. To be published in 2025.
  - **Riverside Smithfield Hospital.** Staff toured the new hospital on Dec. 3. Installation of our exhibits will take place by September 2025.



- **ARTIFACTS**
  - Donations included an 1859 sausage press, photographs and eight boxes of faunal remains from Isle of Wight County's 17th-century Boothe archaeological site. These faunal remains were temporarily in the collection of Colonial Williamsburg but have been permanently transferred back to their home county.
- **STAFF UPDATES, TRAINING AND REQUIREMENTS**
  - Museum staff reviewed the following information in the department's disaster plan: Workplace Violence & Active Attack.
  - One staff member completed **Ladder Safety**, training hosted by Neogov.com.
  - Museum staff completed **Cybersecurity: Data Privacy and Safe Computing,** training hosted by Neogov.com.

Financials

- Gift Shop Sales: $ 697.62
- Gift Shop Tax: $ 43.11
- Donations: $ 150.00
- Admission: $ 418.00
- Program/Lecture Fees: $ 425.00

Total Monthly Deposit: $ 1,733.73

Social Media/Online Presence









- Visit our website at www.historicisleofwight or www.hamcamva.com.
- **LIVE at 12:05.** Each Tuesday and Thursday, we host pop-up broadcasts on the museum's Facebook page. Our segments which are shot in the museum or at any of our historic sites highlight events at the museum, announcements or artifacts from our collection. Tune in each Tuesday and Thursday at 12:05 p.m. on the museum's Facebook page to learn a bit about local history.
- **Facebook:** Isle of Wight County Museum: 3.7K likes and 4.8K followers. Daily posts.
- **Facebook:** World's Oldest Ham: 324/342 likes/followers. Semi-weekly posts.
- **Facebook:** Town of Smithfield. Periodic posts, responses and maintenance.
- **Twitter.** @WorldsOldestHam. The world's oldest ham has his own account. 1,339 followers.
- **BlueSky.** @WorldsOldestHam. 57 followers.
- **Instagram.** @Isleofwightcountymuseum. 1,174 followers.
- **YouTube.** Isle of Wight County Museum. 231 subscribers.
- **Google Reviews.** 4.7/5 overall rating.
- **TripAdvisor.** 4.5/5 star overall rating.
- **Yelp.** 4.5/5 star overall rating.
- **Foursquare/Swarm.** 7.3/10 rating.
- **EarthCam/HamCam.** Streaming views from Oct. 23, 2024 to Jan. 23, 2025: 118,239.

Media Coverage/Promotion/Advertising/Lobbying

- Various pieces in area publications to include calendars and events.
- **Jan. 1: Smithfield Times.** Article: *Commemorating 250 years of freedom: Virginia's taxation predated USA's founding*; Editorial: In the Short Rows: Sadly, important history is sometimes discarded.
- **Jan 20. MSN.** Article: The last Smithfield ham is on display in a Virginia museum - https://www.msn.com/en-us/travel/tripideas/the-last-smithfield-ham-is-on-display-in-a-virginia-museum/ar-AA1rSVwi?apiversion=v2&noservercache=1&domshim=1&renderwebcomponents=1&wcseo=1&batchservertelemetry=1&noservertelemetry=1.
- **Jan. 20. The Takeout.** Article: This Is How A Virginia Museum Got What It Calls 'The Last Ham' - https://www.thetakeout.com/1759421/how-virginia-smithfield-museum-last-ham/
- Jan. 21. Isle of Wight County Schools. Interview for VA250 video production.

Outreach Lectures & Events

- **Dec. 11. Daughters of the American Revolution, Newport News-Warwick Chapter, Newport News.** Topic: The Pine Tree That Built America. 12 guests.



Windsor Castle 705 Cedar Street, Smithfield

- No updates.

Fort Boykin 7410 Fort Boykin Trail, Isle of Wight County

- No updates.

Fort Huger 15080 Talcott Terrace, Isle of Wight County

- No updates.

Nike-Carrollton Park 13036 Nike Park Road, Carrollton

- **Nike-Ajax Missile Restoration.** Isle of Wight County Public Utilities is at work on the site plan for the missile. ECS Mid-Atlantic LLC completed the subsurface exploration, laboratory testing and geotechnical engineering analyses.
- **Jan.** 22. Meeting with Boy Scout to discuss mural project atop Missile Magazine B.

Boykin's Tavern, 1820 Clerk's Office & Isle of Wight County Court House Complex 17146 Monument Circle, Isle of Wight County

- Boykin's Tavern Visitors: 1

Meetings

- Jan. 2. Smithfield Town Council and Town of Smithfield Department Head orientation.
- Jan. 8. Town Website Dude.
- Jan. 21. Town of Smithfield staff meeting.
- Jan. 27. Isle of Wight County Fair Committee.

Other Events & Notable Information



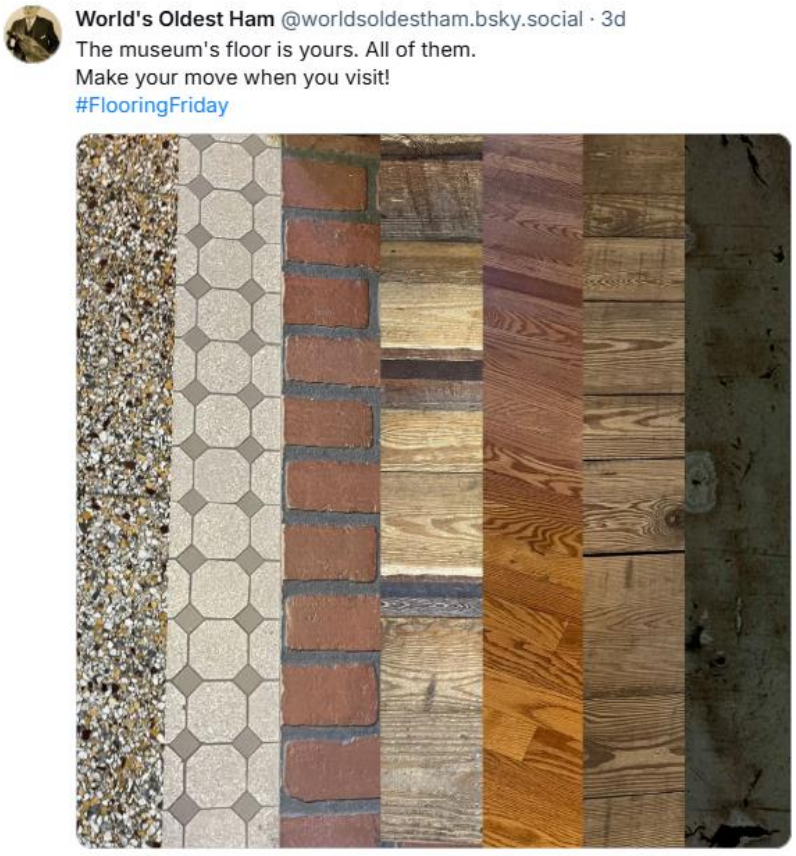
- The museum was closed on January 1 for New Year's Day.
- The museum opened one hour late on Jan. 11 and was closed on January 22 due to inclement weather.
- Departmental annual report was completed.
- **Volunteer Hours**: 102
- **Isle of Wight County Museum Economic Impact Survey for January 2025:**
    - 16.3% made a gift shop purchase
    - 46.9% indicated that they had lunch/dinner plans in Smithfield/Isle of Wight County
    - 60.5% indicated that they were planning to or had already shopped in Smithfield/Isle of Wight County
- **Isle of Wight County Department of Community Development & Planning**
    - Meetings
        - Jan. 23. Sweetgrass, cultural resources assessment.
        - Jan. 28. Isle of Wight County Planning Commission.
    - Commentary and review were provided for the following projects:
        - 1954 East Wing Addition of the Isle of Wight County Courthouse
        - Pyramid Network Broadband Project
        - Bridger's Quarter Rezoning Application (REZN-24-12)

- **Town of Smithfield Department of Community Development & Planning**
  - Commentary and review was provided for the following project:
    - Rezoning Request for Retail Project, Benns Church Blvd. at Turner Road
- **Virginia American Revolution 250 Commission**
  - **Smithfield Times Article Series**: 2024-2026. Published January 1 was *Commemorating 250 years of freedom: Virginia's taxation predated USA's founding*.
  - **Virginia 250 Preservation Fund.** Neither grant application was funded.
    - $60,000 for Fort Huger site improvements
    - $60,000 for Nike-Carrollton Park Nike-Ajax Missile Restoration
- **The Schoolhouse Museum**
  - Jan. 27. Board of Directors meeting.
- **Ivy Hill Cemetery**
  - Jan. 30. Board of Directors meeting.

Safety & Repairs

- Jan. 8. Town of Smithfield Safety Committee meeting.

Selections from Our Website and Social Media







January 16

Docents Emmi Goodman and Sheila Williams-Morales have been cataloguing. The process of detailing all the items in our collection helps to understand what we have, where items are located and what stories they tell. We use PastPerfect Museum Software, an application for collections archiving that allows for the database storage of artifacts, documents, photographs and library books.

Western Tidewater FREE CLINIC
Helping Hands. Health. Hope.

January 27, 2025

Mr. Randy Keaton, County Administrator
Isle of Wight County
PO Box 80
Isle Of Wight, VA 23397-0080

Dear Randy,

On behalf of the entire team at Western Tidewater Free Clinic (WTFC), I would like to express our sincere gratitude for your generous donation of $15,809.00 on 1/17/2025. Your support plays a crucial role in helping us provide essential medical care to the uninsured and underserved within our community.

Last year, we provided 11,419 visits to 1,473 unique patients. Our patients are diverse, and yet they all share one thing: ***they need our help***. Thanks to you, we can ensure these neighbors receive the high-quality and compassionate care they deserve.

We recently had the privilege of serving Jeremy*, a gentleman welcomed into our health home. He was immediately connected to multiple services and resources, including a vision appointment. It was evident that Jeremy was in desperate need of prescription eyeglasses. He was quickly scheduled for an appointment with Nadia, one of our dedicated pharmacy technicians, who quickly went above and beyond to assist him.

When Nadia met Jeremy, he had accepted the unfortunate reality that he would never be able to afford eyeglasses. The cost of purchasing them was simply beyond his means. He had just been getting by, relying on one pair of readers which had been taped and tied together over the years. When Jeremy learned that Nadia had ordered him free eyeglasses, ***he wept in gratitude***. A weight had been lifted off his shoulders. The prospect of clear vision had never been a reality until that moment.

Donors like you, Randy, offer patients like Jeremy renewed hope and possibility. Things that many of us take for granted are often just dreams for our patients – you make them realities. Thank you for helping us make a difference in the lives of Jeremy and all of our patients.

With deep gratitude,

*Name is protected for privacy

Ashley

Ashley O. Greene
Executive Director

Randy, thank you for your continued commitment to our neighbors!

Western Tidewater Free Clinic, Inc. is a not-for-profit, tax-exempt 501(c)3 organization – donations to which are tax deductible to the fullest extent allowed by law on all solicitations. No goods or services were received in exchange for this contribution. Please keep this written acknowledgement of your donation for your personal records.

ISSUE:

Application of Ken Bingmam, Applicant, and Carrollton Cove Shoppes, LLC, Property Owner, to Amend the Conditional Zoning to Modify Proffered Building Elevations for the Second Building in the Retail Shopping Center

BACKGROUND:

An application was submitted by Ken Bingmam, applicant, and Carrollton Cove Shoppes, LLC, property owner, to amend the conditional zoning of tax map number 33-07-000B to modify proffered building elevations for the second building in the retail shopping center.

The parcel was rezoned to Business General (B-1) in 1976, which is now classified as the General Commercial (GC) zoning district. In 2005, the Planning Commission and Board of Supervisors approved the site plan and building elevations for a retail sales development known as Carrollton Cove Shoppes. The elevations were created to have a compatible design with the neighboring Carrollton Volunteer Fire Department. Phase One was constructed in 2010. The property owner received site plan approval for construction of Phase Two in 2024.

The applicant is seeking an amendment to the conditional zoning to change the proffered building elevations for Phase Two which seeks to remove the pitched roof and replace it with a flat roof. The raised parapet, color scheme, and other architectural features from previously approved elevations will remain unchanged. A copy of the proposed revised building elevation is attached.

In accordance with Section 1-1016.G of the Zoning Ordinance, where an amendment to proffered conditions is requested by the applicant and does not affect conditions of use or density, the Board of Supervisors may waive the public hearing requirement. The proposed amendment does not affect conditions associated with the commercial use of the property nor the overall commercial density; therefore, the Board may waive the public hearings typically conducted by the Planning Commission and Board of Supervisors if it so chooses.

BUDGETARY IMPACT:

None

RECOMMENDATION:

Because the proposed changes do not increase density, change the existing retail use of the development, and are in compliance with the Newport Developmental Service Overlay District (NDSO) Architectural Guidelines for non-residential uses, staff recommends approval of the amended building elevations as presented.

ATTACHMENTS:

Description	Type	Upload Date
Application and Narrative	Backup Material	2/27/2025
Location Map	Backup Material	2/27/2025
Zoning Map	Backup Material	2/27/2025
Proposed Phase 2 Building Elevations	Backup Material	2/27/2025
Approved Site Plan	Backup Material	2/27/2025
Site Photos	Backup Material	2/27/2025
2005 Staff Report and Approved Elevations	Backup Material	2/27/2025

Isle of Wight County, VA

February 27, 2025

REZN-25-1

Rezoning Application

Status: Active

Submitted On: 1/30/2025

Primary Location

15030 CARROLLTON BOULEVARD
CARROLLTON, VA 23314

Owner

CARROLLTON COVE SHOPPES LLC
3613 POINT ELIZABETH DR
CHESAPEAKE, VA 23321.0

Applicant

Ken Bingman
757-873-3762
ken@epocconstruction.com
736 City Center Blvd.
Newport News, Virginia 23606

Application Information

Applicant*

Authorized Agent

Type of Rezoning*

Amendment to Conditional Zoning

Project Name*

Carrollton Cove Shoppes Phase II

Proposed Use or Activity*

Shopping Center Expansion

Are voluntary proffered conditions attached*

Yes

Request to change conditional zoning as follows*

Revised Elevation

Comprehensive Plan Designation*

Commercial

Tax Parcel Information

Tax Parcel ID #*

34-07-000B

Number of Acres to be Rezoned:*

<1

Requesting Zoning District Changed from:

Requesting Zoning District Changed to:*

Same

Total Property Acres*

per Approved Plan

Water Type*

Public Water

Sewer Type *

Public Sewer

Disclosures and Signature

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*

Ken Bingman
Jan 27, 2025

EPOC
CONSTRUCTION, INC.

February 6, 2025

Mr. Caleb Kitchen
Isle of Wight County
Dept of Planning & Zoning
17140 Monument Circle
Isle of Wight, VA 23397

Re: Construction of Carrollton Cove Shoppes - Phase II
15030 Carrollton Blvd - Carrollton, Virginia

Dear Mr. Kitchen:

Please let this letter serve as our "Current Property use and condition" narrative as required for our Zoning Amendment (REZN-25-1) for the proposed elevation change.

The above referenced property is an existing commercial strip shopping center. The facility was constructed approximately 2010 and is relatively good condition.

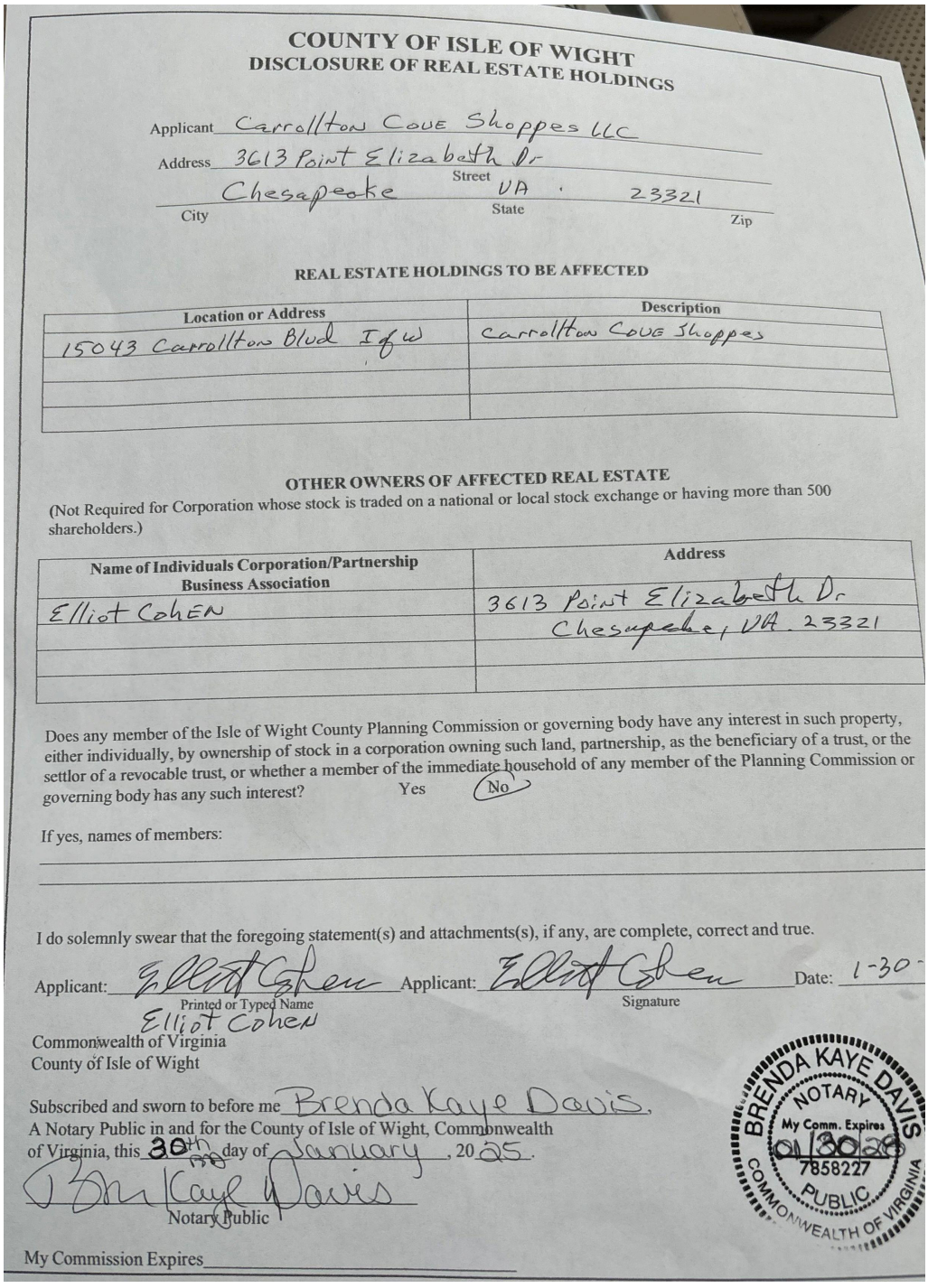
Our Amendment request is to revise the elevation for the Phase II expansion of the existing shopping center. The expansion will match the existing materials and color schemes.

We trust the above and the amendment are acceptable for your review.

Sincerely;

Ken Bingman

Kenneth R. Bingman
President



COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Carrollton Cove Shoppes LLC

Address 3613 Point Elizabeth Dr
Street

Chesapeake VA 23321
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
15043 Carrollton Blvd I of W	Carrollton Cove Shoppes

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
Elliot Cohen	3613 Point Elizabeth Dr Chesapeake, VA. 23321

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: Elliot Cohen Applicant: Elliot Cohen Date: 1-30-
Printed or Typed Name Signature

Elliot Cohen

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Brenda Kaye Davis,
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 30th day of January, 2025.

Brenda Kaye Davis
Notary Public

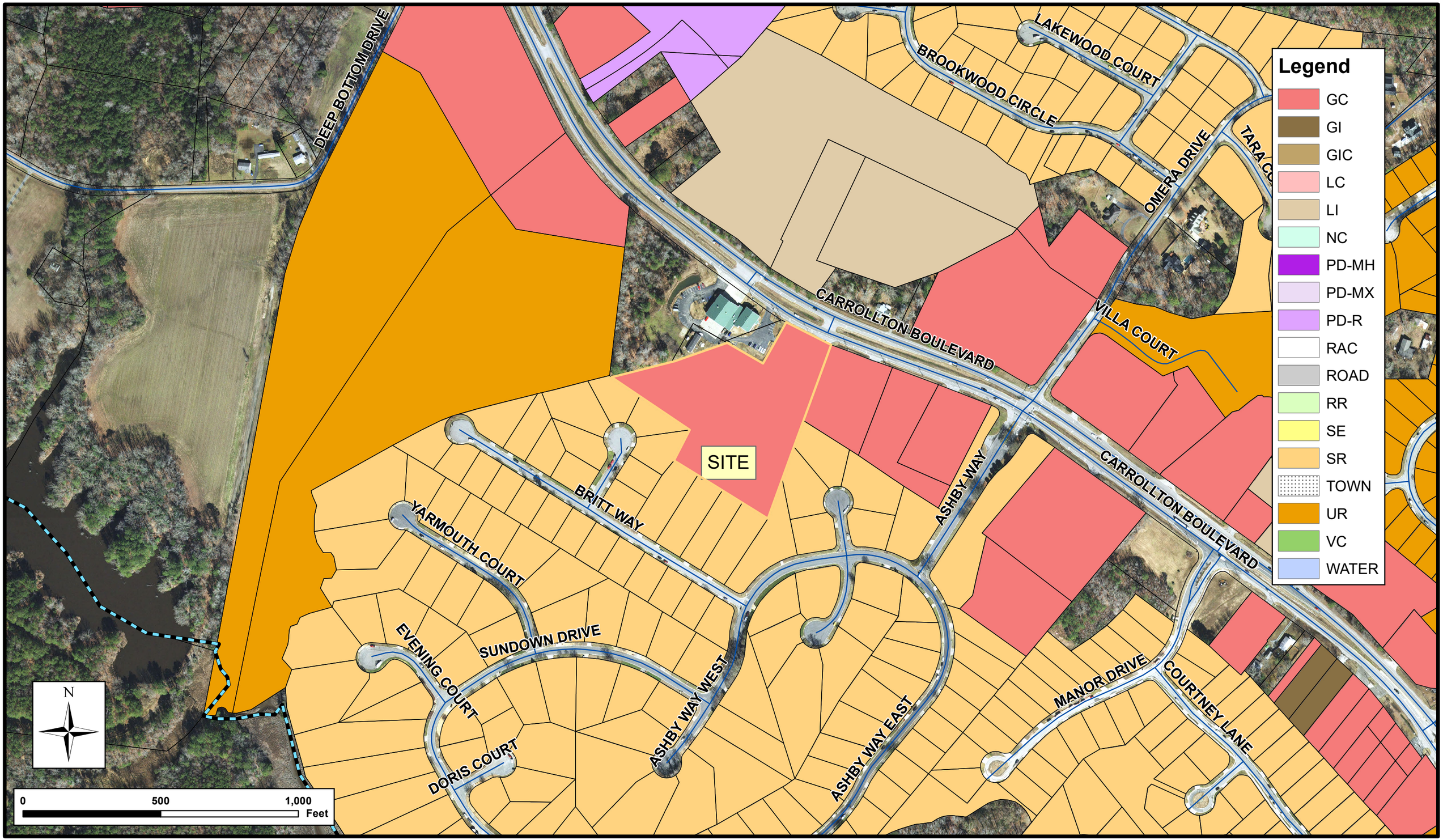
My Commission Expires

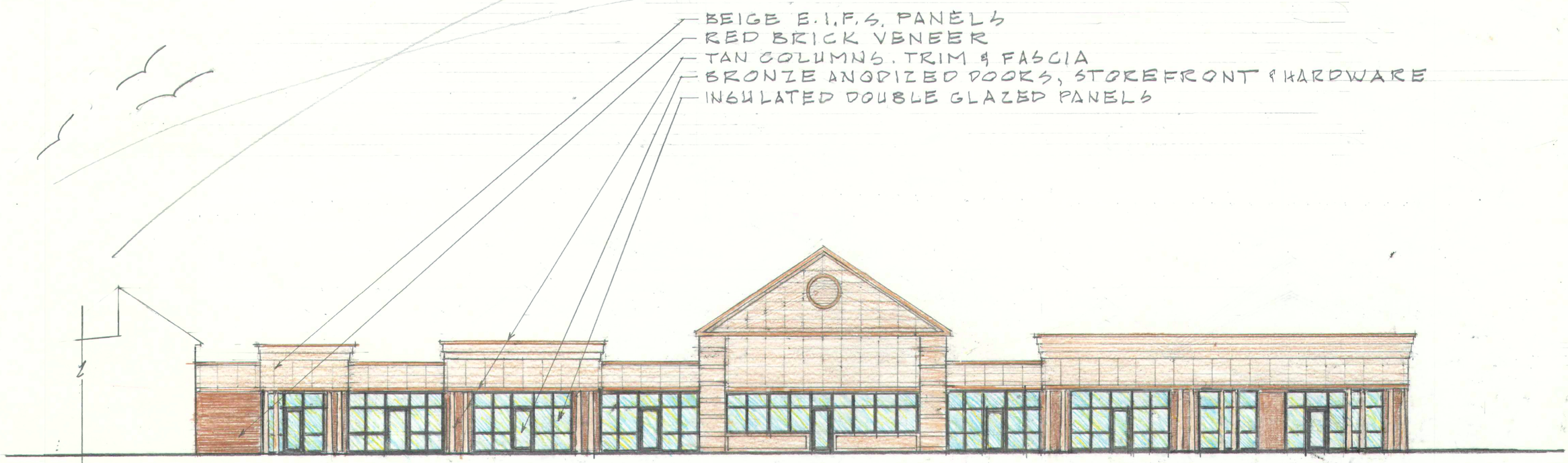
BRENDA KAYE DAVIS NOTARY PUBLIC COMMONWEALTH OF VIRGINIA My Comm. Expires 01/30/26 7858227

REZN-25-1 Carrollton Cove Shoppes - Location Map



REZN-25-1 Carrollton Cove Shoppes - Zoning Map

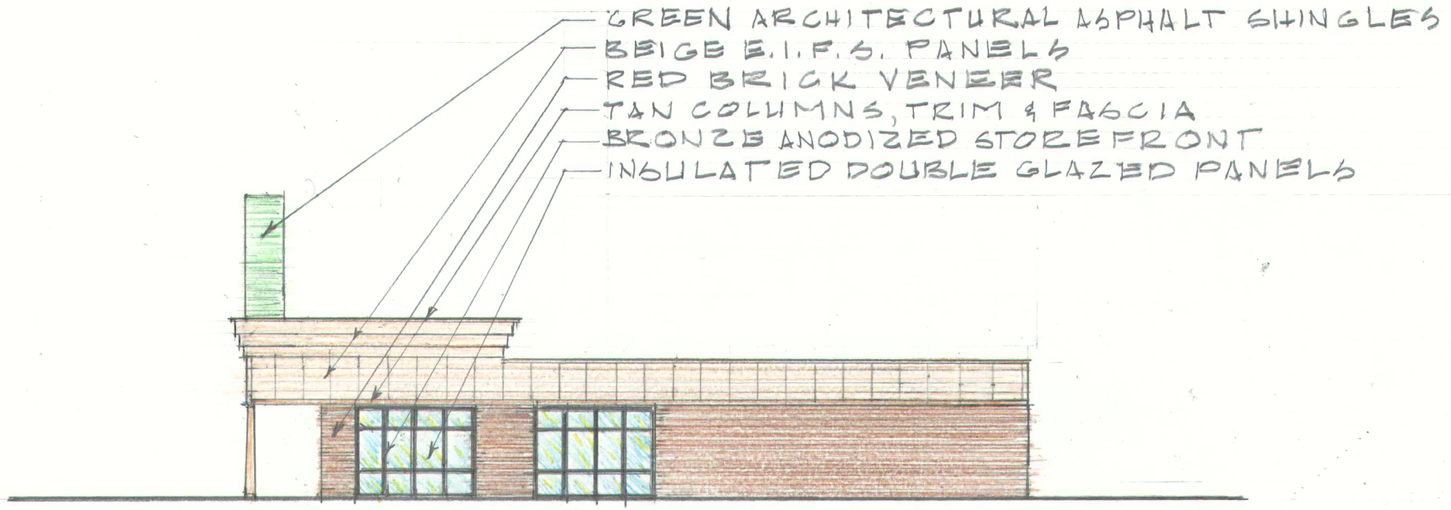




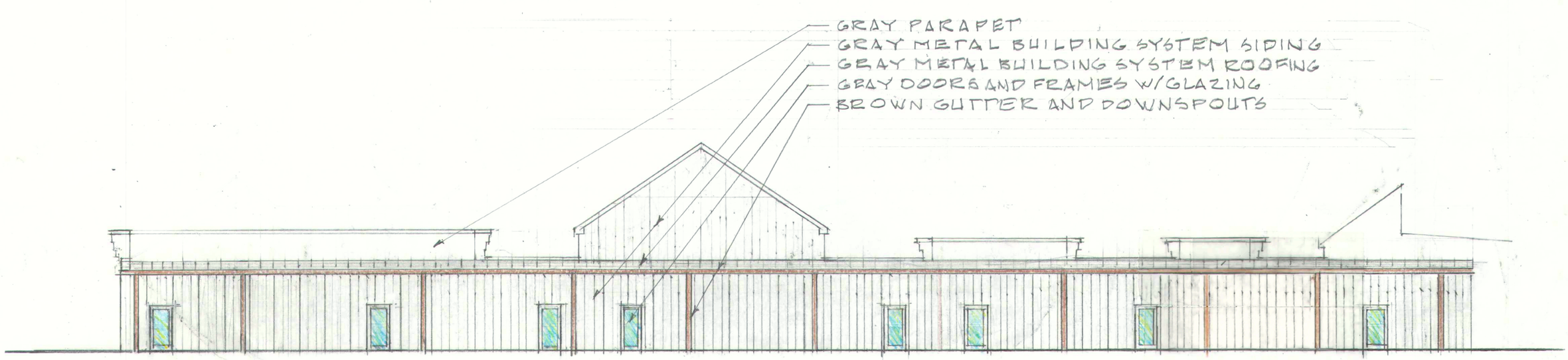
PROPOSED FRONT ELEVATION FOR BUILDING B
CARROLTON COVE
CARROLTON, VIRGINIA 23314
MARCH 15, 2024

NOTE: THE LISTED MATERIALS AND COLORS WILL MATCH EXISTING BUILDING "A"

REVISED 01/09/2025
SHEET # 1 OF 2

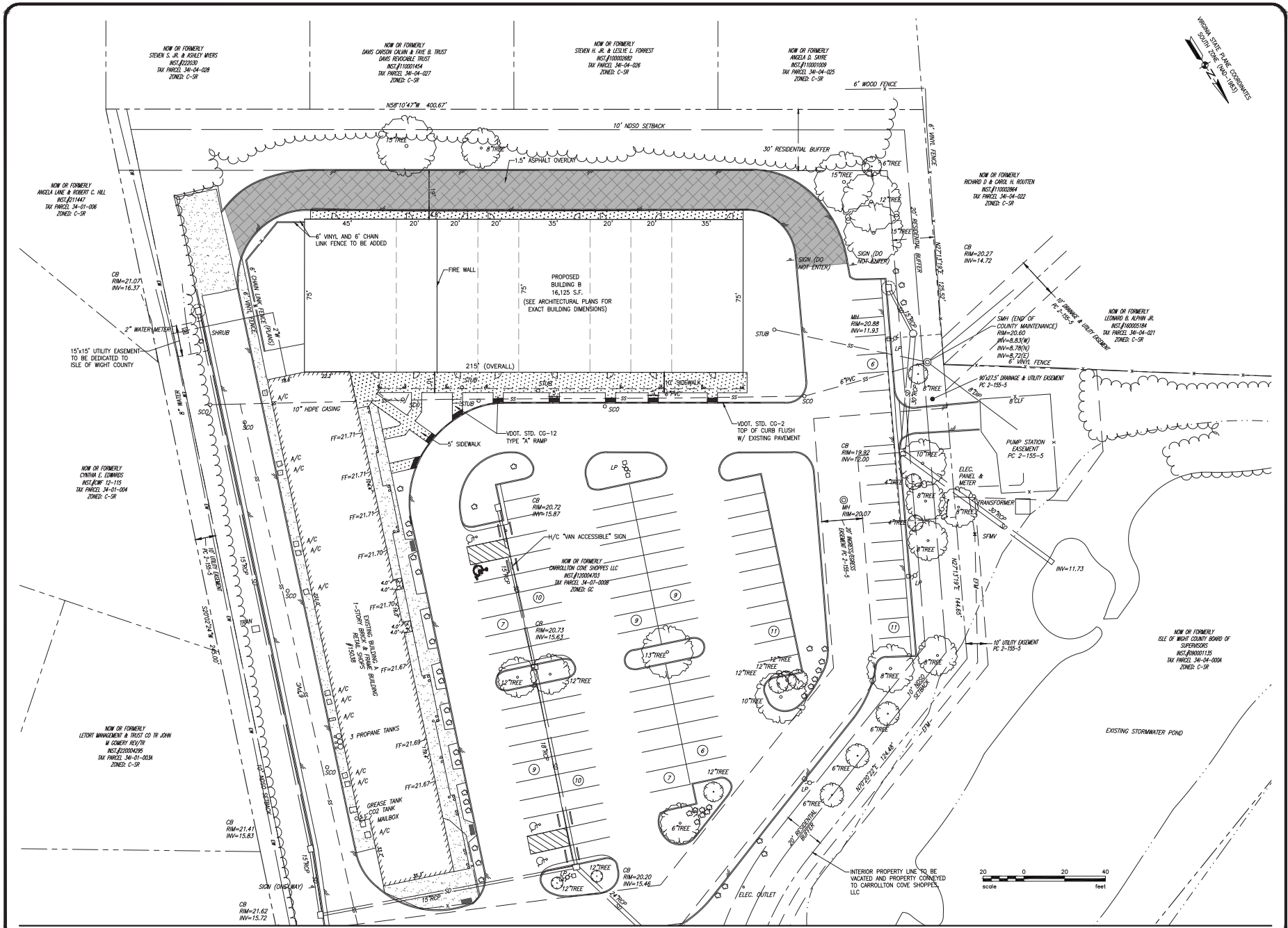


SIDE ELEVATION FOR BUILDING B
CARROLTON COVE



REAR ELEVATION FOR BUILDING B
CARROLTON COVE

REVISED 01/09/2025
SHEET # 2 OF 2



PARRISH LAYNE DESIGN GROUP
Engineers•Surveyors•Planners
P.O. Box 9164, Chesapeake, VA 23321
Phone: 757.686.3345 Fax: 757.686.3348

COMMONWEALTH OF VIRGINIA
CHRISTOPHER W. PARRISH
Lic. No. 034545
6/3/24
CERTIFICATION EXPIRATION

REVISIONS

REV.	DATE	DESCRIPTION	BY
1	5/7/24	PER COUNTY COMMENTS DATED 4/26/24	KAB
2	6/3/24	PER COUNTY COMMENTS DATED 5/29/24	KAB

SITE PLAN
OF
CARROLLTON COVE SHOPPES PHASE II & III
FOR
CARROLLTON COVE SHOPPES, LLC
TAX PARCEL 34-07-000B
ISLE OF WIGHT COUNTY, VIRGINIA

LAYOUT PLAN

DRAWN:	KAB
DESIGN:	CWP
CHECKED:	CWP
DATE:	3/18/24
SCALE:	1" = 20'

APPROVAL DATE: _____

C-3.2

SHEET: 7 of 16

5864.0-22



View from Carrollton Blvd (Route 17)


Site of Phase 2 building

PLANNING REPORT

ISSUE:

Carrollton Cove Shoppes, Highway Corridor Overlay District, Site Plan Review, Tax Parcel Number 34-07-000B & 000C

ELECTION DISTRICT:

Newport

LOCATION:

The property is located on the west side of Carrollton Boulevard, (Route 17). The property adjoins Ashby Subdivision and the Carrollton Volunteer Fire Department.

BACKGROUND:

Parcels 34-07-000 B and C were rezoned to Business General (B-1) on July 1, 1976, which is now classified as General Commercial (GC). The stormwater management area was rezoned to Neighborhood Conservation-Residential Limited (NC-R1) in 1996, now classified as Suburban Residential (SR).

A dog kennel is currently located on the property. There is a fence behind the kennel, which encloses approximately 9,150 square feet of the property. The kennel is approximately 465 feet from the right-of-way line.

DESCRIPTION:

The site plan represents two (2) retail buildings that will contain individual stores, a restaurant, and a stormwater pond. The site plan is

being submitted for comment by the Planning Commission and the Board of Supervisors.

The retail buildings are proposed to be connected to each other, with one retail building containing seventeen thousand, two hundred square feet (17,200 sq ft), and nine thousand, nine hundred and forty-nine square feet (9,949sq ft) in the other. The retail buildings are located towards the rear of the property and the restaurant will be located towards the front of the property. The restaurant is one thousand, three hundred and seventy-five square feet (1,375 sq ft).

The applicant intends to demolish the existing kennel building and clear the area where the stormwater pond is proposed. The stormwater pond will serve the commercial site, as well as the proposed residential section of Ashby which is also being developed by the applicant. The applicant states that the pond will have an aesthetic quality, in addition to its function as a Best Management Practice, and is proposed to contain two (2) fountains with picnic benches located around the perimeter. The area will be open for use by the fire department. The stormwater pond area is 1.79 acres and the outfall will be located towards the west of the property in a natural ravine.

Access will be provided by a single entrance from Route 17, Carrollton Blvd. A median cut has been proposed, and approved by the Board of Supervisors on November 3, 2005. The applicant has submitted a letter dated November 7, 2005 (copy attached) agreeing to complete certain improvements as required to construct the crossover.

The site plan and color architectural drawings are attached, as well as a layout of the proposed adjoining residential section.

ORDINANCE REVIEW:

The parcel is in the Highway Corridor Overlay District (HCOD) where higher standards for development apply. The purpose of the HCOD is to:

- Encourage and better articulate positive visual experiences along the County's highway corridors,
- To provide for the continued safe and efficient use of these highway corridors;
- To maintain natural beauty and scenic cultural and historic character, particularly distinctive views, vistas, and visual continuity
- To protect existing vegetation and wildlife habitats;
- Discourage indiscriminate clearing, grading, and clear cutting;
- Minimize cut and fill operations by placing emphasis on the retention of natural topography
- Minimize intersections and individual site access points

Architectural Guidelines

The architectural design of structures and their materials and colors shall be visually harmonious with the overall appearance, history, and cultural heritage of Isle of Wight County, with natural land forms and existing vegetation and with other development plans already approved by the County.

The applicant proposes to construct the building façades to be visually harmonious with the Carrollton Fire Department which is adjacent to the proposed lot. The applicant plans to construct the building exterior using red brick the same color as the fire department, and beige stucco along the eaves and cornices. The rear of the building will be cut-face block and will have a red brick color for any portion that is visible from the Route 17.

There will be a freestanding brick monument identification sign along the frontage of Route 17 that will list all stores in the proposed retail buildings. The façade identification signs will be flat against the buildings identifying each store. These signs will be a mixture between individual letter signs and block signs.

No formal sign plan has been presented to date; however, a plan will be required prior to the sign being constructed.

Development standards

Proposed development within the district should provide for visual compatibility and harmony with surrounding natural land forms and vegetation; be protective of views and vistas from the arterial highways within the district; and provide continuity of site design within the proposed development

The proposed development is located and configured to be visually harmonious with the surrounding area. An ingress/egress easement is proposed to be installed across the proposed commercial site for access to the Carrollton Fire Department. As shown on the attached renderings, the applicant proposes to plant trees and shrubs throughout the proposed retail site, consistent with the existing vegetation.

The proposed vehicular movement and parking areas will be paved with asphalt.

COMPREHENSIVE PLAN:

The site is located in the Newport Development Service District. Its use designation is Business and Employment Growth. Appropriate uses offices and related support retail services and facilities, community shopping centers when planned as integral facilities, and clean industrial uses.

STAFF CONCLUSIONS:

Strengths: 1) The site plan and renderings are consistent with the Highway Corridor Overlay District standards, and the land use as designated by Comprehensive Plan.

Weaknesses: 1) None identified at this time.

ATTACHMENTS:

- Letter from the applicant
- Letter from Bill Cashman, URS Principal Transportation Planner, regarding the proposed crossover
- VDOT correspondence dated April 12, 2000
- Colored Renderings (Front, Left, Right and Elevation View)
- Site plan
- Site Layout for Ashby Way West
- Site Maps

PLANNING COMMISSION RECOMMENDATION:

On Tuesday, October 25, 2005 the Planning Commission reviewed the site plan for Carrollton Cove Shoppes.

Adanna Davis presented the site plan. Ms. Davis stated that the property is located on the west side of Carrollton Boulevard (Route 17), and is located in the Highway Corridor Overlay District. She noted that the applicant is proposing to build two (2) retail buildings, one (1) restaurant, and a storm water pond.

Commissioner Munsell asked if the kennel was going to stay on the property. Ms. Davis responded that the dog kennel would be removed.

Vice-Chairman Gordon expressed that there might be a traffic problem with the drive thru around the restaurant.

Commissioner Brown asked if the pond was located behind the fire station. He further questioned the location of the overflow from the pond.

Ms. Davis responded yes, the pond would be located behind the fire station.

Ms. Walkup responded that the overflow would go into a natural ravine. She further stated that the engineer was present to answer questions.

Chairman O'Briant asked if the entrance was a right-in and a right-out only. Ms. Davis responded yes, the plan with the right-in/right-out was the correct plan.

Mitch Wilcox explained that the pond would be piped from the rear of the pond, down the property line until it passes under the cul-de-sac of the subdivision, and then it hits a ravine.

Vice-Chairman Gordon asked if there were any details on the sign. Mr. Wilcox responded that a separate site plan would be submitted for sign approval.

Commissioner Munsell questioned the renderings of the buildings and the two (2) retail stores. Mr. Wilcox stated that there are two (2) retail buildings versus retail stores. He further stated that the buildings would be constructed with a fabrication of non low-bearing walls so that they can be expanded or adjusted to fit the tenant's needs.

Commissioner Guill asked if there is some type of berm to protect Ashby Subdivision. Mr. Wilcox responded that there will be a 30 foot buffer strip, heavily landscaped.

Commissioner Dempsey questioned the amount of detail she should be looking at with this plan.

Chairman O'Briant stated that the Commission is looking at the plan as it is laid out in relation to the ponds, entrance to the highway, conceptual renderings, indications of a restaurant, and two (2) major retail buildings with non low-bearing walls, which can be adjusted within those buildings to suit the tenant(s).

Elliot Cohen stated that the pond has been sized to accommodate the subdivision and the shopping center.

Several Commissioners expressed concerns about the buffer screening of the lots that back up to the retail building.

Mr. Wilcox noted that the applicant is proposing a lightning plan that meets the County's ordinance. He further stated that the lights are shielded at the property line, which does not allow spill over.

Ms. Walkup noted that there is a tree line that screens the commercial site from the propsed residential development. She further stated that the Chesapeake Bay Ordinance does not permit clear cutting which would preserve the screening effect.

Mr. Wilcox stated that trees would be added in the 20 foot setback.

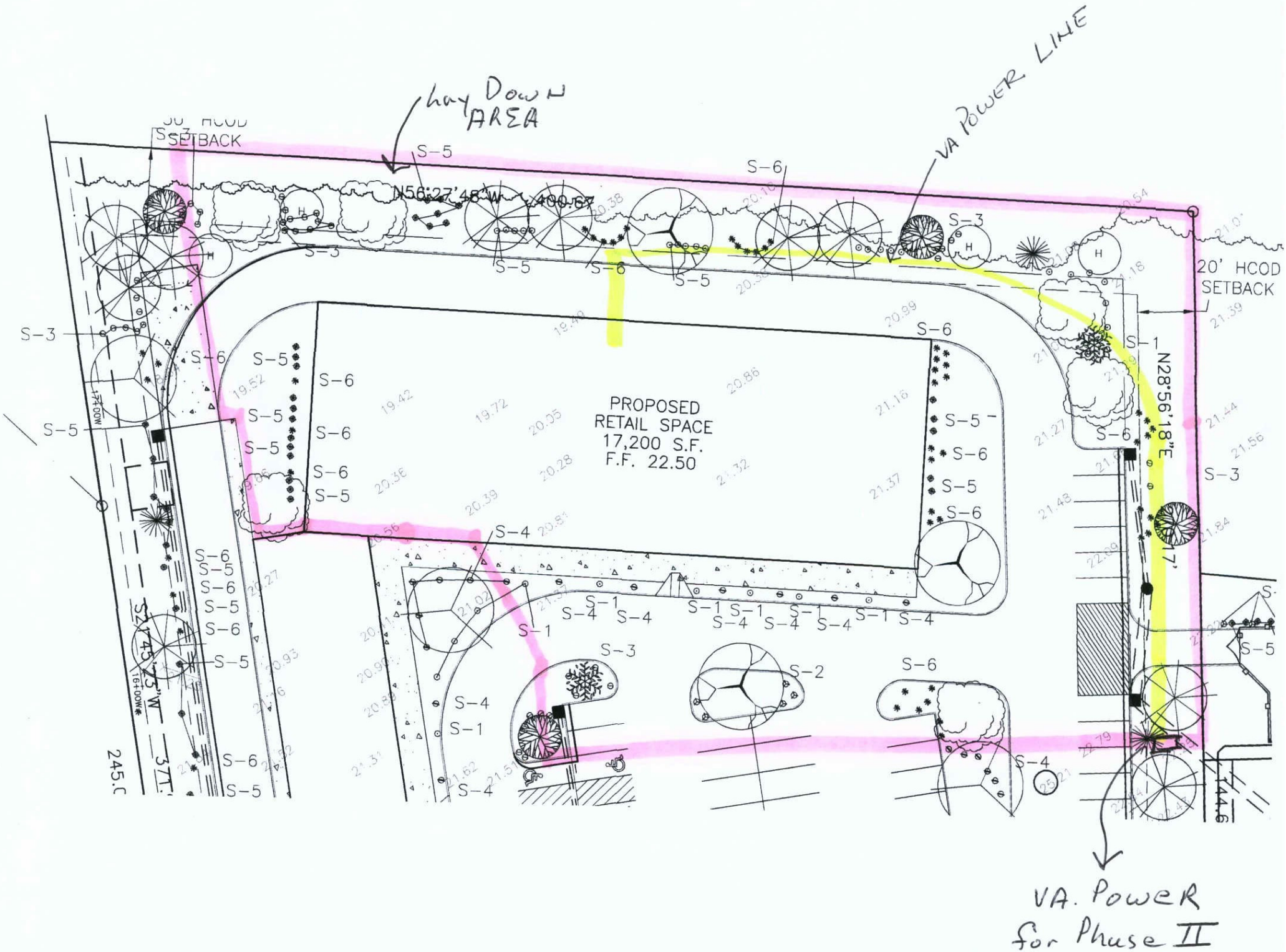
Chairman O'Briant questioned the areas designated for dumpsters, and the required setback from a dumpster to a property owner's residential property line.

Mr. Hartley responded that the dumpsters are shown on the site plan on the side behind the storm water management basin.

Ms. Walkup responded that the setback would be twenty-five (25) feet.

Mr. Wilcox explained that the dumpster pad has a fence enclosure with fence material similar to the building.

Elliott Cohen stated that his intent of the project was to copy what was done for the fire station, which was a brick front up to the top of the windows, with stucco in beige, and a metal roof. He stated that he was considering the green asphalt shingle rather than the metal. He noted that his intent is to make the shopping center coincide with the look of the fire department. Mr. Cohen distributed a computer printed rendering dated August 23, 2005 to the Commission. He stated that he would build a shell building with non low-bearing walls and a thrust across the whole building. Mr. Cohen stated that in regards to the construction of the building, the block columns between the windows


Lay Down AREA
VA POWER LINE
SETBACK
20' HCOD SETBACK
PROPOSED RETAIL SPACE 17,200 S.F. F.F. 22.50
N56°27'48"W 400.67
N28°56'18"E
S27°45'25"W 371.
245.0
744.6
VA. Power for Phase II

would be brick, the roof line would be in stucco, a beige color to match the fire house, and a green roof. He noted that there would be two (2) buildings, one (1) in an L-shape.

County Attorney Stroman asked Mr. Cohen if the rendering distributed to the Commission entitled Carrollton Cove, Isle of Wight Virginia, dated August 23, 2005 was what he would build, provided approval by the Commission. Mr. Cohen responded yes.

County Attorney Stroman further asked Mr. Cohen if the fast food restaurant would include similar design of the rendering dated August 23, 2005, unless a variation was approved by the Planning Commission and Board of Supervisors. Mr. Cohen responded yes.

County Attorney Stroman informed the Commission that what Mr. Cohen is asking to be approved is the architectural rendering with a fast food restaurant with a similar style, and if there is any deviation, it will be presented to the Commission for approval.

Commissioner Brown questioned if the proposed fast food restaurant impacts the site plan.

Mr. Hartley explained that if there is a deviation from the site plan, the applicant would have to come back for approval.

Commissioner Brown asked Mr. Hartley to explain the site entrance details.

Mr. Hartley explained that the Board of Supervisors built a crossover in front of the fire department. Prior to building the crossover, back in 2000, VDOT approved a crossover at this location for this development subject to the crossover at the fire department becoming an emergency vehicles entrance only. He further stated that staff is opposed to putting a crossover to serve this site.

County Attorney Stroman stated that the crossover issue is not part of this site plan approval.

Commissioner Brown stated that there is a crossover approximately 700 yards down at the post office.

Mr. Cohen noted that the plans that have been presented are strictly designed without a median cut.

Commissioner Munsell asked Mr. Cohen if he was asking for the Board of Supervisors approval of a median cut.

Mr. Cohen responded yes. He further stated that the entrance will stay where it is. He reported that VDOT and the fire department have sent letters in support of the median cut to be moved, to be utilized in front of the proposed property and just have the authorized use signs for the crossover at the fire department.

Commissioner Brown expressed that the proposed area was a dangerous area because of the banking elevations.

Commissioner Munsell questioned the ingress/egress into the restaurant.

Mr. Wilcox stated that it is one way around the building, and explained that it would be a two-way entrance, coming in and going out the same way. He further stated that the entrance is about 100 feet from Route 17.

Mr. Cohen stated that the retention pond was designed with a slight slope, and would be wet all the time. He noted that he was trying to design a very nice park atmosphere that coincides with the firehouse, which would include two (2) fountains, picnic benches and would be open to use by the fire department.

Commissioner Holland expressed that he was satisfied with the proposed layout and design presented by the applicant.

Mr. Cohen asked for clarification on whether or not he could match the fire department's building and put brick on the front and sides, and vinyl siding on the rear.

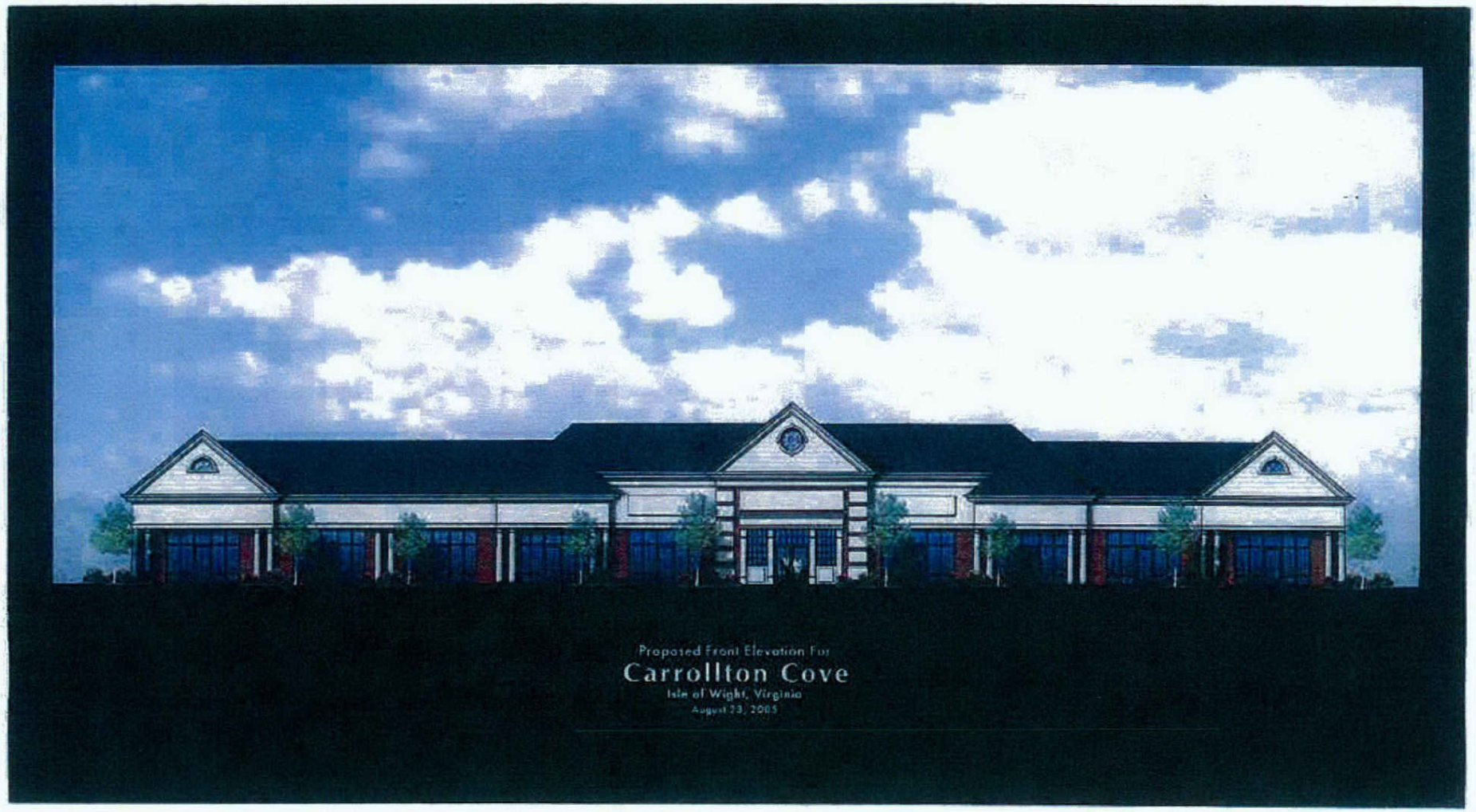
County Attorney Stroman asked Mr. Hartley if he considered what the applicant has presented to be sufficiently similar to meet the requirements of the ordinance.

Mr. Hartley responded that there are alternative materials, not vinyl siding that would meet the requirements of the ordinance. He further stated that he would meet with Mr. Cohen and come to a mutual agreement about the material that should be used on the rear of the retail buildings.

Chairman O'Briant noted that this material would be used on the building where it cannot be seen from any road.

Commissioner Munsell stated that the façade in the back needs to be attractive enough that it does not take away from residential houses in the back.

Commissioner Holland moved to recommend approval of the plans and renderings, as presented, to the Board of Supervisors. Commissioner Brown seconded the motion, which was adopted with Commissioners O'Briant, Gordon, Munsell, Brown, Dempsey, Walker, Jenkins, Holland and Guill voting in favor of the motion, and no Commissioners voting against the motion (9-0).

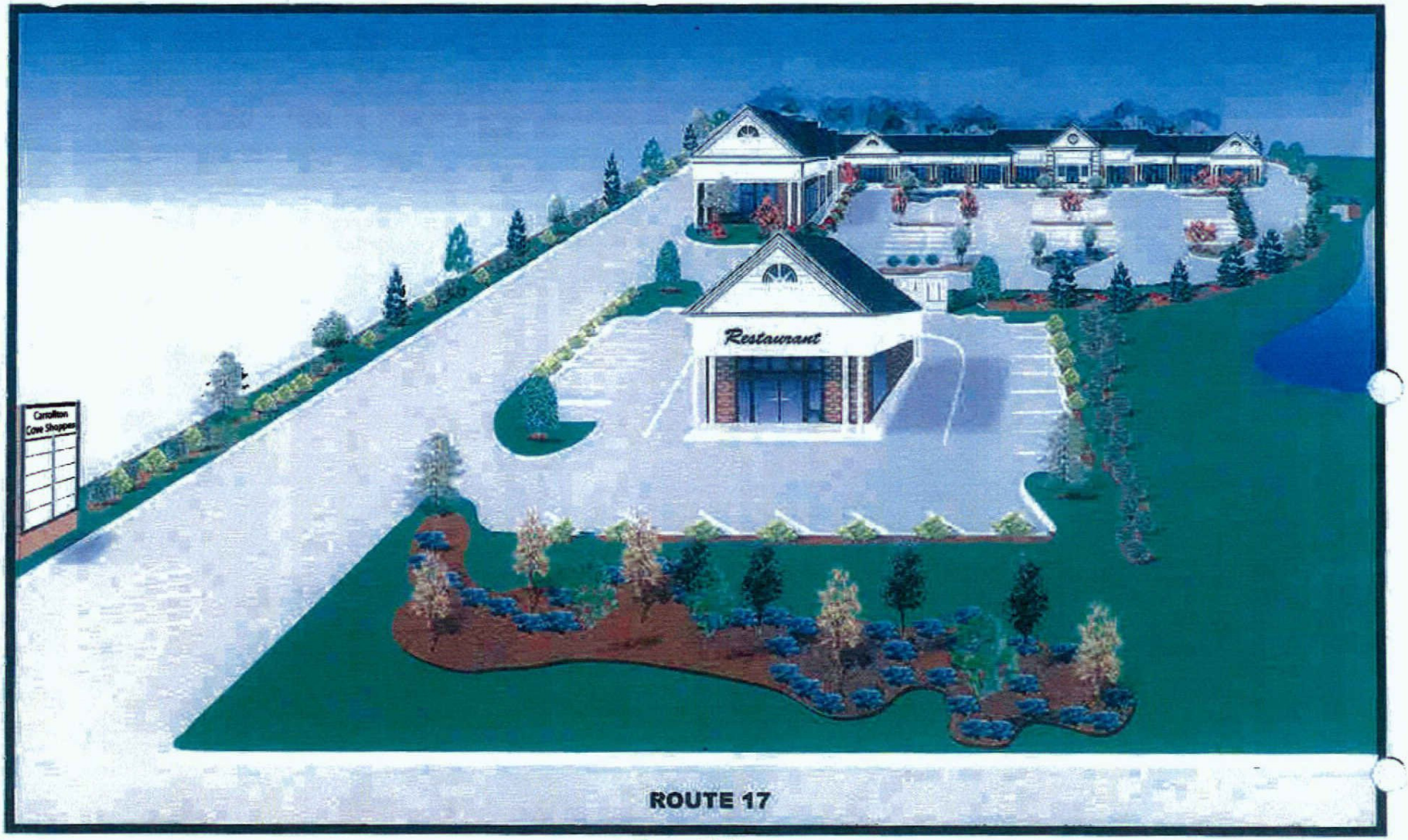


Proposed Front Elevation For

Carrollton Cove

Isle of Wight, Virginia

August 23, 2005



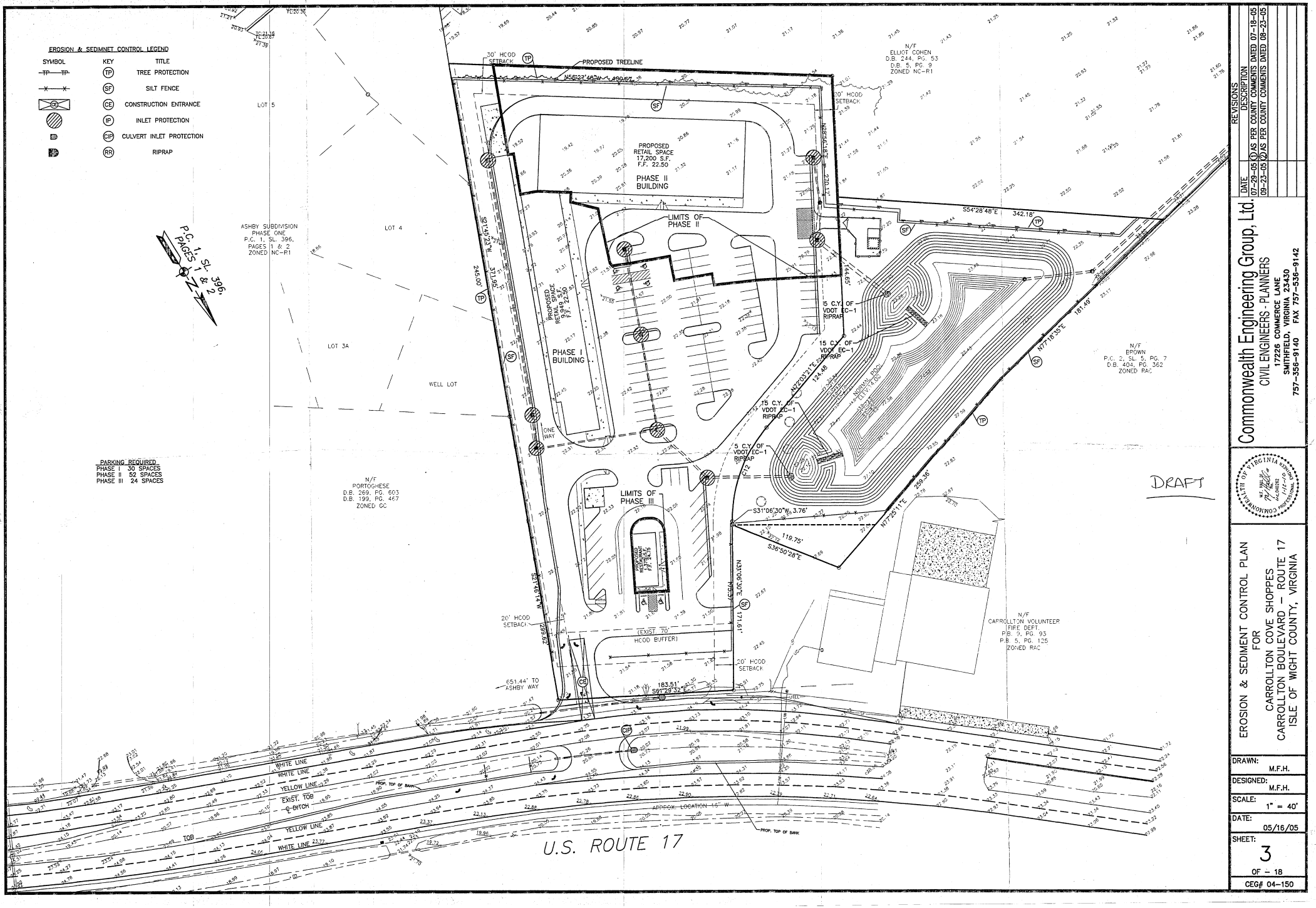
Front View
Landscape Plan
Carrollton Cove Shoppes
Route 17 Isle of Wight
Commonwealth Engineering Group, Ltd.



Left Side View
Landscape Plan
Carrollton Cove Shoppes
Route 17 Isle of Wight
Commonwealth Engineering Group, Ltd.



Right Side View
Landscape Plan
Carrollton Cove Shoppes
Route 17 Isle of Wight
Commonwealth Engineering Group, Ltd.

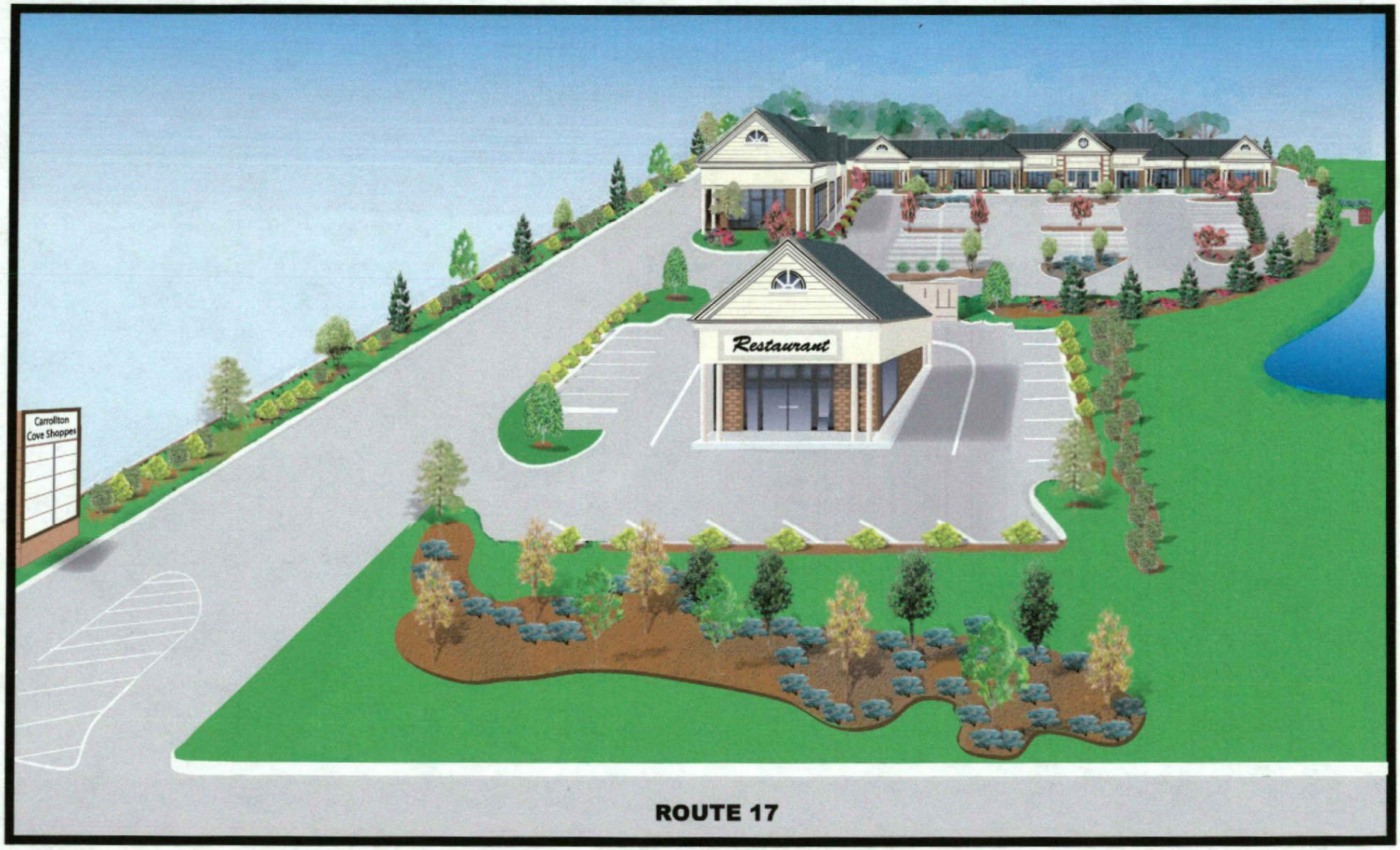


REVISIONS		
DATE	DESCRIPTION	
07-29-05	(1) AS PER COUNTY COMMENTS DATED 07-18-05	
09-23-05	(2) AS PER COUNTY COMMENTS DATED 08-23-05	

Commonwealth Engineering Group, Ltd.
CIVIL ENGINEERS - PLANNERS
17226 COMMERCE LANE
SMITHFIELD, VIRGINIA 23430
757-356-9140 FAX 757-536-9142

EROSION & SEDIMENT CONTROL PLAN FOR CARROLLTON COVE SHOPPES CARROLLTON BOULEVARD – ROUTE 17 ISLE OF WOHT COUNTY, VIRGINIA

DRAWN:	M.F.H.
DESIGNED:	M.F.H.
SCALE:	1" = 40'
DATE:	05/16/05
SHEET:	3 OF – 18
CEG#	04–150



Front View
Landscape Plan
Carrollton Cove Shoppes
Route 17 Isle of Wight
Commonwealth Engineering Group, Ltd.



Left Side View
Landscape Plan
Carrollton Cove Shoppes
Route 17 Isle of Wight
Commonwealth Engineering Group, Ltd.



Right Side View
Landscape Plan
Carrollton Cove Shoppes
Route 17 Isle of Wight
Commonwealth Engineering Group, Ltd.


Village Square
CARDS - GIFTS - LOTTO
BAGELS & BRUNCH
The FIRM FITNESS
DRY CLEANER
QUARTERMASTER



Proposed Front Elevation For

Carrollton Cove

Isle of Wight, Virginia

August 23, 2005

ISSUE:

Application EXC-24-6 of Paula Thompson and Samuel Gough, Owners, for a Waiver to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to Allow Two Family Member Subdivisions from the Property on a Private Ingress/Egress Easement Not Built to Public Standards Which Serves More Than Two Lots

BACKGROUND:

Application EXC-24-6 has been submitted by Paula Thompson and Samuel Gough, owners, for a waiver to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to allow two family member subdivisions from the property with tax map number 70-01-020 on a private ingress/egress easement not built to public standards which serves more than two lots.

The parcel contains over 215 acres and is located off of Carrsville Highway (Rte. 58). The property is in the Rural Agriculture Conservation (RAC) zoning district. The property is adjacent to single family residential, agriculture, and wetland areas.

The property owners purchased the property in 2016. The property is accessed from an ingress and egress easement that crosses the CSX railroad from Carrsville Hwy. known as Bobcat Lane. Bobcat Lane serves five existing lots.

Once crossing to the south side of the railroad right-of-way, the owners propose to establish a new ingress/egress easement from Bobcat Lane running through their property in a westerly direction to access the two proposed new lots.

The owners will establish a road maintenance agreement for the new easement, however, Bobcat Lane does not have an existing road maintenance agreement in place. The CSX railroad maintains the crossing across its right-of-way between Bobcat Lane and Rte. 58.

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

BUDGETARY IMPACT:

None.

RECOMMENDATION:

The Planning Commission moved to recommend approval of the request with the condition that a road maintenance agreement be recorded for the new ingress egress easement as approved by the County Attorney by a vote of seven in favor and zero against the motion (7-0) .

Staff recommends denial of the waiver based on its weakness. If the Board does approve the request, staff recommends that it be approved with the condition that a road maintenance agreement be recorded for the new ingress egress easement as approved by the County Attorney.

ATTACHMENTS:

Description	Type	Upload Date
PC STAFF REPORT	Cover Memo	3/10/2025
REQUEST	Cover Memo	1/24/2025
EXHIBIT	Backup Material	1/24/2025
LOCATION MAP	Backup Material	1/24/2025
ZONING MAP	Backup Material	1/24/2025
LAND USE MAP	Backup Material	1/24/2025

ISSUE:

Application EXC-24-6 of Paula Thompson and Samuel Gough, owners, for a waiver to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to allow two family member subdivisions from the property with tax map number 70-01-020 on a private ingress/egress easement not built to public standards which serves more than two lots

BACKGROUND:

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

BUDGETARY IMPACT:

N/A

RECOMMENDATION:

The Planning Commission moved to recommend approval of the request with the condition that a road maintenance agreement be recorded for the new ingress egress easement as approved by the County Attorney by a vote of seven in favor and zero against the motion (7-0) .

Staff recommends denial of the waiver based on its weakness. If the Board does approve the request, staff recommends that it be approved with the condition that a road maintenance agreement be recorded for the new ingress egress easement as approved by the County Attorney.

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REQUEST	Cover Memo	1/24/2025
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LOCATION MAP	Backup Material	1/24/2025
ZONING MAP	Backup Material	1/24/2025
LAND USE MAP	Backup Material	1/24/2025

WAIVER REQUEST FOR THOMPSON FAMILY MEMBER LOTS

TAX MAP NO. 70-01-070

The owners, Paula Thompson and Samuel Hunter Gough, have submitted a plat for the approval of two lots to be created under the family member exception to the zoning ordinance. These lots are to be conveyed to the two of them.

These lots are to be located upon a new 50' easement of right of way as shown on the plat. There is an existing private road over and across a 20' right of way known as Bobcat Lane (seed Deed Book 105 page 84) attached. Bobcat Lane runs from its intersection with Carrsville Highway over and across the railroad right of way.

The exiting Bobcat Lane runs in a northeasterly direction once it crosses the railroad right of way upon which there are located two existing single family residences.

The applicants are proposing that the two new family member lots shall be located on an extension of Bobcat Lane running in a southwesterly direction all as shown on the proposed plat.

The waivers to Sections 3.2.4.A.4 and 5.9.1.C of the subdivision will permit the creation of more than two lots on a private road.

The reason for this request is that there is no other access to the property other than over and across Bobcat Lane. In the past there were other permitted crossing points over the railroad right of way but they have been revoked by the railroad. There are no other possible points of access to the owners' property. Owners have an existing private crossing agreement with CSX permitting them to use the crossing at Bobcat Lane and have provided the required liability insurance to the railroad pursuant to that agreement. This is a confidential agreement and cannot be provided with this application.

105-84

Callie D. Fowler

To: #40

James F. Bracy

State Tax $.12
Indexed, Examined, Verified and mailed to
J.F. Bracy this the 1st day of April 1932
Teste R.A. Edwards Clerk.
By E.M. Whitley D.C.

THIS DEED, made this 3rd. day of March, 1932, by and between Callie D. Fowler, unmarried, party of the first part, and James F. Bracy, party of the second part:

WITNESSETH: That in consideration of the sum of FIVE ($5.00) DOLLARS in hand paid to the said party of the first part at and before the signing, sealing and delivery of these presents, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part doth grant unto the said party of the second part, and his successors in title, the following property, to-wit:

A continuous and perpetual easement and right of way, with all rights of ingress and egress, on, across, through, over and upon the real property of the said party of the first part at least twenty (20) feet in width, and traversing the same roadway or pathway now used by the said party of the second part, and formerly used by his predecessors in title, for a great number of years, to-wit: approximately fifty (50) years or longer, on, across, through, over and upon the said land of the party of the first part, from the land formerly owned by the said party of the first part and conveyed to the said party of the second part by deed dated February 1st., 1929, and duly of record in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, in a generally westward course towards the right of way of the Seaboard Air Line Railway Company and in the general direction towards the Town of Franklin, Virginia, as far as the western boundary line of the said property of the party of the first part extends.

WITNESS the following signature and seal:

Callie D. Fowler (SEAL)

State of Virginia,
County of Southampton, to-wit:

I, J. Edward Moyler, a Notary Public of and for the County aforesaid, in the State of Virginia, do hereby certify that Callie D. Fowler, whose name is signed to the writing above, bearing date the 3rd., day of March, 1932, has this day acknowledged the same before me in my County aforesaid.

My commission expires the 3rd day of August, 1934.

Given under my hand this 3rd day of March, 1932.

J. Edward Moyler
Notary Public.

VIRGINIA: Clerk's Office of the Circuit Court of the County of Isle of Wight, March 8th, 1932, at 10 o'clock A. M. this deed was received and with the certificate annexed, admitted to record.

Teste R. A. Edwards Clerk.

Application Information

Edit

Applicant*

Authorized Agent

Request for*

Subdivision Ordinance Waiver

Project Name*

Thompson family member lots

Ordinance *

Isle of Wight County Subdivision Ordinance

Section(s)*

3.2.4.A4 and 5.9.1.C

Please provide detail of the proposed use or activity being requested*

owners propose creation of two new family member lots on an extenstion of an existing private road

Please click Zoning Ordinance for guidance

Project Location Information

Edit

Comprehensive Plan Designation*

RAC

This exception/waiver will apply to how many acres?*

26.37

Total number of acres?*

215.51

Proposed/Existing Water Utility*

New Private Well

Proposed/Existing Sewer Utility*

New Private Septic

Disclosures and Signature **Edit**

No application for an Exception/Waiver shall be certified as complete unless the following information is provided. Eight (8) 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

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE " X " ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANELS No. 510303 0310E & 0350E, DATED DECEMBER 2, 2015.

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND AS SUCH, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

THIS SUBDIVISION OF PROPERTY IS IN ACCORDANCE WITH SECTION 3.2.4 OF THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE. CONVEYANCE IN ANY OTHER WAY REQUIRES COMPLIANCE WITH SAID ORDINANCE.

PAULA JEAN THOMPSON HEREBY CERTIFIES THAT THE SUBDIVISION OF THIS LOT OR PARCEL IS FOR THE SOLE PURPOSE OF SALE OF GIFT TO SAMUEL HUNTER GOUGH (SON) & PAULA JEAN THOMPSON (SELF) WHICH ARE MEMBERS OF MY IMMEDIATE FAMILY AS SET FORTH IN SECTION 3.2.4 OF THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE. CONVEYANCE TO ANY OTHER PERSON OTHER THAN THE AFORESAID FAMILY MEMBER OR MEMBERS SHALL BE IN COMPLAINCE WITH SAID ORDINANCE.

THIS CONVEYANCE IS EXPRESSLY SUBJECT TO THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE PROVISION PROHIBITING THE TRANSFER OF PROPERTY TO A PERSON OTHER THAN THE IMMEDIATE FAMILY MEMBER FOR WHICH IT IS CREATED FOR A PERIOD OF 5 YEARS FOLLOWING THE DATE OF THE SUBDIVISION, EXCEPT AS PROVIDED FOR IN SECTION 3.2.4.A.9.

I, STAFFORD C. CAMP, HEREBY CERTIFY THAT THIS PLAT & SUBDIVISION WAS MADE BY ME AT THE DIRECTION OF THE OWNERS, AND IS ENTIRELY WITHIN THE BOUNDARIES OF LAND OWNED BY PAULA JEAN THOMPSON. THE LAST INSTRUMENT OF TITLE BEING INST.# 140000585.

_____
STAFFORD C. CAMP

_____
DATE

THIS SUBDIVISION OF PROPERTY, AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

_____
PAULA JEAN THOMPSON

_____
DATE

STATE OF VIRGINIA, COUNTY OF _____,TO-WIT:

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY & STATE AFORESAID, DO HEREBY CERTIFY THAT PAULA JEAN THOMSPON SIGNED THE FOREGOING IN MY JURISDICTION AFORESAID.

GIVEN UNTO MY HAND THIS ____ DAY OF _____, 2022

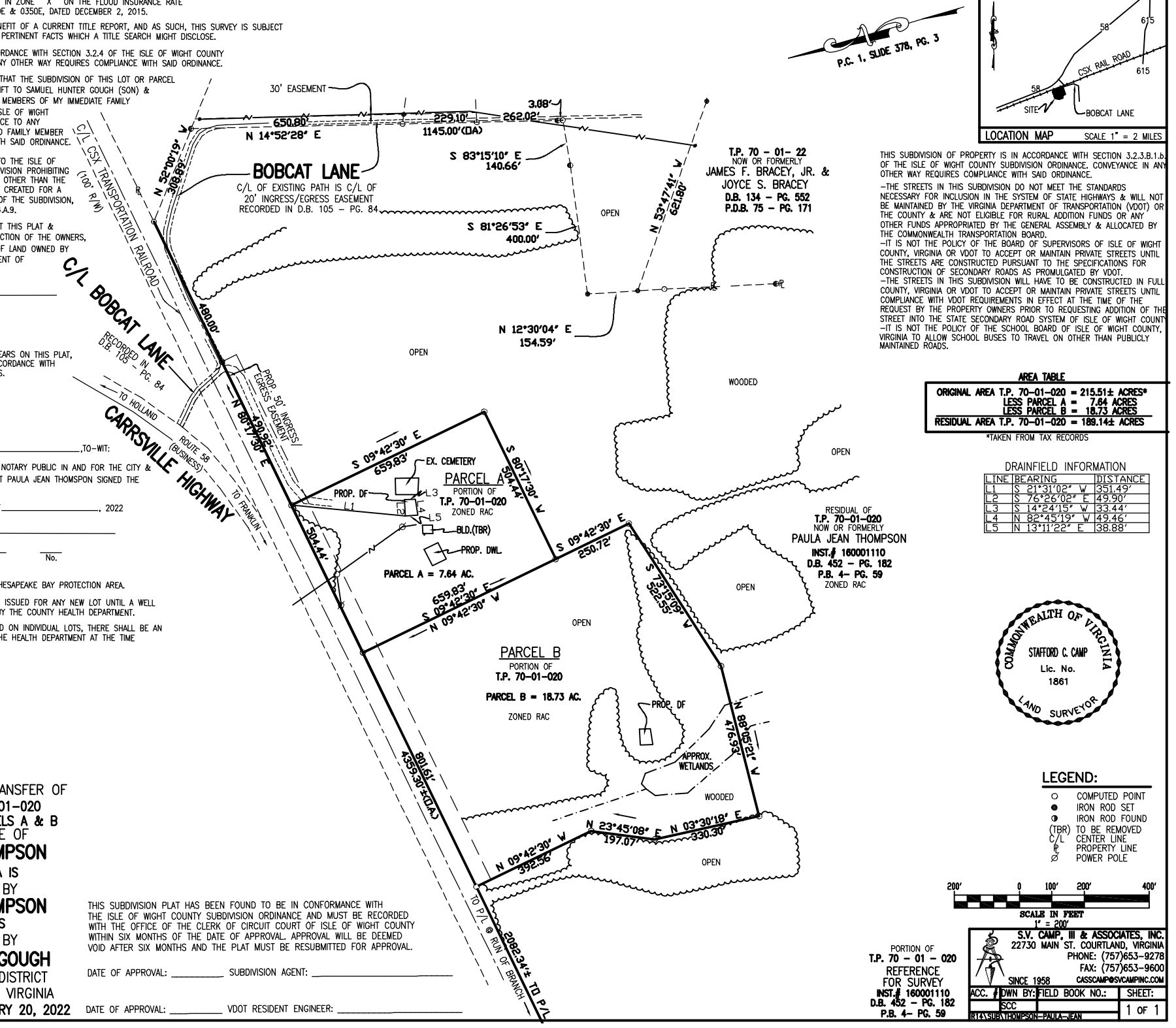
MY COMMISSION EXPIRES _____

_____ _____
NOTARY PUBLIC No.

THIS PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY PROTECTION AREA.

NO ZONING OR BUILDING PERMIT SHALL BE ISSUED FOR ANY NEW LOT UNTIL A WELL OR WATER SOURCE HAS BEEN APPROVED BY THE COUNTY HEALTH DEPARTMENT.

WHERE SEPTIC TANKS ARE TO BE INSTALLED ON INDIVIDUAL LOTS, THERE SHALL BE AN APPROVAL OF A PRIMARY DRAINFIELD BY THE HEALTH DEPARTMENT AT THE TIME APPLICATION IS MADE FOR SEPTIC TANK.



LOCATION MAP SCALE 1" = 2 MILES

THIS SUBDIVISION OF PROPERTY IS IN ACCORDANCE WITH SECTION 3.2.3.B.1.b. OF THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE. CONVEYANCE IN ANY OTHER WAY REQUIRES COMPLIANCE WITH SAID ORDINANCE.

-THE STREETS IN THIS SUBDIVISION DO NOT MEET THE STANDARDS NECESSARY FOR INCLUSION IN THE SYSTEM OF STATE HIGHWAYS & WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) OR THE COUNTY & ARE NOT ELIGIBLE FOR RURAL ADDITION FUNDS OR ANY OTHER FUNDS APPROPRIATED BY THE GENERAL ASSEMBLY & ALLOCATED BY THE COMMONWEALTH TRANSPORTATION BOARD.
-IT IS NOT THE POLICY OF THE BOARD OF SUPERVISORS OF ISLE OF WIGHT COUNTY, VIRGINIA OR VDOT TO ACCEPT OR MAINTAIN PRIVATE STREETS UNTIL THE STREETS ARE CONSTRUCTED PURSUANT TO THE SPECIFICATIONS FOR CONSTRUCTION OF SECONDARY ROADS AS PROMULGATED BY VDOT.
-THE STREETS IN THIS SUBDIVISION WILL HAVE TO BE CONSTRUCTED IN FULL COUNTY, VIRGINIA OR VDOT TO ACCEPT OR MAINTAIN PRIVATE STREETS UNTIL COMPLIANCE WITH VDOT REQUIREMENTS IN EFFECT AT THE TIME OF THE REQUEST BY THE PROPERTY OWNERS PRIOR TO REQUESTING ADDITION OF THE STREET INTO THE STATE SECONDARY ROAD SYSTEM OF ISLE OF WIGHT COUNTY.
-IT IS NOT THE POLICY OF THE SCHOOL BOARD OF ISLE OF WIGHT COUNTY, VIRGINIA TO ALLOW SCHOOL BUSES TO TRAVEL ON OTHER THAN PUBLICLY MAINTAINED ROADS.

AREA TABLE

ORIGINAL AREA T.P. 70-01-020 =	215.51± ACRES*
LESS PARCEL A =	7.64 ACRES
LESS PARCEL B =	18.73 ACRES
RESIDUAL AREA T.P. 70-01-020 =	189.14± ACRES

*TAKEN FROM TAX RECORDS

DRAINFIELD INFORMATION

LINE	BEARING	DISTANCE
L1	S 21°31'02" W	351.49'
L2	S 76°26'02" E	49.90'
L3	S 14°24'15" W	33.44'
L4	N 82°45'19" W	49.46'
L5	N 13°11'22" E	38.88'

COMMONWEALTH OF VIRGINIA
STAFFORD C. CAMP
Lic. No.
1861
LAND SURVEYOR

LEGEND:

○	COMPUTED POINT
●	IRON ROD SET
◑	IRON ROD FOUND
(TBR)	TO BE REMOVED
C/L	CENTER LINE
P.	PROPERTY LINE
Ø	POWER POLE

200' 0 100' 200' 400'
SCALE IN FEET
1" = 200'

PLAT SHOWING FAMILY TRANSFER OF
PORTIONS OF T.P. 70-01-020 SHOWN HEREON AS PARCELS A & B FOUND IN THE NAME OF
PAULA JEAN THOMPSON
WHEREAS PARCEL A IS
TO BE ACQUIRED BY
PAULA JEAN THOMPSON
AND PARCEL B IS
TO BE ACQUIRED BY
SAMUEL HUNTER GOUGH
WINDSOR MAGISTERIAL DISTRICT
ISLE OF WIGHT COUNTY, VIRGINIA
SCALE : 1" = 200' JANUARY 20, 2022

THIS SUBDIVISION PLAT HAS BEEN FOUND TO BE IN CONFORMANCE WITH THE ISLE OF WIGHT COUNTY SUBDIVISION ORDINANCE AND MUST BE RECORDED WITH THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ISLE OF WIGHT COUNTY WITHIN SIX MONTHS OF THE DATE OF APPROVAL. APPROVAL WILL BE DEEMED VOID AFTER SIX MONTHS AND THE PLAT MUST BE RESUBMITTED FOR APPROVAL.

DATE OF APPROVAL: _____ SUBDIVISION AGENT: _____

DATE OF APPROVAL: _____ VDOT RESIDENT ENGINEER: _____

PORTION OF
T.P. 70 - 01 - 020
REFERENCE
FOR SURVEY
INST.# 160001110
D.B. 452 - PG. 182
P.B. 4- PG. 59

S.V. CAMP, III & ASSOCIATES, INC.
22730 MAIN ST. COURTLAND, VIRGINIA
PHONE: (757)653-9278
FAX: (757)653-9600
SINCE 1958
CASSCAMP@SVCAMPINC.COM

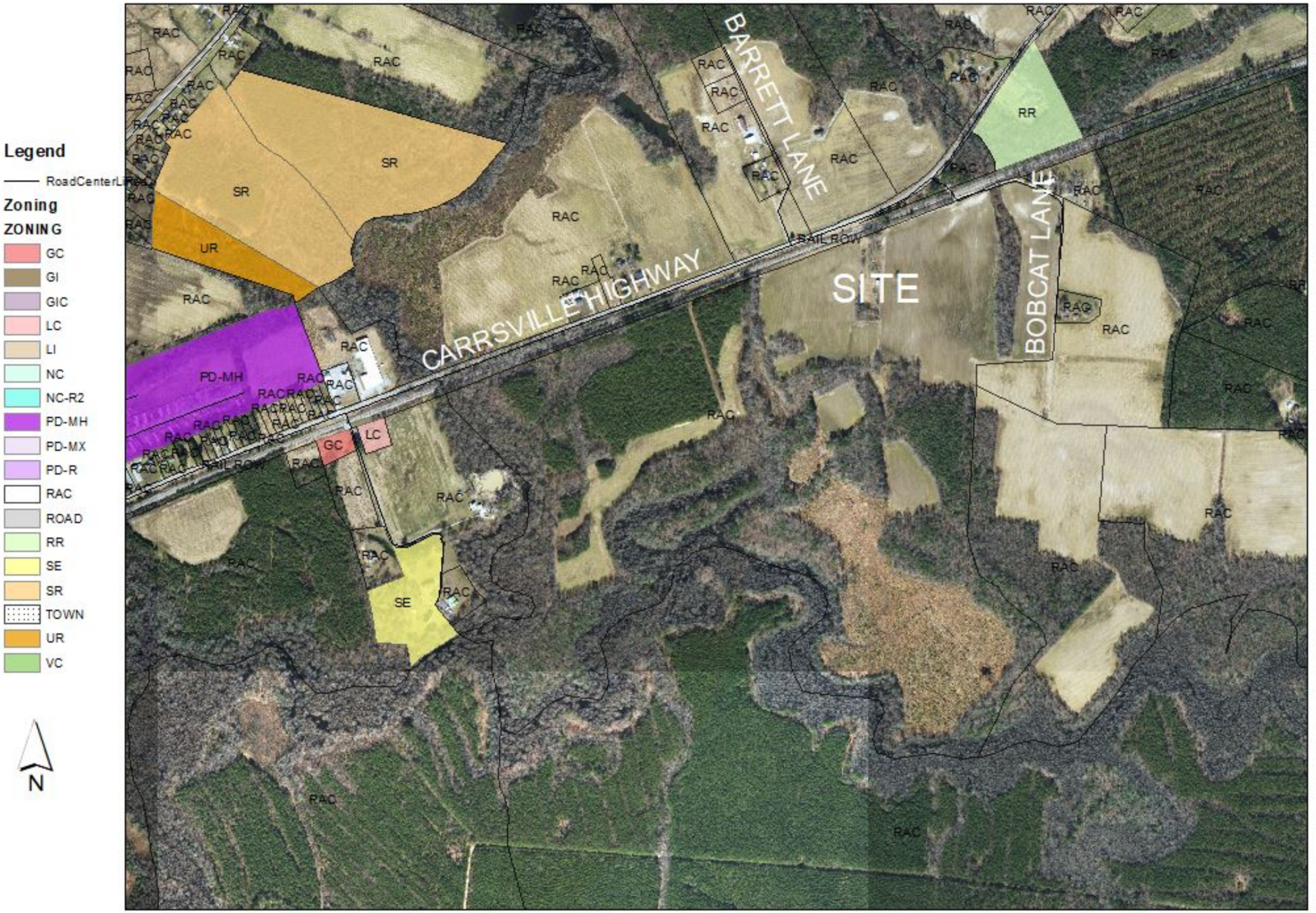
ACC. #	DWN BY:	FIELD BOOK NO.:	SHEET:
	SCC		1 OF 1

R:\4\SUB\THOMPSON-PAULA-JEAN

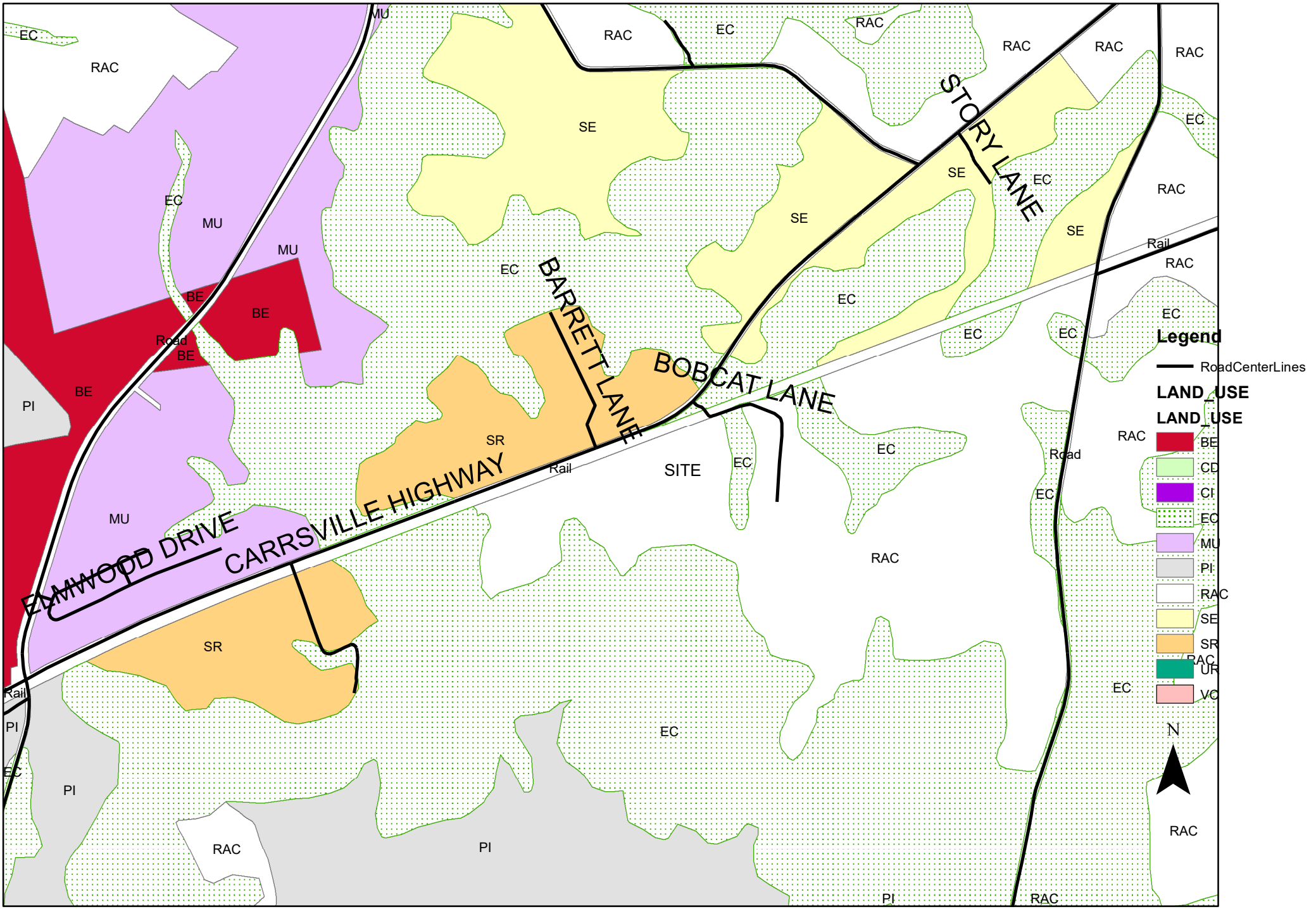
THOMPSON EXC-24-6 LOCATION MAP



THOMPSON EXC-24-6 ZONING MAP



THOMPSON EXC-24-6 LAND USE MAP



ISSUE:

Application REZN-25-2 of NVR, Inc., Applicant, for a Conditional Zoning Amendment of Approximately 250 Acres with Tax Map Number 32-01-009 Located on Benns Grant Boulevard (Rte. 10) to Revise the Neighborhood Plan to Allow Forty Foot Wide Single Family Residential Lots as well as Fifty Foot Wide Lots

BACKGROUND:

Application REZN-25-2 was submitted by NVR, Inc., Applicant, for a Conditional Zoning Amendment of approximately 250 acres with tax map number 32-01-009 located on Benns Grant Boulevard (Rte. 10) to revise the Neighborhood Plan to allow forty foot wide single family residential lots as well as fifty foot wide lots.

The Board of Supervisors approved a change in zoning for a Conditional Rezoning (ZA-06-19) of approximately 250 acres of property with tax map number 32-01-009 from the Rural Agricultural Conservation (RAC) zoning district to the Conditional - Planned Development - Mixed Use (C-PD-MX) zoning district on May 16, 2024. The proffered conditions included a Neighborhood Plan for the residential portion of the project known as Sweetgrass. The Plan stipulated that all single family detached lots would have a minimum lot width of fifty feet.

Since the project's approval, the applicant completed a Phase I Archeological Survey which identified three archeological resource sites that are potentially eligible for listing on the National Register of Historic Places that the applicant would like to preserve in permanent open space areas to avoid disturbing them. In order to accommodate the open space areas, the applicant proposes to reduce the minimum width of some of the single family lots. The proposed change will not alter the overall use or density of the project, and the overall layout will remain essentially the same as the original concept plan. A copy of the cultural resources study is attached for your information as well as a redline copy of the changes to the Neighborhood Plan book.

In accordance with Section 1-1016.G of the Zoning Ordinance, where an amendment to proffered conditions is requested by the applicant that does not affect conditions of use or density, the Board of Supervisors may waive the public hearing requirement. The proposed amendment does not proposed to increase the number of lots and keeps the overall project layout in substantial conformance

with the original approved concept plan. Based on this assessment, the Board may waive the public hearing, if it so chooses.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Because the proposed changes do not change the use or density of the proposed development, staff recommends approval of the amended proffered conditions.

ATTACHMENTS:

Description	Type	Upload Date
State of Reasons for Request	Backup Material	3/10/2025
Sweetgrass Concept Plan Aug 2023	Backup Material	9/8/2023
Forty Foot Wide Lot Layout Feb 2025	Cover Memo	3/10/2025
Cultural Resources Assessment 2022	Backup Material	9/6/2023
Phase I Archeological Study	Backup Material	3/10/2025
Amended Proffer Redline received 031125	Backup Material	3/11/2025
Amended Neighborhood Plan Redline	Backup Material	3/11/2025

AES
CONSULTING ENGINEERS

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone (757) 253-0040
Fax (757) 220-8994
aesva.com

February 18, 2025

Ms. Amy Ring, AICP
Community Development Director
PO Box 80
Isle of Wight, VA 23397

RE: Sweetgrass Subdivision
14096 Benns Church Boulevard
Conditional Zoning Amendment

Dear Ms. Ring:

This request to change the conditional zoning includes a revision to the approved Residential Design Guidelines, Dated October 20, 2023. The only change proposed with this request is to reduce the minimum single family lot size to 40' wide instead of the approved 50' width. Please see the attached redline to the Residential Design Guidelines in the application package for reference.

There are no changes to the original approved proffer statement being requested. Additionally, the approved overall density of the project will not change with this requested revision.

It is our sincere request for a favorable response. If you should have any questions or concerns as a result of our request, please do not hesitate to contact us.

Sincerely,
AES Consulting Engineers



Adam Reimert, P.E.
Project Manager
adam.reimert@aesva.com

MASTER PLAN

FOR

SWEETGRASS

WINDSOR DISTRICT

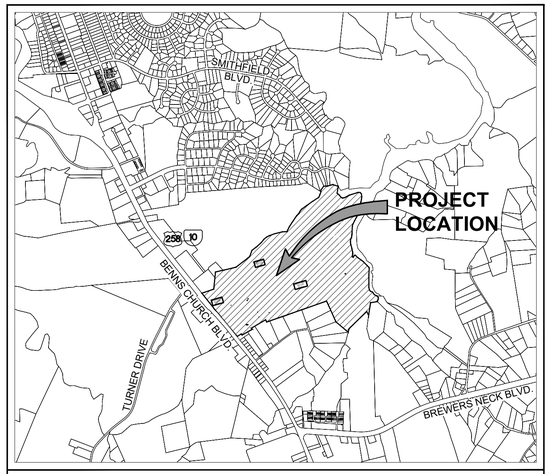
ISLE OF WIGHT, VIRGINIA

APPLICANT INFORMATION:

NVR, INC.
CONTACT: MR. ERIC SHIREY
860 GREENBRIER CIRCLE
CHESAPEAKE, VIRGINIA 23320
PHONE NO.: (757) 603-0802

SITE DATA:

PARCEL ID:	32-01-009
PROPERTY OWNER:	WILLIAM G. YEOMAN III TRUSTEE
PROPERTY ADDRESS:	14096 BENNS CHURCH BOULEVARD
CURRENT ZONING:	RAC, RURAL AGRICULTURAL CONSERVATION DISTRICT
PROPOSED ZONING:	C-PD-MX, CONDITIONAL PLANNED DEVELOPMENT MIXED USE DISTRICT
PROPERTY ACREAGE:	250 AC. ±
OVERLAY DISTRICTS:	NEWPORT DEVELOPMENT SERVICE OVERLAY DISTRICT (DSD) & CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT



VICINITY MAP
(Approximate Scale: 1"=2,000')

INDEX OF SHEETS

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	MASTER PLAN
3	ENVIRONMENTAL INVENTORY

County Project No.: ZA-06-19
Original Submittal Date: JUNE 14, 2019

Rev.	Date	Description	Revised By
5	8/18/23	REVISED PER COUNTY COMMENTS	JAG
4	2/15/23	REVISED PER COUNTY COMMENTS	JAG
3	7/22/22	REVISED PER COUNTY COMMENTS	JAG
2	6/01/21	REVISED PER COUNTY COMMENTS	JAG
1		REVISED PER COUNTY COMMENTS	JAG

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REZONING MASTER PLAN
FOR
SWEETGRASS
ISLE OF WIGHT COUNTY WINDSOR DISTRICT VIRGINIA

Project Contacts:	JAG
Project Number:	W10516-00
Scale: AS NOTED	Date: 6/14/19

Sheet Title:
COVER SHEET

Sheet Number
1 OF 3

DENSITY CALCULATIONS

	SF	AC	%
TOTAL SITE AREA	10,866,832	249.47	100%
COMMERCIAL SECTION:	SF	AC	%
TOTAL AREA	236,520	5.43	2%
SLOPES 15%-30%	3,110	0.07	
SLOPES GREATER THAN 30%	-	-	
100' RPA, TIDAL WETLANDS, 100 YEAR FLOOD PLAIN	21,585	0.50	
AREA OF ROUTE 10 BUFFER	50,863	1.17	
NON-DEVELOPABLE AREA	75,558	1.73	
AREA FOR DENSITY CALCULATION	160,962	3.70	
MINIMUM REQUIRED DENSITY	64,385		
PROPOSED DENSITY	73,000 SF		
TOWNHOME SECTION:	SF	AC	%
TOTAL AREA	3,429,642	78.73	32%
SLOPES 15%-30%	2,517	0.06	
SLOPES GREATER THAN 30%	6,742	0.15	
NON-TIDAL WETLANDS	31,513	0.72	
100' RPA, TIDAL WETLANDS, 100 YEAR FLOOD PLAIN	1,791,639	41.13	
NET DEVELOPABLE AREA	1,614,246	37.06	
AREA FOR DENSITY CALCULATION (less 20% RW)	1,291,397	29.65	
PROPOSED OPEN SPACE	2,180,625 SF		64%
MINIMUM REQUIRED DENSITY	178 UNITS		
PROPOSED DENSITY	225 UNITS		
SINGLE FAMILY SECTION:	SF	AC	%
TOTAL AREA	7,135,818	163.82	66%
SLOPES 15%-30%	23,748	0.55	
SLOPES GREATER THAN 30%	-	-	
100' RPA, TIDAL WETLANDS, 100 YEAR FLOOD PLAIN	2,949,782	67.72	
NET DEVELOPABLE AREA	4,174,162	95.83	
AREA FOR DENSITY CALCULATION (less 20% RW)	3,339,330	76.66	
PROPOSED OPEN SPACE	4,307,625 SF		60%
MINIMUM REQUIRED DENSITY	307 UNITS		
PROPOSED DENSITY	390 UNITS		
OVERALL MAXIMUM RESIDENTIAL UNITS (PER PROFFERS)	615 UNITS		

N/F
THOMAS BARBARA F
910 CANTEBERRY LN
PARCEL ID: 22J-02-150
ZONING: SMITHFIELD: N-R

N/F
EVANS ANTHONY
906 CANTEBERRY LN
PARCEL ID: 22J-02-152
ZONING: SMITHFIELD: N-R

N/F
DIPPO LAWRENCE A & ELIZABETH A
TRS L A & E A DIPPO LIVING TRUST
908 CANTEBERRY LN
PARCEL ID: 22J-02-151
ZONING: SMITHFIELD: N-R

N/F
BERLAND EDNA R
916 CANTEBERRY LN
PARCEL ID: 22J-02-147
ZONING: SMITHFIELD: N-R

N/F
HENDRIX THOMAS
912 CANTEBERRY LN
PARCEL ID: 22J-02-149
ZONING: SMITHFIELD: N-R

N/F
FORSYTHE TIMOTHY A & DEBRA K
TRS T A & D K FORSYTHE FAMILY REV TRUST
914 CANTEBERRY LN
PARCEL ID: 22J-02-148
ZONING: SMITHFIELD: N-R

N/F
EDWARDS PHILLIP F JR & CONNIE A
BENNS CHURCH BLVD
PARCEL ID: 32-01-096
ZONING: SMITHFIELD: C-C

N/F
CROWN CASTLE GT COMPANY LLC
14005 BENNS CHURCH BLVD
PARCEL ID: 32-01-096B
ZONING: RAC

N/F
WILSON ANGELA B & WILSON JAMES G JR
TRS A B WILCON REVOC LIVING TRUST
14041 BENNS CHURCH BLVD
PARCEL ID: 32-01-095
ZONING: LI

N/F
YEOMAN WILLIAM G III
WILLIAM G YEOMAN III TRUST
BENNS CHURCH BLVD
PARCEL ID: 32-01-007
ZONING: RAC

N/F
ISLE OF WIGHT COUNTY SCHOOL BOARD
14171 SMITHFIELD CIR, SMITHFIELD
PARCEL ID: 32-01-010A
ZONING: RAC

N/F
CORNETT GEORGE C
14106 BENNS CHURCH BLVD
PARCEL ID: 32-01-008
ZONING: RAC

N/F
WILLIAM G. YEOMAN, TRUSTEE
14096 BENNS CURCH BOULEVARD
PARCEL ID:32-01-009
ZONING: RAC

N/F
EDWARDS RYLAND B JR &
MARY ANN D &
EDWARDS RYLAND B & ETALS
14202 BENNS CHURCH BLVD
PARCEL ID: 32-01-062
ZONING: RAC

N/F
GIRARD PATRICIA A
14221 BENNS CHURCH BOULEVARD
PARCEL ID:32A-02-012
ZONING: RAC

N/F
TOTTEN CHARLES D
BEECHWOOD LN
PARCEL ID:32-01-094,094C,094D
ZONING: RAC

N/F
BELL LINWOOD E & BARBARA G
19341 BEECHWOOD LN
PARCEL ID:31-01-094B

N/F
WALLACE JIMMY J & MYRTLE T
14108 HAYLOFT LN
PARCEL ID:32-01-094A
ZONING: RAC

N/F
WALLACE JIMMY J & MYRTLE T
14111 HAYLOFT LN
PARCEL ID:32B-01-005
ZONING: RAC

N/F
CARNEY PAMELA D
14125 HAYLOFT LN
PARCEL ID:32B-01-006
ZONING: RAC

N/F
CARNEY PAMELA D
14125 HAYLOFT LN
PARCEL ID:32B-01-006
ZONING: RAC

N/F
BOWDEN RONALD
BREWERS NECK BLVD
PARCEL ID: 33-01-005
ZONING: RAC

N/F
GRAY ROBERTA
C/O GARY LAWRENCE N
CHAPMANS LN
PARCEL ID:33-03-006
ZONING: RAC

N/F
ST LUKES VILLAGES LLC
C/O MCCALE DEV COR
20081 BREWERS NECK BLVD
PARCEL ID: 33-01-012E
ZONING: PD-MX

TOWNHOME PARCEL

EXISTING TREELINE (TYP.)

RECREATION AREA 1

RECREATION AREA 2

RECREATION AREA 3

RECREATION AREA 4

APPROX. LIMITS OF EXISTING TREELINE

PRIVATE CONDOMINIUM ROAD AND PARKING

TOWNHOME SECTION 80 AC.±

"COMMERCIAL" SECTION 5 AC.±

SINGLE FAMILY SECTION 164 AC.±

OPEN AREA

OPEN SPACE

PEDESTRIAN ACCESS

BMP C1

BMP D

BMP A

POTENTIAL BMP C2 LOCATION

POTENTIAL BMP B LOCATION

DOG PARK

CENTRAL PARK

END OF PUBLIC ROAD

PARKING FOR PARK

LIMITS OF 100' RPA

LIMITS OF ZONE AE FLOOD PLAIN ELEV = 8

70' BUILDING SETBACK

MULTI-USE PATHWAY

RESTRICTED ACCESS (RIGHT IN/OUT ONLY)

PUBLIC RIGHT OF WAY EXTENDED TO BOUNDARY

POTENTIAL PUBLIC RIGHT OF WAY EXTENDED TO BOUNDARY. FINAL LOCATION TO BE CONFIRMED WITH DEVELOPMENT PLANS.

BEECHWOOD LANE

BENNS CHURCH BLVD (VARIABLE WIDTH PUBLIC R/W)

1220.51'

686'

60' PUBLIC R/W

53' PUBLIC R/W

S PUBLIC RW

LEGEND

- 100 FOOT RPA BUFFER TO PROPERTY LINE
- 100'RPA — 100 FOOT RPA BUFFER
- WETLANDS
- EX. TREELINE
- FLOOD PLANE ZONE AE
- MULTI-USE PATH
- PARK/RECREATION AREA
- WATER / POND
- CONDO TOWNHOME UNITS
- LOTS LINES

* NOTE: WETLANDS AND RPA BUFFERS ARE SHOWN BASED UPON DATA PROVIDED BY WSSI AND ARE NOT FIELD SURVEYED.

PARK/ RECREATION

RECREATION AREAS 1-4 =	4.7 AC. ±
DOG PARK =	1.5 AC. ±
CENTRAL PARK =	3.67 AC. ±

* RECREATION TO INCLUDE: CLUBHOUSE, POOL, PAVED AND UNPAVED TRAILS, PLAY FIELDS, MINIMUM OF 2 GAZEBOS, BENCHES, FIRE PIT AND OTHER AMENITIES

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

Rev.	Date	Description	Revised By
5	8/18/23	REVISED PER COUNTY COMMENTS	JAG
4	2/15/23	REVISED PER COUNTY COMMENTS	JAG
3	7/22/22	REVISED PER COUNTY COMMENTS	JAG
2	6/01/21	REVISED PER COUNTY COMMENTS	JAG
1	11/1/2019	**REVISED PER COUNTY COMMENTS**	**JAG**

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AES CONSULTING ENGINEERS
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REZONING MASTER PLAN
FOR
SWEETGRASS
ISLE OF WIGHT COUNTY | WINDSOR DISTRICT | VIRGINIA

Project Contacts:	JAG
Project Number:	W10516-00
Scale: 1"=200'	Date: 06/14/2019

Sheet Title:
CONCEPTUAL MASTER PLAN

Sheet Number
2 OF 3

SOIL CHARACTERISTICS

SOIL#	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
2	BOHICKET SILTY CLAY LOAM	D	0–1%	0.32	5
3	Chickahominy silt loam	D	0–2%	0.55	5
7	Kinston loam	B/D	0–4%	0.32	5
11E	Nevarc and Remlik soils	A	15–35%	0.55	5
12A	Peawick silt loam	D	0–2%	0.55	5
12B	Peawick silt loam	D	2–6%	0.55	5
16	Rumford loamy sand	A	0–4%	0.10	5
18B	Slagle fine sandy loam	C	2–6%	0.24	5

INFORMATION TAKEN FROM "SOIL SURVEY OF TIDEWATER CITIES AREA, VIRGINIA" ISSUED IN 2009 BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY.

SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER – LOW ERODIBILITY
0.23 – 0.36 – MODERATE ERODIBILITY
0.36 AND UP – HIGH ERODIBILITY

THE MAP SHOWN IS A "BEST FIT MODEL" OF THE SCS MAPS WITH EXISTING BASE INFORMATION.

LEGEND

- SLOPES 15% TO 30%
- SLOPES 30% OR GREATER
- EXISTING WATER
- RPA BUFFER IMPACTS** ± 69,501 S.F.; ± 1.60 AC.
- WETLAND IMPACTS** ± 16,653 S.F. ; ± 0.38 AC.

** NOTE: THE PURPOSE OF THIS MAP IS TO SHOW REPRESENTATIVE IMPACTS BASED ON THE PROPOSED MASTER PLAN. THE APPROVAL OF THIS MASTER PLAN DOES NOT INTEND TO APPROVE THESE IMPACTS. ADDITIONAL PERMITS AND WAIVERS SHALL BE SOUGHT THROUGH THE PROPER REVIEWING AGENCIES.

ENVIRONMENTAL INVENTORY IMPACTS

TIDAL WETLANDS:	NONE IMPACTED
TIDAL SHORES:	NONE IMPACTED
NON-TIDAL WETLANDS IN RPA:	2,670 S.F./0.06 AC.
NON-TIDAL WETLANDS NOT IN RPA:	13,983 S.F./0.32 AC.
100 FT RPA BUFFER:	89,832 S.F./2.07 AC.
NON-TIDAL WETLANDS IN RMA:	NONE IMPACTED
HYDRIC SOILS:	NONE IMPACTED

* SEE WQIA SUBMITTED WITH REZONING APPLICATION FOR DETAILS.

LEGEND

SOILS BOUNDARY

19B SOILS TYPE

GRAPHIC SCALE
200' 0' 200' 400'
SCALE: 1" = 200'

THIS PROPERTY IS IN FLOOD ZONE "X" AND AE (EL 8) AS SHOWN ON MAP NUMBER 51093C0154E, PANEL 0154E AND 51093C0153E, PANEL 0153E FOR COMMUNITY NUMBERS 510303 & 510081, DATED 12/2/2015 OF THE FLOOD INSURANCE RATE MAPS FOR ISLE OF WIGHT COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. ZONE "AE" IS DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

N/F THOMAS BARBARA F 910 CANTEBERRY LN PARCEL ID: 22J-02-150 ZONING: SMITHFIELD: N-R

N/F HENDRIX THOMAS 912 CANTEBERRY LN PARCEL ID: 22J-02-149 ZONING: SMITHFIELD: N-R

N/F EVANS ANTHONY 906 CANTEBERRY LN PARCEL ID: 22J-02-152 ZONING: SMITHFIELD: N-R

N/F BERLAND EDNA R 916 CANTEBERRY LN PARCEL ID: 22J-02-147 ZONING: SMITHFIELD: N-R

N/F DIPPO LAWRENCE K & ELIZABETH TRS L / A & E A DIPPO LIVING TRUST 908 CANTEBERRY LN PARCEL ID: 22J-02-151 ZONING: SMITHFIELD: N-R

N/F FORSYTHE TIMOTHY A & DEBRA K TRS T A & D K FORSYTHE FAMILY REV TRUST 914 CANTEBERRY LN PARCEL ID: 22J-02-148 ZONING: SMITHFIELD: N-R

RPA BUFFER IMPACT #7 6,734 S.F.±; 0.15 AC.±

TOWNHOME PARCEL

EXISTING TREELINE (TYP.)

N/F EDWARDS PHILLIP F JR & CONNIE A BENNS CHURCH BLVD PARCEL ID: 32-01-096 ZONING: SMITHFIELD: C-C

RECREATION AREA 1

RECREATION AREA 4

OPEN SPACE

BMP C1

APPROX. LIMITS OF EXISTING TREELINE

N/F CROWN CASTLE GT COMPANY LLC 14105 BENNS CHURCH BLVD PARCEL ID: 32-01-096B ZONING: RAC

PRIVATE CONDOMINIUM ROAD AND PARKING

TOWNHOME SECTION 80 AC.±

OPEN AREA

PEDESTRIAN ACCESS

WETLANDS IMPACT #1 1,540 S.F.±; 0.04 AC.±

55' PUBLIC R/W

POTENTIAL BMP C2 LOCATION

RPA BUFFER IMPACT #6 4,870 S.F.±; 0.11 AC.±

PARKING FOR PARK

DOG PARK

TURNER DRIVE

N/F WILSON ANGELA B & WILSON JAMES G TRS A B WILSON REVOCABLE LIVING TRUST 14041 BENNS CHURCH BLVD PARCEL ID: 32-01-095 ZONING: LI

N/F YEOMAN WILLIAM G III WILLIAM G YEOMAN III TRUST BENNS CHURCH BLVD PARCEL ID: 32-01-007 ZONING: RAC

RPA BUFFER IMPACT #1 1,756 S.F.±; 0.04AC.±

RPA BUFFER IMPACT #9 4,962 S.F.±; 0.11AC.±

RPA BUFFER IMPACT #5 5,330 S.F.±; 0.12 AC.±

OPEN AREA

BMP D

CENTRAL PARK

END OF PUBLIC ROAD

BMP A

LIMITS OF 100' RPA

LIMITS OF ZONE AE FLOOD PLAIN ELEV = 8

1220.51'

BENNS CHURCH BLVD

N/F ISLE OF WIGHT COUNTY SCHOOL BOARD 14171 SMITHFIELD CIR, SMITHFIELD PARCEL ID: 32-01-010A ZONING: RAC

COMMERCIAL SECTION 5 AC.±

SINGLE FAMILY SECTION 164 AC.±

N/F CORNELL GEORGE C 14106 BENNS CHURCH BLVD PARCEL ID: 32-01-008 ZONING: RAC

70' BUILDING SETBACK

RPA BUFFER IMPACT #2 12,872 S.F.±; 0.30 AC.±

RPA BUFFER IMPACT #10 1,539 S.F.±; 0.04 AC.± (SANITARY SEWER)

WETLANDS IMPACT #3 2,672 S.F.±;0.06 AC.±

RECREATION AREA 2

RECREATION AREA 3

WETLANDS IMPACT #2 3,041 S.F.±; 0.1 AC.±

60' PUBLIC R/W

53' PUBLIC R/W

OPEN SPACE

PARKING FOR PARK

LIMITS OF 100' RPA

RPA BUFFER IMPACT #3 12,149 S.F.±; 0.28 AC.±

RPA BUFFER IMPACT #4 26,023 S.F.±; 0.60 AC.±

EXISTING TREELINE (TYP.)

POTENTIAL PUBLIC RIGHT OF WAY EXTENDED TO BOUNDARY. FINAL LOCATION TO BE CONFIRMED WITH DEVELOPMENT PLANS.

WETLANDS IMPACT #4 9,516 S.F.±; 0.22 AC.±

POTENTIAL BMP B LOCATION

N/F WILLIAM G. YEOMAN, TRUSTEE 14096 BENNS CURCH BOULEVARD PARCEL ID: 32-01-009 ZONING: RAC

MULTI-USE PATHWAY

N/F EDWARDS RYLAND B JR & MARY ANN D & EDWARDS RYLAND B & ETALS 14202 BENNS CHURCH BLVD PARCEL ID: 32-01-062 ZONING: RAC

PUBLIC RIGHT OF WAY EXTENDED TO BOUNDARY

RESTRICTED ACCESS (RIGHT IN/OUT ONLY)

N/F GIRARD PATRICIA A 14225 BENNS CHURCH BOULEVARD PARCEL ID:32A-02-012 ZONING: RAC

N/F WALLACE JIMMY J & MYRTLE T 14111 HAYLOFT LN PARCEL ID: 32B-01-005 ZONING: RAC

N/F WALLACE JIMMY J & MYRTLE T 14108 HAYLOFT LN PARCEL ID: 32-01-094A ZONING: RAC

N/F CARNEY PAMELA D 14125 HAYLOFT LN PARCEL ID: 32B-01-006 ZONING: RAC

N/F BOWDEN RONALD BREWERS NECK BLVD PARCEL ID: 32-01-005 ZONING: RAC

N/F GRAY ROBERTA C/O GARY LAWRENCE 11 CHAPMANS LN PARCEL ID: 32C1-004 ZONING: RAC

N/F TOTTEN CHARLES D BEECHWOOD LN PARCEL ID: 32-01-094,094C,094D ZONING: RAC

N/F CARNEY PAMELA D 14125 HAYLOFT LN PARCEL ID: 32B-01-006 ZONING: RAC

N/F ST LUKES VILLAGES LLC C/O MCCALE DEV CORP 20081 BREWERS NECK BLVD PARCEL ID: 33-01-012E ZONING: PD-MX

BEECHWOOD LANE

N/F BELL LINWOOD E & BARBARA G 19341 BEECHWOOD LN PARCEL ID: 31-01-094B ZONING: RAC

** NOTE: THE PURPOSE OF THIS MAP IS TO SHOW REPRESENTATIVE IMPACTS BASED ON THE PROPOSED MASTER PLAN. THE APPROVAL OF THIS MASTER PLAN DOES NOT INTEND TO APPROVE THESE IMPACTS. ADDITIONAL PERMITS AND WAIVERS SHALL BE SOUGHT THROUGH THE PROPER REVIEWING AGENCIES.

Rev	Date	Description
5	8/18/23	REVISED PER COUNTY COMMENTS
4	2/16/23	REVISED PER COUNTY COMMENTS
3	7/22/22	REVISED PER COUNTY COMMENTS
2	6/01/21	REVISED PER COUNTY COMMENTS
1	11/12/19	REVISED PER COUNTY COMMENTS

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REZONING MASTER PLAN
FOR
SWEETGRASS

Project Contacts:	JAG
Project Number:	W10516-0C
Scale: 1"=200'	Date: 06/14/2019

Sheet Title:
ENVIRONMENTAL INVENTORY

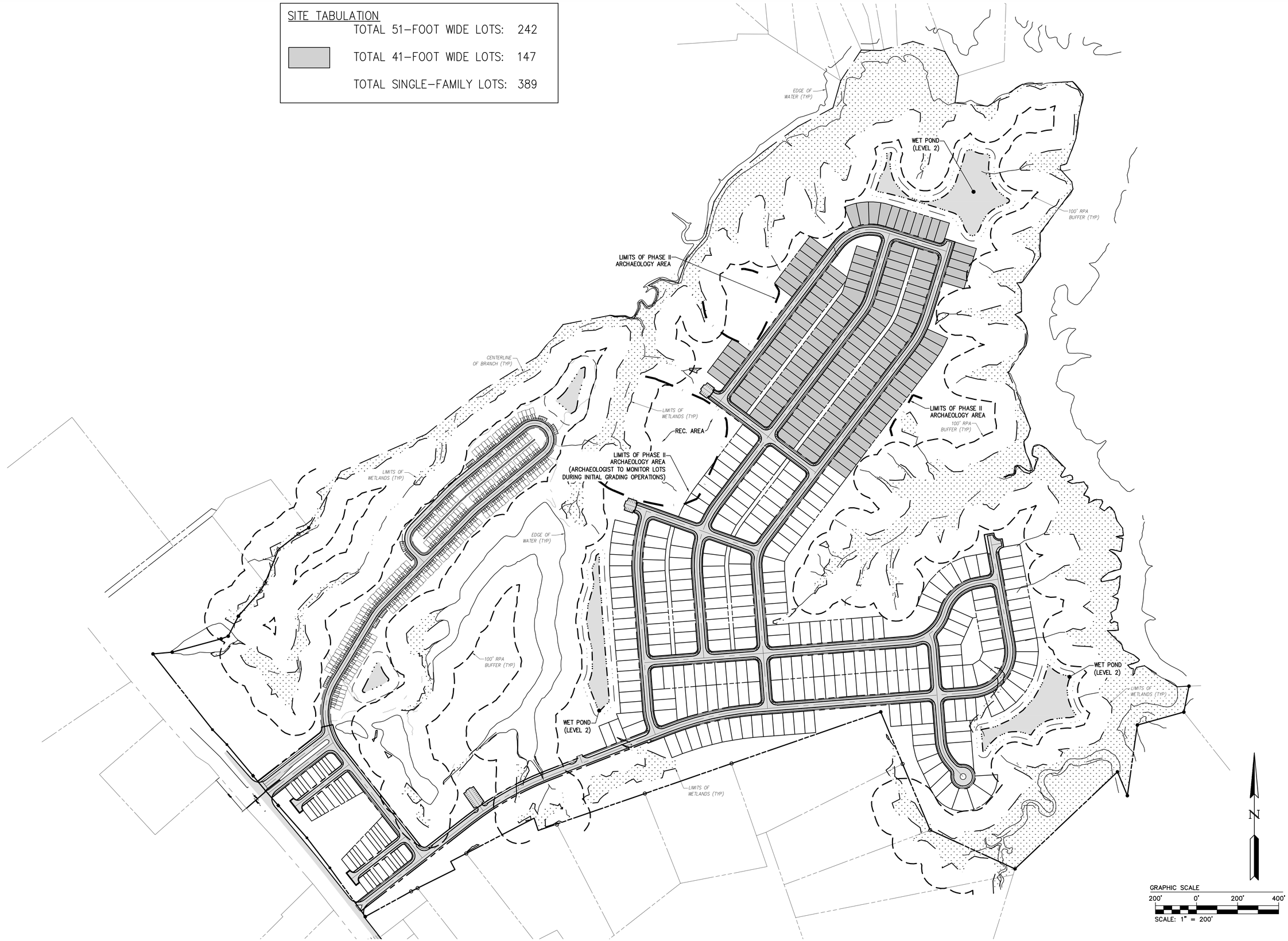
Sheet Number
3 OF 3

SITE TABULATION

TOTAL 51-FOOT WIDE LOTS: 242

TOTAL 41-FOOT WIDE LOTS: 147

TOTAL SINGLE-FAMILY LOTS: 389



Rev.	Date	Description	Revised By

5245 Olde Towne Road, Suite 1
Williamsburg, VA 23188
Phone: (757) 253-0040
www.aesva.com

AES CONSULTING ENGINEERS
Virginia | North Carolina | West Virginia

EXHIBIT FOR
FOR
SWEETGRASS

ISLE OF WIGHT | WINDSOR DISTRICT | VIRGINIA

Project Contacts:	GVC
Project Number:	W10615-02
Scale: 1"=200'	Date: 02/18/2025

Sheet Title:
OVERALL LAYOUT (41-FOOT LOTS)

Sheet Number
1 OF 1

June 17, 2022

Isle of Wight County Planning and Zoning
17140 Monument Circle, Suite 101
Isle of Wight VA 23397

Via e-mail:

Re: Sweetgrass Cultural Resources Assessment
Parcel Number 32-01-009 (14096 Benns Church Road) (±294.4 acres)
Isle of Wight County, VA

Dear Sir or Madam:

Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc. (WSSI) has completed a desk-based Cultural Resources Assessment on behalf of NVR, Inc. for the Sweetgrass site located in Isle of Wight County, Virginia (see Attachment). The project area includes +/- 249.4 acres of, generally located northeast of Benns Church Blvd and north of Beechwood Lane.

Our research showed that the project area has not been previously subject to cultural resources investigation and no cultural resources have been previously recorded on the property. We feel that the project area has at least a moderate potential to include historic and/or prehistoric period archeological resources. Additionally, one or more standing buildings on the site may be historic (i.e., 50-years or older). Our research found no evidence or other indications that a cemetery or human burials are present on the property.

In our opinion, any prehistoric period archeological sites that may be identified on the property will not likely be significant (i.e., eligible for listing in the National Register of Historic Places) due to the property's history of agricultural use and the likelihood that such sites have been disturbed by plowing. Although significant historic period archeological sites could be identified within the project area and the historic standing buildings thereon could be deemed significant, we anticipate that any such resources could be avoided or mitigated.

If you have any questions or want to discuss the attached report, feel free to contact me at 703.307.6951 or bsipe@wetlands.com.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.

Boyd Sipe, MA, RPA
Manager – Archeology

Enclosures : Attachment

DRAFT

DRAFT

Cultural Resources Site Assessment
Sweetgrass (±249.4 acres)
Isle of Wight County, Virginia
WSSI #31100.01

INTRODUCTION

This transmittal presents an evaluation of the potential for locating cultural resources on the ±249.4-acre Sweetgrass project area, located at 14096 Benns Church Boulevard, Smithfield, VA (Exhibit 1). The study area is situated on a low-lying terrace bordering Jones Creek on its north-eastern side (Exhibit 2). The project area appears to be generally low in topographic relief, sloping gradually towards and draining into unnamed tributary streams of the Creek to the northwest and the southeast.

The most recent aerial photography of the project area shows most of the project area under cultivation, with forests in the north-eastern section accounting for roughly 20% of the vegetation cover (Exhibit 3). A sheet-metal-roof square structure is visible near the center of the property. Parcel records indicate two improvements on the property, both categorized "Miscellaneous," one constructed in 1960 and the other in 2010. A review of online historic aerial photography suggests that the central structure predates 1972. The historic aerials also indicate at least two other structures, about 450 ft to the north and north-east of the central building, existed on the property until about 2004. The layout and use of the fields has remained consistent since at least 1972. The 1919 United States Geological Survey (USGS) quadrangle covering the project area indicates that buildings stood in the same location as the ones visible in the 1972 photo. It also shows that another structure, demolished before 1972, was once located between 800 and 1000 ft. east of the currently standing building (Exhibit 4).

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KNOWN CULTURAL RESOURCES IN OR NEAR THE PROJECT AREA

The following inventory of previously recorded cultural resources within and near the project area was established by using the Virginia Department of Historic Resources' (DHR) online Virginia Cultural Resource Information System (V-CRIS), as well as examining cultural resource files and reports at the Thunderbird Archeology office in Gainesville, Virginia.

No previous cultural resources investigations have been conducted of the study area, and no archeological or architectural resources have been recorded within the study area. In total, three archeological site and eight architectural resources have been recorded within an approximate one-mile radius of the study area (Tables 1 and 2). One of the archeological sites, 44IW0242, represents a Middle Woodland period campsite, and has been deemed not eligible for inclusion on the National Register of Historic Places (NRHP). The other two archeological sites have not been formally evaluated. 44IW0113 represents another Woodland period Native American artifact scatter, and 44IW0271 represents the St. Luke's Church and Grounds, where prehistoric Native American artifact scatters were found

mixed with deposits associated with the historic Euro-American and African American church and cemetery. It is cross listed as architectural resource 046-0024, which is described in further detail below.

Table 1: Previously Recorded Archeological Sites within a One-Mile Radius of the Project Area

DHR SITE NUMBER	SITE TYPE	TEMPORAL AFFILIATION	NRHP ELIGIBILITY
44IW0271	Artifact scatter, Artifact scatter, Artifact scatter, Cemetery, Church, Lithic scatter	Antebellum Period, Colony to Nation, Early National Period, Middle Archaic Period, Pre-Contact, Early Woodland, Late Woodland, Antebellum Period, Civil War, Colony to Nation, Contact Period, Early National Period, Reconstruction and Growth, The New Dominion, World War I to World War II	Not Evaluated
44IW0242	Camp	Middle Woodland	DHR Staff: Not Eligible
44IW0113	No Data	Early Woodland, Late Woodland, Middle Woodland	Not Evaluated

Table 2: Previously Recorded Architectural Resources within a One-Mile Radius of the Project Area

DHR RESOURCE NUMBER	RESOURCE NAME	TYPE	TEMPORAL AFFILIATION	NRHP ELIGIBILITY
300-0115	Angel on Gravestone Gravestone, 14477 Benns Church Boulevard	Sculpture/Statue	World War I to World War II (1917 - 1945)	Not Evaluated
046-0024	Newport Parish Church Old Brick Church Saint Luke's Church Saint Luke's Smithfield	Church/Chapel	Contact Period (1607 - 1750)	VLR Listing NRHP Listing NHL Listing This property is subject to an easement held by the Board of Historic Resources
046-5250	Farmhouse, 20041 Brewers Neck Boulevard B. J. Hogue Homeplace	Single Dwelling	Early National Period (1790 - 1829)	DHR Staff: Not Eligible
046-5246	Benns Church	Church/Chapel	World War I to World War II (1917 - 1945)	Not Evaluated

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Table 3: Previously Recorded Architectural Resources within a One-Mile Radius of the Project Area

DHR RESOURCE NUMBER	RESOURCE NAME	TYPE	TEMPORAL AFFILIATION	NRHP ELIGIBILITY
046-5276	House, 19514 Casper Circle	Single Dwelling	World War I to World War II (1917 - 1945)	DHR Staff: Not Eligible
046-5274	House, 14564 Benns Church Blvd W.P. Jordan House	Single Dwelling	Reconstruction and Growth (1866 - 1916)	DHR Staff: Eligible
046-5275	House, 14580 Benns Church Boulevard	Single Dwelling	World War I to World War II (1917 - 1945)	DHR Staff: Not Eligible
046-5054	House, 15150 Benns Church Boulevard (Route 10) Jordan Home #1 Margaret Davis House Charles Driver Jordan House	Single Dwelling	Antebellum Period (1830 - 1860)	The Primary Resource is no longer extant.

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Of the eight previously recorded architectural resources located within a mile of the center of the project area, three have been deemed not eligible for NRHP listing (046-5250, 046-5276, 046-5275) and another has already been demolished (046-054) (Table 2); all represent 20th century farms and houses. Two resources have not been evaluated: 046-5246 (Benns Church) and 300-0115 (Angel on Gravestone). The first of these has as its primary resource the building currently housing Benns United Methodist Church, a brick structure erected in 1926 and added to in 1957 and 1967. Its secondary resource is the Benns Church Cemetery. Resource 300-0115 represents a sculpture of an angel on a gravestone dated to c.1921. The text description on file with DHR gives its location as the Benns Church Cemetery, however, its mapped location in VCRIS places it within Saint Luke's Church and Cemetery (046-0024).

DHR Resource 046-0024 (Saint Luke's Church) is listed on the NRHP, Virginia Landmark Registry (VLR), and as a National Historic Landmark (NHL). It represents a colonial period church building constructed between 1632 and 1657. It has been operated as a museum and a non-profit since 1953. The description of the resource in VCRIS indicates that it has maintained its historic character and feel; this increases the chances that nearby development plans would face greater scrutiny from regulators and the public. However, while the current project area is within less than half a mile of this site, it is separated by intervening forested areas, which diminish the possibility of a detrimental visual effect on the resource. Finally, one architectural resource within a mile of the project area, DHR ID#046-5274 (W.P. Jordan House) has been deemed eligible for NRHP listing. It represents a c.1888 Italianate-style Single Family Dwelling and its outbuildings. It was the home of W.P. Jordan, a member of a prominent family who owned most of the land south

of Benns Church to Suffolk in the 19th century. However, the VCRIS file regarding the resource states that W.P. Jordan himself was not associated with any significant historical events.

ARCHEOLOGICAL SITE PROBABILITY

The following presents an assessment of the probability that archeological sites will occur within the study area; this has not been field verified.

The probability for locating prehistoric sites generally depends on the variables of topography, proximity to water, and internal drainage. Sites are more likely on well-drained landforms of low relief near water. The study area has at least a moderate probability for containing prehistoric resources due to its areas of low-relief topography near water sources. If prehistoric sites are present in plowed upland settings, they are not likely to require work beyond the recordation done at the Phase I level as plowing disturbs the context of the Native American sites and reduces the information potential of a particular site. Prehistoric sites found outside of an upland setting (e.g., floodplain) or in unplowed contexts could require additional work if preserved deposits are identified.

The probability for the occurrence of historic period sites largely depends upon the history of settlement in the area, the topography and the proximity of a particular property to historic roads. Historic maps offer insight into habitation of the vicinity; however, the absence of structures on historic maps does not eliminate the possibility of an archeological site being present within the property, as it was common for properties occupied by tenants, enslaved laborers, and freed African Americans to be excluded from these maps. As previously stated, the USGS map from 1919 shows several no-longer-extant buildings within the project area. The project area also borders US Route 258 (Benns Church Boulevard), which has served as the main road between Smithfield and Benns Church for several centuries. These factors increase the overall likelihood for the occurrence of historic period archeological resources within the study area. In our opinion, these maps, and the presence of known archeological sites near the project area indicate a moderate to high likelihood for the occurrence of historic period archeological sites within the study area.

Archeological sites dating from the 17th -19th century, if present within the study area, will likely require archeological work above the Phase I (Identification)-level; this is particularly true of dwellings that were occupied by enslaved African Americans or tenants, as these site types have been less intensively studied. As noted above, sites of these types are not typically represented on historic maps and are typically only identifiable through field investigations. Twentieth-century sites are not likely to be considered significant or require additional archeological work unless they contain unique, intact cultural materials that would contribute new research information.

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CONCLUSIONS AND RECOMMENDATIONS

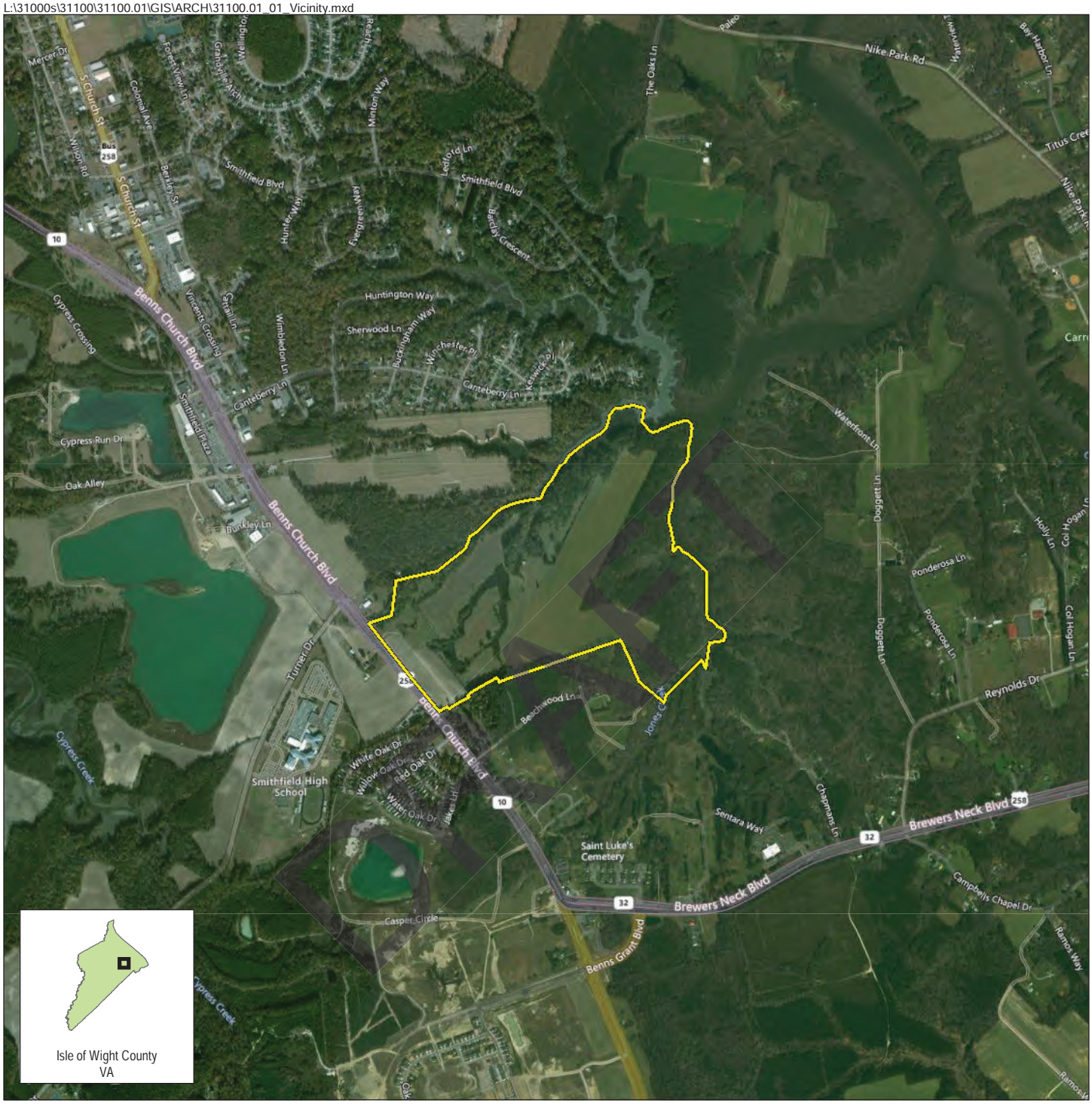
If impacts to Waters of the United States are planned in association with the development of the study area, the U.S. Army Corps of Engineers (USACE) may require that a Phase I cultural resources investigation be completed and reviewed by the DHR to comply with Section 106 of the National Historic Preservation Act (NHPA) of 1966 (as amended) in conjunction with obtaining a Clean Water Act Permit. In this scenario, the DHR would review and provide comments to assist the USACE in fulfilling its obligations under the NHPA but will typically defer to the federal agency regarding definition of APEs, eligibility determinations, and requirements for additional investigations.

Finally, as two previously recorded architectural resources are within an approximate one-mile radius of the project area are either eligible for listing, or already listed in the NRHP, an assessment of the direct adverse effects the development of the project area could have on the viewsheds on these resources (i.e., a Viewshed Study) could also be required if the project is subject to review by local, state, or federal agencies; however, if the project is not subject to review by any local, state, or federal agencies, then an assessment of adverse effects on the viewsheds of these resources would not need to be conducted. Isle of Wight County does not uniformly require cultural resources investigations as part of local land-use review. However, if development of the site requires rezoning or other local government review or approval, cultural resources investigations could be requested or potentially required as a condition of approval. Any cultural resources studies conducted for Section 106 review would almost certainly be adequate for local government review should such studies be requested by the county.

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Project Area: ± 249.5 acres

Vicinity Map
Sweetgrass
WSSI #31100.01

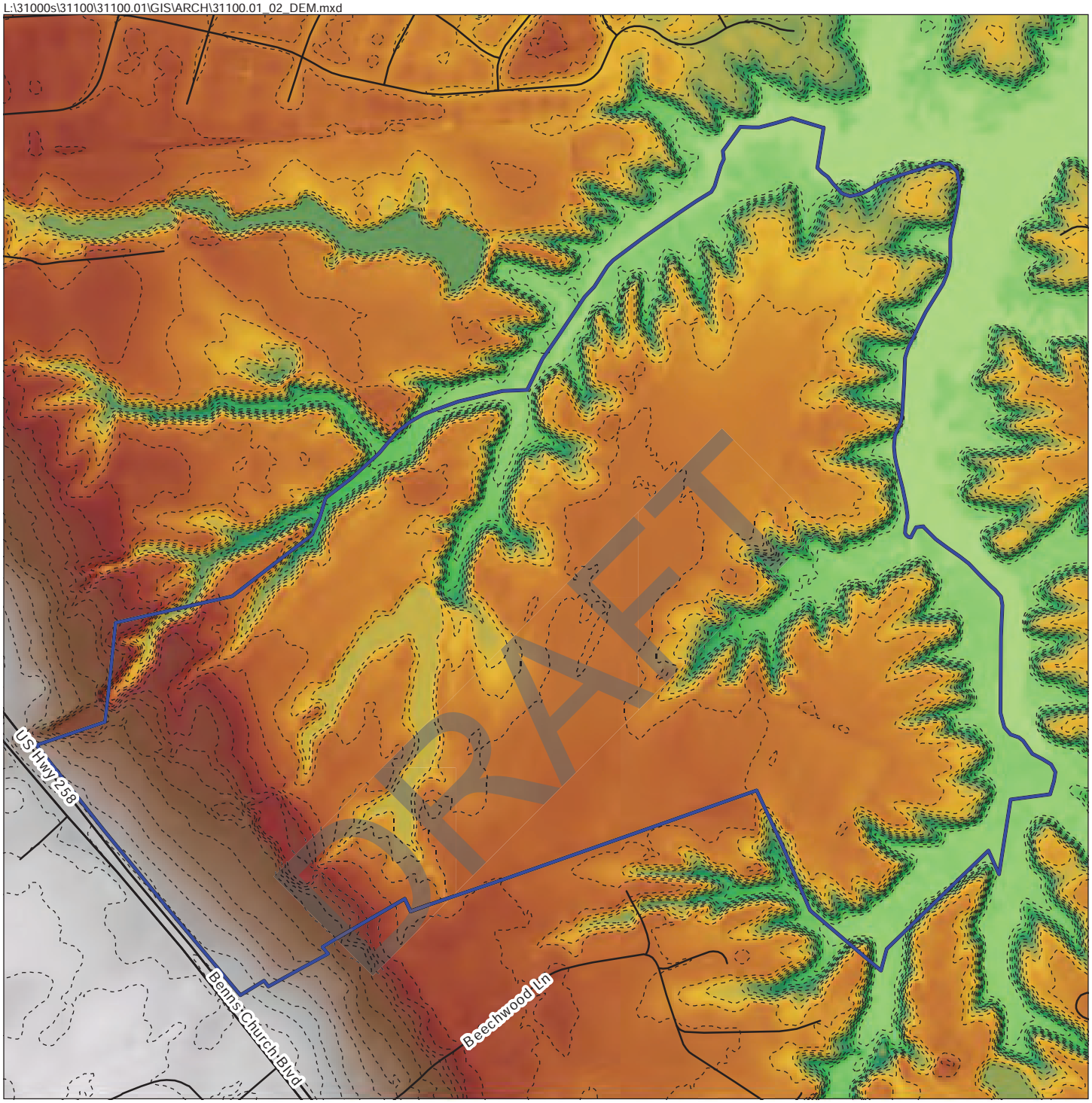
NORTH
0 2,000
Feet
Original Scale:
1 " = 2,000 '

Source: Bing Aerial Hybrid

Wetland Studies and Solutions, Inc.
a DAVEY company

Exhibit 1

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Project Area

2-ft Contours

Elevation (meters)

Value

High : 16.7476

Low : 1.17549e-38

Digital Elevation Model (DEM)
Sweetgrass
WSSI #31100.01

NORTH

0 700

Feet

Original Scale:
1 " = 700 '

Vertical Datum: NAVD88
Source: 2010; USGS

Wetland Studies and Solutions, Inc.
a DAVEY company

Exhibit 2

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Project Area

Spring 2021 Natural Color Imagery
Sweetgrass
WSSI #31100.01

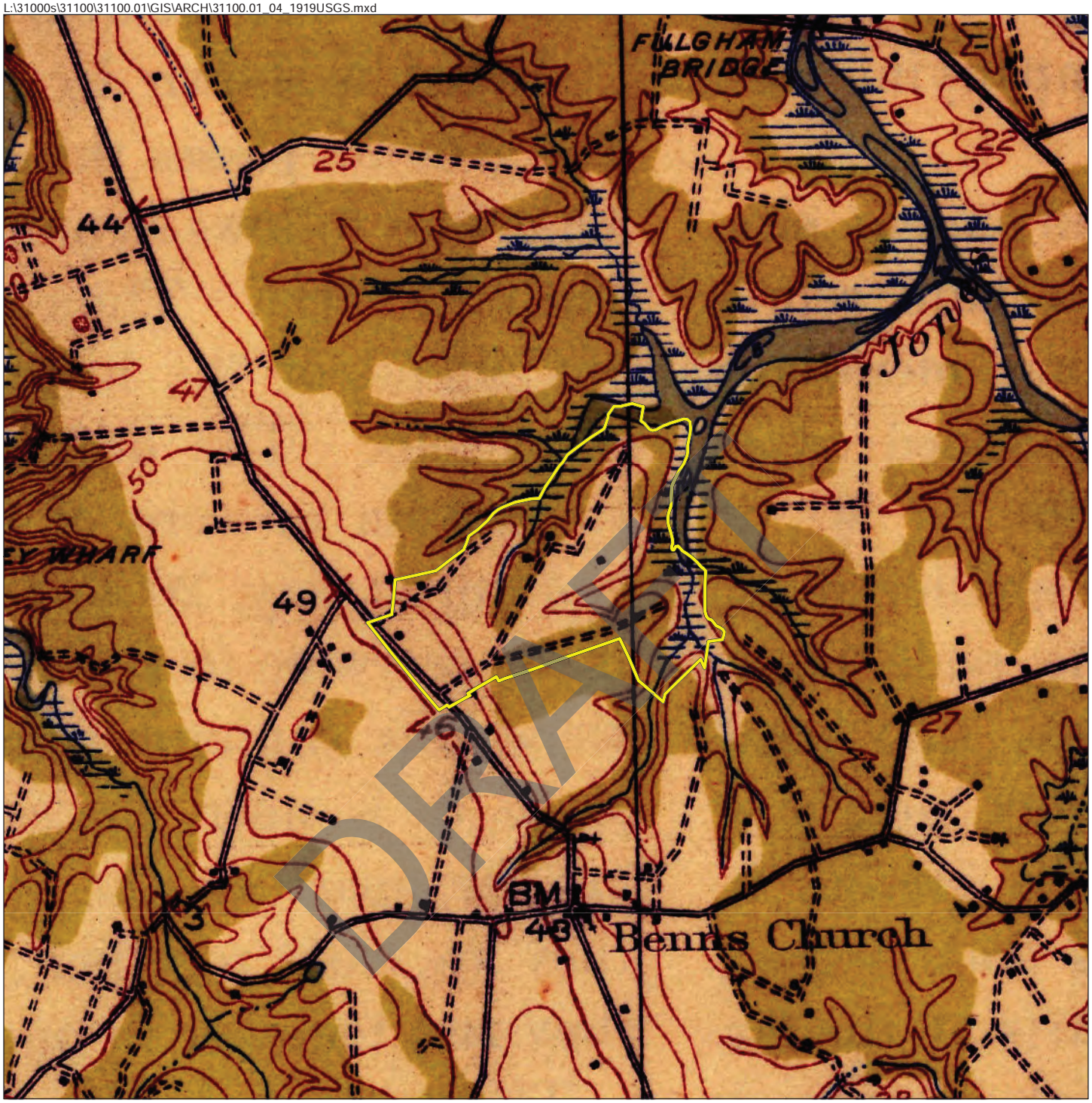
NORTH
0 700
Feet
Original Scale:
1 " = 700 '

Source: VBMP. 2021

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a DAVEY company

Exhibit 3

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Project Area

1919 USGS Quad
Sweetgrass
WSSI #31100.01

NORTH
0 2,000
Feet
Original Scale:
1 " = 2,000 '

Benns Church, VA 1919
Latitude: 36°57'1"N
Longitude: 76°35'10"W
Hydrologic Unit Code (HUC): 020802060904
HUC12 Name: Jones Creek-Pagan River
COE Region: Atlantic and Gulf Coastal Plain

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Exhibit 4

Cultural Resource Forms

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Snapshot

Date Generated: June 02, 2022

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): 1200 B.C.E - 1606 C.E
Site Type(s): No Data
Other DHR ID: No Data
Temporary Designation: No Data

Site Evaluation Status
Not Evaluated

Locational Information

USGS Quad: BENNS CHURCH
County/Independent City: Isle of Wight (County)
Physiographic Province: No Data
Elevation: No Data
Aspect: No Data
Drainage: No Data
Slope: No Data
Acreage: No Data
Landform: Other
Ownership Status: No Data
Government Entity Name: No Data

Site Components

Component 1

Category: No Data
Site Type: No Data
Cultural Affiliation: Native American
Cultural Affiliation Details: No Data
DHR Time Period: Early Woodland, Late Woodland, Middle Woodland
Start Year: -1200
End Year: 1606
Comments: No Data

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Bibliographic Information

Bibliography:
No Data
Informant Data:
No Data

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Staff/Notes:
No Data

Project Review File Number: No Data
Sponsoring Organization: No Data
Organization/Company: Unknown (DSS)
Investigator: MacCord, Howard A.
Survey Date: 6/21/1972
Survey Description:
No Data

Current Land Use	Date of Use	Comments
Other	*No Data*	Wide terrace adjoining spring branch. Large dug away for sand pit.

Threats to Resource: No Data
Site Conditions: Unknown Portion of Site Destroyed
Survey Strategies: Surface Testing
Specimens Collected: No
Specimens Observed, Not Collected: No
Artifacts Summary and Diagnostics:
Pottery and points (VSL #422).
Summary of Specimens Observed, Not Collected:
No Data
Current Curation Repository: No Data
Permanent Curation Repository: No Data
Field Notes: No
Field Notes Repository: No Data
Photographic Media: No Data
Survey Reports: No Data
Survey Report Information:
No Data
Survey Report Repository: No Data
DHR Library Reference Number: No Data
Significance Statement: No Data
Surveyor's Eligibility Recommendations: No Data
Surveyor's NR Criteria Recommendations, : No Data
Surveyor's NR Criteria Considerations: No Data

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Snapshot

Date Generated: June 02, 2022

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): 300 - 999 C.E
Site Type(s): Camp
Other DHR ID: No Data
Temporary Designation: 44CRI731-5

Site Evaluation Status

DHR Staff: Not Eligible

Locational Information

USGS Quad: BENNS CHURCH
County/Independent City: Isle of Wight (County)
Physiographic Province: Coastal Plain
Elevation: 40
Aspect: No Data
Drainage: James River
Slope: No Data
Acreage: 0.014
Landform: Knoll
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Camp
Cultural Affiliation: Native American
Cultural Affiliation Details: No Data
DHR Time Period: Middle Woodland
Start Year: 300
End Year: 999
Comments: No Data

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Bibliographic Information

Bibliography:

No Data

Informant Data:

No Data

CRM Events

Event Type: DHR Staff: Not Eligible

DHR ID: 44IW0242
Staff Name: Kirchen, Roger
Event Date: 10/20/2006
Staff Comment No Data

Event Type: Survey:Phase I/Reconnaissance

Project Staff/Notes:
No Data
Project Review File Number: 2006-0234
Sponsoring Organization: No Data
Organization/Company: Unknown (DSS)
Investigator: Cultural Resources, Invc., Ellen Brady
Survey Date: 9/1/2005
Survey Description:
Phase I- 50 foot interval shovel tests with radials dug at 25 feet intervals around positive shovel tests.

Current Land Use	Date of Use	Comments
Dwelling, single	9/1/2005 12:00:00 AM	*No Data*

Threats to Resource: No Data
Site Conditions: 50-74% of Site Destroyed
Survey Strategies: Subsurface Testing
Specimens Collected: Yes
Specimens Observed, Not Collected: No
Artifacts Summary and Diagnostics:
Mockley Ceramics, primary and secondary chert, quartz and quartzite flakes, quartzite FCR, and plastic
Summary of Specimens Observed, Not Collected:
No Data
Current Curation Repository: CRI-Fredericksburg
Permanent Curation Repository: No Data
Field Notes: Yes
Field Notes Repository: CRI-Fredericksburg
Photographic Media: No Data
Survey Reports: Yes
Survey Report Information:
A Phase I Cultural Resources Survey of Approximately 600 Acres at Benns Church Isle of Wight County, Virginia
Survey Report Repository: CRI-Fredericksburg
DHR Library Reference Number: No Data
Significance Statement: No Data
Surveyor's Eligibility Recommendations: No Data
Surveyor's NR Criteria Recommendations, : No Data
Surveyor's NR Criteria Considerations: No Data

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Snapshot

Date Generated: June 02, 2022

Site Name: St. Luke's Church and Grounds
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Artifact scatter, Artifact scatter, Artifact scatter, Cemetery, Church, Lithic scatter
Other DHR ID: 046-0024
Temporary Designation: St. Luke's

Site Evaluation Status

Not Evaluated
This property is subject to an easement held by the Board of Historic Resources

Locational Information

USGS Quad: BENNS CHURCH
County/Independent City: Isle of Wight (County)
Physiographic Province: Coastal Plain
Elevation: 40
Aspect: Facing East
Drainage: James River
Slope: 2 - 6
Acreage: 18.500
Landform: Terrace
Ownership Status: Private
Government Entity Name: No Data

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Site Components

Component 1

Category: Funerary
Site Type: Cemetery
Cultural Affiliation: African American, Euro-American
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Colony to Nation, Early National Period
Start Year: No Data
End Year: No Data
Comments: [2011 Smith]

August 2008: At least one section of the cemetery showed an individual who exhibited some African ancestry.

Component 2

Category: Indeterminate
Site Type: Artifact scatter
Cultural Affiliation: Native American
Cultural Affiliation Details: No Data
DHR Time Period: Middle Archaic Period
Start Year: No Data
End Year: No Data
Comments: August 2008: Native American finds were in disturbed contexts (grave shafts and pipe trenches). A Morrow Mountain projectile point was found.

Component 3

Category: Industry/Processing/Extraction
Site Type: Lithic scatter
Cultural Affiliation: Native American

Cultural Affiliation Details: No Data
DHR Time Period: Pre-Contact
Start Year: No Data
End Year: No Data
Comments: August 2008: Native American finds were in disturbed contexts (grave shafts and pipe trenches). Many undateable artifacts were found but they show that stone tools were being manufactured on site: chunks; initial edging, primary and secondary thinning flakes; a preform; scrapers; fire-cracked rocks.

Component 4

Category: Indeterminate
Site Type: Artifact scatter
Cultural Affiliation: Native American
Cultural Affiliation Details: No Data
DHR Time Period: Early Woodland
Start Year: No Data
End Year: No Data
Comments: August 2008: Native American finds were in disturbed contexts (grave shafts and pipe trenches). Dateable artifacts include Early Woodland pottery from the following periods: Marcey Creek (c. 1,000 B.C. to c. 750 B.C.), Accokeek (c. 900 B.C. to c. 300 B.C.), Popes Creek (c. 500 B.C. to A.D. 300)

Component 5

Category: Indeterminate
Site Type: Artifact scatter
Cultural Affiliation: Native American
Cultural Affiliation Details: No Data
DHR Time Period: Late Woodland
Start Year: No Data
End Year: No Data
Comments: August 2008: Native American finds were in disturbed contexts (grave shafts and pipe trenches). Townsend (A.D. 950 to Contact) pottery found.

Component 6

Category: Religion
Site Type: Church
Cultural Affiliation: Euro-American
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Colony to Nation, Contact Period, Early National Period, Reconstruction and Growth, The New Dominion, World War I to World War II
Start Year: No Data
End Year: No Data
Comments: [2011 Smith] St. Luke's Episcopal Church

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Bibliographic Information

Bibliography:

No Data

Informant Data:

Name: Unknown
Company 1: Historic St. Luke's Restoration, Inc.
Address 1: 14477 Benn's Church Blvd.
City: Smithfield
State: Virginia
ZIP: 23430
Phone 1: 757-357-3367
Owner Relationship: Owner of property

CRM Events

Event Type: Easement: DHR

DHR ID: 44IW0271
Staff Name: Smith, Anthony
Event Date: 3/15/2011
Staff Comment Archaeological work triggered by VDHR historic easement. Excavation of three test units in locations of soil bore tests revealed three intact archaeological features in two units. Excavation of two test units abutting the church foundations revealed disturbed fill (modern) to base of foundation in these locations.

Event Type: Archaeological Monitoring

Project Staff/Notes:

[Record enriched from CRM report "Archaeological Mitigation for a Drainage Trench at St. Luke's Church, Isle of Wight County, Virginia" on 19 June 2014]

Project Review File Number: No Data
Sponsoring Organization: No Data
Organization/Company: DHR Archives Reading Room
Investigator: Alain Outlaw
Survey Date: 7/1/2007
Survey Description:

In July 2007, archaeologists monitored the excavation of a 60' long x 5' wide trench for a new stormwater drainage system which extends from the northwest corner of St. Luke's Church to a nearby pond. The 2' deep trench revealed eleven features. Ten were unmarked graves, and one was a planting hole.

The bones, coffin remains , and personal effects were re-interred in mapped locations, in archaeologically excavated burial shafts and as near as possible to their original graves, but outside the trench corridor. Selected artifacts from the trench were retained for a study collection to be archivally stored and/or exhibited at St. Luke's Church.

Data on burial practices and human osteology were recorded. Unexpectedly, however, archaeological contexts also revealed important architectural information on the building, repair and restoration episodes of the church, as well as a glimpse at the prehistory of these environs.

Current Land Use	Date of Use	Comments
Cemetery	8/1/2008 12:00:00 AM	Church cemetery

Threats to Resource: Development, Other
Site Conditions: Unknown Portion of Site Destroyed
Survey Strategies: Observation, Subsurface Testing
Specimens Collected: Yes
Specimens Observed, Not Collected: Yes
Artifacts Summary and Diagnostics:

Selected artifacts retained for a study collection to be archivally stored and/or exhibited at St. Luke's Church.

Summary of Specimens Observed, Not Collected:

Human remains, coffin remains, and personal effects were reinterred.

Current Curation Repository: St. Luke's Church
Permanent Curation Repository: St. Luke's Church
Field Notes: No
Field Notes Repository: No Data
Photographic Media: No Data
Survey Reports: Yes
Survey Report Information:

CRM report IW-48
DHR File No. 2007-0936

Survey Report Repository: VDHR (Richmond)
DHR Library Reference Number: No Data
Significance Statement: Area immediately surrounding church building already listed on NRHP (1966), expansion of this to include all of church property seems prudent.

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Surveyor's Eligibility Recommendations: No Data
Surveyor's NR Criteria Recommendations, : No Data
Surveyor's NR Criteria Considerations: No Data

Event Type: Other

Project Staff/Notes:
No Data
Project Review File Number: No Data
Sponsoring Organization: No Data
Organization/Company: Unknown (DSS)
Investigator: No Data
Survey Date: No Data
Survey Description:

[2011 Smith] JRIA excavated 1' square test units at three potential soil test bore locations off three corners of St. Luke's Church. The test units off the northeast and northwest corners revealed the edges of apparently linear features oriented east-west and presumably are unmarked burials.

In addition, JRIA excavated a 1' x 4.75' trench against the south wall of the church and a 3.3' x 5' trench against the north wall of the church tower. The trenches were excavated to allow architects to examine the church foundations. The trench against the north church tower wall uncovered the west half of a cellar entrance to a basement under the church tower. Historical records indicate that the basement was added to the church in the late 19th century. The trench againt the south wall of the church discovered a 3'+ wide trench that paralleled the church foundation that was excavated during the 1950's restoration project that enabled brick to be extracted from the face of the below ground foundation and replaced with modern brick while the original salvaged brick was reused elsewhere in the church restoration.

The only artifact recovered during the JRIA testing were modern artifacts and there were not collected.

Current Land Use	Date of Use	Comments
Cemetery	3/15/2011 12:00:00 AM	Expansive active graveyard surrounding church building.
Church	3/15/2011 12:00:00 AM	Active place of worship.

Threats to Resource: Public Utility Expansion
Site Conditions: Intact Cultural Level, Subsurface Integrity, Unknown Portion of Site Destroyed
Survey Strategies: Informant, Subsurface Testing
Specimens Collected: No
Specimens Observed, Not Collected: No
Artifacts Summary and Diagnostics:
No Data
Summary of Specimens Observed, Not Collected:
No Data
Current Curation Repository: No Data
Permanent Curation Repository: No Data
Field Notes: Yes
Field Notes Repository: JRIA
Photographic Media: No Data
Survey Reports: Yes
Survey Report Information:

2012
Matthew Laird, Anthony Smith
Archaeological Testing Associated with a Drainage Installation Project at St. Luke's Church (046-0024/44IW0271), Isle of Wight County, Virginia
---
2011, Matthew Laird, Nicholas Luccketti, Anthony Smith
Archaeological Testing at St. Luke's Church, Isle of Wight County, Virginia

Survey Report Repository: JRIA, DHR
DHR Library Reference Number: IW-062, IW-063
Significance Statement: Area immediately surrounding church building already listed on NRHP (1966), expansion of this to include all of church property seems prudent.
Surveyor's Eligibility Recommendations: Legacy
Surveyor's NR Criteria Recommendations, : A, B, C
Surveyor's NR Criteria Considerations: Birth Place or Grave, Commemorative Property, Moved Property, Reconstructed Property, Significance of less than Fifty Years

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Property Information

Property Names

Name Explanation	Name
Historic	Newport Parish Church
Historic	Old Brick Church
NRHP Listing	Saint Luke's Church
Current	Saint Luke's Smithfield

Property Addresses

Current - 14477 Benn's Church Boulevard Route 10

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23314, 23430
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BENNS CHURCH

Property Evaluation Status

VLR Listing
NRHP Listing
NHL Listing
This property is subject to an easement held by the Board of Historic Resources

Additional Property Information

Architecture Setting: Village
Acreage: 5
Site Description:

1974 Nomination:
The Newport Parish Church is located in the township of Benn's Church, Virginia, not far from Smithfield in Isle of Wight County, and in fact, is often referred to simply as "Saint Luke's Smithfield". Surrounded by a graveyard and a golf course, only part of the former is owned by the Historic Saint Luke's Foundation, and none of the latter. A rather complicated boundary winds through the churchyard, dividing land owned by the church and land owned by the Benn's Church Cemetery, confusingly called Saint Luke's Cemetery.

Land immediately east of the church boundary is used as a golf course and the Foundation has recently purchased 2 acres of land directly behind the church and planted there a stand of pine trees which now contributes significantly to the visual integrity of the site. To the north of the church are a pair of small ponds, and a stream running east-west, a tributary of Jones Creek. A visitors-center building sits to the south and west of Saint Luke's at a distance of perhaps 75 yards. The land between the two is a tree-covered slope falling off towards the church, divided by a dirt road running north-south. Further south is private land used as pasture.

The boundary will include the visitors-center, which is not part of the Landmark of course, but no other buildings than Saint Luke's. Although this will be a site of only about 5 acres, it is laid out in such a way as to present a serene and somewhat bucolic setting for a church whose associations, after all should hearken us back to an era of quiet, rustic charm. From the church, the slope of the hill towards the west and south safeguards our view. To the north, we see the ponds in the near distance, and to the east, a stand of pine trees planted as a screen by the Foundation. All of these features contribute significantly to the integrity of Saint Luke's surroundings.

The grounds are well-maintained near the church by the Foundation, even though a number of the grave lots are in private hands and would otherwise be overgrown.

2010: The church building sits on a level lot covered by grassy lawn as well as mature trees, planting beds, and shrubs. A historic cemetery with a variety of gravestones, tablets, and markers surrounds the church. Although Historic St. Luke’s Restoration, Inc. owns additional acreage in the vicinity, the easement boundaries encompass 1.0 acre and include the historic church and surrounding cemetery. A visitor center with gift shop is situated to the southwest of the church, but outside of the easement property boundaries. Access to the property is made via a brick walkway that leads from the visitor center and parking area to the west elevation of the church building. Three light poles line the brick walkway within the easement boundaries. A formal brick entry area with brick steps, pavers, and metal handrails is located at the west tower entrance. Several garden beds are also located in this area.

Surveyor Assessment:

1936: St. Luke's, or as it was called prior to the Revolution: "The Old Brick Church", was built under the care of Joseph Bridger (died 1686) sometime between 1632 and 1682, in what was then Warrescoyack Parish, later divided in 1642 into Newport and Warrescoyack.

The church is remarkable as the only remaining example of a buttressed Gothic Church of the seventeenth century in America.

The church remained in constant use until about the first quarter of the 18th century when it fell Into disrepair. In 1887 the roof fell in carrying down part of the walls. The building remained in a state of disuse until a restoration was begun in 1890 under the direction of the Rev. David Barr, then rector of the Church. The work was completed about 1897. The present stained glass was set in at this time.

1974 nomination: The Newport Parish Church, more familiarly known as Saint Luke's, is the oldest remaining church of English foundation in the United States. Although there is still some question about the date of the building, research indicates 1632 to be the most likely date of its construction. Its interior appointments are in a later, more Jacobean spirit, now restored, but the fabric of the church places it firmly in the late-medieval English small parish church style. While Saint Luke's is not stylistically coherent, it instead provides examples of various periods of English Gothic architecture. Its entrance for instance, with heavy round arch, is practically

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Romanesque; its brick-traceried lancet window in the east wall suggests high English Gothic, while the crow-stepped gables at either end are suggestive of the Late-Gothic period. In the third storey of the tower, added several decades after the first two, we have a suggestion of the classical style of the English architecture of the late seventeenth century. Saint Luke's belongs as much to the history of Western Architecture as it does to that of early colonial America.

The dating of Saint Luke's has been a challenging task for researchers for some time. Best evidence however places the date at about 1632, with the interior completed only over the course of the next three decades. Colonel Joseph Bridger, who was definitely in the vicinity by 1657, commissioned the Driver brothers to complete the interior after that. The third storey was added to the tower at the west end of Saint Luke's in the late seventeenth century.

With the disestablishment of the Anglican Church in Virginia during the 1780's, Newport Parish Church sank into a decline from which it recovered only in the twentieth century. Its use became intermittent only, over those years.

In 1828, a young deacon renamed the "Old Brick" Saint Luke's, but as Morrison points out, the new name was never validated by consecration or action of the vestry and the most appropriate name remains The Newport Parish Church. The building was again closed four years later.

By the late nineteenth century, the Old Brick had been long-neglected, and during a violent storm in the 1880ts, the roof collapsed and bricks were dislodged from the walls. Several bricks were supposedly found then with the date 1632 incised, settling once and for all the date of the first construction. It didn't.

The roof was rebuilt, but Saint Luke's was neglected again and by 1950 ominous bulges had appeared in the basement walls and the building seemed to be in danger of collapse. A dramatic nationwide appeal was mounted, and sufficient funds were raised to research and restore Saint Luke's to a respectable condition. Headed by James Grote Vanderpool, then Avery Architectural Librarian at Columbia University, an intensive and extended (1953-1957) historical and archeological program was developed to reconstruct much of the interior which had been altered during Georgian and Victorian periods, as well as to stabilize and restore the exterior. The March 1958 issue of the Journal of the Society of Architectural Historians contains an account of the particulars of the work done.

The church and a small amount of land around it is still owned and administered by The Historic Saint Luke's Foundation, which maintains it in excellent condition. The third storey of the tower has recently been filled with de-humidification equipment for the church.

2010 dendrochronology report summary:
Given that the door head and the door lintel have dated to shortly after 1677, and these timbers have been built into the primary brick structure, these dates clearly demonstrate that the church could not have been constructed before this date. Furthermore, there are two additional pieces of supporting evidence which the tree-ring dates support. The first is a date brick of which a poor photograph was published in The American Magazine, Vol. VII, in February 1888. The date is on the side of the brick and was probably scratched in the wet clay by the brickmakers, but not positioned as a publicly visible date. The date had been traditionally interpreted as reading 1632, but a more careful study of the image shows it to be more likely 1682. The brick was removed during a restoration at this time, and was kept in the church, but is now lost.

The other piece of evidence are a number of lead window cames excavated from adjacent to the church in the 1950s restoration. These were unrolled and were found to have a date stamp of 1685, which is consistent with the architectural detailing of the brickwork.

These independent dates are entirely consistent with the dendrochronological dates, when one takes into account between 5 and 10 rings of sapwood missing to the bark edge.

The two dated balusters had no sapwood surviving, and had much earlier last measured ring dates. This does not mean that they are in fact earlier than the rest of the church, but just means that they originated further within the tree when cut out for turning blanks.

The first baluster was taken from the church in May 1845 by a New England visitor and given to the Connecticut Historical Society. The antiquarian John W Barber put a label on it which says: “The banister from the chancel of an ancient church near Smithfield Isle of Wight Co., Virginia, made in England in 1631…” The dendrochronology has here shown that the tree from which the baluster was cut was still growing in at least 1634, and most probably 50 years beyond, and dendro-provenancing has shown that the timber matches with Virginian chronologies, not with English material. The baluster is now in the Museum of Southern Decorative Arts in Winston-Salem.

The second baluster (stc4) is shorter than the first one and was originally a stair baluster. It has been reused upside down in the present communion rail. This had a last measured ring date of 1619, but again it had no sapwood, and clearly about 50 heartwood rings were also lost when converted and turned. There is no reason to think that either balusters could not date to the early 1680s.

All this fits stylistically very well with two other local Virginian churches which date to the 1680s, including the first Bruton Parish Church and the church at Jamestown.

2010 DHR BDR:
Located in Smithfield, Isle of Wight County, Historic St. Luke’s Church has been maintained and operated as a museum/non-profit organization by Historic St. Luke’s Restoration, Inc. since 1953. Historic St. Luke’s Restoration, Inc received a 2005 Save America’s Treasures grant for rehabilitation of the building and donation of an easement is a condition of the grant agreement. Planned rehabilitation work includes repointing and replacement of damaged bricks, repair of interior and exterior woodwork, roof repair, lichen removal, plaster repair, and updates to electrical and security systems.

Designated a National Historic Landmark by the Secretary of the Interior in 1960, St. Luke’s Church stills retains its integrity and form. The property was also individually listed on the Virginia Landmarks Register (1969) and the National Register of Historic Places (1966) for its architectural significance. The architectural evolution of St. Luke’s Church is a distinct and rare example of 17th Century Gothic style architecture in the United States. It is also representative of the religious and political foundations of early America. The property is regularly open to the public for lectures, weddings, tours, and other similar events.

Surveyor Recommendation: *No Data*

Ownership

Ownership Category	Ownership Entity

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Private	*No Data*

Primary Resource Information

Resource Category: Religion
Resource Type: Church/Chapel
NR Resource Type: Building
Historic District Status: *No Data*
Date of Construction: Ca 1682
Date Source: Dendrochronology
Historic Time Period: Contact Period (1607 - 1750)
Historic Context(s): Architecture/Community Planning, Religion
Other ID Number: *No Data*
Architectural Style: Colonial
Form: *No Data*
Number of Stories: 1.0
Condition: Excellent
Interior Plan: Nave
Threats to Resource: None
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

Architecture Summary, 1974 nomination: The Newport Parish Church, or Saint Luke's as it is more familiarly but unofficially known, is the most convincingly Gothic church in America. Erected possibly as early as 1632, this is a small church of the English late-medieval period, with considerable Gothic detailing.

Basically, Saint Luke's is a simple nave plan (29'4 and 3/4" X 65'& 3/4") with a twenty foot square tower at the west end. Its two-foot-thick walls are laid in a rough Flemish bond, including crude tracery in brick, forming pointed lancet windows. The large lancet east wall is a striking exercise in brick tracery. Deep wall buttresses project prominently from three bays of the north and south walls. They have sloping set-offs.

At both the east and west end of the church are crow-stepped gables, while unadorned turrets, corbelled slightly at their bases, decorate the corners of the building.

The tower at the west end of Saint Luke's is one of its most interesting features, with a suggestion on first sight that there may be a suggestion of classical awareness in late 17th century America. The triangular feature over the doorway is a particularly intriguing one which one might think to be a crude example of the forever-used renaissance pediment. However, not only does its heaviness argue against the spirit of the renaissance, but the use of this feature may easily be traced to similar usage in English high-style architecture of the very late sixteenth century.

The shape and depth of the round arch below that triangle, also argues against anything but a traditional outlook by the builders. It is heavy and very three-dimensional (an effect created by cleverly turning the outside wall towards the inside of the arch with moulded bricks) giving the effect more of a Romanesque archivolt than anything classical.

The Newport Parish Church was doubtless planned with a tower but with one of only two storeys, which almost certainly terminated in Gothic crenellation. The quoining of those two storeys, which again could be interpreted as a classical reference, in fact is a feature to be found mixed together with medieval elements in English Architecture as early as the mid-sixteenth century.

Despite these few rebuttals to the arguments of a classical mixture in the tower of Saint Luke's however, it is certainly in fact that. In the third storey of that tower, added in the late seventeenth century, we have something that William Pierson calls ".....precocious.....forming a prophetic prelude of things to come . . . ." A remarkable visual change from the earlier
heavy quoining to much more delicate pilaster strips marks a new awareness of architectural trends acquired by men of increasing cultural pre-occupation. Based upon extensive research compiled by The Historic Saint Luke's Foundation in the 1950's, it seems safe to say that the building program there may be divided into work done before 1657, and work done after that. When compared with the nearby work of the 1660's at Bacon's Castle, which also shows a sense of social ambitiousness, we can see the same cultural self-consciousness in the post-1657 work at Newport Parish Church. The classical pilasters are a limited but definite piece of evidence of that striving.

The interior appointments of Saint Luke's were not added until a number of years after completion of the fabric of the building, and after 1657 Colonel Joseph Bridger commissioned Charles and Thomas Driver to complete the work and add the third storey to the tower. The roof has been rebuilt a number of times and doubtless originally had a steeper, more Gothic, pitch. The tie-beam timber-truss, closed above the collar beam, has also been rebuilt but is based upon the original scheme as verified by research.

Originally, a gallery existed at the west end of the nave, supported by a massive hewn oak beam, and this has been rebuilt, as has been the rood screen in the chancel and the square brick tiles in the floor of the church. The original stained-glass windows were replaced in the nineteenth century and those Victorian windows remain in place today.

While there has been an extensive refitting of the interior, the work has been based upon meticulous research over a period of years and must be considered as 'correct' as humanly possible. This conjectural restoration has not affected the external appearance of the church except for some

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change to the pitch of the roof.

2010 Dendrochronology report: Only two oak timbers remained within the structure at St Luke's Church: the moulded door frame head and lintel above the west door. Although neither of the timbers retained bark edge, both had some sapwood, suggesting that very few rings were lost in the conversion. As such, the dates were entirely consistent with the brick inscribed '1682' (now lost). It is also consistent with the 1685 date found inscribed in lead cames found on the site. Two ex situ balusters, one in the collection of MESDA at Winston-Salem, and the other reused in the present communion rail, were photographed and the sequences dated. Although neither retained any sapwood, the last measured ring dates of 1619 and 1633 were entirely consistent with the presumed early 1680s construction date.

2010 DHR BDR:
Situated in the community of Benn's Church near Smithfield, St. Luke's is a parish church of the late-medieval period with significant gothic detailing. Among its Gothic features are buttresses, quoins, stepped gables, brick-traceried windows, and the medieval tie-beam timber interior roof structure. The church has a simple nave plan with a twenty-foot square three-tiered tower at the west end. Its two-foot thick walls are laid in Flemish and English bond, with brick tracery forming pointed lancet windows. It is thought that a number of years lapsed between construction of the church and completion of its interior architecture. The original temporary forms were replaced with more permanent Jacobean fittings by Colonel Bridger some time in the late 17th Century. Some of these Jacobean interior finishes included Tuscan columns formed from the trunk of a tree and turned balusters of the rood screen and kneeling rail. The design and joinery of the interior architecture is precise and represents highly skilled craftsmanship. Original amber and clear glass windows were replaced in the late 1800's with nineteenth century stained glass. This glass remains today. The building was thoroughly restored in the 1950s, which incorporated replacement of a number of interior features and woodwork.

See BDR for component descriptions.

August 2010

May 2015

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Gable, Front	Slate	Shingle
Foundation	Solid/Continuous	Brick	Other
Structural System and Exterior Treatment	Masonry	Brick	Bond, Flemish
Windows	Other	Wood	Paired
Windows	Fixed	Stone	Other
Structural System and Exterior Treatment	Other	Brick	Other

Secondary Resource Information

Secondary Resource #1

Resource Category: Funerary
Resource Type: Cemetery
Date of Construction: 1680Ca
Date Source: Date Stone/Cornerstone
Historic Time Period: Contact Period (1607 - 1750)
Historic Context(s): Funerary, Religion
Architectural Style: *No Data*
Form: *No Data*
Condition: Good
Threats to Resource: None
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

Architecture Summary, 1974: In yard surrounding church.

August 2010

May 2015

Current Use: Church/Religious
Historic Religious Affilitation: Other
Ethnic Affiliation: English
Has Marked Graves: True

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Has Unmarked Graves: False
Enclosure Type: None
Number Of Gravestones: 26 - 50
Earliest Marked Death Year: *No Data*
Latest Marked Death Year: *No Data*

Significant Burials

Marked Type	First Name	Last Name	Birth Year	Death Year
Other	Jospeh	Bridger	*No Data*	1686

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: DHR Staff Site Visit

Project Review File Number: *No Data*
Investigator: Michael J. Pulice
Organization/Company: DHR
Photographic Media: Digital
Survey Date: 11/1/2019
Dhr Library Report Number: *No Data*
Project Staff/Notes:

Exterior photographs taken during brief site visits by DHR's Western Region Preservation Office architectural historian Mike Pulice.
10/30/2019 to Virginia Beach properties
11/1/2019 to St. Luke's Church

Event Type: DHR Staff Site Visit

Project Review File Number: *No Data*
Investigator: Megan Melinat
Organization/Company: DHR
Photographic Media: Digital
Survey Date: 5/28/2015
Dhr Library Report Number: *No Data*
Project Staff/Notes:

Easement staff stewardship visit; complete report available in the easement property file.

Event Type: Easement: DHR

DHR ID: 046-0024
Staff Name: Wendy Musumeci
Event Date: 9/16/2010
Staff Comment

Historic St. Luke's Restoration, Inc. has conveyed an easement over a 1.0-acre portion of the Historic St. Luke's Church property in Isle of Wight County (DHR Easement File No. 046-0024). The easement, recorded on September 16, 2010, was conveyed as a condition of a Save America's Treasures grant.

Located in Smithfield, Isle of Wight County, Historic St. Luke's Church has been maintained and operated as a museum/non-profit organization by Historic St. Luke's Restoration, Inc. since 1953. The building sits on a level lot covered by grassy lawn as well as mature trees, planting beds, and shrubs. A historic cemetery with a variety of gravestones, tablets, and markers surrounds the church. Although the exact date of construction in unknown, Historic Saint Luke's Church, also known as the Newport Parish Church and the Old Brick Church, is one the oldest remaining churches of English foundation in the United States. Situated in the community of Benn's Church near Smithfield, St. Luke's is a parish church of the late-medieval period with significant gothic detailing. Among its Gothic features are buttresses, quoins, stepped gables,

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brick-traceried windows, and the medieval tie-beam timber interior roof structure. The church has a simple nave plan with a twenty-foot square three-tiered tower at the west end. Its two-foot thick walls are laid in Flemish and English bond, with brick tracery forming pointed lancet windows. It is thought that a number of years lapsed between construction of the church and completion of its interior architecture. The original temporary forms were replaced with more permanent Jacobean fittings by Colonel Bridger some time in the late 17th Century. Some of these Jacobean interior finishes included Tuscan columns formed from the trunk of a tree and turned balusters of the rood screen and kneeling rail. The design and joinery of the interior architecture was precise and represented highly skilled craftsmanship. Original amber and clear glass windows were replaced in the late 1800's with nineteenth century stained glass. This glass remains today.

The building was thoroughly restored in the 1950s, which incorporated replacement of a number of interior features and woodwork elements. Designated a National Historic Landmark by the Secretary of the Interior in 1960, St. Luke's Church stills retains its integrity and form. The property was also individually listed on the Virginia Landmarks Register (1969) and the National Register of Historic Places (1966) for its architectural significance. The architectural evolution of St. Luke's Church is a distinct and rare example of 17th Century Gothic style architecture in the United States. It is also representative of the religious and political foundations of early America. The property is regularly open to the public for lectures, weddings, tours, and other similar events.

Event Type: DHR Staff Site Visit

Project Review File Number: *No Data*
Investigator: Wendy Musumeci
Organization/Company: DHR
Photographic Media: Digital
Survey Date: 8/18/2010
Dhr Library Report Number: *No Data*
Project Staff/Notes:
DHR Easement Staff site visit - Baseline Documentation Report

Event Type: NRHP Nomination

DHR ID: 046-0024
Staff Name: James Dillon
Event Date: 10/23/1974
Staff Comment
No Data

Event Type: VLR Listing

DHR ID: 046-0024
Staff Name: VHLC
Event Date: 9/9/1969
Staff Comment
No Data

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Andrew D. Logan
Organization/Company: VA Dept. of Historic Resources
Photographic Media: Film
Survey Date: 7/27/1967
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Update of HABSI survey

Event Type: NRHP Listing

DHR ID: 046-0024
Staff Name: NPS
Event Date: 10/15/1966
Staff Comment
No Data

Event Type: NHL Listing

DHR ID: 046-0024

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Staff Name: NPS
Event Date: 10/9/1960
Staff Comment
No Data

Event Type: Survey:HABS Inventory

Project Review File Number: *No Data*
Investigator: Robert Wiggins
Organization/Company: National Park Service
Photographic Media: Other
Survey Date: 10/1/1958
Dhr Library Report Number: *No Data*
Project Staff/Notes:
No Data

Event Type: HABS/HALS/HAER Documentation

Project Review File Number: *No Data*
Investigator: Finlay F. Ferguson, Jr.
Organization/Company: National Park Service
Photographic Media: Film
Survey Date: 4/26/1934
Dhr Library Report Number: *No Data*
Project Staff/Notes:
HABS No 11-20

Bibliographic Information

Bibliography:

Name: James River Instit for Archaeology
DHR CRM Report Number: IW-063
Record Type: Report
Bibliographic Notes: Archaeological Testing Associated with Drainage Installation Project at St. Luke's Church, Isle of Wight, VA. February 2012. DHR File No. 2007-0278

Record Type: Report
Bibliographic Notes: Oxford Dendrochronology Laboratory Report 2010/28

The Tree-Ring Dating of Timbers from Newport Parish Church (St Luke's or Old Brick Church), Smithfield, Isle of Wight County, Virginia. Dr. D.W.H. Miles, FSA, and M.J. Worthington

Property Notes:
No Data

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Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

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



N

Feet

0 200 400 600 800

1:9,028 / 1"=752 Feet

Title: Architecture Labels **Date: 6/2/2022**

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

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

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 15150 Benns Church Boulevard (Route 10)
Historic	Jordan Home #1
Historic	Margaret Davis House
Historic/Current	Charles Driver Jordan House

Property Evaluation Status

The Primary Resource is no longer extant.

Property Addresses

Current - 15150 Benns Church Boulevard Route 10

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23430
Magisterial District(s): *No Data*
Tax Parcel(s): 32-01-082
USGS Quad(s): BENNS CHURCH

Additional Property Information

Architecture Setting: Rural
Acreage: 103
Site Description:

1937 survey: This property is located 1/2 mile south of Benns Church, 150 yards west of Route 10.

2005 Intensive Survey:
This resource is located on a 103-acre site situated on the west side of Benns Church Boulevard (Route 10/32) south of the village of Benns Church. The area is characterized by farmsteads dating to the 19th century and small mid-20th century dwellings. The site is open with a treestand to the immediate south of the dwelling. A driveway extends west from Benns Church Boulevard toward the dwelling. The driveway is situated to the dwelling's north and bisects the dwelling and shed. It continues to the west beyond the house site. There is a one-and-one-half story shed located to the northwest of the dwelling.

Property Event Type:

Destroyed

Surveyor Assessment:

Start Year: 1857
End Year: 1859
Date Source: Site Visit/Written Data
Type: Original Construction
Notes: This dwelling was erected between 1857 and 1859.

1937 survey:
This tract of land consisted of about 500 acres and was inherited by Margaret Davis from her father. In 1840 she married Charles Driver Jordan. This land was all in virgin timber and they planned to clear up a place and build a nice home. A place was cleared up and two kitchens were built for the workmen and slaves. During this time Charles Jordan and his wife lived with his father near Smithfield. After four years Mrs. Charles Jordan died, leaving one daughter. Mr. Jordan lived in one of the kitchens as a widower, for sixteen years. In 1857 he started a nice home, to be built out of the best materials to be had, in a grove of oak and hickory trees.

In 1858 Charles Jordan married Sophie Ann Cate, a school teacher from New Hampshire, who came to this county as a governess. After the Ware Between the States, Mrs. Jordan had a private school in her yard in one of the old kitchens, this being the first private school in the neighrborhood. After public schools were established she taught one of the first public schools in this section. She first taught in her own yard and received a salary of $30.00 per month; later the county built her a two-room school near Benns Church. Mrs. Jordan was considered a fine teacher and boys and girls from four or five miles came to her school. She also gave lessons on the piano.

From time to time some of this land has been sold, and there is now about 180 acres of land in the present tract, which belongs to the estate of C. S. Jordan. C. S. Jordan was the son of C. D. Jordan. They also had two other children, a boy and a girl. The girl, Mrs. E. A. Morrison, in Suffolk, is the only survivor.

2005 Intensive Survey:
This dwelling is a typical center-passage, single-pile I-house will ell. The I-house has a center-passage plan that gains access to the dwelling through a central hallway flanked by rooms. This building type dates to the period between the eighteenth century and the early twentieth century. The central hallway contains the stair to the upper story or stories and for those dwellings with a basement a stair to this area would be situated under the main stair to the upper story or stories. The plan of the dwelling is one-room deep with most often a parlor and dining room flanking the hall. The upper story or stories comprise a similar configuration with bedrooms above the rooms below. In some cases the area above the main entry has been enclosed containing a small room that served as a small bedroom or was converted in the twentieth-century to an indoor lavatory. The facades of these buildings are symmetrical and are

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usually three- to five-bay, and the building is topped most often by a side gable or hipped roof. Chimneys are situated on the center of the side elevations and fireplaces would be found within each room flanking the hall. Chimneys could be interior or exterior on the side elevations and rise above the common roof. The construction materials used for these buildings range from wood frame, brick, or locally mined stone. Most often they are simple vernacular buildings constructed of wood with wood framing and clad in weatherboard siding. Articulation is minimal and most often comprises a simple boxed cornice on the façade and rear elevation, and cornice returns and a raking cornice on the gable ends. Often found on these dwelling is an ell erected to the rear of the I-house plan containing a service wing for additional space including an indoor kitchen. Most often the ell is wood frame construction topped with a perpendicular gable roof with a gable end chimney or hipped roof with a chimney at the end.

This dwelling was erected by Charles Driver Jordan who had inherited the lands from his wife, Margaret Davis Jordan after her death in 1844. Margaret Davis Jordan had inherited the land from her family in 1836. In 1840 Margaret Davis married Charles Driver Jordan and the couple lived in Smithfield with his father. The lands were comprised of 500 acres and were virgin timber forest. Noted were the erection of two kitchens built for slaves and workman on the lands prior to the construction of the dwelling. Charles Driver Jordan is noted as living in one kitchen after the death of his wife for sixteen years. He began erection of the dwelling in 1857 and used the best material he could obtain on the site of a grove of oak and hickory trees. The plan of the dwelling is similar to other houses owned by the Jordan family in the vicinity of this dwelling. A similar, if not identical dwelling, was situated to the south of this dwelling occupied by another Charles Jordan. In 1858 Charles Driver Jordan married Sophia Ann Cates, a schoolteacher from New Hampshire who had come to Isle of Wight County as a governess. The dwelling was completed in 1859, which included the ell appended to the west. Additional family history notes that Mrs. Sophia Ann Cates Jordan taught private school in one of the kitchens on the house site and after public schools were created in Isle of Wight County, operated a public school in one of the kitchens until a school was built nearby.

The kitchens have since been demolished and the only outbuilding associated with the dwelling is a shed to the northwest. The Jordan, Charles Driver House is eligible for listing in the National Register of Historic Places under Criterion C for its architectural style from the period 1857-1859.

August 2018: This house was torn down in July 2018.

Surveyor Recommendation: Recommended Eligible

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Associate

Property Associate Name	Property Associate Role
Jordan, Charles Driver	Owner

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Historic District Status: *No Data*
Date of Construction: Ca 1857
Date Source: Written Data
Historic Time Period: Antebellum Period (1830 - 1860)
Historic Context(s): Architecture/Landscape, Domestic
Other ID Number: *No Data*
Architectural Style: No Discernable Style
Form: L-Plan
Number of Stories: 2.0
Condition: Demolished
Interior Plan: Central Passage, Single Pile
Threats to Resource: Demolition, Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

1937 survey: This two-story, L-shaped, frame single dwelling features a hipped roof constructed of shingles. There are three brick chimneys; one on each end and one in the rear. There are 30 windows; 12 panes 12 x 18" downstairs and 12 panes 12 x 18" upstairs. The shutters have slats and are constructed of wooden pegs. The one-story front porch is approximately 10' x 12' and features square columns. There are six rooms in the house and the approximate ceiling height is 9' 3". The open string stairway features round balusters, handrail, and newel. The four-panel doors are constructed of heart pine. The walls are plastered with baseboards at the bottom.

2005 Intensive Survey:
This dwelling is two-story with a five bay façade topped by a hipped roof. The foundation is a solid brick wall and the structural system is

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frame clad in weatherboard siding. The roof is clad in standing-seam metal and features wide eaves. There are exterior end chimneys on the side elevations of 5-course American bond brick and corbelled bases and shoulders. The windows are 6/6 wood double-hung sash with metal storm windows. The main centrally placed entrance on the façade is double-leaf with two panels. The door is surmounted by a nine-light transom and flanked by sidelights with four lights and a panel. Sheltering the entrance is a one-story one-bay porch with a hipped roof clad in standing-seam metal. The porch roof features a dentiled cornice and is supported by square columns. Appended to the west elevation is a service ell. The ell is two-stories with a solid brick foundation and is wood frame construction clad in weatherboard. The roof is hipped clad in standing-seam metal. There is an exterior end brick chimney on the west elevation of 5-course American bond brick. There is a four panel door on the north elevation and west elevation. Windows punctuate the north, south and west elevations on both stories. Appended to the south elevation of the ell and west elevation of the dwelling is a one-story addition circa 1960. It has a concrete block foundation and is wood frame construction clad in vinyl siding. The roof has a shed form clad in asphalt shingles. There is a metal sliding door on the south elevation off a wood ramp that ascends toward the door from the south. There are metal windows on the west elevation.

The interior of the building is a typical central passage, single pile form. It comprises 2488 square feet of living space. The hall features a half-turn stair with slender balusters and a turned newel, which is situated at the west end of the hall. The rooms flanking the hall are rectangular in shape with fireplace openings on the walls opposite access to the hall. The mantels within the dwelling have been removed and the fireplaces have been filled and converted for stove use. Doors accessing the rooms from the hall are wood with four panels, iron locksets and porcelain door handles. The door and window surrounds are fluted with roundel corner blocks. The flooring is oak covered with wall-to-wall carpeting. The baseboards within the rooms are wide with a bead and the windows in the main rooms on the first story feature wood panels below. The walls are covered with plaster on lathe. There is a double-leaf door under the stair landing accessing the addition. The doors have two panels. There is a door under the stair to a closet with two panels. The ell features a hall from the north wall to the addition. This hall accesses the kitchen situated at the west end of the dwelling. The kitchen floor is covered with early 20th century linoleum with a braided rug pattern. The plaster in this room is missing and the flooring is deteriorated.

The addition appended to the building in the mid-20th century features modern wallboard walls and wall-to-wall carpeting. The space is divided into two areas for a main room and lavatory at the west end. The lavatory fixtures have been removed as well as part of the partition wall. The windows and doors have minimal surrounds.

The second story features a similar plan. An angled stair off the main stair landing accesses the hall within the ell on the second story. Each room has similar features to the first story rooms. There is a lavatory off the ell hallway with early 20th century porcelain fixtures. The walls have been clad in modern wallboard and the flooring has been clad in modern vinyl sheeting.

August 2018: This house was torn down in July 2018.

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	6/6
Porch	1-story, 1-bay	Wood	Columns, Square
Roof	Hipped	Metal	Standing Seam
Chimneys	Exterior End	Brick	Bond, American, 5-course
Foundation	Solid/Continuous	Brick	Bond, Common
Structural System and Exterior Treatment	Frame	Wood	Weatherboard

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Secondary Resource Information

Secondary Resource #1

Resource Category: DSS Legacy
Resource Type: Shed
Date of Construction: 1860Ca
Date Source: Site Visit
Historic Time Period: Antebellum Period (1830 - 1860)
Historic Context(s): Domestic
Architectural Style: No discernible style
Form: Rectangular
Condition: Demolished
Threats to Resource: Demolition, Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

2005 Intensive Survey:
This shed dates to the mid-19th century and features a brick pier foundation. The building is mortise and tenon construction with pegged joints. The wood frame building is clad in wide horizontal boards that are not lapped. The roof has a catslide from clad in standing-seam metal. There is a vertical board door on the south elevation. The interior features a divided space with a wood frame wall clad in horizontal boards. The flooring is wide plank and the interior walls are not adorned.

Interior Plan: Undivided Space (non-domestic)

Number of Stories: 1.5

Exterior Components

Component	Component Type	Material	Material Treatment
Structural System and Exterior Treatment	Wood Frame	Wood	Board-and-Batten
Foundation	Piers	Brick	*No Data*

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: DHR Evaluation Committee: Not Eligible

DHR ID: 046-5054
Staff Name: DHR Evaluation Committee
Event Date: 7/21/2016
Staff Comment

M. Holma presenting:
Charles Driver Jordan House, Isle of Wight County, DHR File Number 046-5054, DHR Project Review File No. 2016-3598
In 2006, the Charles Driver Jordan House was identified as a two-story, five bay I-house with a hipped roof and a rear two-story ell, ca. 1857, situated on approximately 103 acres. The structural system is frame weatherboard, with brick foundation. Windows are 6/6 double-hung sash, though several are not in the window openings, but on floors below the openings. There are two exterior end brick chimneys of five-course American bond on the main house, and one on the rear ell. A one-story, one-bay porch with a hipped roof of standing-seam metal covers the entrance, featuring a dentiled cornice and square columns. The south elevation of the ell was given a one-story addition in 1960, with a concrete block foundation and wood frame construction clad in vinyl siding. A 19th-century, one-and-a-half story shed of wood frame construction stood northwest of the house, on a brick pier foundation. Its catslide roof was covered in standing-seam metal. Two former kitchens for enslaved workers are known to have been demolished on the property; however the property was thought to retain archaeological potential as no disturbance had taken place since then. Mrs. Sophia Ann Cates Jordan, wife of Charles Driver Jordan, taught public school in one of the kitchens until a school was built nearby. The property was evaluated at the local level of significance under Criterion C (Architecture) with a period of significance of 1857-1859. The committee recommended it eligible with 30 points.

Since 2006, much of the property's 103 acres have been subject to gravel and sand mining. Although the dwelling is extant, the historic setting has been lost, as well as the property's archaeology potential. Due to the loss of integrity, the committee recommended that the property is no longer eligible for listing.

Event Type: DHR Evaluation Committee: Deferred

DHR ID: 046-5054
Staff Name: DHR Evaluation Committee
Event Date: 5/18/2006
Staff Comment

Kristin Hill presenting:
Charles Driver Jordan House, Isle of Wight County
The Charles Driver Jordan House is a two-story, five bay I-house with a hipped roof and a rear two-story ell, ca. 1857, situated on approximately 103 acres. The structural system is frame weatherboard, with brick foundation. Windows are 6/6 double-hung sash, though several are not in the window openings, but on floors below the openings. There are two exterior end brick chimneys of five course American bond on the main house, and one on the rear ell. A one-story, one bay porch with a hipped roof of standing seam metal covers the entrance, featuring a dentiled cornice and square columns. The south elevation of the ell was given a one-story addition in 1960, with a concrete block foundation and wood frame construction clad in vinyl siding. A 19th century one-and-a-half story shed of wood frame construction sits northwest of the house, on a brick pier foundation. The catslide roof is covered in standing seam metal. Two former kitchens for slaves and workmen are known to have been demolished on the property. Mrs. Sophia Ann Cates Jordan, wife of Charles Driver Jordan, taught public school in one of the kitchens until a school was built nearby. The property was considered locally significant under Criterion C with a period of significance of 1857-1859. The committee recommended it eligible with 30 points.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2006-0234
Investigator: Kimble David
Organization/Company: Stantec 2034

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Photographic Media: Film
Survey Date: 10/3/2005
Dhr Library Report Number: IW-042
Project Staff/Notes:

for Cultural Resources, Inc.

Aimee Leithoff, Ellen Brady
A Phase I Cultural Resources Survey of Approximately 600 Acres at Benns Church, Isle of Wight County, Virginia
2005
CRI
IW-042

Surveyor's NR Criteria Recommendations: C - Distinctive Characteristics of Architecture/Construction

Phase II Intensive Survey Integrity Recommendations: Design, Feeling, Location, Materials, Setting, Workmanship

Event Type: HABS/HALS/HAER Documentation

Project Review File Number: *No Data*
Investigator: Florence M. Jordan
Organization/Company: National Park Service
Photographic Media: Film
Survey Date: 1/18/1937
Dhr Library Report Number: *No Data*
Project Staff/Notes:

WPA Virginia Historic Inventory Survey #141

Surveyor's NR Criteria Recommendations: C - Distinctive Characteristics of Architecture/Construction

Phase II Intensive Survey Integrity Recommendations: Design, Feeling, Location, Materials, Setting, Workmanship

Bibliographic Information

Bibliography:

Name: Jordan, Annie A.
Record Type: Oral History/Interview
Bibliographic Notes: Benns Church, Virginia.

Record Type: Personal Papers
Bibliographic Notes: Diary of Charles Driver Jordan.

Stuck, Ken, VDOT Environmental, Hampton Roads District
Wednesday 29 August 2018 email correspondence with DHR Archives
[reporting demolition of the house in July 2018]

Property Notes:

Company 1: Benns Church Properties
Address 1: P O Box 500
City: Carrollton
State: Virginia
ZIP: 23314
2005: Owner of property

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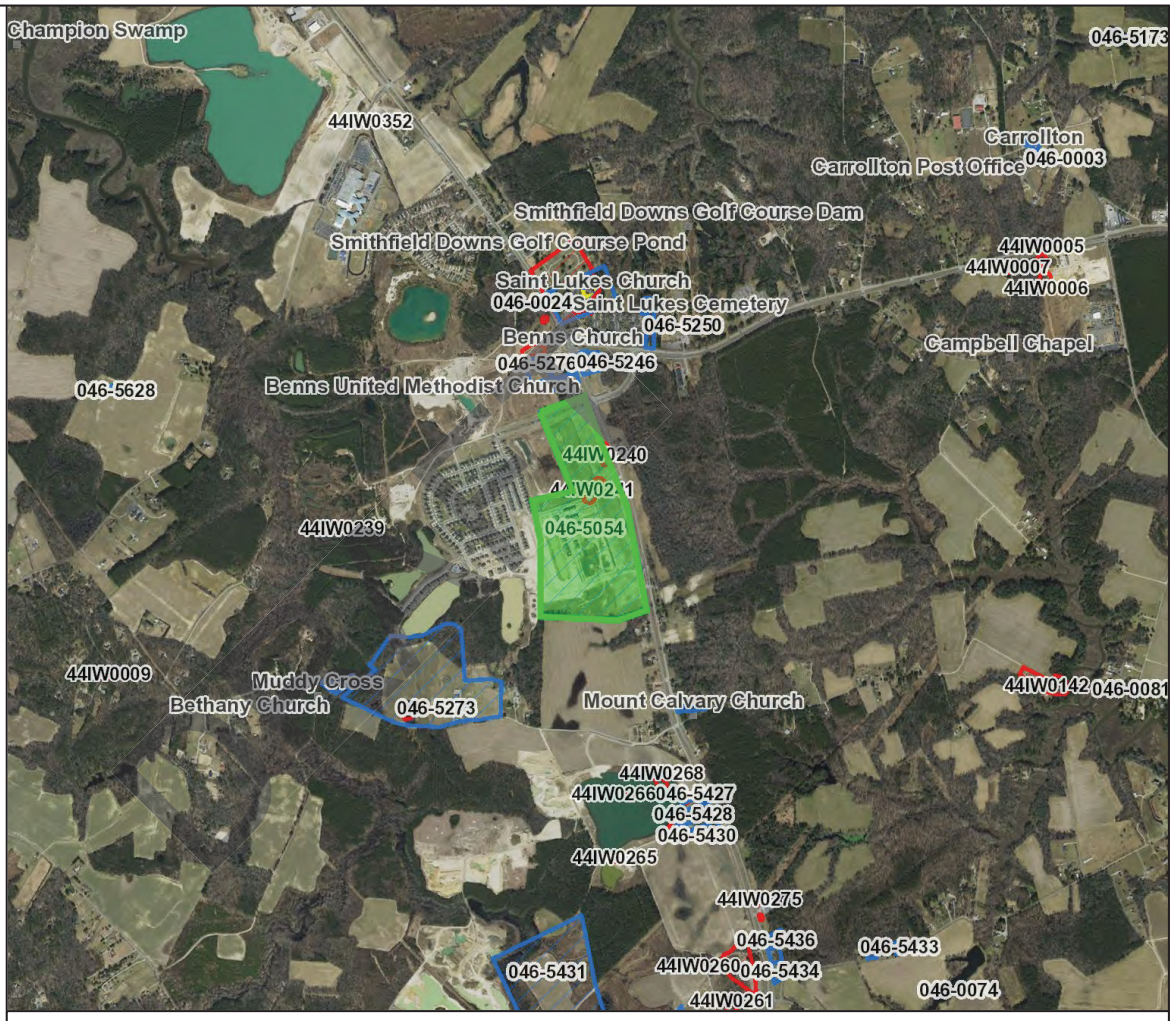
Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

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



N

Feet

0 600 1200 1800 2400

1:36,112 / 1"=3,009 Feet

Title: Architecture Labels **Date: 6/2/2022**

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

Property Information

Property Names

Name Explanation	Name
Historic/Current	Benns Church

Property Evaluation Status

Not Evaluated

Property Addresses

Alternate - State Road 10/32
Current - 14571 Benns Church Boulevard

County/Independent City(s):	Isle of Wight (County)
Incorporated Town(s):	*No Data*
Zip Code(s):	23430
Magisterial District(s):	*No Data*
Tax Parcel(s):	32-01-084
USGS Quad(s):	BENNS CHURCH

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Additional Property Information

Architecture Setting: Village

Acreage: 1

Site Description:

2005:
This building is situated on the southeast corner of the intersection of Benns Church Boulevard (10/32) and Brewers Neck Road (32). The building faces west to Benns Church Boulevard (10/32). The area is characterized by residential properties to the west and commercial properties to the north. The lands to the south are primarily agircutlural. The area has changed over time to accommodate the widening of Benns Church Boulevard (10/32) and Brewers Neck Road (32). The site is generally flat and there are parking lots to the west, north and east.

2005:
To the west of the church is a grave marker. It is a stone slab resting on the ground.

Surveyor Assessment:

2005:
In 1813 George Benn willed the land on which the church stood to the Methodist Convention. This tomb was moved to a spot in the front of the church where the tombstone lies. The brick church was constructed in 1924 and remodeled in 1957 and 1967. This is the oldest Methodist congregation in the area, begun in 1789.

Surveyor Recommendation: *No Data*

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category:	Religion
Resource Type:	Church/Chapel
NR Resource Type:	Building
Historic District Status:	*No Data*
Date of Construction:	1924
Date Source:	Site Visit/Written Data
Historic Time Period:	World War I to World War II (1917 - 1945)
Historic Context(s):	Architecture/Community Planning, Religion
Other ID Number:	*No Data*
Architectural Style:	Vernacular
Form:	*No Data*
Number of Stories:	1.0
Condition:	Good

Threats to Resource: None Known

Cultural Affiliations: *No Data*

Cultural Affiliation Details:

No Data

Architectural Description:

2005:
This building is a brick church laid in 6-course American bond. The roof has a gable form with gabled end walls. There is a projecting vestibule on the west elevation. It is also brick construction topped by a gable roof with a gabled brick end wall. The end wall features stretcher bond brick coping. The entrance comprises a double-leaf wood vertical board door with strap hinges. The door is enframed in a rowlock brick blank arch with a rowlock brick surround. The stairs leading to the doors and stoop are brick flanked by brick cheek walls with limestone coping. At the vestibule ends are brick buttresses with limestone caps. There is a date stone situated on the south buttress. The north and south walls have a ribbon window fenestration pattern. The windows are casement wood with stained glass. On the west façade of the main building there is an oculus with stained glass within the gable. The gable end wall is coped in brick stretcher bond. There are stepped buttresses at the building edges. The north and south elevations feature bays divided by stepped brick buttresses. An addition was made in 1957 and additional modifications were made in 1967, which obscure the original east end of the building. The addition retains the general proportion and massing of the original building. The materials are similar and the roof form is also similar. The addition is two stories with a gable roof. The windows on the addition are 6/6 wood double-hung sash.

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Gable	Slate	Shingle
Structural System and Exterior Treatment	Masonry	Brick	Bond, American, 6-course
Windows	Fixed	Wood	1-light
Foundation	Solid/Continuous	Brick	Bond, American

Secondary Resource Information

Secondary Resource #1

Resource Category: Funerary

Resource Type: Cemetery

Date of Construction: 1924

Date Source: Site Visit/Written Data

Historic Time Period: World War I to World War II (1917 - 1945)

Historic Context(s): Architecture/Community Planning, Religion

Architectural Style: Vernacular

Form: *No Data*

Condition: Good

Threats to Resource: None Known

Cultural Affiliations: *No Data*

Cultural Affiliation Details:

No Data

Architectural Description:

2005:
The grave marker is a stone slab resting on the ground. It reads, “Sacred to the memory of George Benn, Esq. who departed this life on the 9th day of November 1815, Aged 51 years.”

Current Use: *No Data*

Historic Religious Affilitation: *No Data*

Ethnic Affiliation: *No Data*

Has Marked Graves: *No Data*

Has Unmarked Graves: *No Data*

Enclosure Type: *No Data*

Number Of Gravestones: *No Data*

Earliest Marked Death Year: *No Data*

Latest Marked Death Year: *No Data*

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Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: David, Kimble
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 3/1/2005
Dhr Library Report Number: *No Data*
Project Staff/Notes:

2004-2005-0001

Project Bibliographic Information:

Name: King, Helen Haverty
Record Type: Book
Bibliographic Notes: Historical Notes on Isle of Wight County, Virginia, 1993.

Name: Virginia, Isle of Wight County
Record Type: Tax Records

Bibliographic Information

Bibliography:

No Data

Property Notes:

Name: Unknown
Company 1: Treasurers Benns Church
Address 1: 14571 Benns Church Boulevard
City: Smithfield
State: Virginia
ZIP: 23430
Owner Relationship: Owner of property

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Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

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N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Architecture Labels **Date: 6/2/2022**

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Property Information

Property Names

Name Explanation	Name
Function/Location	Farmhouse, 20041 Brewers Neck Boulevard
Current	B. J. Hogue Homeplace

Property Evaluation Status

DHR Staff: Not Eligible

Property Addresses

Current - 20041 Brewers Neck Boulevard

County/Independent City(s): Isle of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23314
Magisterial District(s): *No Data*
Tax Parcel(s): 33-01-012C
USGS Quad(s): BENNS CHURCH

Additional Property Information

Architecture Setting: Suburban
Acreage: 4.4

Site Description:

2005:
This farmstead is located on the north side of Brewers Neck Boulevard (US Route 10/32) near the intersection with Benns Church Boulevard (US Route 10). The property comprises 4.41 acres. The dwelling faces south to Brewers Neck Boulevard. The area is characterized by late 20th century suburban developments and a golf course. The property is generally flat and is bound by mature trees on the east and west sides.

October 2006:
This farmstead is located on the north side of Brewers Neck Boulevard (US Route 10/32) near the intersection with Benns Church Boulevard (US Route 10). The property comprises 4.41 acres. The dwelling faces south to Brewers Neck Boulevard. The area is characterized by late 20th century suburban developments and a golf course. The property is generally flat and is bound by mature trees on the east and west sides. There is a tidewater marsh situated at the east and north boundary of the property. The area on the east side of the property has been landscaped with low growth and bridges crossing the tidewater marshes. There is an asphalt-paved driveway leading north toward the dwelling from the main roadway, which terminates in a circle. The driveway continues along the west side of the dwelling toward the barn.

2005:
There were no visible secondary resources viewed on the site visit. It is noted that there is a swimming pool and barn on the property.

October 2006:
There is a barn situated north of the dwelling. There is a swimming pool situated immediately north of the dwelling. The barn served as a garage and now serves as a secondary dwelling.

Surveyor Assessment:

2005:
This dwelling is known as Mrs. Hoggie's Homeplace or the B. J. Houge Homeplace. Constructed circa 1800, it is one of the earlier dwellings located within the immediate area. The general surroundings have been adapted for use as a golf course and small suburban housing developments. The dwelling is an example of a center-passage plan common to Isle of Wight County and the 19th century. It was part of a larger tract of land and only the house site remains.

Center-passage plans appeared in Virginia during the first part of the 18th century. The plan comprises a central hall flanked rooms. Most often this form is one-and-one-half stories or two-stories. In some cases the area under the roof served as additional sleeping or storage space. The dwelling plan most often was one or two rooms deep. The façade of the building was symmetrical and comprised three or five bays. The interior rooms on the first story served as living space while upper stories served as bedchambers. In single-pile dwellings of one room deep the rooms flanking the hall served as the dining room and parlor. In earlier examples the interior finishes varied depending on which room served as the best room or parlor. The hall contained the stair to the upper stories and basement, if constructed with an underground space. The upper stories featured the same floor plan as the first story. In some examples a small room would have been added in the hallway on the second story above the entrance. It served as a small unheated space for storage. Chimneys were situated at the ends of the dwelling. The center-passage single-pile plan was popular during the 1800s. The center-passage double-pile plan is seen as early as the Revolutionary War period. The front rooms off the first story hall served as the parlor and dining room, while the rear rooms served as workrooms and a first story chamber. Most often the kitchen was located in the basement, in an ell off the rear or in a separate building. Most often chimneys were situated on the side elevation at the center of each equally planned room’s wall. In a few cases, the chimneys were erected on the interior of the dwelling and one chimney served two fireplaces that were back-to-back. By the mid-19th century the center-passage double-pile dwelling was erected as a symbol of prosperity among the agricultural society.

October 2006:
This dwelling is known as Mrs. Hoggie's Homeplace of the B. J. Hogue Homeplace. Constructed circa 1800 it is one of the earlier dwellings located within the immediate area. The general surroundings have been adapted for use as a golf course and small suburban

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housing developments. The dwelling is an example of a center-passage plan common to Isle of Wight County and the 19th century. It was part of a larger tract of land and only the house site remains.

The property originally comprised approximately 200 acres in the mid-19th century. The original farm parcel was situated immediately east of St. Luke's Church, the oldest continually used church in the United States. The property had a series of owners through the last half of the 19th century including, Groce, Whitehead, Bunkley, Nock, and Jordan. The Jordan and Bunkleys owned numerous acres in the surrounding area. Upon the property's acquisition by W. G. Bunkley, Jr. in 1899, the property had faced bankruptcy and court ordered sale at least twice in the last half of the 19th century. Between the years 1846 and 1899, the property had six owners. W. G. Bunkley, Jr. owned the property from 1899 to 1944. The Hogue family purchased the property in 1944 and it is often called the B. J. Hogue Homeplace for its association with the Hogue family. The Hogue family sold the property in 1966 for development. Prior to the sale of the property, they subdivided the parcel into three tracts: the farm tract, a smaller tract on the west side of the house, and the house tract (which is the current acreage associated with this submission). The largest farm tract was converted for use as a golf course and the smaller tract on the west side of the house was converted for use as a residential subdivision. The Hogue family erected the pool to the north of the dwelling and erected the barn or garage at the north end of the property. The house tract was sold in 1986 to the Smithfield Hotel Corporation and plans were made for the construction of a hotel. The hotel was never constructed and the parcel was sold in 1991 and then again in 1994 to the current owners, Carlton O'Neal. The site is proposed for development, which includes the demolition of the house and associated outbuilding and pool.

The house is an example of a center-passage house, but was most likely a smaller house at one time that was expanded to the current configuration in the mid-19th century. The difference in the appearance of the chimney on the west elevation and the slight asymmetry of the house reflect that the house may have been a smaller building that was enlarged. This is reinforced by the lack of a fireplace on the second story of the room on the west side of the building. Unfortunately, the foundation is so low that an inspection of the underside of the building was unable to be made, which would potentially yield additional information on the building's construction methods.

Throughout American architectural history the enlargement of permanent dwellings has been common practice. The addition of rooms or wings to smaller houses is a tradition that carries forward to the present day. Early sources of additive construction are mostly found adjacent to the existing building's façade or to the rear. In many cases the early additions are made to the rear maintaining the building's façade and general appearance. The addition made to the side of the building in many cases maintained the scale and massing of the earlier building, serving as an added room or rooms and maintaining a unified façade appearance. Many regions of Virginia have varying characteristics of additions that are common to the region and are not featured in other areas of the Commonwealth. For instance, additive construction common in the Eastern Shore of Virginia is unique to that area most likely due to the remote nature of its location. In the case of Isle of Wight County, there are varying types of additive construction that enlarged earlier dwellings. Most common in the 19th century is the addition of a large building adjacent to the earlier dwelling that does not maintain a consistent façade. In some cases the addition is placed so it projects from the earlier building's façade. The newer building usually has a side-passage plan and is linked to the earlier building by an added hallway with stair to the upper story or stories. The newer portion of the dwelling becomes the formal public space within the dwelling, while the older portion is used as chamber or private spaces. Another type of additive construction found in the county is the addition of a building adjacent to the early building where the newer portion could be a separate dwelling. The newer building may have a hall with adjoining rooms and will abut the earlier dwelling connected by doorways to rooms or hallways in the earlier building. In effect the dwelling becomes two joined independent yet attached dwellings in some cases with two halls, two stairs, and in some cases two separate levels, where one must step up or down into the adjacent building. Efforts to combine these types of buildings in a unified dwelling are in many cases not made, where two doors will be found on the façade.

This type of additive construction is common primarily in the 19th century. From most historical accounts of these dwellings, once a property owner achieved a certain financial status or if a property ownership changed, an addition was made. In these cases the addition becomes the primarily living space and the earlier building becomes secondary providing workspaces. In cases of the addition of rooms to the dwelling, the new portion became the formal living space with ornate mantels and wainscoting, for example. For those additions made where a dwelling with its own hall and stair were added, the newer addition became the formal reception area with ornate mantles. In many cases, the earlier building finishes were updated to the style of the later building construction. In effect the house was updated to the current fashion of the time. The interior configuration of the earlier portion was retained in almost all cases. The only changes noted are those with corner stairs adjacent to the fireplace in a one-room plan, which would have been removed in favor of a new hall and stair, added in the new portion.

Most of these modifications and additions occurred from the period of the early to late 19th century. In some cases additions were made within a twenty- to thirty-year period from the earlier building's construction. In those additions made in the post-Civil War period, more of an effort was made to create a unified façade appearance with the updating of the façade with a common roof, articulation and style. Even with the unification of the façade and style, it is still visually evident that an addition was made from asymmetrical facades and the retention of earlier chimneys. The evolution of the dwelling in the additive construction process seems to be an important element of the making of additions in Isle of Wight County. Though there is no established typology for additive construction, it may be rooted in long and important history of the county and the awareness of the age and history of its residents. Many communities share these methods of additive construction and in most cases the retention of the earlier built environment is quite common.

The house retains a general center-passage single-pile form. Center-passage plans appeared in Virginia during the first part of the 18th century. The plan comprises a central hall flanked rooms. Most often this form is one-and-one-half stories or two-stories. In some cases the area under the roof served as additional sleeping or storage space. The dwelling plan most often was one or two rooms deep. The façade of the building was symmetrical and comprised three or five bays. The interior rooms on the first story served as living space while upper stories served as bedchambers. In single-pile dwellings of one room deep the rooms flanking the hall served as the dining room and parlor. In earlier examples the interior finishes varied depending on which room served as the best room or parlor. The hall contained the stair to the upper stories and basement, if constructed with an underground space. The upper stories featured the same floor plan as the first story. In some examples a small room would have been added in the hallway on the second story above the entrance. It served as a small unheated space for storage. Chimneys were situated at the ends of the dwelling. The center-passage single-pile plan was popular during the 1800s. The center-passage double-pile plan is seen as early as the Revolutionary War period. The front rooms off the first story hall served as the parlor and dining room, while the rear rooms served as workrooms and a first story chamber. Most often the kitchen was located in the basement, in an ell off the rear or in a separate building. Most often chimneys were situated on the side elevation at the center of each equally planned room's wall. In a few cases, the chimneys were erected on the interior of the dwelling and one chimney served two fireplaces that were back-to-back. By the mid-19th century the center-passage double-pile dwelling was erected as a symbol of prosperity among the agricultural society.

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This building was evaluated for its eligibility in the National Register of Historic Places. It was considered under the National Register of Historic Places Criteria and Criteria Exceptions. The evaluation included researching the history of the property and an architectural analysis of the current building form. The property does not meet Criteria A (Event) as there is no historical evidence that there was a historic event that occurred on the property. The property does not meet Criteria B (Person) as it is not associated with a person important in history. The property does not meet Criteria C (Architecture) because it is an example of a common domestic building that has been altered over time. The property does not meet Criteria D (Information Potential) since there is no historic evidence that it would yield information that would be potentially important in history. The property also does not meet the Criteria Exceptions. Based upon the documented research and architectural analysis, the property is not recommended eligible for listing in the National Register of Historic Places.

Surveyor Recommendation: Legacy

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Historic District Status: *No Data*
Date of Construction: Ca 1800
Date Source: Site Visit/Written Data
Historic Time Period: Early National Period (1790 - 1829)
Historic Context(s): Architecture/Community Planning, Domestic, Subsistence/Agriculture
Other ID Number: *No Data*
Architectural Style: Federal/Adamesque
Form: *No Data*
Number of Stories: 2.0
Condition: Good
Interior Plan: Central Passage, Single Pile
Threats to Resource: Demolition, Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

2005:
This single-family dwelling was constructed circa 1800. It has a solid brick foundation and is wood frame clad in aluminum siding. The dwelling is topped by a cross-gable roof clad in asphalt shingles. The foundation is generally low and it appears that the building rests upon the ground. The general ground print is cross-shaped. The façade has five bays with a central entrance. There is a three-bay two-story porch dominating the south façade. The porch is topped by a gable roof with a raking cornice and cornice returns. The porch columns are square with minimal capitals. There is a balustrade on the second story that appears to be a replacement. The porch floor is brick on the first story. The windows on the dwelling are 6/6 double-hung sash with storm windows. Shutters flank the end bay windows. The main entrance on the first story is comprised of a wood single-leaf door with six panels. There are four-light and one-panel sidelights flanking the door. On the second story there is a fifteen-light single-leaf door accessing the second story of the porch. The doors have storm doors. The gable end elevations are marked by massive exterior side brick chimneys with single shoulders. The chimneys have corbelled caps. Additions have been made to the rear. They are two-stories and one-story with open decks.

October 2006:
This single-family dwelling was constructed circa 1800 and is an example of a dwelling that has undergone an expansion dating to the 19th century. It has a solid brick foundation that has been parged and is wood frame clad in vinyl siding. The dwelling is topped by a side-gable roof clad in asphalt shingles. The foundation is generally low and it appears that the building rests upon the ground. The general ground print is cross-shaped. The façade has five bays with a central entrance, but the façade is not symmetrical. It initially appears symmetrical, but the door placement is not central and the windows on the west end of the façade are set slightly farther apart than those on the east end of the facade. There is a three-bay two-story porch dominating the south façade, which was likely added in the 20th century. The porch is topped by a gable roof with a raking cornice and cornice returns. The porch columns are square with minimal capitals. There is a balustrade on the second story that appears to be a replacement. The porch floor is brick framed poured concrete on the first story. The windows on the dwelling are 6/6 double-hung sash with storm windows. Shutters flank the end bay windows. The main entrance on the first story is comprised of a wood single-leaf door with six panels. There are four-light and one-panel sidelights flanking the door. The door and sidelights are framed by a Classical surround comprised a cornice supported by fluted pilasters. On the second story there is a fifteen-light single-leaf door accessing the second story of the porch. The doors have storm doors. The gable end elevations are marked by massive exterior side brick chimneys with single shoulders. The chimneys have corbelled caps. The east chimney is 5-course American bond brick and the west chimney has replacement brick laid 8-course American bond consistent with brick found on the addition chimney on the north elevation. Additions have been made to the rear. There is a two story addition abutting the north elevation. There are one-story additions abutting the west elevation and north elevation of the two story addition. There is a chimney situated at west corner of the north elevation. The one story addition on the west elevation of the ell has a shed roof and the roof of the north one-story addition is gabled. The porch on the one-story addition has a shed roof and plain wood posts. The poured

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concrete porch floor continues the apron around the pool. There is a deck applied to the porch on the east end.

The interior comprises a center passage, single-pile plan. The central passage features a steep stair with a plain wood newel and plain wood balusters. The stairs have wood treads and risers and the stairs are steep. The hall features beaded-board wainscoting. There is a small closet under the stair. The living room was inaccessible and currently serves as storage space. The dining room has a wood chair rail and a mid-19th century fireplace surround. The doors within the dwelling are six panel single-leaf and wood. The flooring is pine tongue-and-groove narrow boards. There are baseboards and plain surrounds on the doors and windows. The walls in the main dwelling have been plastered. The ell contains a bedroom, lavatory, kitchen, and breakfast room. The floor is vinyl sheet in the kitchen and the cabinetry dates to the 1970s. The lavatory has porcelain fixtures and a tile floor. The fixtures and tile date to the 1960s. The bedroom has a wall-to-wall carpeted floor and built in closets at the north end. The breakfast room has similar treatment to the kitchen and there is a closet on the west side with a double-leaf wood louvered door. The den or family room is slightly lower than the ell and main dwelling. The family room features wallboard walls, acoustic tile ceiling, and wall-to-wall carpeted floor. There is a corner fireplace at the northwest corner. The second story is situated within the main dwelling and ell. The bedrooms are situated above the living room and dining room. There are closets situated at the north end rooms of the ell and a lavatory on the east side of the hallway leading to the closets. The flooring is similar to the first story flooring. The walls are plastered and features similar baseboards and window and door surrounds. The door to the west bedroom has three panels and is wood and single-leaf. This door has been pegged together unlike other doors within the dwelling. The east bedroom has wall-to-wall carpeting and a similar mantel to the one found in the dining room. The west bedroom does not have a fireplace. The hall features an open stairwell surrounded by similar newels and balusters found the main stair.

Exterior Components

Component	Component Type	Material	Material Treatment
Roof	Gable	Asphalt	Shingle
Chimneys	Exterior side	Brick	Bond, American
Porch	2-story, 3-bay	Wood	Columns, Square
Windows	Sash, Double-Hung	Wood	6/6
Chimneys	Exterior side	Brick	Bond, American, 5-course
Structural System and Exterior Treatment	Frame	Wood	Siding, Vinyl
Foundation	Solid/Continuous	Brick	Bond, American

Secondary Resource Information

Secondary Resource #1

Resource Category: Social/Recreational
Resource Type: Pool/Swimming Pool
Date of Construction: 1980Ca
Date Source: Site Visit
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Architecture/Community Planning, Domestic, Subsistence/Agriculture
Architectural Style: Post Modern
Form: *No Data*
Condition: Fair
Threats to Resource: Demolition, Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

2005:
There is a pool to the north of the dwelling.

October 2006:
The swimming pool is situated north of the dwelling. It is a concrete pit surrounded by a concrete apron.

Secondary Resource #2

Resource Category: Agriculture/Subsistence
Resource Type: Barn
Date of Construction: 1970Ca
Date Source: Site Visit
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Architecture/Community Planning, Domestic, Subsistence/Agriculture
Architectural Style: Post Modern

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Form: *No Data*
Condition: Fair
Threats to Resource: Demolition, Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

2005:
There is a barn situated at the north end of the property.

October 2006:
The barn has been converted for use a dwelling. The barn is one-and-one-half stories with wings on the east and west elevations. There is a one-story addition on the north side of the barn. The building has a concrete foundation and is wood frame clad in weatherboard. The roof is gable clad in standing-seam metal. The windows in the dwelling are comprised of 1/1 and 6/6 wood double-hung sash. Fifteen-light doors have also been placed within window openings and serve as fixed windows. The interior is comprised of numerous rooms connected by wood single-leaf doors. The main room on the south end of the main building is a kitchen and living space. The flooring is clad in vinyl sheets and the walls are modern wood paneling. The west wing has a dirt floor and is unimproved. The east wing comprises a room with a concrete floor covered in wall-to-wall carpeting. The walls are wood paneled. The windows comprise 15-light doors. The north one-story addition comprises a modern lavatory and a room with a carpeted floor. The attic story is unfinished and the roof rafters are visible. The stair to the attic is situated within the main first story and is accessed from the north end. The stairs are enclosed with wood treads and risers.

Interior Plan: Other
Number of Stories: 1.5

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: DHR Staff: Not Eligible

DHR ID: 046-5250
Staff Name: DHR
Event Date: 5/3/2007
Staff Comment

Project also reviewed by DHR staff archaeologist Joanna Wilson.

Kristin Kirchen presenting:
B.J. Hogue Homeplace, Isle of Wight County, DHR File Number 046-5250, Project Review Number 2002-1728
The resource is a circa 1800, 2 story, 5 bay frame dwelling covered in vinyl siding, with a central passage, single pile plan. It has a side gable roof covered in asphalt shingles. A 2-story frame addition was built on the rear, with 1-story frame additions on the rear addition's north and west elevations. The rear addition has two interior brick chimneys, and the addition on the north elevation of the rear addition has an exterior brick chimney. Secondary resources include a 1970 frame barn and a 1980 swimming pool. It was evaluated as locally significant under Criterion C (Architecture) with a period of significance of ca. 1800. The committee recommended not eligible with 20 points.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: David, Kimble
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 10/29/2006
Dhr Library Report Number: *No Data*
Project Staff/Notes:

for CRI, Inc.

Project Bibliographic Information:

Record Type: Deed

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Bibliographic Notes: Isle of Wight County Deed Records

Name: King, Helen Haverty
Record Type: Book
Bibliographic Notes: Historical Notes on Isle of Wight County, Virginia, 1993.

Record Type: Tax Records
Bibliographic Notes: Isle of Wight County, Virginia

Surveyor's NR Criteria Recommendations: C - Distinctive Characteristics of Architecture/Construction

Phase II Intensive Survey Integrity Recommendations: Location, Workmanship

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*

Investigator: David, Kimble

Organization/Company: Unknown (DSS)

Photographic Media: *No Data*

Survey Date: 3/1/2005

Dhr Library Report Number: *No Data*

Project Staff/Notes:

2004-2005-0001

Project Bibliographic Information:

Record Type: Deed
Bibliographic Notes: Isle of Wight County Deed Records

Name: King, Helen Haverty
Record Type: Book
Bibliographic Notes: Historical Notes on Isle of Wight County, Virginia, 1993.

Record Type: Tax Records
Bibliographic Notes: Isle of Wight County, Virginia

Surveyor's NR Criteria Recommendations: C - Distinctive Characteristics of Architecture/Construction

Phase II Intensive Survey Integrity Recommendations: Location, Workmanship

Bibliographic Information

Bibliography:

No Data

Property Notes:

Name: Carlton Oneal
Company 1: Bank of Southside VA
City: Smithfield
State: Virginia
ZIP: 23430
Owner Relationship: Owner of property

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Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

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



N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Architecture Labels **Date: 6/2/2022**

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

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

Property Information

Property Names

Name Explanation	Name
Function/Location	House, 14564 Benns Church Blvd
Historic	W.P. Jordan House

Property Evaluation Status

DHR Staff: Eligible

Property Addresses

Alternate - State Route 10/32
Current - 14564 Benns Church Blvd

County/Independent City(s): Isle of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23314
Magisterial District(s): *No Data*
Tax Parcel(s): 32-01-075A
USGS Quad(s): BENNS CHURCH

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Additional Property Information

Architecture Setting: Rural
Acreage: 1

Site Description:

This dwelling is situated on the west side of Benns Church Blvd (SR 10/32) south of the intersection with Brewers Neck Blvd (SR 32). It is set back approximately 150-feet from the roadway. There is a grass driveway that leads to the north of the dwelling. The site is flat with deciduous trees planted around the site. The dwelling faces east.

There is a garage located northwest of the dwelling. There is a workshop located west of the dwelling. There is a well-situated southeast of the workshop. There is a collapsed shed north of the workshop.

Surveyor Assessment:

Start Year: 1880 ca
End Year: 1880 ca
Date Source: Site Visit
Type: Original Construction

This dwelling features an Italianate style common to the mid-19th century. The Italianate style became popular from 1850 to 1880 and was based upon Italian rural architecture. It was one of the romantic styles of the Picturesque movement. The hallmarks of the Italianate style are bracketed cornices, wide eaves, and a vertical emphasis. Additional articulation was added to window surrounds, the addition of entrance towers, articulated rounded-topped doors, and quoins. Like other styles of the 19th century, the Italianate was adaptable to various settings. It was well suited to narrow urban lots, and could be expanded in open rural settings. Modest Italianate houses such as this dwelling can be found among more prominent farmers of the mid- to late-19th century. The style exhibits the patron's knowledge of architectural style and fashion and is not commonly seen in the rural landscape of Isle of Wight County.

This dwelling was part of the Jordan family land holdings near the village of Benns Church. The Jordan family owned most of the lands south of Benns Church extending from Benns Church to the City of Suffolk boundary. The Jordan family owned numerous houses along Benns Church Boulevard and farmed the lands on either side of the road. The lands to the south of this property are mostly still farmed. There is a small cluster of mid-20th century dwellings in the vicinity of Benns Church.

The village of Benns Church was obliterated when Benns Church Boulevard and Brewer's Neck Boulevard were widened in the mid-20th century. There is a gas station and store located at the intersection of Benns Church Boulevard and Brewer's Neck Boulevard, though these were added in the mid- to late-20th century. The village developed at the Brewer's Neck and Benns Church Boulevards intersection around Benns Church and St. Luke's Church in the 19th century. The area is just south of the Town of Smithfield along roadways that connected Isle of Wight County with the City of Suffolk.

This house and surrounding 132 acres was owned by W. P. Jordan in the late 19th century. He mostly likely received the lands from his family in the 19th century as a part of the subdivision of the family's larger landholdings. He died intestate in 1905 and had numerous debts. To pay the debts the family sold the property to George Thomas. Thomas owned the property until his death in 1917. The property was sold through the 20th century and comprised between 125 and 132 acres at one time. The property was subdivided in the late 20th century and only a one acre site remains surrounding the house.

The property is an example of an Italianate-style house of the late 19th century. It retains architectural features of the period, but is not an exemplary example of the house type. The property does not retain its original acreage as a farmstead. Though owned by a member of the Jordan family, W. P. Jordan is not associated with a historic event in Isle of Wight County. Therefore, the house is not recommended as eligible for listing in the National Register of Historic Places.

Surveyor Recommendation: Legacy

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Associate

Property Associate Name	Property Associate Role
Jordan, W. P.	Owner

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Historic District Status: *No Data*
Date of Construction: Ca 1880
Date Source: Site Visit/Written Data
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Architecture/Community Planning, Domestic
Other ID Number: *No Data*
Architectural Style: Italianate
Form: *No Data*
Number of Stories: 2.0
Condition: Good
Interior Plan: Side Passage, Double Pile
Threats to Resource: Deterioration
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

This is a circa 1880 Italianate-style single-family dwelling. It rests on a brick foundation and comprises a wood frame structural system clad in weatherboard. The roof has a low-pitched hipped form clad in standing-seam metal. The roof features a wide cornice with a wide frieze and scrolled brackets. The façade of the dwelling is three-bay with a side-passage plan. The windows on the dwelling are 2/2 wood double hung sash with storm windows. Some windows feature wood louvered shutters, but most shutters are missing. The door is single-leaf wood with four panels. The door is flanked by sidelights and topped by a transom. There is a wrap-around porch on the façade that wraps the north elevation. It features chamfered posts with bracketed capitals and a hipped roof clad in standing-seam metal. There is an interior brick chimney on the south elevation near the east façade. It has a square plan and is brick. The cap features decorative brickwork and is coped in metal. Appended to the west elevation is a one-story addition. It is wood frame clad in weatherboard. A second story addition is mounted on the roof of the one-story addition.

The interior of the dwelling reflects a side-passage double-pile plan. The hall comprises one bay of the three bay façade. The hall is oriented east-west and contains the stair. The stair rises to the second story. The stair features turned newels and balusters. There is decorative scrollwork along the stair. The hallway features two entrances; the east façade and the north elevation. The entrances are the same. There is a living room on the southeast end of the building and has a wide opening and wood fireplace mantel. There is a 15-lgiht door between the living and dining room, situated west of the living room. There is a 15-light single-leaf door at the base of the stair accessing the dining room. The dining room has similar features to the living room, including a similar mantel. There is a door in the dining room on the west wall to the addition. At the west end of the hall is the kitchen. The kitchen has modern wood paneling and a vinyl floor. The cabinetry is mid-20th century. The addition has similar modern wood paneling and the flooring is wall-to-wall carpeting. The ceiling is wood boarded. The walls on the first story are plaster in most areas. Some plaster has been replaced with modern painted wall board. The ceilings have been re-clad in drywall. The baseboards and door surrounds are simple and the flooring is tongue-and-groove oak. The second story comprises bedrooms above the living and dining room, and a small room above the hall. The bedrooms above the living and dining room feature wood mantels. All rooms have simplified door and window surrounds. There is some damage to the plaster on the second story from water intrusion. The walls are plastered on the second story mostly with some replacement drywall in areas. The flooring is tongue-and-groove pine board. The lavatory is situated on the west end of the hall and is contained within the addition above the kitchen. The lavatory features mid-20th century fixtures and vinyl tile flooring.

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	2/2
Roof	Hipped	Metal	Standing Seam
Chimneys	Interior	Brick	Bond, American
Porch	1-story	Wood	Other
Foundation	Solid/Continuous	Brick	Bond, American
Structural System and Exterior Treatment	Frame	Wood	Weatherboard

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Secondary Resource Information

Secondary Resource #1

Resource Category: DSS Legacy
Resource Type: Shed
Date of Construction: 1900Ca
Date Source: Site Visit
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Architecture/Community Planning, Domestic
Architectural Style: Vernacular
Form: *No Data*
Condition: Deteriorated
Threats to Resource: Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

To the north of the workshop is a small shed. It is wood frame clad in vertical board. It has a shed roof clad in standing-seam metal. It is in deteriorated condition and is overgrown with foliage.

Number of Stories: 1

Secondary Resource #2

Resource Category: Domestic
Resource Type: Garage
Date of Construction: 1990Ca
Date Source: Site Visit
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Architecture/Community Planning, Domestic
Architectural Style: Post Modern
Form: *No Data*
Condition: Fair
Threats to Resource: Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

To the north of the shed is a garage. Constructed circa 1990, it has a wood frame structural system clad in plywood. It features a gable roof clad in asphalt shingles. There is a double-leaf door on the east façade.

Number of Stories: 1

Secondary Resource #3

Resource Category: Agriculture/Subsistence
Resource Type: Workshop
Date of Construction: 1900Ca
Date Source: Site Visit
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Architecture/Community Planning, Domestic
Architectural Style: Vernacular
Form: *No Data*
Condition: Fair
Threats to Resource: Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

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No Data

Architectural Description:

There is a workshop west of the dwelling with a rectangular plan. It features a brick foundation and is wood frame construction clad in wood novelty siding. There is a single leaf door on the east elevation flanked by wood 2-light casement windows. The roof has a catslide form clad in asphalt shingles.

Number of Stories: 1

Secondary Resource #4

Resource Category: Domestic
Resource Type: Well/Well House
Date of Construction: 1890Ca
Date Source: Site Visit
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Architecture/Community Planning, Domestic
Architectural Style: Vernacular
Form: *No Data*
Condition: Fair
Threats to Resource: Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

There is a brick circular well to the southeast of the workshop. The well is laid in common bond brick and has a concrete cap.

Number of Stories: .5

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: DHR Staff: Eligible

DHR ID: 046-5274
Staff Name: DHR
Event Date: 10/19/2006
Staff Comment

Kristin Kirchen presenting:
W.P. Jordan House, Isle of Wight County, DHR File Number 046-5274
The house is a circa 1880 2-story, 3-bay Italianate style, side passage, double-pile dwelling. It rests on a brick foundation, and has a frame structure clad in weatherboard. The hipped roof is covered in standing seam metal, and features a wide cornice and frieze with scrolled brackets. The house has 2/2 double-hung windows, some with louvered shutters. A wrap-around 1-story porch covers the north and east sides of the house. It was built by the Jordan family near Benns Church village, part of the extensive Jordan land holdings in this part of Isle of Wight County. The property's original 132 acres were sold piecemeal throughout the 20th century, such that the house now sits on 1 acre. It was evaluated as locally significant under Criterion C with a period of significance of circa 1880, and the committee recommended eligible with 30 points.

DHR strongly encouraged the County to retain this resource in its original location and offer the resource to interested individuals or groups for preservation.

Event Type: Survey:Phase II/Intensive

Project Review File Number: 2006-0234
Investigator: David, Kimble
Organization/Company: Unknown (DSS)

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Photographic Media: *No Data*
Survey Date: 8/14/2006
Dhr Library Report Number: IW-42
Project Staff/Notes:

Intensive level survey conducted for Cultural Resources, Inc.

Project Bibliographic Information:

Name: CRI, Inc.
DHR CRM Report Number: IW-42
Record Type: Report
Bibliographic Notes: "A Phase I Cultural Resources Survey of appoximately 600 acres at Benns Church, Isle of Wight County, Virginia."

Prepared by: Aimee J. Leithoff and Ellen M. Bray (PI)

Dated: October 2005

Name: King, Helen Haverty
Record Type: Book
Bibliographic Notes: Historical Notes on Isle of Wight.

Record Type: Deed

Record Type: Tax Records

Surveyor's NR Criteria Recommendations: C - Distinctive Characteristics of Architecture/Construction

Phase II Intensive Survey Integrity Recommendations: Design, Location, Materials, Workmanship

Event Type: DHR Staff: Potentially Eligible

DHR ID: 046-5274
Staff Name: DHR
Event Date: 6/1/2006
Staff Comment

DHR believes that a Phase II evaluation of this property is warranted; the information presented in the Phase I is not sufficient to make a determination of eligibility.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2006-0234
Investigator: David, Kimble
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 10/3/2005
Dhr Library Report Number: IW-42
Project Staff/Notes:

Survey conducted for Cultural Resources, Inc.

Project Bibliographic Information:

Name: CRI, Inc.
DHR CRM Report Number: IW-42
Record Type: Report
Bibliographic Notes: "A Phase I Cultural Resources Survey of appoximately 600 acres at Benns Church, Isle of Wight County, Virginia."

Prepared by: Aimee J. Leithoff and Ellen M. Bray (PI)

Dated: October 2005

Name: King, Helen Haverty
Record Type: Book
Bibliographic Notes: Historical Notes on Isle of Wight.

Record Type: Deed

Record Type: Tax Records

Surveyor's NR Criteria Recommendations: C - Distinctive Characteristics of Architecture/Construction

Phase II Intensive Survey Integrity Recommendations: Design, Location, Materials, Workmanship

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Bibliographic Information

Bibliography:

No Data

Property Notes:

Name: Unknown
Company 1: Benns Church Properties
Address 1: P O Box 500
City: Carrollton
State: Virginia
ZIP: 23314
Owner Relationship: Owner of property

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Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

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



N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Architecture Labels **Date: 6/2/2022**

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Property Information

Property Names

Name Explanation	Name
Function/Location	House, 14580 Benns Church Boulevard

Property Evaluation Status

DHR Staff: Not Eligible

Property Addresses

Current - 14580 Benns Church Blvd
Alternate - 14580 State Road 10/32

County/Independent City(s): Isle of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23314
Magisterial District(s): *No Data*
Tax Parcel(s): 32-01-075A
USGS Quad(s): BENNS CHURCH

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Additional Property Information

Architecture Setting: Rural
Acreage: 1.5

Site Description:

This dwelling is situated on the west side of Benns Church Blvd (SR 10/32) south of the intersection with Brewers Neck Blvd (SR 32). It is set back approximately 150-feet from the roadway. There is a grass driveway that leads to the north of the dwelling. The site is flat with deciduous trees planted around the site. The dwelling faces east.

A secondary dwelling was erected near the street in front of the earlier dwelling.

Surveyor Assessment:

This is an example of a modest house constructed circa 1930. Located a Benns Church a small village south of Smithfield at the intersection of two roadways, the dwelling was added to this area during a growth period. Earlier dwellings dating to the antebellum period lined the roadways. During the post Civil War period, larger farmsteads were subdivided and newly erected houses were interspersed between the earlier farmhouses. In the early 20th century, the area of Benns Church grew with the addition of schools and small businesses. The intersection had been an important location in Colonial Virginia as the St. Paul's Church and Benns Church located here date to the 17th and 18th centuries respectively.

The style is vernacular Colonial Revival, which gained popularity in the late 19th and early 20th century. It is a simple style that employs minimal articulation and can be adapted to modest houses. The style and form of the dwelling are typical of the period in Isle of Wight County. This building is not recommended as eligible for listing in the National Register of Historic Places.

Surveyor Recommendation: *No Data*

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Historic District Status: *No Data*
Date of Construction: Ca 1930
Date Source: Site Visit/Written Data
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Vernacular
Form: *No Data*
Number of Stories: 1.0

Condition: Fair
Threats to Resource: Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

This dwelling is a one-story building with a concrete block foundation. It is wood frame construction clad in wood novelty siding topped with a side-gable roof clad in standing-seam metal. There is a one-bay, gabled-roof porch on the façade supported by plain wood posts. The roof is clad in standing-seam metal and the porch features cornice returns. The porch shelters the main entrance comprise of a single-leaf wood door with a panel and light. There is a wood frame screened door mounted to the main entrance doorframe. To the south of the entrance is a paired 6/6 wood double-hung sash window. To the north of the entrance is a 2/2 wood double-hung sash window. Wood shutters flank the windows. The north window has a pedimented hood. The roof cornice features cornice returns. To the west of the dwelling is an ell with a gable roof clad in standing–seam metal. The windows on the side elevations are similar to the north window on the façade. On the west elevation, there is a hipped-roof porch with wrought-iron posts. The porch shelters a single-leaf entrance. The porch floor is poured concrete and the porch roof is clad in standing-seam metal.

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	2/2
Foundation	Solid/Continuous	Concrete	Block
Windows	Sash, Double-Hung	Wood	6/6
Roof	Gable, Side	Metal	Standing Seam
Porch	1-story, 1-bay	Wood	Other
Structural System and Exterior Treatment	Frame	Wood	Weatherboard

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Secondary Dwelling
Date of Construction: 1978Ca
Date Source: Site Visit/Written Data
Historic Time Period: The New Dominion (1946 - 1991)
Historic Context(s): Domestic
Architectural Style: Post Modern
Form: *No Data*
Condition: Good
Threats to Resource: Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

Constructed in 1978, this dwelling is concrete block construction clad in brick veneer. It features a side-gable roof clad in asphalt shingles. he façade is asymmetrical with a projecting shed-roofed porch supported by turned posts. The entrance on the façade is single-leaf flanked by window openings. The windows to the south are comprised of paired wood double-hung windows with 12/12 sashes. The windows to the north are also 8/8 wood sash with a panel below the lower sash. The windows feature rowlock brick sills. An overhead garage door dominates the south end of the façade.

Number of Stories: 1

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

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CRM Events

Event Type: DHR Staff: Not Eligible

DHR ID: 046-5275
Staff Name: Kirchen, Roger
Event Date: 6/1/2006
Staff Comment

No Data

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2006-0234
Investigator: David, Kimble
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 10/3/2005
Dhr Library Report Number: IW-42
Project Staff/Notes:

for Cultural Resources, Inc.

Project Bibliographic Information:

Name: CRI, Inc.
DHR CRM Report Number: IW-42
Record Type: Report
Bibliographic Notes: "A Phase I Cultural Resources Survey of appoximately 600 acres at Benns Church, Isle of Wight County, Virginia."

Prepared by: Aimee J. Leithoff and Ellen M. Bray (PI)

Dated: October 2005

Record Type: Tax Records

Bibliographic Information

Bibliography:

No Data

Property Notes:

Name: Unknown
Company 1: Benns Church Properties
Address 1: P O Box 500
City: Carrollton
State: Virginia
ZIP: 23314
Owner Relationship: Owner of property

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Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

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N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Architecture Labels **Date: 6/2/2022**

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Property Information

Property Names

Name Explanation	Name
Function/Location	House, 19514 Casper Circle

Property Addresses

Current - 19514 Casper Circle

County/Independent City(s): Isle of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23314
Magisterial District(s): *No Data*
Tax Parcel(s): 32-01-075B
USGS Quad(s): BENNS CHURCH

Property Evaluation Status

DHR Staff: Not Eligible

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Additional Property Information

Architecture Setting: Rural
Acreage: 2.5
Site Description:

This dwelling is situated on the west side of Benns Church Blvd (SR 10/32) south of the intersection with Brewers Neck Blvd (SR 32). It is set back approximately 300-feet from the roadway. There is a dirt driveway (named Casper Circle) that leads to the north of the dwelling. The site is flat and open with sandy soil. The dwelling faces east.

A large metal warehouse is located west of the dwelling. There are two trailers also situated west of the dwelling and east of the warehouse.

Surveyor Assessment:

This is an example of a modest house constructed circa 1930. Located a Benns Church a small village south of Smithfield at the intersection of two roadways, the dwelling was added to this area during a growth period. Earlier dwellings dating to the antebellum period lined the roadways. During the post Civil War period, larger farmsteads were subdivided and newly erected houses were interspersed between the earlier farmhouses. In the early 20th century, the area of Benns Church grew with the addition of schools and small businesses. The intersection had been an important location in Colonial Virginia as the St. Paul's Church and Benns Church located here date to the 17th and 18th centuries respectively.

The style is vernacular Colonial Revival, which gained popularity in the late 19th and early 20th century. It is a simple style that employs minimal articulation and can be adapted to modest houses. The style and form of the dwelling are typical of the period in Isle of Wight County. The dwelling has been converted to an office. This building is not recommended as eligible for listing in the National Register of Historic Places.

Surveyor Recommendation: *No Data*

Ownership

Ownership Category	Ownership Entity
Private	*No Data*

Primary Resource Information

Resource Category: Domestic
Resource Type: Single Dwelling
NR Resource Type: Building
Historic District Status: *No Data*
Date of Construction: 1931
Date Source: Site Visit/Written Data
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Domestic
Other ID Number: *No Data*
Architectural Style: Vernacular
Form: *No Data*

Number of Stories: 1.0
Condition: Good
Threats to Resource: Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

This is a one-story wood frame dwelling clad in weatherboard siding. The foundation is brick and the roof is side-gable clad in standing-seam metal. The façade is asymmetrical with a central entrance flanked by window openings. The entrance is comprised of a single-leaf door with storm door. The window opening to the south of the entrance is comprised of paired 6/6 wood double-hung sash windows flanked by shutters. The window to the north of the entrance is comprised of a single 6/6 wood double-hung sash window flanked by shutters. A porch shelters the east façade and is comprised of a shed roof clad in standing-seam metal supported by wrought-iron posts and a concrete floor. Ells were appended to the north and south side elevations. The ell to the south is wood frame construction clad in weatherboard and has a side-gable roof at a lower height than the main dwelling roof. There is a 6/6 wood double-hung sash window on the east façade and a similar window to the south facade. There is a single-leaf entrance on the south elevation containing a three-panel, one-light door. Appended to the west elevation of this ell is a shed-roofed addition. There is a 2/2 window on the south elevation. The north ell comprises a concrete block foundation and is wood frame clad in weatherboard siding. It features 6/6 metal double-hung sash windows and a sliding window. There is a door leading from the west elevation to a wood ramp. Append to the west elevation is an addition with a shed roof extending from the eave of the main roof. It features 6/6 wood double-hung sash windows and an incorporated porch supported by a wood post.

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	6/6
Windows	Sash, Double-Hung	Wood	2/2
Porch	1-story, 1-bay	Wood	Other
Roof	Gable, Side	Metal	Standing Seam
Foundation	Solid/Continuous	Brick	Bond, American
Structural System and Exterior Treatment	Frame	Wood	Weatherboard

Secondary Resource Information

Secondary Resource #1

Resource Category: Industry/Processing/Extraction
Resource Type: Warehouse
Date of Construction: 1990
Date Source: Site Visit
Historic Time Period: *No Data*
Historic Context(s): Domestic
Architectural Style: Post Modern
Form: *No Data*
Condition: Good
Threats to Resource: Development
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

To the west of the dwelling is a large metal warehouse with a rectangular plan. The warehouse is topped by a low-pitched metal clad gable roof. There is a single –leaf door on the north elevation and an oversized double-leaf sliding door on the south elevation. There is an overhead garage doors are located on the east elevation. Situated between the warehouse and dwelling are two mobile trailers.

Number of Stories: 1

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

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CRM Events

Event Type: DHR Staff: Not Eligible

DHR ID: 046-5276
Staff Name: Kirchen, Roger
Event Date: 6/1/2006
Staff Comment

No Data

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2006-0234
Investigator: David, Kimble
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 10/3/2005
Dhr Library Report Number: IW-42
Project Staff/Notes:

for Cultural Resources, Inc.

Project Bibliographic Information:

Name: CRI, Inc.
DHR CRM Report Number: IW-42
Record Type: Report
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Prepared by: Aimee J. Leithoff and Ellen M. Bray (PI)

Dated: October 2005

Record Type: Tax Records

Bibliographic Information

Bibliography:

No Data

Property Notes:

Name: Unknown
Company 1: Benns Church Properties
Address 1: P O Box 500
City: Carrollton
State: Virginia
ZIP: 23314
Owner Relationship: Owner of property

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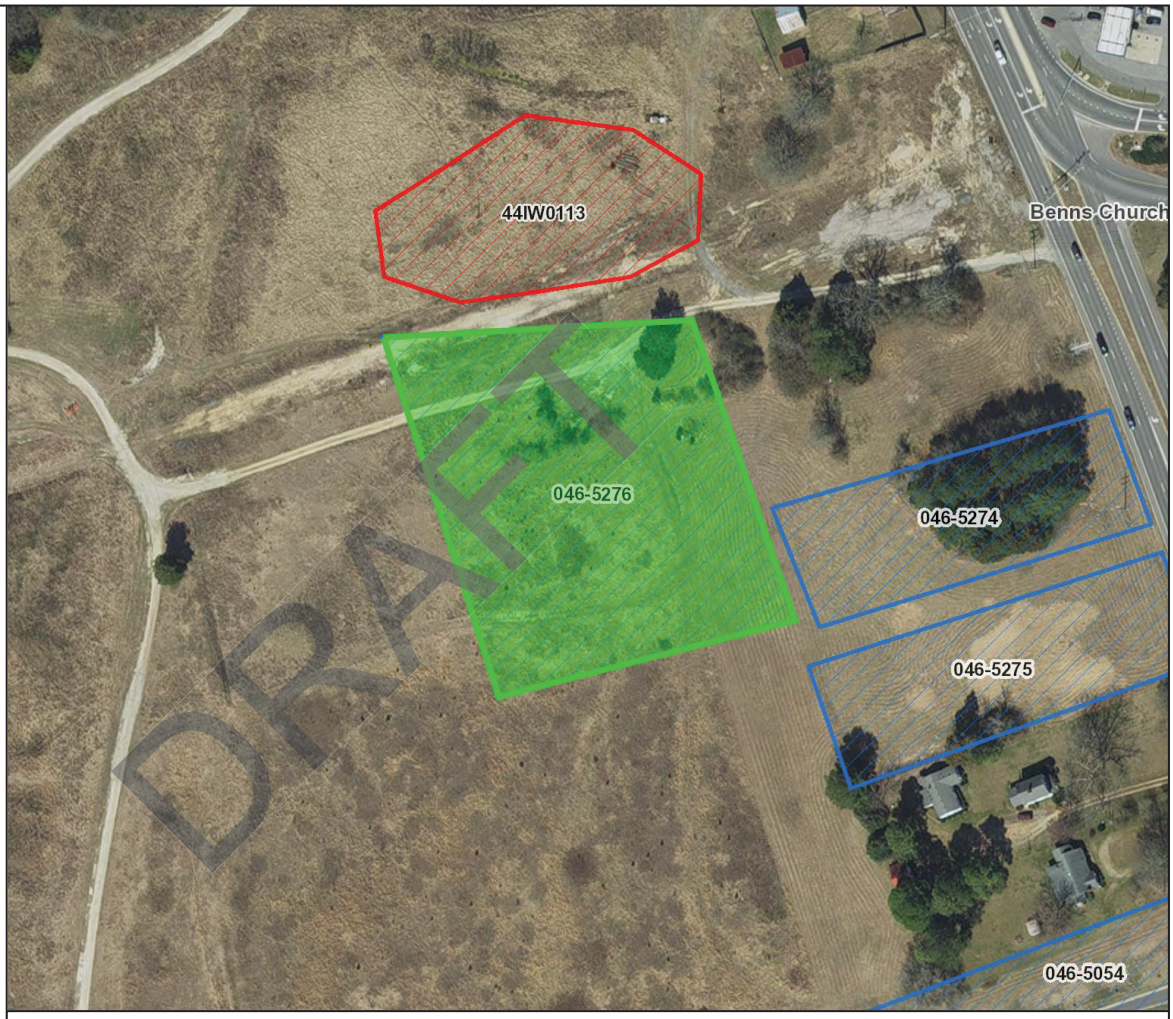
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N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Architecture Labels **Date: 6/2/2022**

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Property Information

Property Names

Name Explanation	Name
Descriptive	Angel on Gravestone
Function/Location	Gravestone, 14477 Benns Church Boulevard

Property Evaluation Status

Not Evaluated

Property Addresses

Current - 14477 Benns Church Boulevard Route 258

County/Independent City(s): Isle Of Wight (County)
Incorporated Town(s): *No Data*
Zip Code(s): 23314
Magisterial District(s): *No Data*
Tax Parcel(s): *No Data*
USGS Quad(s): BENNS CHURCH

Additional Property Information

Architecture Setting: Town
Acreage: *No Data*
Site Description:

Located in the Benns Church cemetery, near a golf club, with overhanging trees or branches nearby.

Surveyor Assessment:

Start Year: 1921 ca
End Year: 1921
Date Source: Site Visit
Type: Original Construction

Surveyor Recommendation: *No Data*

Primary Resource Information

Resource Category: Social/Recreational
Resource Type: Sculpture/Statue
NR Resource Type: Object
Historic District Status: *No Data*
Date of Construction: Ca 1921
Date Source: Site Visit
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Funerary
Other ID Number: *No Data*
Architectural Style: *No Data*
Form: *No Data*
Number of Stories: *No Data*
Condition: Poor
Threats to Resource: Deterioration
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

Inscriptions: On Gravestone Front: "Marion E. Briggs Daughter of WlJl & Florence Briggs Sept.25, 1911 Sept.28, 1921." Back of Gravestone: "Our darling one has gone before. To greet us on the blissful shore"
Dimensions: Base: H:3' W:1.5' Depth:1.5'
Sculpture: H:1.5' W:6" Depth:8"
The sculpture depicts a small angel standing, head bowed, arms down, holding a swag below her waist. The angel stands PL leg straight, PR leg

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bent and back.

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Other

Project Review File Number: *No Data*
Investigator: Gwaltney, Heather
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 10/18/1995
Dhr Library Report Number: *No Data*
Project Staff/Notes:
SOS! Survey

Bibliographic Information

Bibliography:

No Data

Property Notes:

Name: Heather Gwaltney
Address 1: 6067 Beechland Road
City: Elberon
State: Virginia
ZIP: 23846
Phone 1: 804-294-3235
Surveyor Notes: SOS! Survey Volunteer
Owner Relationship: Informant

Name: Richard Austin
Title: Curator
Address 1: 14477 Benns Church Boulevard
City: Smithfield
State: Virginia
ZIP: 23430
Phone 1: 804-357-3367
Surveyor Notes: Richard Austin s the contact person, Benns Church is the owner/administrator.
Owner Relationship: Owner of property

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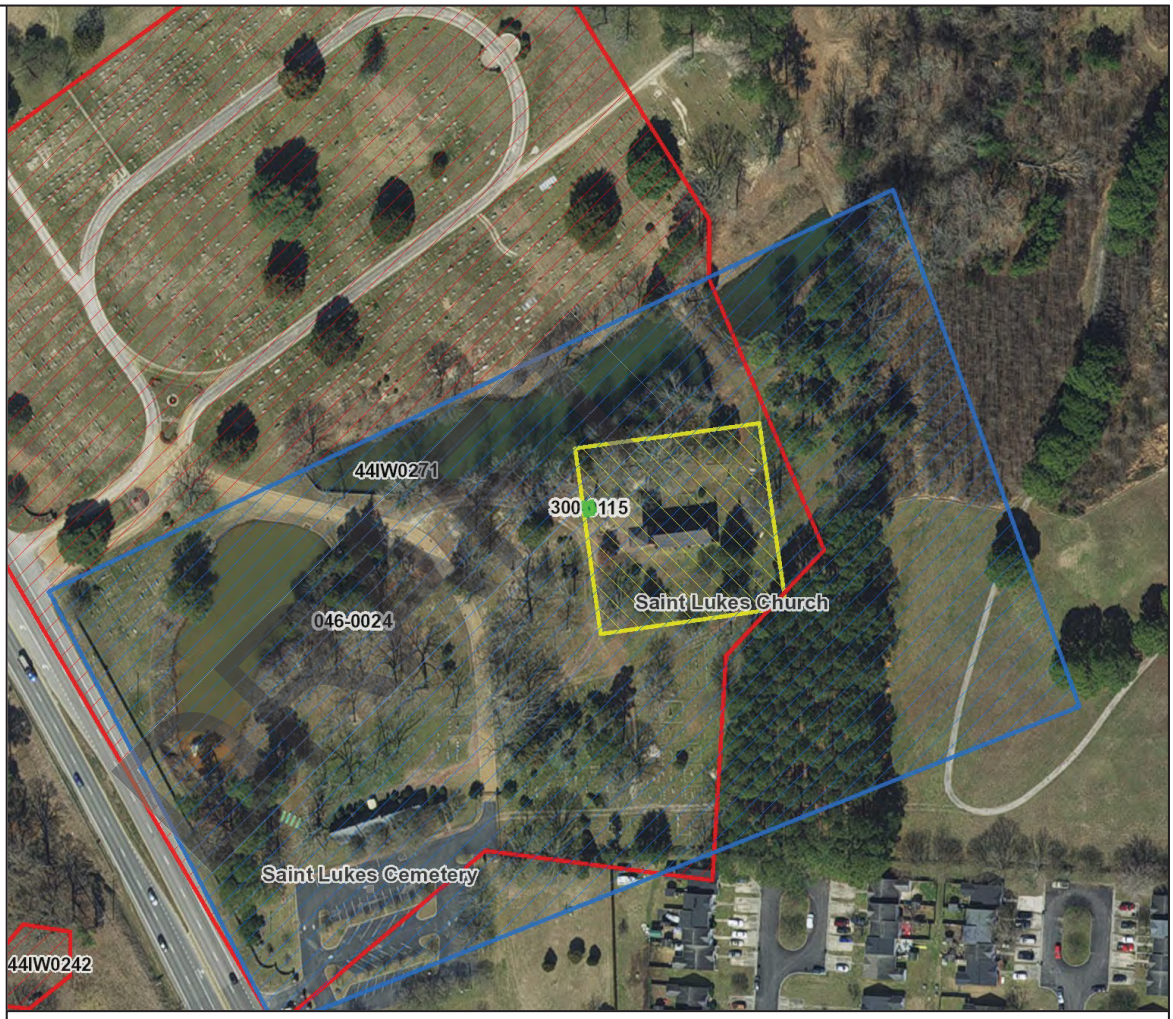
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0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Architecture Labels **Date: 6/2/2022**

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PHASE I ARCHAEOLOGICAL SURVEY OF APPROXIMATELY 50 ACRES OF THE PROPOSED SWEETGRASS RESIDENTIAL DEVELOPMENT ISLE OF WIGHT, VIRGINIA

November 2024

Prepared For:

Adam Edbauer
Ryan Homes
4525 South Blvd., Suite 100
Virginia Beach, Virginia 23452

Principal Investigator:

Nicholas M. Luccketti, M.A., RPA

Prepared By:

Anthony W. Smith, M.A., RPA
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300 McLaws Circle, Suite 100A
Williamsburg, Virginia 23185
(757) 229-9485

ABSTRACT

During September and October 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase I Archaeological Identification Survey of the 50-acre high probability areas of an approximately 250-acre tract of the proposed Sweetgrass development in Isle of Wight County, Virginia. The proposed Sweetgrass development is located on the east side of Route 10 (Benns Church Boulevard), approximately 0.75 mile north of the intersection with Brewers Neck Boulevard. The project area was composed of two non-contiguous areas identified as "high potential" by a previous Phase IA Cultural Resources Assessment (Smith *et al* 2024). The larger parcel (32-01-009) is largely bound by Jones Creek and its tributaries in its east half, private landholdings in the west half, and Route 10 along the west edge. The parcel is currently owned by the William G. Yeoman III Trust of Smithfield, Virginia.

The Phase I survey was conducted in anticipation of future development, and was designed to identify all archaeological resources which might be impacted and to evaluate their potential eligibility for listing in the NRHP of Historic Places (NRHP). The current Phase I Archaeological Survey identified seven archaeological sites (five historic, two multi-component) and 19 Archaeological Locations.

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I. INTRODUCTION

During September and October 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase I Archaeological Identification Survey of the 50-acre high probability areas of an approximately 250-acre tract of the proposed Sweetgrass development in Isle of Wight County, Virginia. The proposed Sweetgrass development is located on the east side of Route 10 (Benns Church Boulevard), approximately 0.75 mile north of the intersection with Brewers Neck Boulevard (Figures 1 and 2). The Phase I Archaeological Identification survey was undertaken to comply with a proffer between Ryan Homes and Isle of Wight County to conduct an archaeological investigation of a proposed development of the property.

The project area was composed of two non-contiguous areas identified as "high potential" by a previous Phase IA Cultural Resources Assessment (Smith *et al* 2024) (Figure 3). The 250-acre parcel (32-01-009) is largely bound by Jones Creek and its tributaries in its east half, private landholdings in the west half, and Route 10 along the west edge. The parcel is currently owned by the William G. Yeoman III Trust of Smithfield, Virginia. The Phase I survey was conducted in anticipation of future land clearing activities, and was designed to identify all archaeological resources which might be impacted and to evaluate their potential eligibility for listing in the NRHP of Historic Places (NRHP).

Both documentary research and fieldwork were conducted at a level in compliance with the Secretary of the Interior's standards (Department of the Interior 1983, 48 FR 44720-44723), as well as the Virginia Department of Historic Resources (DHR) *Guidelines for Conducting Historic Resources Survey in Virginia* (2017). Moreover, the field survey was conducted in compliance with statutes regarding the impact of undertakings on historic properties as summarized by the Advisory Council on Historic Preservation (36 CFR 800 [1986]). To meet Advisory Council standards, a Phase I archaeological survey must be conducted in "a reasonable and good faith effort to identify historic properties that may be affected by the undertaking" (36 CFR 800.4). The Phase I cultural resources survey was performed and documented at a level that meets or exceeds these standards.

Nicholas M. Luccketti, M.A., RPA, was the Principal Investigator for the project while JRIA Senior Archaeologist Anthony W. Smith, M.A., RPA, supervised the fieldwork. They were assisted by Field Archaeologists George Piccininni Avery, B.A., Jordan Wolfe, B.A., Mandi Beauvais, M.A., and Eli Clem.

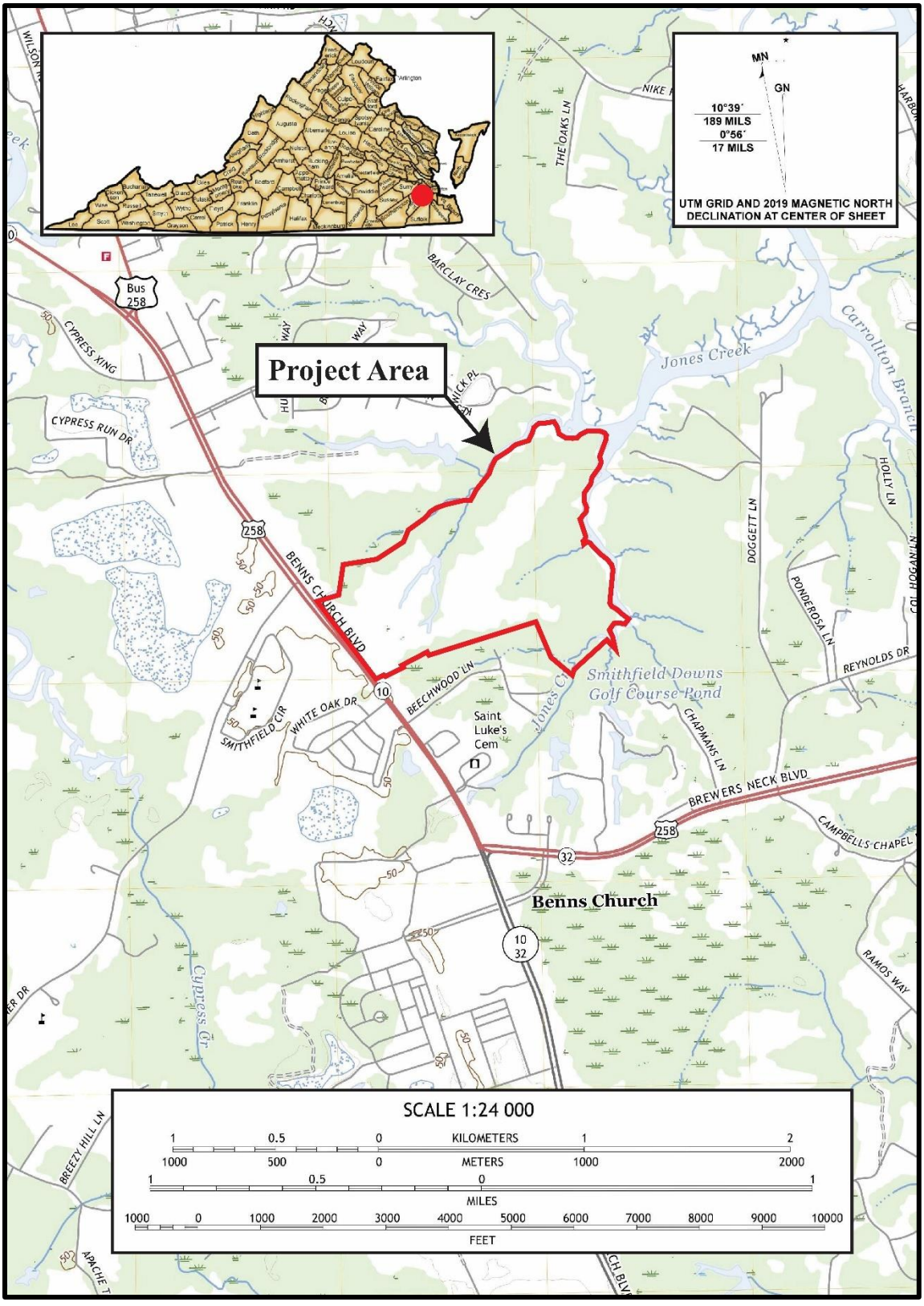


Figure 1. Project area location on detail of 7.5-minute USGS Benns Church, Virginia topographic quadrangle map, 2022.

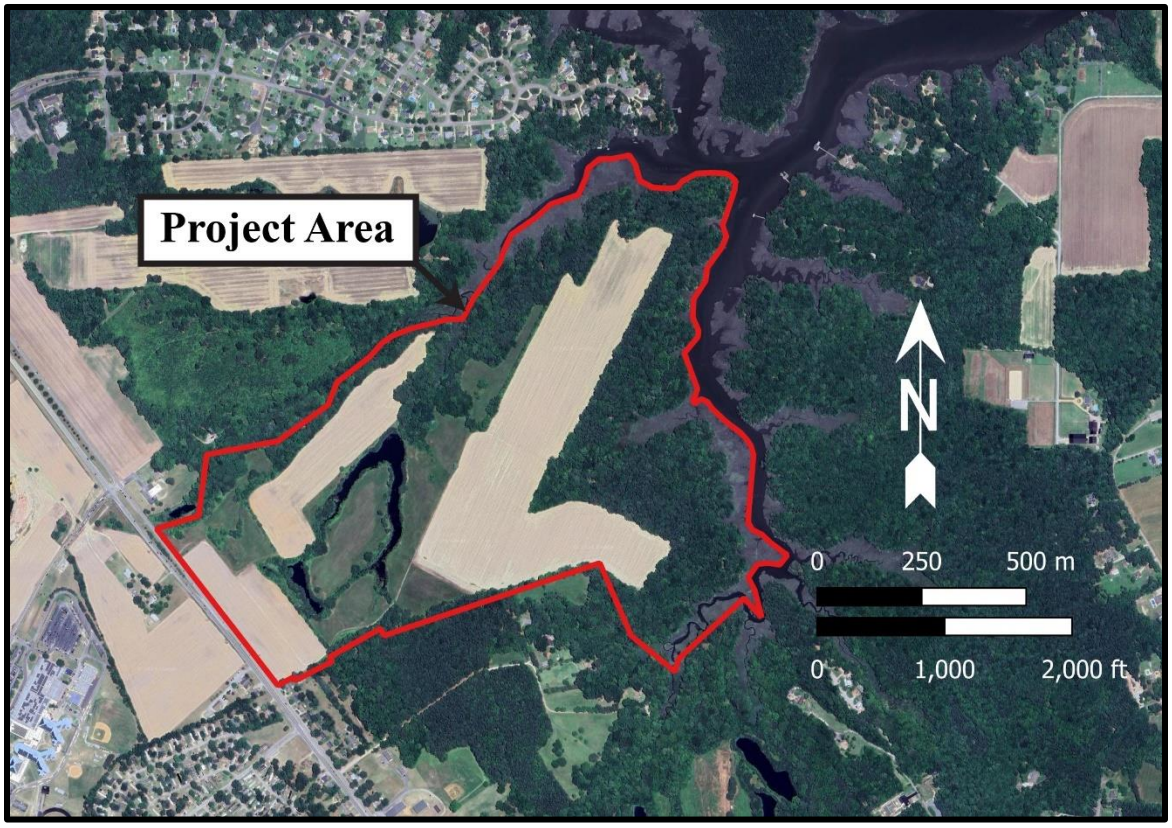


Figure 2. Aerial photograph of the project area from 2023 (Google Earth).

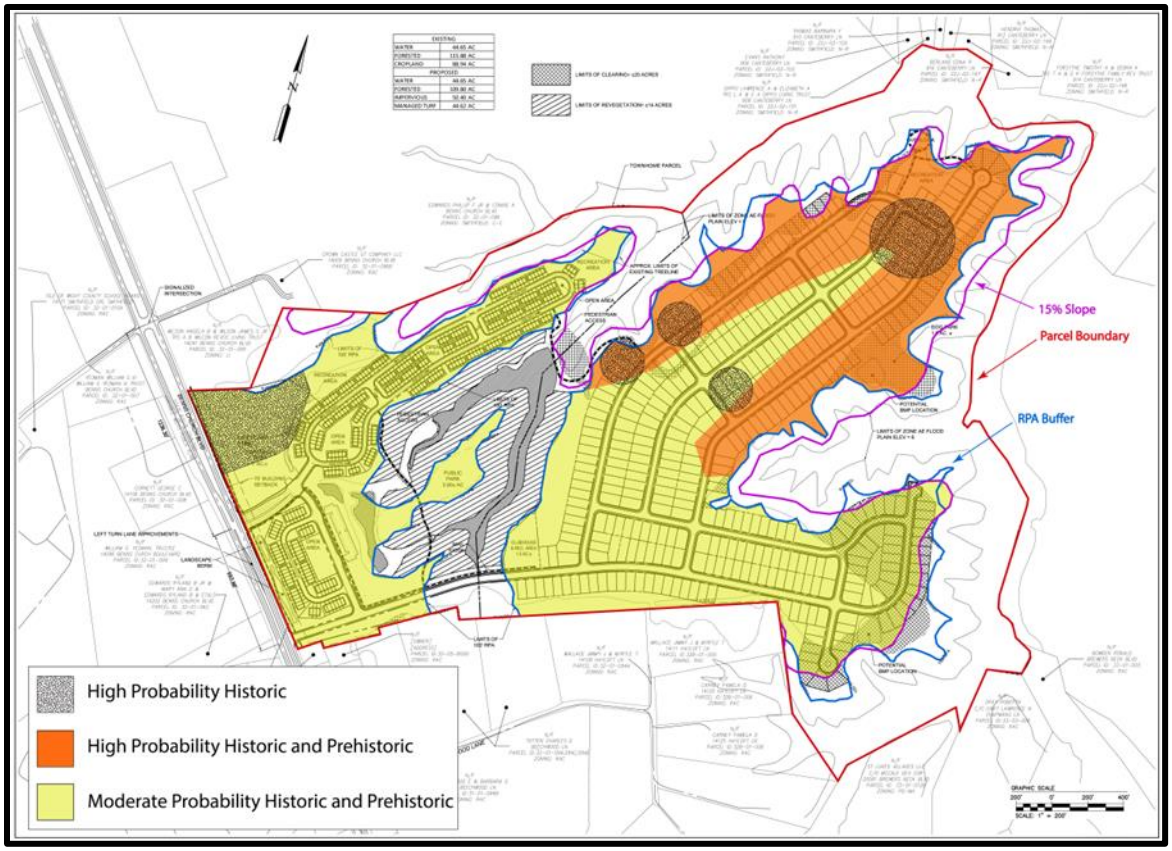


Figure 3. Phase IA Cultural Resources Assessment of the Sweetgrass property showing probability areas for containing archaeological sites (Smith et al 2024).

II. PHYSICAL AND ENVIRONMENTAL CONTEXT

The project area is situated within the Lowland subprovince of the Coastal Plain physiographic province. The project area is located at the interface between the Yorktown and Norfolk formations (Figure 4). The Norfolk formation is a Pleistocene marine and estuarine unit which overlies the older fossiliferous Yorktown formation deposited under marine conditions in warm shallow water during a period of relative tectonic stability (Coch 1968). The topography of this area is characterized by flat areas of low relief cut by a dendritic network of drainages, creeks, and tributaries (Figure 4). The project area itself is remarkably flat, resting between 20-23 feet above mean sea level (AMSL), with the only slopes lying along the edges leading down to Jones Creek. The tract is drained by Jones Creek which forms the northern, western and much of the eastern border of the project area. Jones Creek drains into the Pagan River which in turn flows into the James River, through the Chesapeake Bay and into the Atlantic Ocean.

The flat and well drained soils contained by the majority of the project area provide excellent agricultural potential. The central 56.8% of the project area is covered in what the USDA considers "Prime Farmland": the Peawick silt loams and Slagle fine sandy loams. The poorly drained soils immediately abutting Jones Creek, the well-drained but stoney Rumford loamy sand, and the excessively sloped Nevarc and Remlik complex, are generally poor in agricultural potential (Figures 5 and 6, Table 1).

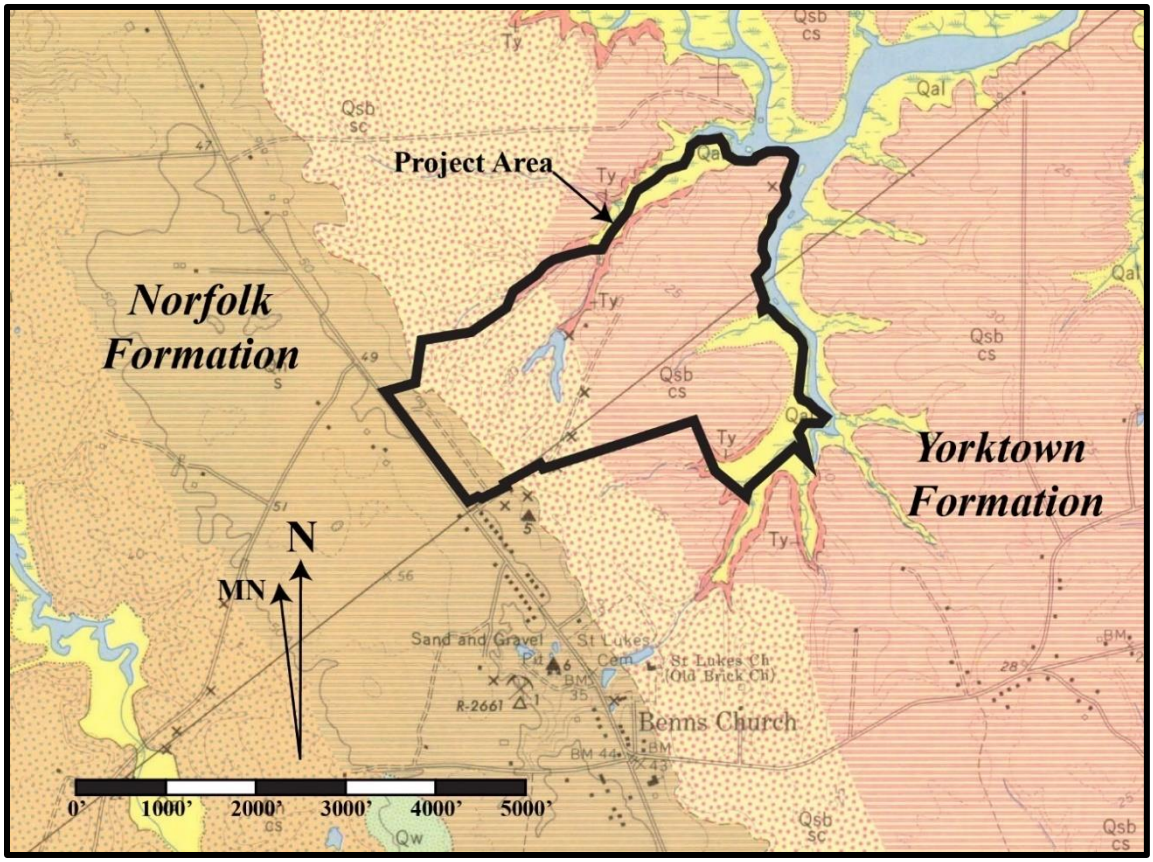


Figure 4. Project area on a detail of the Geologic Map of the Benns Church Quadrangle, Virginia (Coch 1968).

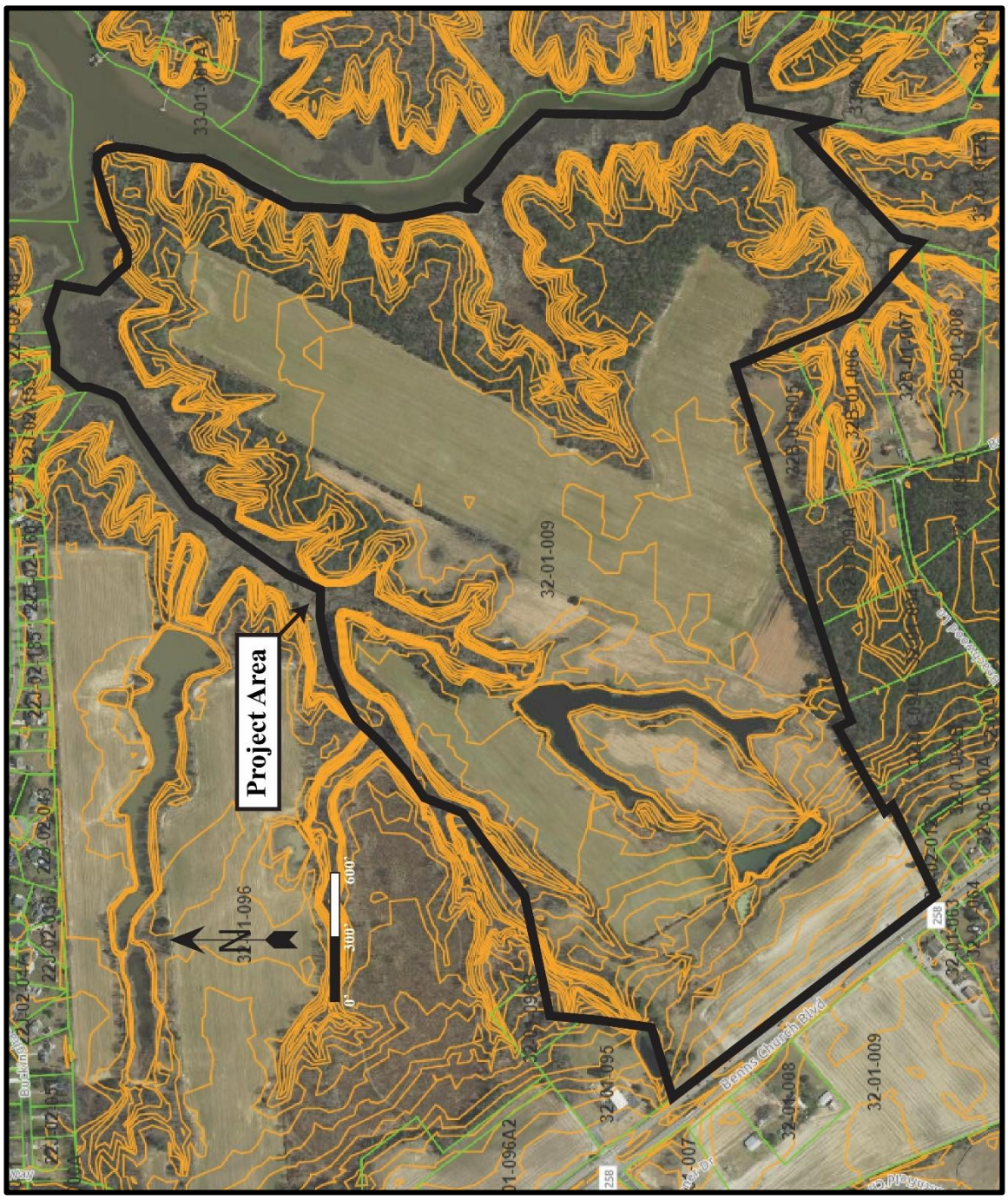


Figure 5. Topography of project area (County of Isle of Wight GIS 2024).

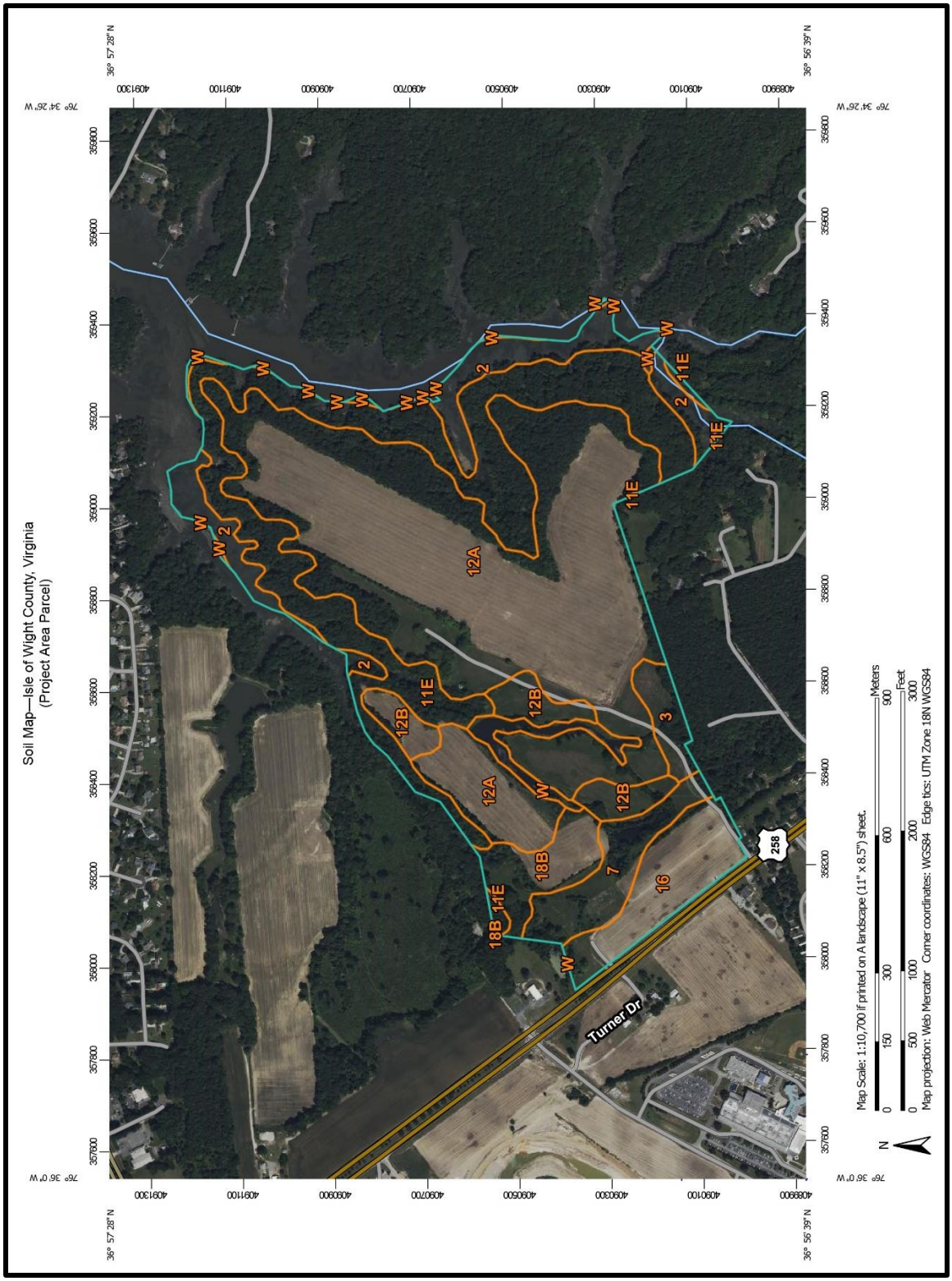


Figure 6. Mapped soils within the survey area (USDA Web Soil Survey 2024).

Table 1. Soil types within the project area (USDA. Web Soil Survey 2024).

Soil Symbol	Soil Name	Slope	Drainage	Capability Class*	Percentage of Project Area
2	Bohicket silty clay loam	0-1%	Very poorly drained	8w	7.3
3	Chickahominy silt loam	0-2%	Poorly drained	4w	1.8
7	Kinston loam	0-4%	Poorly drained	6w	4.5
11E	Nevarc and Remlik soils	15-35%	Moderately well drained	7e	21.7
12A	Peawick silt loam	0-2%	Moderately well drained	2w	49
12B	Peawick silt loam	2-6%	Moderately well drained	2e	4.2
16	Rumford loamy sand	0-4%	Well drained	2s	5.7
18B	Slagle fine sandy loam	2-6%	Moderately well drained	2e	3.6
W	Water	N/A	N/A	N/A	2.1

Soils in dark green area considered “Prime Farmland”, soils in light green are considered “Prime Farmland If Drained.”

*Soils designated as Capability Class 2-4 are all generally suited to cultivated crops, pasture, range, and woodland, with varying degrees of limitations. Class 2 soils have some limitations which reduce the choice of plants or require moderate conservation practices; Class 3 soils have severe limitations; and Class 4 have very severe limitations. Class 6 and 7 soils have severe limitations which make them generally unsuited to cultivation, and may limit their use mainly to pasture, range, or woodland. Capability limitations include shallow, droughty, or stony soils (s); erosion (e); and excess water (w).

III. CULTURAL CONTEXT

PREHISTORIC CONTEXT

Virginia's prehistoric cultural chronology is subdivided into three major time periods based on changes in subsistence as exhibited by material remains and settlement patterns. These divisions are known as the Paleoindian, Archaic, and Woodland periods. A brief summary of the regional cultural chronology follows, with comments on manifestations of each period within the project area vicinity.

Paleoindian (Prior to 10,000 BC)

Paleoindian occupation in Virginia, the first human occupation of the region, began some time before 10,000 BC. The earliest recognized diagnostic artifacts from this period were Clovis projectile points, typically fashioned of high-quality cryptocrystalline materials such as chert, chalcedony, and jasper. Later Paleoindian points include smaller Clovis-like and Cumberland variants, small "Mid-Paleo" points, and, at the end of the period, Dalton, Hardaway-Dalton and Hardaway Side-notched points. Also diagnostic, though to a lesser extent, are certain types of well-made endscrapers, sidescrapers, and other formalized tools. Most current views now hold that eastern Paleoindians were generalized foragers with an emphasis on hunting. Social organization apparently consisted of relatively small bands that exploited a wide, but defined, territory (Gardner 1989: 5-52; Turner 1989: 71-94).

The majority of Paleoindian remains in Virginia are represented by isolated projectile point finds and what appear to be small temporary camps. Although some larger and very notable base camps are present in the state, they are relatively rare and usually associated with sources of preferred, high quality, lithic materials. The most important Paleoindian sites in Virginia, and in the eastern U. S. as a whole, are the Thunderbird Site in the Shenandoah Valley (Gardner 1974, 1977), the Williamson Site in south-central Virginia (McCary 1951, 1975, 1983), and the Cactus Hill Site in Sussex County. Both the Thunderbird and Williamson sites are large base camps associated with local sources of high-grade cryptocrystalline lithic materials. At the Thunderbird site area and its surrounding environs, a site typology has been formulated which includes lithic quarries, quarry-related base camps, quarry reduction stations, base camp maintenance stations, outlying hunting sites, and isolated point sites (Gardner 1981a, 1989). Cactus Hill (44SX0202), located on the Nottoway River near Stony Creek, is characterized by stratified deposits associated with the Paleoindian through Woodland periods. The site has yielded numerous Clovis projectile points, and generated a radiocarbon date of 15,070 BP from a pre-Clovis occupation layer, which is characterized by artifacts in a pre-Clovis core blade tradition (McAvoy and McAvoy 1997).

Archaic (8000-1200 BC)

The beginning of the Archaic Period generally coincided with the end of the Pleistocene epoch, marked in the region by a climatic shift from a moist, cool period to a warmer, drier climate. Vegetation also changed at this time from a largely boreal forest setting to a mixed conifer-deciduous forest. In eastern Virginia, a temperate climate was established, and the formation of the Chesapeake estuary began. Increasing differences in seasonal availability of resources brought on by post-Pleistocene changes are thought to have coincided with increasing emphasis on strategies of seasonally geared mobility (Dent 1995:147).

Archaic populations likely were characterized by a band-level social organization involving seasonal movements corresponding to the seasonal availability of resources and, in some instances, shorter-interval movements. Settlement during this era probably involved the occupation of relatively large regions by single band-sized groups living in base camps during part of the year, and dispersing as necessary on a seasonal basis, creating smaller microband camps that may have consisted of groups as small as single families.

The Archaic period saw the development of more specialized resource procurement activities and associated technologies. These differences in material culture are believed to reflect larger, more localized populations, as well as changes in food procurement and processing methods. The Archaic Period also marked the beginning of ground stone technology, with the occurrence of ground atlatl weights and celts. New tool categories that developed during the Archaic include chipped and ground stone celts, ground stone net sinkers, pestles, pecked stones, mullers, axes, and, during the more recent end of the Late Archaic, vessels carved from soapstone quarried in the Piedmont (Custer 1990: 35-40; Geier 1990: 84-86, 93-94).

Early Archaic

Corner and side-notching became a common characteristic of projectile points at the beginning of the Archaic Period (Early Archaic), indicating changes in hafting technology and possibly the invention of the spear-thrower (atlatl). Notched point forms include Palmer and Kirk Corner-notched and, in localized areas, various side-notched types. The later end of the Early Archaic Period and the beginning of the Middle Archaic Period are marked by a series of bifurcate base projectile point forms that, in this area, are mainly represented by LeCroy points.

Middle Archaic

As a whole, the Middle Archaic, ca. 6500- ca. 3000 BC, witnessed the rise of various stemmed projectile point forms, and there is a notable increase in the number of early Middle Archaic components over the immediately preceding Early Archaic. In this region, the most common Middle Archaic artifact forms are, from oldest to youngest, LeCroy, Stanly, Morrow Mountain, and Guilford projectile point types, followed by the side-notched Halifax type at the end of the period as it transitions into the Late Archaic

between ca. 3500 and 3000 BC. The numbers of Middle Archaic sites recorded in eastern Virginia as a whole indicate a significant population increase at this time.

Late Archaic

The Late Archaic period (ca. 3000-1200 BC) was dominated by stemmed and notched knife and spear point forms, including various large, broad-bladed stemmed knives and projectile points that generally diminish in size by the succeeding Early Woodland period (e.g., Savannah River points and variants). Also found, though less common, are stemmed and notched-stem forms identical to those associated more prominently with areas of Pennsylvania and adjoining parts of the northeast (Susquehanna and Perkiomen points).

Marked increases in population density and, in some areas, decreased mobility characterized the Late Archaic Period in the Middle Atlantic states and eastern North America as a whole. Locally, there is an increase in the numbers of late Middle Archaic (Halifax) and Late Archaic (Savannah River) sites over those of earlier periods, suggesting a population increase and/or intensity of use of this region between about 3500 BC and ca. 1200 BC.

Agriculture in the Middle Atlantic region probably has its origins during this period. Yarnell (1976: 268), for example, writes that sunflower, sumpweed, and possibly goosefoot may have been cultivated as early as 2000 BC. In the lower Little Tennessee River Valley, remains of squash have been found in Late Archaic Savannah River contexts (ca. 2400 BC), with both squash and gourd in slightly later Iddins period contexts (Chapman and Shea 1981: 70). However, no cultigens have been found in Late Archaic contexts locally.

Woodland (1200 BC-ca. AD 1600)

The Woodland period was characterized by the introduction of ceramic technology, a gradually developing dependence on horticulture, and increased sedentism. Three sub-periods (Early, Middle, and Late Woodland) have been designated, based primarily on stylistic and technological changes in ceramic and projectile point types, as well as settlement patterns.

Early Woodland

The Early Woodland period, ca. 1200-500 BC, is generally defined by the appearance of ceramics in the archaeological record. The earliest Woodland ceramic wares, Marcey Creek Plain and variants, are rectangular or oval and resemble the preceding Late Archaic soapstone vessels. These ceramics are followed by cord-marked, soapstone-tempered Selden Island ceramics, then by sand-and-grit-tempered Elk Island (Accokeek) ceramics with both plain and cord-marked surfaces. The latter traditionally were referred to as the Stony Creek series, although this type is now known to subsume several Early, Middle, and Late Woodland ceramic wares (Egloff 1991: 243-48).

Early Woodland sites in this section of Tidewater Virginia typically consist of small camps in both riverine and lesser-order stream locations, particularly those also occupied slightly later in the earlier part of the Middle Woodland period.

Middle Woodland

The Middle Woodland period in this area, ca. 500 BC to AD 900, was marked by the appearance of net-marked, sand-tempered, and pebble-tempered pottery that generally spans the period ca. 500 BC to about AD 300 (Pope's Creek and Prince George wares). These ware types were supplanted by shell-tempered net- and cord-marked Mockley pottery until about AD 900 in areas lying east of the Fall Line. Local wares, such as Varina net-marked, were quite common in the Inner Coastal Plain, and have been dated to ca. AD 200/250 (Egloff 1991: 243-48).

Previous archaeological studies in the region have demonstrated the intensive use of small tributary streams as well as major river floodplains throughout the Middle Woodland period (ca. 500 BC and AD 900). Archaeologists have suggested that the Middle Woodland was characterized by "restricted wandering," in which groups used various campsites for several weeks at a time, obtaining needed materials in the site vicinity (Stewart 1992: 12-16).

Late Woodland

By the Late Woodland Period (AD 900-1600), agriculture had assumed a role of major importance in the prehistoric subsistence system. The adoption of agriculture represented a major change in the subsistence economy and patterns of settlement. The availability of large areas of arable land became a dominant factor in settlement location, and sites increasingly were located on fertile floodplain soils or on higher terraces or ridges adjacent to them.

Diagnostic artifacts of this period include several triangular projectile point styles that originated during the later part of the Middle Woodland period and decreased in size through time. Late Woodland ceramics from about AD 900 to the time of European contact in Tidewater Virginia include shell-tempered, Townsend, and Roanoke ceramics; untyped, sand-tempered, fabric-impressed ceramics that are otherwise similar to Townsend; and lithic- and sand-tempered simple-stamped ceramics similar to Gaston and Cashie types of North Carolina.

By the Late Woodland period, a significant number of villages and small hamlets appear to have been occupied on a more permanent basis. Some villages were highly nucleated while others were internally dispersed over a wide area. A number of villages were completely fortified by circular or oval palisades, indicating a rise in inter-group conflict, while others contained both a fortified core area and outlying houses. The more dispersed settlements were scattered over a wide area and characterized by fluid settlements within large, sprawling, and loosely defined town or village territories (Turner 1992: 108-114).

Drawings and journals of early European explorers describing Indian villages indicate that houses were constructed of oval, rectangular, or circular frameworks of flexible, green sapling poles set in the ground, lashed together, and covered with thatch or bark mats. Burial sites of the period were situated in individual pits or in ossuaries. Such historical accounts are consistent with data obtained from archaeological excavations of Coastal Plain Late Woodland village sites (Hodges and Hodges 1994).

With the development of a more sedentary settlement-subsistence system culminating in the Late Woodland period, permanent habitation sites gradually replaced base camp habitation sites more characteristic of those of previous foragers and hunter-gatherers. Various supporting camps and activity areas were established in the day-to-day procurement of food and other resources (i.e., short-term hunting and foraging camps, quarries, butchering locations, and re-tooling locations). Locations used partially or largely for ceremonial purposes were also present, usually in association with habitation sites. Late Woodland hamlets and villages typically are found on bluffs, terraces, or floodplains adjacent to rivers or major tributaries. Small seasonal camps and non-seasonally based satellite camps supporting nearby sedentary villages and hamlets are located along smaller streams in the interior. These campsites typically are characterized by limited concentrations and sparse scatters of lithics and ceramics (Turner 1992: 108-114). The current project area would seem to amply fill several of these criteria for Late Woodland occupation, indeed, John Smith's 1624 map of the James River valley does show an "ordinary howse" and a "King's howse" at Mattanock, in the vicinity of current project area (Figure 7).

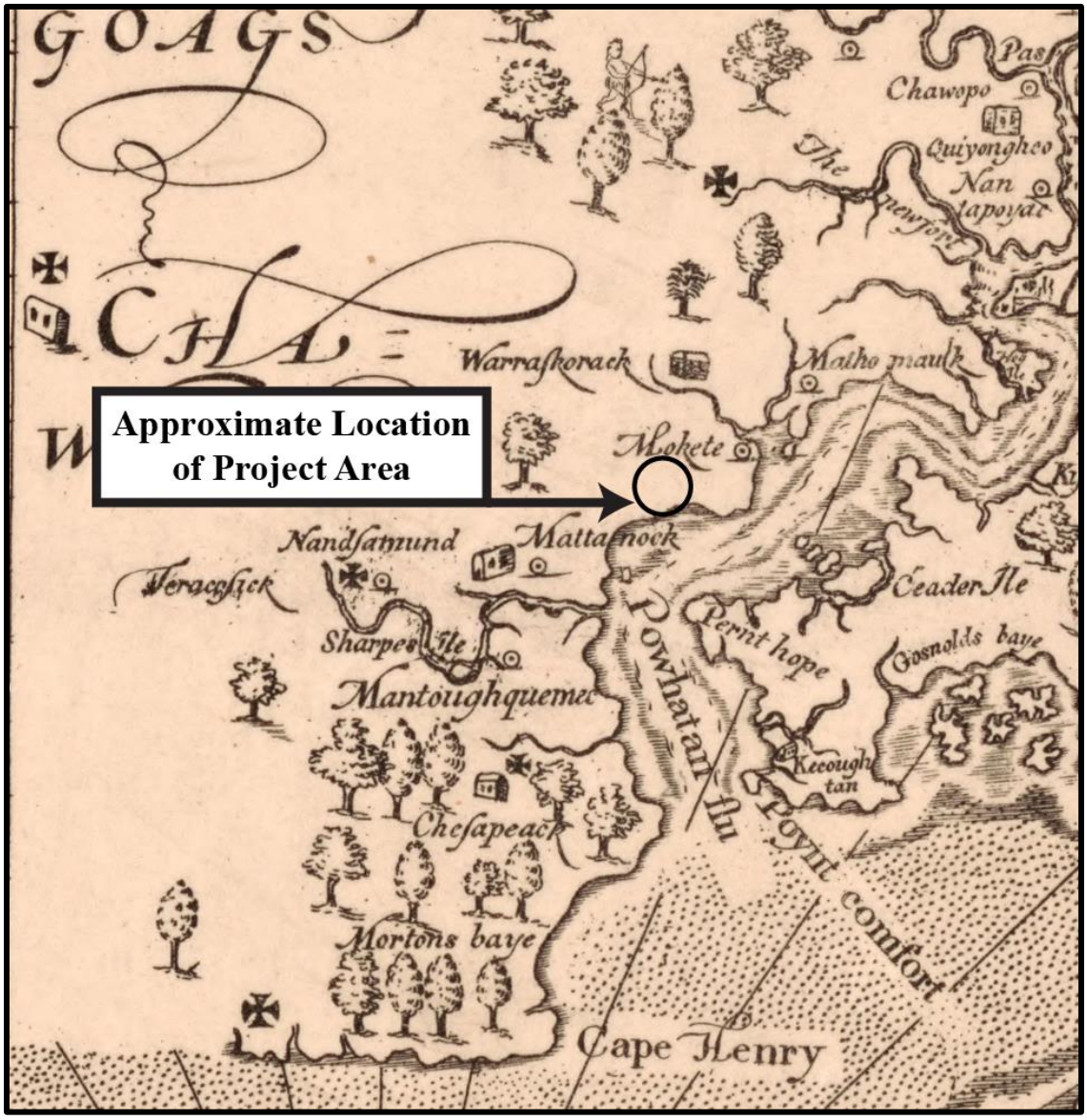


Figure 7. Approximate location of the project area on detail of *Virginia Discovered and Discribed* [sic.] (Smith 1624).

HISTORIC CONTEXT

The historic context for the project area and its region is divided into the following sections in accordance with DHR guidelines: Settlement to Society (1607-1750); Colony to Nation (1750-1789); Early National Period (1789-1830); Antebellum Period (1830- 1860); Civil War (1861-1865); Reconstruction and Growth (1865-1917); World War I to World War II (1917-1945); and the New Dominion (1945-present).

Settlement to Society (1607-1750)

The Warrosquoyacke, a small tribe of between 40 and 50 warriors, occupied the south bank of the James at the start of the 17th century. The tribe lived in two small villages: Mathomank near Burwell's Bay and Mokete at Pagan Point near Battery Park. John Smith traded with the tribe at Burwell's Bay in 1608; however, English colonization south of the river would not take place for another decade. On April 27, 1619, a group of men under Captain Christopher Lawne arrived at Jamestown with 100 settlers on the ship *Marygold*. These new colonists settled across the river from Jamestown near the mouth of a small creek, afterwards known as Lawne's Creek. This creek would become the dividing line between Isle of Wight and Surry Counties (King 1993).

Captain Lawne and four out of five of the men who came with him all died within a year as the location selected for their settlement was swampy land prone to mosquitos. On November 30, 1620 the London Company granted this association of settlers an extension to 1625 to make up the quota of men they were supposed to bring and declared that the plantation should hereafter be known as Isle of Wight. The two primary English settlements on the south side of the James River at this time were Edward Bennett's holdings at a place called "The Rocks" and Captain Nathaniel Basse's holdings on the Pagan River known as Basse's Choice (King 1993).

Settlements on both sides of the James River were attacked by Native Americans on Good Friday, March 22, 1622. Of the 1,240 inhabitants spread across the 80 settlements of the colony, 347 were killed in a few hours and 53 of those were inhabitants of Isle of Wight (King 1993:3). After the attack, most plantation were abandoned and many of the surviving colonists crowded into eight plantations closer to the fort at Jamestown. All of Isle of Wight from Hog Island down the river 14 miles was deserted. Roger Smith was commissioned to build a fort for protection against the Spanish and Native Americans in this same year. This fort would form the foundation of what later became Fort Boykin. The census of 1623 to 1624, the first in the county, listed 33 people living at "Warrosquoyacke" and 20 people at Basse's Choice (King 1993:5). Four black "servants" were also recorded as living at Warrosquoyacke (King 1993:131). Only 31 people were listed as living at both plantations in 1625 (King 1993:5).

Following the dissolution of the Virginia Company in 1624, Virginia became a royal colony. In 1634, King Charles I directed the organization of the colony into eight shires, or counties. Two of these were Elizabeth River Shire and Warrosquoake Shire. Generally speaking, Elizabeth River Shire was comprised of the area now known as South Hampton Roads (Norfolk, Portsmouth, Chesapeake, Suffolk, and Virginia Beach) and the city of Hampton. The year 1636 saw the subdivision of New Norfolk County (South Hampton Roads) from the remainder of Elizabeth River Shire (Hampton). New Norfolk County was subsequently divided into Upper Norfolk County (Suffolk) and Lower Norfolk County (the remainder of South Hampton Roads) in 1637. Warrosquoake Shire was renamed Isle of Wight County in the same year. Upper Norfolk County was officially redesignated the County of Nansimum (Nansemond) by the House of Burgesses in March 1646. The new name paying deference to the native Nansemond tribe, whose main village lay along the shores of the Nansemond River, near present-day Suffolk.

The 1635 census for the county shows a total population of 532 people, a significant rebound from the 31 people living in the county a decade prior. In 1642, the county was divided into upper and lower parishes, with the Pagan River serving as the general dividing line. Cartographer Agustine Hermann created the first accurate map of the Chesapeake in 1673 with stylized but general house locations; Herrman's map does not show any buildings in the project area (Figure 8). In 1732, Brunswick County was formed out of a portion of Isle of Wight and in 1749, the entire lower parish became Southampton County (King 1993).

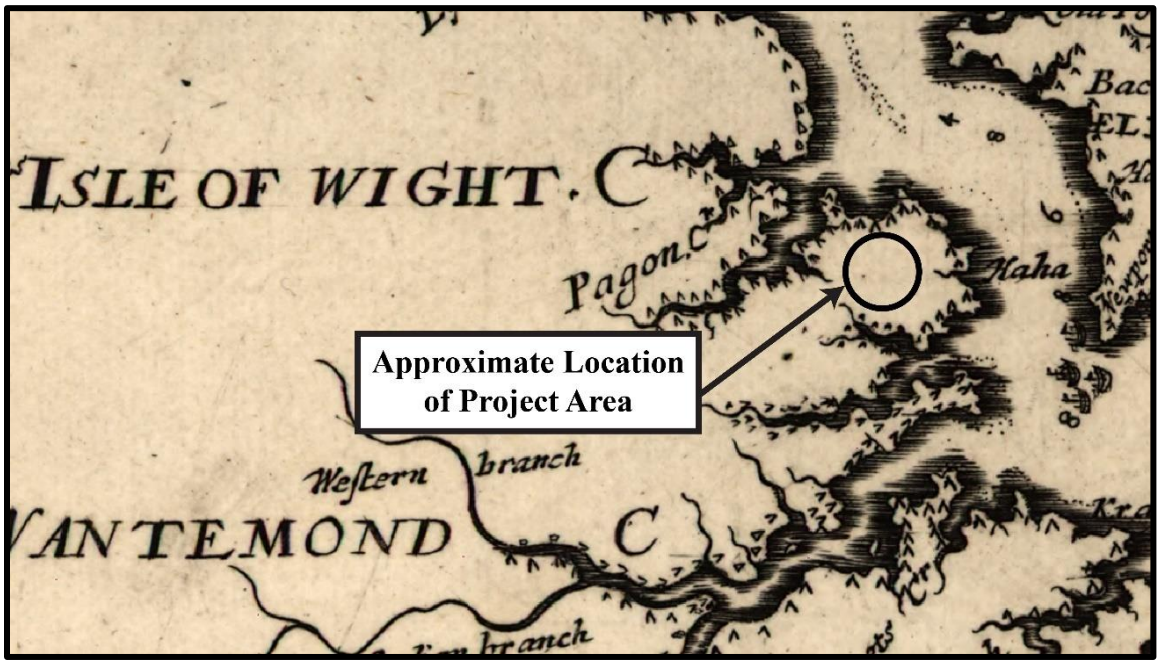


Figure 8. Approximate location of project area on detail of *Virginia and Maryd as it is Planted and Inhabited This Present Year 1670* (Herrmann 1673).

Colony to Nation (1750-1789)

Isle of Wight County was primarily agricultural and, as with the rest of Virginia, tobacco served as the principal crop for at least the first 175 years of settlement. However, the soil in Isle of Wight was never ideal for tobacco cultivation, and the crop itself wore out farmland quickly. Towards the end of the 18th century, many farmers turned to more diversified crops including corn, grains, fruit orchards and livestock.

Very little of note took place in Isle of Wight County during the Revolutionary War. In 1781, Colonel Banastre Tarleton and his calvary failed to destroy the county records kept at Smithfield as the wife of the acting clerk of court was able to successfully hide them. Tarleton and his forces did, however, do considerable damage to the courthouse itself (King 1993:63). It is also believed that General Cornwallis passed through the county on July 9, 1781 when he camped at Six Oaks (King 1993:63). Roger Smith's fort, commissioned in 1622, was named Fort Boykin after Major Francis Boykin

of the Continental Army. The scale of 18th-century maps of the area are too great to show any details of the project area (Figures 9 and 10).



Figure 9. Approximate location of project area on detail of *A Map of the Most Inhabited Part of Virginia Containing the Whole Province of Maryland with Part of Pensilvania, New Jersey and North Carolina* (Fry and Jefferson 1751).

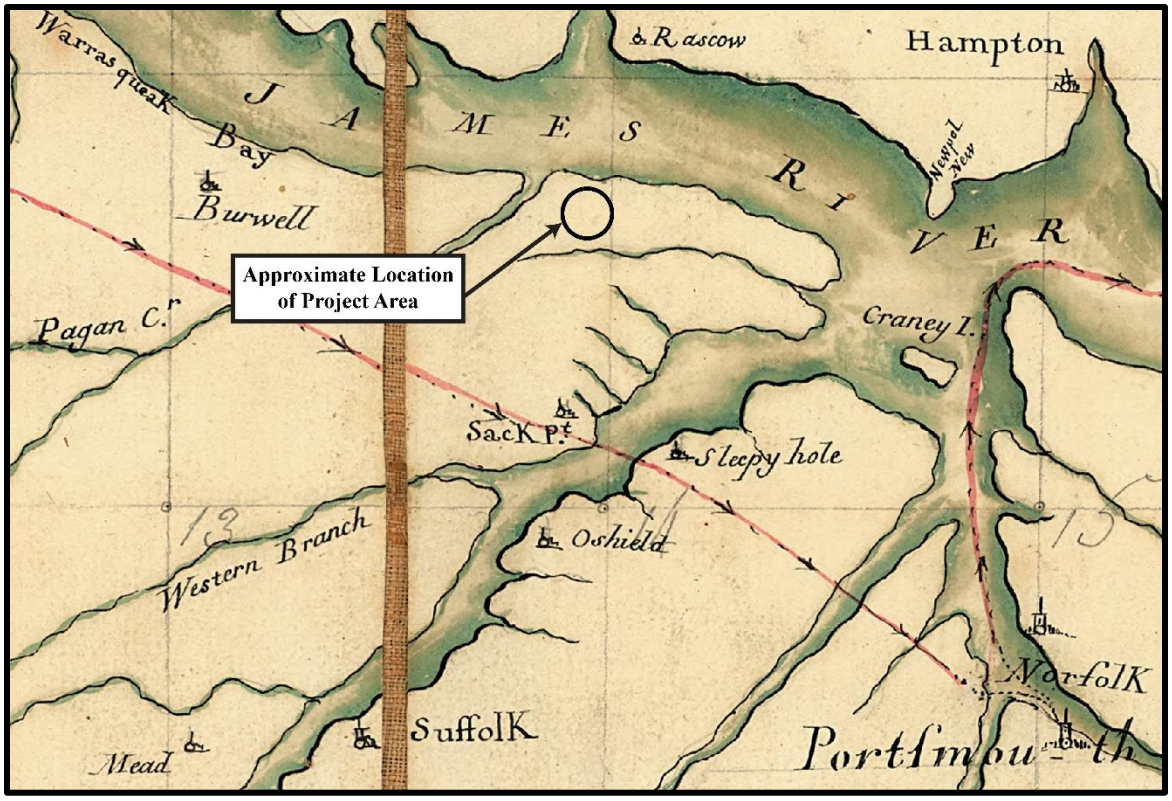


Figure 10. Approximate location of project area on detail of *Campagne en Virginie du Major Général M'is de LaFayette: ou se trouvent les camps et marches, ainsy que ceux du Lieutenant Général Lord Cornwallis en 1781* (Capitaine du Chesnoy 1781).

Early National Period (1789-1830)

Isle of Wight continued to be a primarily agricultural county into the late 18th and early 19th centuries. Cotton became a more significant crop in the region and was grown in sufficient quantity to support two cotton factories in the early 19th century: Scott's Factory established in 1828 and Mt. Holly Factory established after 1834. During the War of 1812, Fort Boykin was enlarged into a seven-pointed star (King 1993:170). However, the only action the county saw during that war was one failed attempt by the British to land at "The Rocks."

Antebellum Period (1830-1860)

Farming continued to define Isle of Wight County in the Antebellum Period. The 1850 census shows a farming population of 8,421 people out of a total of 9,353 residents (King 1992:198). Crops grown in the county continued to diversify and tobacco was largely abandoned with only 44 pounds grown in the county in 1850 (King 1993:196). It was around the end of this period that peanuts were introduced as a commercial crop in the county.

During the decade preceding the Civil War, the current project area was part of several changes in ownership. A deed of 04 September 1850 (IOW DB 38/86) documents the exchange of properties between John D. Holstead and Robert H Whitfield, with Whitfield coming into ownership of 150 acres of the current project area for one dollar. The parcel was noted as being the same lands conveyed to John Holstead by James B. Southall at some unmentioned previous date. Almost immediately, just one week later, Robert H. and Rebecca A. Whitfield sell the 150 acre "Holstead" farm to Edmund B. Pedin for $1650 (IOW DB 38/69). On February 11, 1857, Edmund and Caroline Pedin sold 189 acres, in two parcels, to Stephen G. Darden and Nathan H. White for $4000. The deed (IOW DB 39/468) mentions that this includes the "Holstead" farm and a property referred to as the "Meadows." Less than two years later, in early 1859, Stephen G. and Elizabeth Darden sell the two parcels, now called "Pedin's Place," and "Holstead" or "Southall," to William D. and Stephen W. Southall (see Figure 13) for $4200 (IOW DB 40/114). Before the end of the Civil War, William D. and Harriet Ann Southall sold two parcels, "Holstead's" Place and the "Pedins," to Augustus Bunkley for $5,500 (IOW DB 40/522).

Civil War (1861-1865)

Very little action took place in Isle of Wight County during the Civil War; contmeporary maps show no details about the project area (Figures 11-13. The two forts in the county—Fort Boykin and Fort Huger on Hardy's Bluff—which Confederate troops occupied in the hopes of preventing Federal forces from moving freely up the James River, both proved ineffective at stopping the well-armed Union ships and were ultimately abandoned. Three minor skirmishes took place in the county. In July of 1862, a New York regiment of cavalry reached the Smithfield courthouse and a slight action took place near Ducksville between the Southhampton and New York cavalries in which several horses were killed, but no other casualties took place. A detachment of Dodge's Cavalry, while making a reconnaissance eastward from the courthouse, encountered Confederate troops from Colonel Claiborne's command near Carroll's Bridge resulting in a number of Union casualties and the capture of 32 men and 26 horses. Finally, in 1864, the 15th Massachusetts infantry landed at Burwell's Bay and marched a short distance to Smithfield were they met a small confederate force. After a lot of long-range firing, the Union troops returned to their ship with no known casualties on either side.

The only Civil War "battle" to take place in Isle of Wight County was the "Battle of Smithfield." By 1862, all Confederate forces had been evacuated from the Smithfield area and the bridges at either end of the town had been burned. In 1864, when the battle took place, Union gunboats were in complete control of the James River. In late January, a Federal steamer on the river was fired upon by Confederate forces on the shore and ran aground. A retaliatory force of 90 men was sent to Smithfield to join with troops at Cherry Grove. After a minor skirmish at Six Oaks, the Yankees fell back to Smithfield, expecting to be picked up by a gunboat. When the boat failed to arrive, they placed their one small cannon at the top of Wharf Hill where it commanded the length of Main Street and threw up a barricade. Eventually, the gunboat, the *Smith-Briggs*, did return, but the

Confederate troops succeeded in maiming the vessel and forcing the Union troops to surrender. The *Smith-Briggs* was set on fire and when the flames reached the magazine it was blown completely to pieces. Though little direct action took place in Isle of Wight County, the war had a sizeable impact on the lives of residents. The signficant contribution of men and resources from the county to the Confederate war effort would have a severe impact on the region for many years.

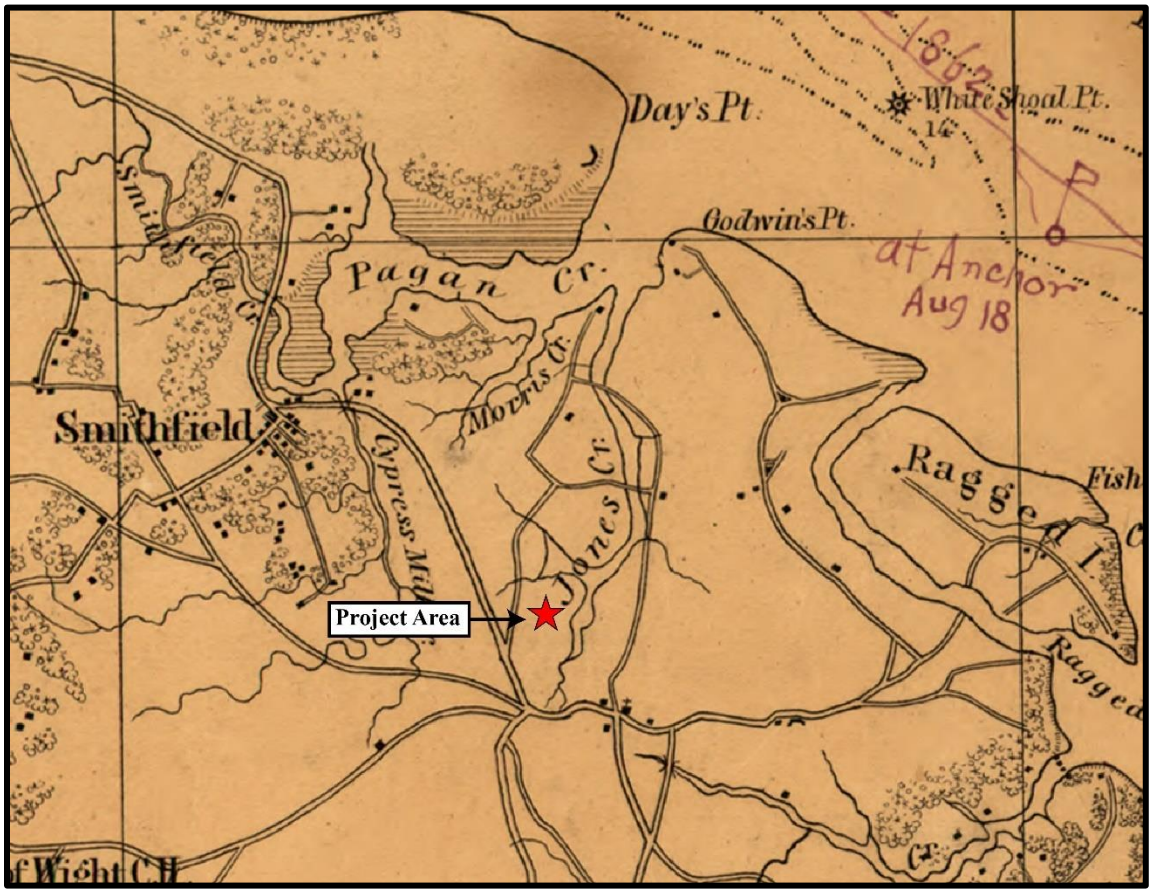


Figure 11. Approximate location of project area on detail of *Map of Part of Southeastern Virginia*. (Lindenkohl 1862).



Figure 12. Approximate location of project area on detail of *Copy of a Map Military Reconnaissence Dept. Va.* (Worret 1862).



Figure 13. Approximate location of the project area on detail of *Map of Isle of Wight and Part of Nansemond* (Campbell 1864).

Reconstruction and Growth (1865-1916)

Though Isle of Wight County saw very little fighting, the financial aftermath of the Civil War was deeply felt in the region. Significant resources had been devoted to the Confederate cause and the loss of the slave population further exacerbated the county's financial hardships. Most of the able-bodied men in the county had fought for the Confederacy, leaving only women, children and the men too old or injured to fight to maintain the fields and buinesses during the war. After the Civil War, the county experienced a drop in population of more than 1,600 people (King 1993:146).

As the 19th century wore on, the peanut grew in importance as a crop. In 1872, the total number of peanuts grown in the county was 40,000 bushels. By 1890, that number had jumped to a substantial 202,870 bushels (King 1993:200). In 1880, the first peanut-cleaning factory was established in Smithfield by P.D. Gwaltney, Sr. (King 1993:199). Soybeans were introduced in the early 1900s and became another significant crop in the county, though initially they were only used as hog feed.

In December of 1882, much of the current project area is brought together again through two deeds. Mills R. Minton old 16 1/3 acres to E. K. Batten, this deed (IO DB 46/734) references the previous sale of Bunkley to Minton, and includes language that guarantees access across this property to a wharf on Jones' Creek. The second deed (IOW DB 46/732) detailed a court case between E. K. Batten on the first hand, and J. Edward and Caroline Chapman, Augustus and Susannah Bunkley, and Mills R. Minton, on the second hand. As a result of this, R. E. Boykin, Special Commissioner, sold 165 acres of the "Whitfield farm" to E. K. Batten for $431.39. These two deeds reestablished the majority of the current parcel. Curiously an 1891 map of the area does not record any of these family names in the vicinity of the project aera (Figure 14)

The mid-1910s saw a curious exchange of sales between E. K. Batten and W. G. Yeoman. On December 31, 1912, E. K. Batten sells 100 acres of his larger holdings to W. G. Yeoman for $1900 (IOW DB 81/197). This tract included the parcel sold in 1882 that included access to a wharf on Jones' Creek. Two years later, on January2, 1915, the property is returned to E. K. Batten for $3,000 (IOW DB 83/395).

World War I to World War II (1917 1945)

Isle of Wight remained agricultural into the modern period. In 1935, there were 200,960 acres of farmland in the county, representing 73.6% of the total area. The average farm size at the time was fairly small, only 104.5 acres (King 1993:205). Agriculture in Isle of Wight suffered in the early part of the 20th century as the bottom fell out of the peanut market and hog cholera ran rampant. Congress's addition of peanuts to the commodities list in 1934, a fight in which the farmers of Isle of Wight took part, helped protect the future of peanut farming in the area through controls and subsidies. Similarly, an act passed by the General Assembly of Virginia in 1926 helped protect hog farming in the county by legally defining the "Smithfield Ham." At this point, the majority of farmers in the county killed their own hogs and cured their own meat. While hogs remained an important livestock product in the county, in the 1930s, the numerous dairies which existed in Isle of Wight went out of business.

Prior to 1933, both E. K. Batten and his wife Margaret died with their real property divided amongst their five children. The 1919 USGS Smithfield quadrangle map depicts five structures in the project area (Figure 15). On November 27, 1933, four of their surviving children, namely Millie B. Brown, E. Taylor Batten, J. M. Batten, and Margaret Batten, sold a 4/5 interest in almost 300 acres to their sister Sallie R. Yeoman (IOW DB 105/600). This consolidated the current property entirely within her legal interest.

The New Dominion (1945 to Present)

Production of hogs continued to rise in the late 20th century, though the processing of those animals was given over to larger corporations. The demand for hogs by these companies, Smithfield in particular, soon exceeded what the county could produce. In 1986, Smithfield Hog Farms, Inc. was formed by the Smithfield Packing Company to establish hog farms in Isle of Wight and the surrounding counties. However, the program was not very successful as plans calling for the establishment of farms met with

resistance from residents who feared the effect such farms would have on property values. Virginia lost more than half of its hog production in the early 1990s and more than 1/3 of all the hogs slaughtered at the Smithfield factory were trucked in from the Midwest.

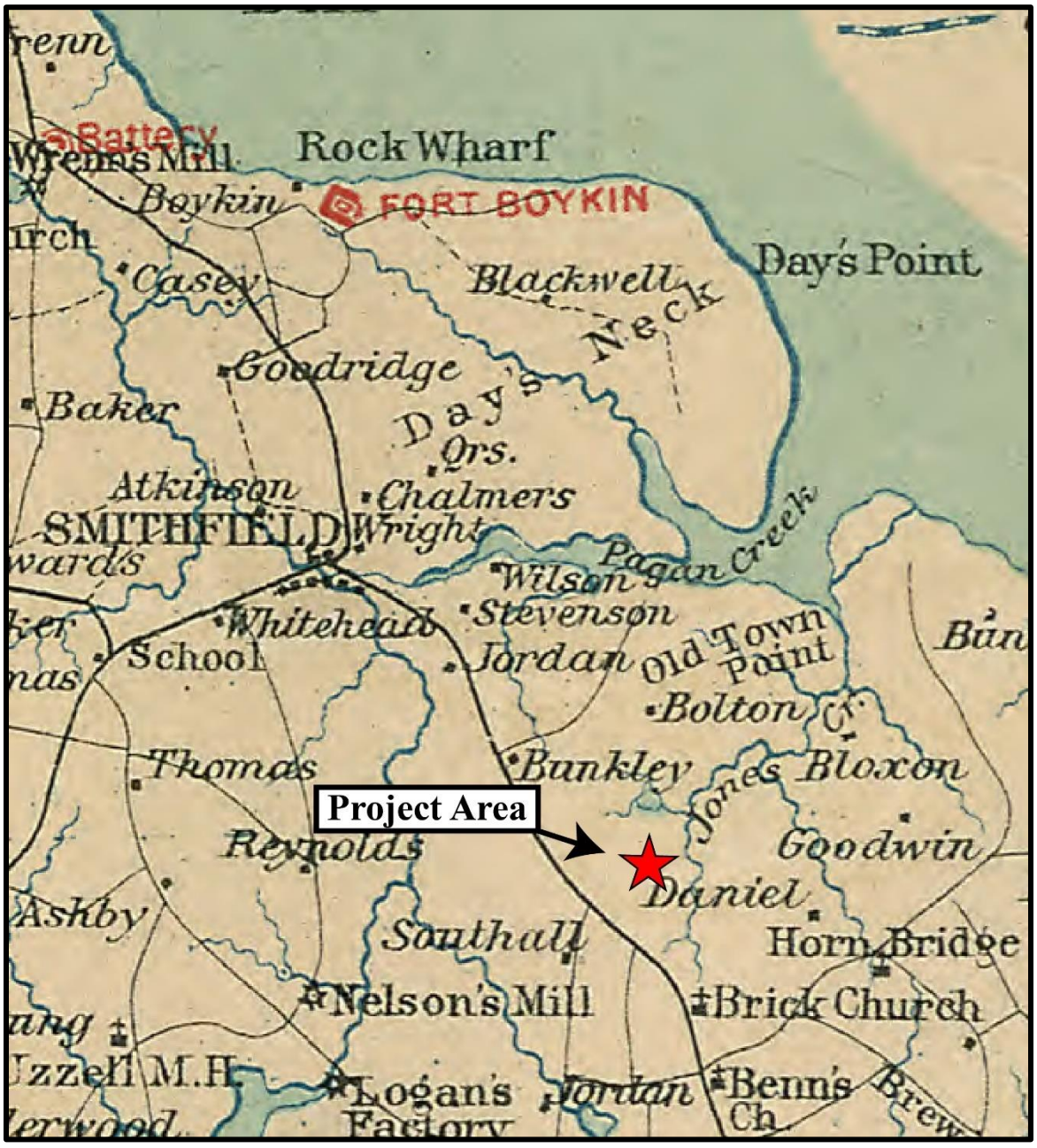


Figure 14. Location of project area on detail of "Preliminary map of a part of the south side of James River, Va.: from *surveys and reconnaissances* " (Bien 1891).

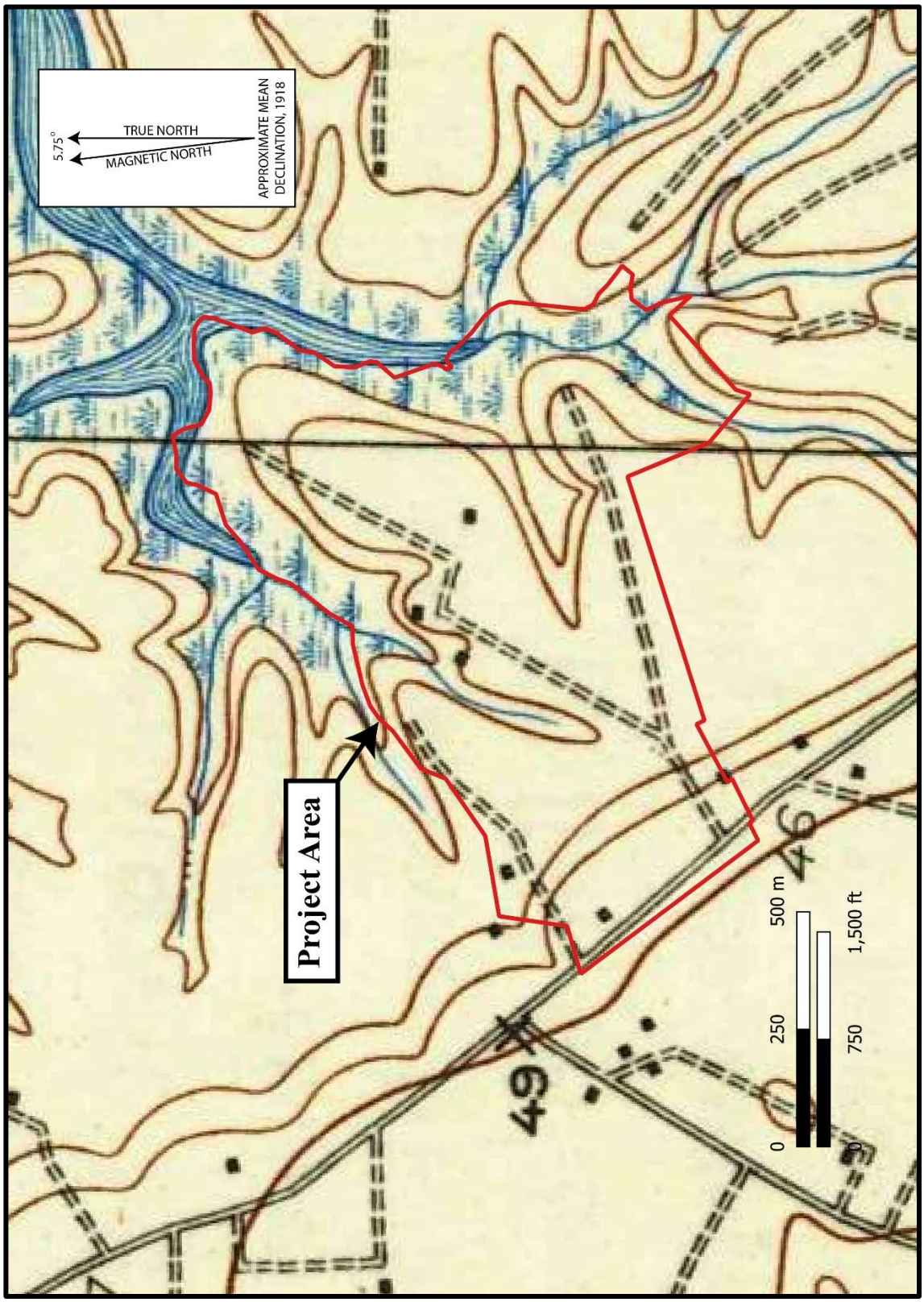


Figure 15. Location of the project area on detail of USGS 1:62,500 Smithfield topographic quadrangle map, 1919.

Though hog farming declined, the farming of cotton, peanuts and soybeans continued in Isle of Wight. In the early 1990s, the county consisted of 360 square miles or 230,400 acres, of which 49.1% was farmland (King 1993:189). Though the county had begun with several large farms, they had become gradually smaller until, in the first half of the 20th century, there were many small farms of 100 acres or less (King 1993:193). The population of the county has grown modestly from 29,728 people according to the 2000 census to 38,606 as of 2020.

On December 30, 1946, Sallie R. and William Grover Yeoman sold 279.85 acres to their son, William G. Yeoman, Jr. (IOW DB 126/461) for ten dollars. William G. Yeoman, Jr. died in possession of the property on January 23, 1989. His will (IOW WB43/81) devised two parcels, one of which includes the current project area, to the William G. Yeoman, Jr. Family Trust and Marital Trust with his son, William G. Yeoman, III as trustee. The current owner of the property is the William G. Yeoman III as trustee of the William G. Yeoman Jr. Family and Marital Trust (IOW Inst.# 000000659).

The 1952, 1957, 1965, and 2016 Benns Church USGS quadrangle maps show a decreasing number of structures in the project area (Figures 16-19).

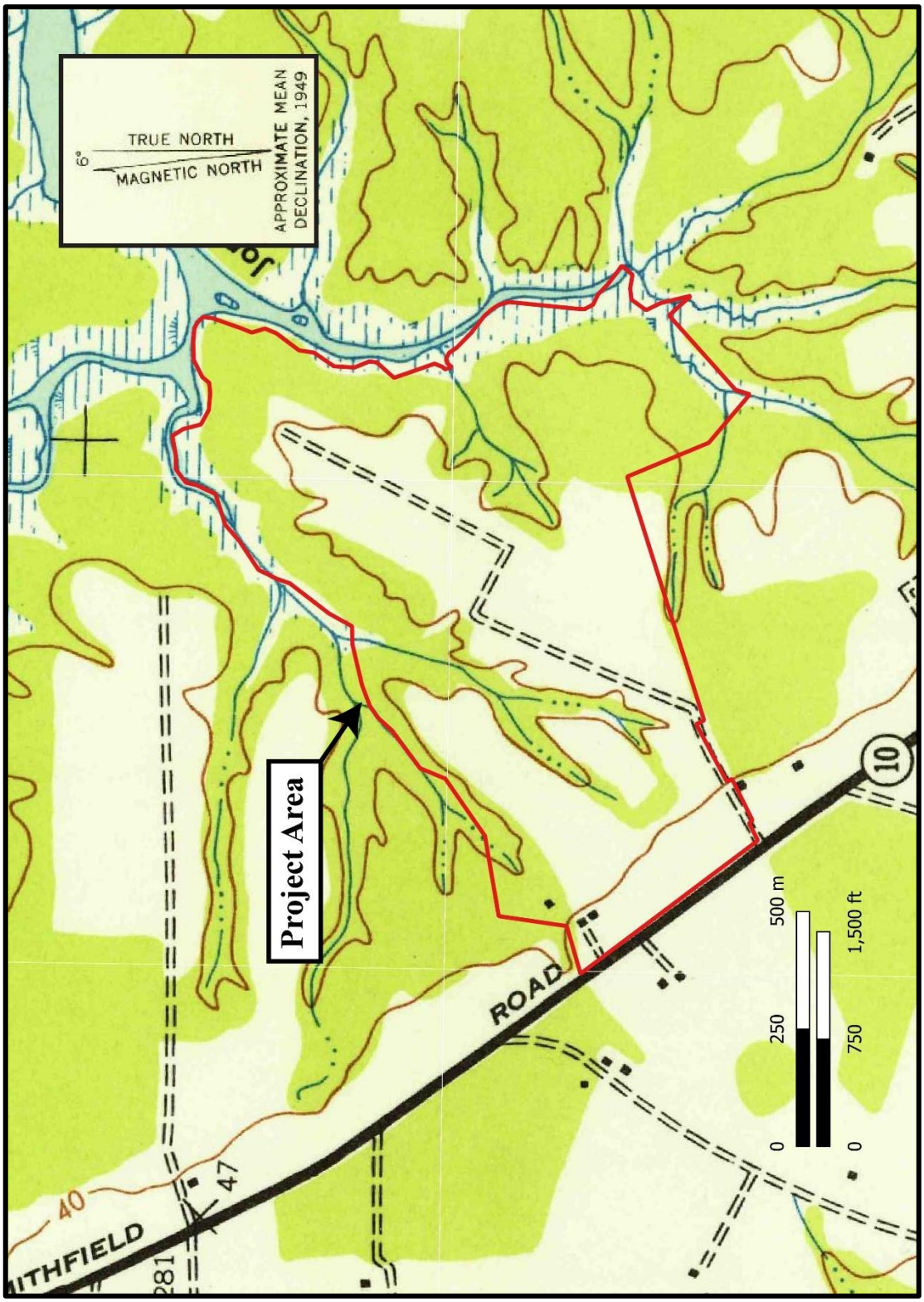


Figure 16. Project area location on detail of 7.5-minute series USGS Benns Church topographic quadrangle, 1952.

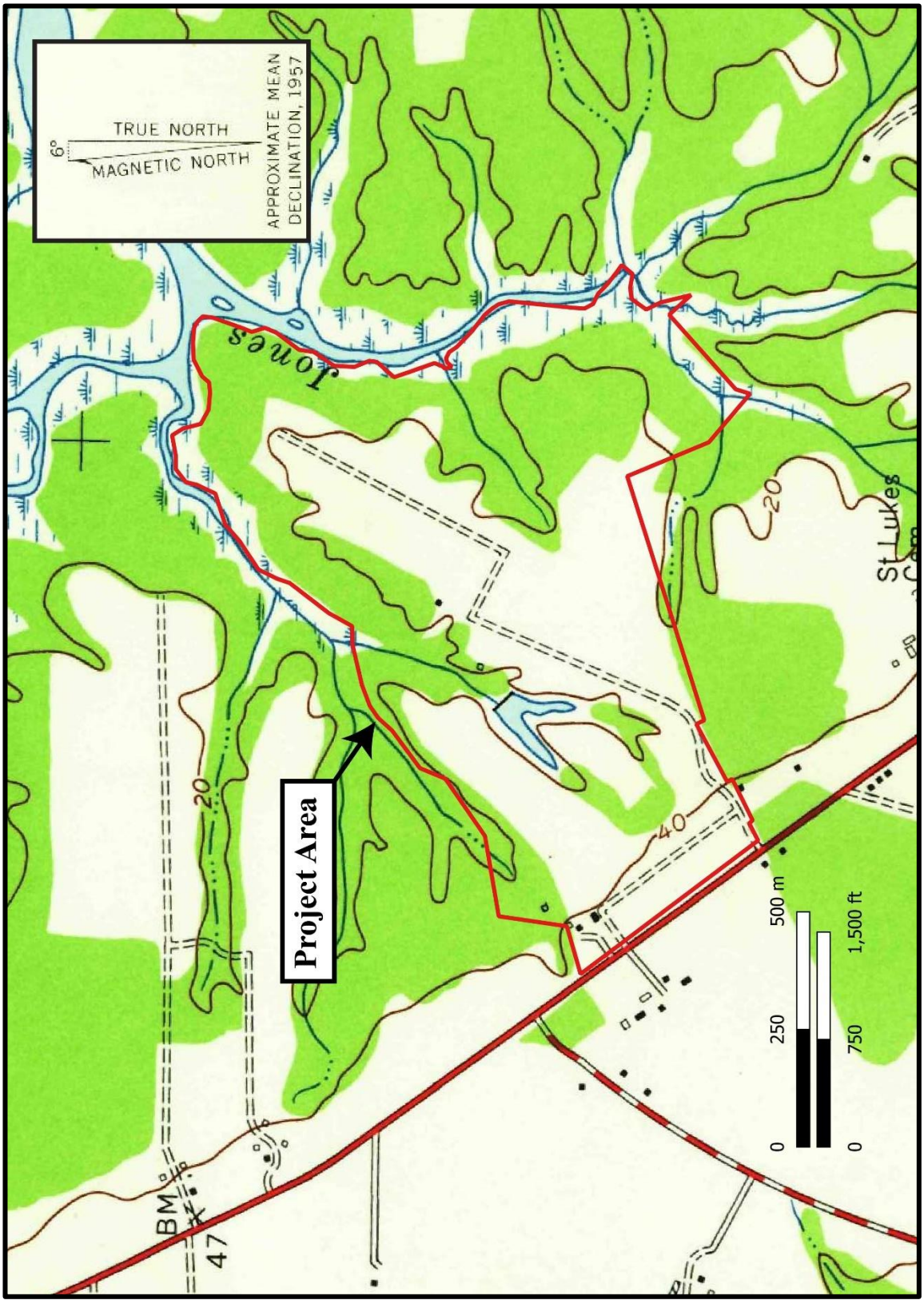


Figure 17. Project area location on detail of 7.5-minute series USGS Benns Church topographic quadrangle, 1957.

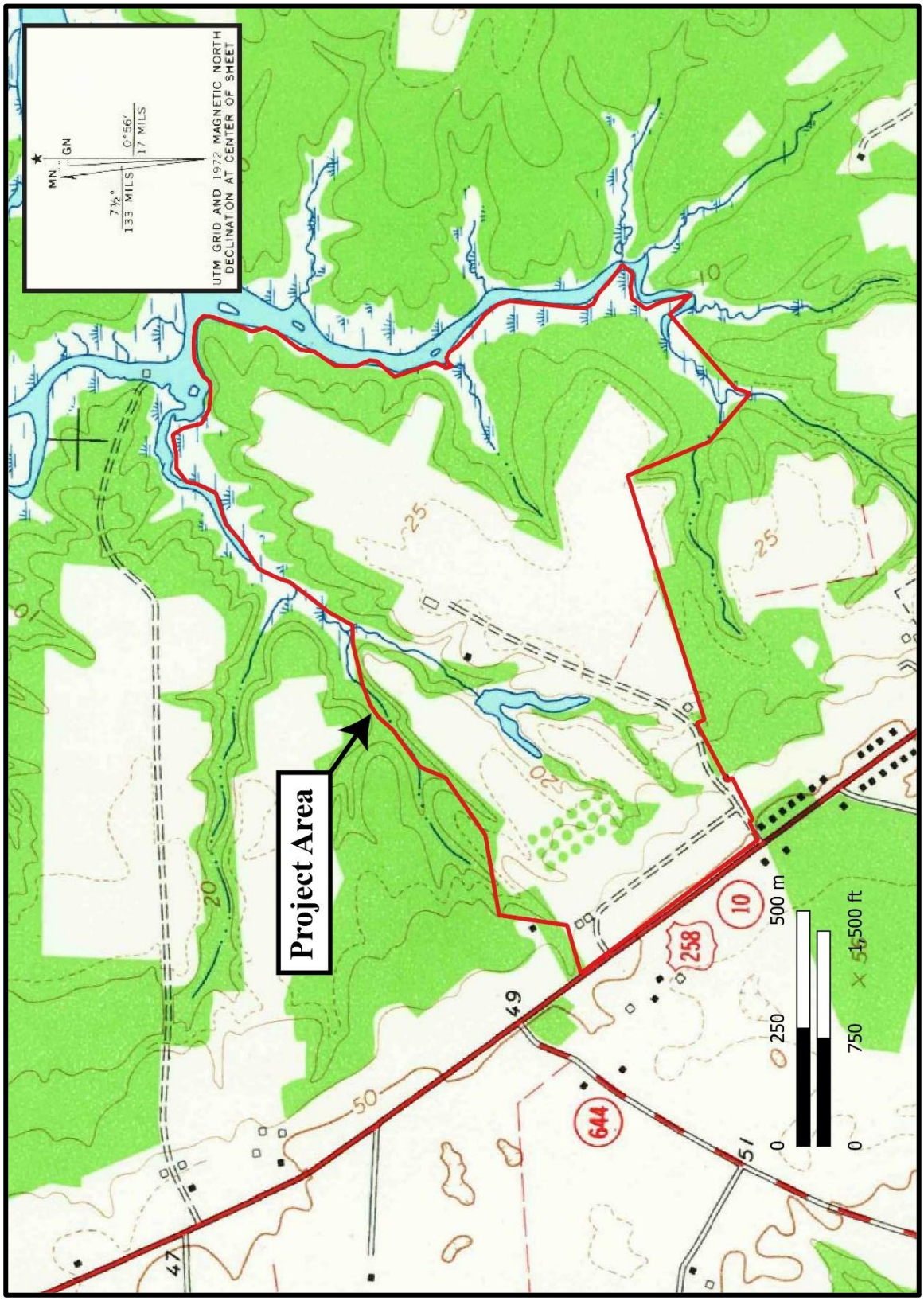


Figure 18. Project area location on detail of 7.5-minute USGS Benns Church topographic quadrangle, 1965.

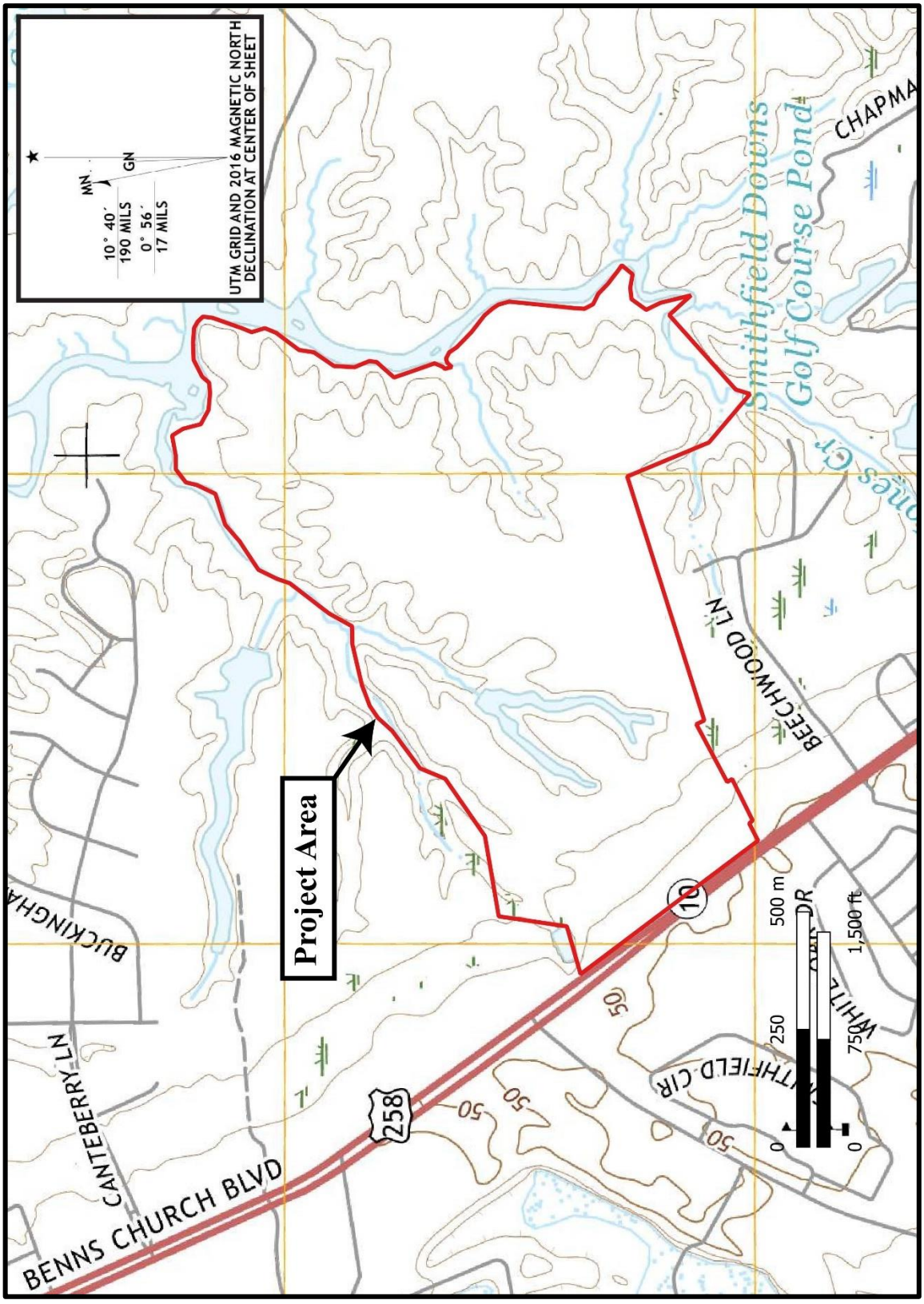


Figure 19. Project area location on detail of 7.5-minute series USGS Benns Church topographic quadrangle, 2016.

IV. RESEARCH DESIGN

OBJECTIVES

The Phase I investigation was designed identify all cultural resources present within the project area and to obtain sufficient information to make recommendations concerning their potential eligibility for inclusion in the NRHP. A cultural resource is deemed significant if it is greater than 50 years old and meets at least one of the following criteria:

A. It is associated with events that have made a significant contribution to the broad patterns of our history.

B. It is associated with the lives of persons significant in our past.

C. It embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

D. It has yielded, or may be likely to yield, information important in prehistory or history.

Criterion D—and occasionally Criterion A—typically applies to archaeological sites, whereas Criteria B and C generally pertain to architectural resources. In order to yield important information about the past, an archaeological site generally must possess artifacts, soil strata, structural remains, or other cultural features which make it possible to test historical hypotheses, corroborate and amplify currently available information, or reconstruct the sequence of the local archaeological record.

DEFINITIONS

Two designations for identified archaeological resources were used in this Phase I survey: *archaeological site* and *archaeological location.* As outlined in the DHR's *Guidelines for Conducting Historic Resources Survey in Virginia* (2011), an archaeological site is defined as the physical remains of any area of human activity greater than 50 years old for which a boundary can be established, and often is manifested by the presence of artifacts and/or cultural features. This definition does not apply to cultural material that has been recently redeposited or reflects casual discard. Any occurrence of artifacts which does not qualify for a site designation is termed an archaeological location. In application, defining these types of resources requires a certain degree of judgment in the field and consideration of a number of variables. Contextual factors such as prior disturbance and secondary deposition must be taken into account. The representative nature of the sample as measured by such factors as the degree of surface exposure and shovel test interval also must be considered.

PREVIOUS RESEARCH

There is no documentary evidence that there has been any previous archaeological survey of the project area.

PREVIOUSLY IDENTIFIED CULTURAL RESOURCES WITHIN ONE MILE

The background research for the Phase I Archaeological Survey included a review of the DHR archives and data collected from the DHR V-CRIS system to compile maps and summaries of all architectural resources and archaeological sites within 1.6 kilometers (one mile) of the project area (Figures 20 and 21, Tables 2 and 3). The results of this research follow.

Archaeological Sites

No previously identified archaeological sites were located within the project area in the DHR archives. Six Phase I archaeological surveys have been carried out within one mile of the project area (Figure 20). Nine archaeological sites have been previously identified within a one-mile radius of the project area. Six of these sites are historic in nature, consisting of a 17th century farmstead (44IW0114) and five historic domestic sites dating from the late 18th through the 20th centuries (44IW0163, 44IW0240, 44IW0241, 44IW0352, 44IW0400). Two sites, 44IW0113 and 44IW0242, are prehistoric occupations of the Woodland Period (1200 BC-AD 1606). One of the previously identified sites contains both historic and prehistoric components. The St. Luke's Church and Grounds Site (44IW0271) includes evidence of prehistoric lithic extraction and processing and religious activity from the early 17th century to the present. The St. Luke's Church and Grounds Site was listed as a National Historic Landmark in 1960, included in the National Register of Historic Places in 1966, and listed in the Virginia Landmark Register in 1969. The remaining previously identified archaeological sites have either been determined to be "Not Eligible" for inclusion in the NRHP by the DHR, or have not been evaluated by DHR for their inclusion, or no recommendation was made by the initial surveying entity.

Table 2. Previously Identified Archaeological Sites within One mile of the Project Area (V-CRIS 2024).

DHR ID#	Site Categories	Time Period(s)	NR Eligibility Status
44IW0113	Indeterminate	Prehistoric, Woodland (1200 BC – AD 1606)	No Recommendation
44IW0114	Domestic, farmstead	Historic, 17th Century	No Recommendation
44IW0163	Domestic, single dwelling	Historic, 4/4 19th - 1/2 20th c.	DHR Staff: Not Eligible
44IW0240	Domestic, single dwelling	Historic, 2/2 18th - 1/4 19th c.	DHR Staff: Potentially Eligible
44IW0241	Domestic, single dwelling	Historic, 2/2 19th - 1/2 20th c.	DHR Staff: Not Eligible
44IW0242	Domestic, camp	Prehistoric, Middle Woodland (AD 300 - 999)	DHR Staff: Not Eligible
44IW0271	St. Luke's Church and Grounds (also 046-0024); Funerary, Cemetery; Indeterminate, Artifact Scatter; Industry/Processing/Extraction, Lithic Scatter; Religion, Church	Prehistoric, Middle Archaic (6500 - 3001 BCE)- Contact Period (1607 - 1750); Historic, 2/2 18th - 20th c.	NHL (1960), NRHP (1966), VLR (1969)
44IW0352	Domestic, single dwelling	Historic, 2/2 19th - 20th c.	Recommended Not Eligible
44IW0400	Batten-Yeoman House site; Domestic, single dwelling	Historic, 2/2 19th c. - present	Recommended Not Eligible

Figure 20. Aerial photograph depicting the previously identified archaeological sites within roughly one mile of the project area (V-CRIS 2024).

Architectural Resources and Historic Districts

No architectural resources or historic districts are present within the project area. Nine architectural resources have been previously identified within a one-mile radius of the project area (Figure 21). One, the Newport Parish/Old Brick Church/St. Luke's Church and Grounds (046-0024), is co-listed as archaeological site 44IW0271 and has been discussed above. Six of the architectural resources are single dwellings, with one, the W.P. Jordan House (046-5274) determined to be "Eligible" for inclusion to the NRHP by the DHR. The remaining five dwellings have either been determined "Not Eligible" for their inclusion in the NRHP by DHR, or no recommendation was made by the initial surveying entity. Another architectural resource is the 1924 Benns United Methodist Church, with no recommendation made during its initial survey (2005) regarding NRHP eligibility. The remaining architectural resource is a portion of an elaborately decorated gravestone from 1921, again, no recommendation was made regarding this item's inclusion to the NRHP at the time of its registry with the DHR (1995).

Table 3. Previously Identified Architectural Resources within One mile of the Project Area (V-CRIS 2024).

DHR ID#	Property Name/Function	Address	Period	NR Eligibility Status
046-0024	Newport Parish Church/Old Brick Church/Saint Luke's Church and Grounds (44IW0271)	14477 Benns Church Blvd.	built ca. 1632-1682	NHL Listing (1960), NRHP Listing (1966), VLR Listing (1969)
046-5054	Charles Driver Jordan House/Jordan Home #1/ Margaret Davis House (44IW0241)	15150 Benns Church Boulevard (Route 10)	built ca. 1857-1859	DHR Evaluation Committee: Not Eligible
046-5174	Batten-Edwards House/The Oaks	12367 The Oaks Lane	built ca. 1857-1859	No Recommendation
046-5246	Benns Church	14571 Benns Church Blvd. (Route 10/32)	cemetery: 1813; brick church: 1924	No Recommendation
046-5250	B. J. Hogue Homeplace/Farmhouse	20041 Brewers Neck Boulevard	19th century	DHR Staff: Not Eligible
046-5274	W. P. Jordan House	14564 Benns Church Blvd.	ca. 1880	DHR Staff: Eligible
046-5275	House	14580 Benns Church Boulevard	ca. 1930	DHR Staff: Not Eligible
046-5276	House	19514 Casper Circle	ca. 1930	DHR Staff: Not Eligible
300-0115	Gravestone	14477 Benns Church Boulevard	1921	No Recommendation

Figure 21. Aerial photograph depicting the previously identified architectural resources within roughly one mile of the project area (V-CRIS 2024).

RESEARCH GOALS AND METHODS

Archival Research

Documentary research in support of the project was conducted using the resources of a variety of repositories, including the DHR, Library of Virginia, Geography and Map Division of the Library of Congress, the John D. Rockefeller Library of the Colonial Williamsburg Foundation, the Library of Virginia, and the Isle of Wight Courthouse.

Archaeological Field Methods

The Phase I archaeological survey consisted of a complete pedestrian survey and visual inspection of the project area, followed by the excavation of screened shovel tests along regular transects at intervals not exceeding 50 feet throughout the project area. Each shovel test measured approximately 16 inches in diameter or larger and was excavated into sterile subsoil. The backfill was sifted through ¼-inch screen mesh. Representative soil profiles were drawn at 1 inch = 1 foot scale and recorded on standardized forms using Munsell color designators and U.S. Department of Agriculture soil texture terminology. The location of each shovel test was recorded on a 1 inch = 100 feet scale map, and all shovel tests were assigned an individual Shovel Test (ST) number. Radial shovel tests were excavated around individual or groups of shovel tests in order to more precisely determine prospective site boundaries, except where professional judgment and experience suggested that further testing was not warranted. Radial shovel tests were excavated at a distance of 25-feet and in each of the four grid directions (N, E, S, W) around positive shovel tests. Radial shovel tests were documented identically to the initial shovel test. Isolated positive shovel tests not containing demonstrable prehistoric or historic artifacts, *i.e.* oyster shell only or modern bottle glass, were typically not investigated radially.

Archaeological Laboratory Methods

All archaeological data and specimens collected during the Phase I survey were transported to JRIA's laboratory in Williamsburg, Virginia, for processing and analysis. Prior to washing, artifacts from a given provenience were first emptied into a screened basket and sorted. Next, the provenience information from the field bags were confirmed with the bag catalog and transferred onto bag tags. Stable objects were washed with tap water using a soft brush. Edges of ceramics and glass were thoroughly cleaned to aid in the identification of body type and to assist in mending. Washed items then were placed by provenience on a drying rack.

Once dry, the artifacts were re-bagged by provenience and material type. Artifacts of a given provenience were placed in clean 2 ml thick polyethylene zip-lock bags that have been perforated to allow air exchange. Each grouped material type was placed in a separate plastic bag (i.e., all glass in one bag, all brick fragments in one bag, etc.) and each of these individual type bags were then placed in a larger bag with the bag tag noting the provenience.

After processing and re-bagging, the entire artifact assemblage was cataloged for analysis. Stylistic attributes of diagnostic artifacts were described using current terminology and were recorded by count into a database for analysis. Non-diagnostic artifacts such as brick and oyster shell were weighed, not counted. Once all the artifacts were cataloged, ceramics were pulled from their bags and marked with correct provenience information. Diagnostic ceramics were sorted and grouped together based on type or ware and/or vessel or function and checked for crossmends.

Analysis of historic artifacts was aided by reference works such as *The Parks Canada Glass Glossary* (Jones and Sullivan 1989), the *Guide to Artifacts of Colonial America* (Noël Hume 1969), and the *Colonial Williamsburg Foundation Laboratory Manual* (Pittman et al. 1987).

V. RESULTS OF FIELDWORK

The Phase I Archaeological Identification Survey was conducted on that portion of the approximately 50 acres that was suggested as "high probability" by a previous Phase IA Cultural Resources Assessment (see Figure 3) and required the excavation of 840 shovel tests, of which 154 were positive (18.4%). The 154 positive shovel tests were further investigated through the excavation of 131 radial shovel tests, of which 30 were positive. The vast majority of these shovel tests (95.1%) included solely historic artifacts, while a surprisingly low number of shovel tests (9) contained a total of 19 prehistoric artifacts. A total of 23 shovel tests could not be excavated due to being located in a wetland environment or drainage ditch, or inaccessibility. At the time of the archaeological survey, the project area consisted predominately of a soybean field with wooded and grassy areas along the margins of that field (Figures 22-24).

The current project identified seven Archaeological Sites (44IW0425 – 44IW0431) and 19 Archaeological Locations (AL-1 – AL-19) (Figures 25-26).



Figure 22. Soybean field in center of project area, facing north.



Figure 23. Typical wooded areas encountered during the Phase I Archaeological Survey.



Figure 24. Grassy area of Site 44IW0425.

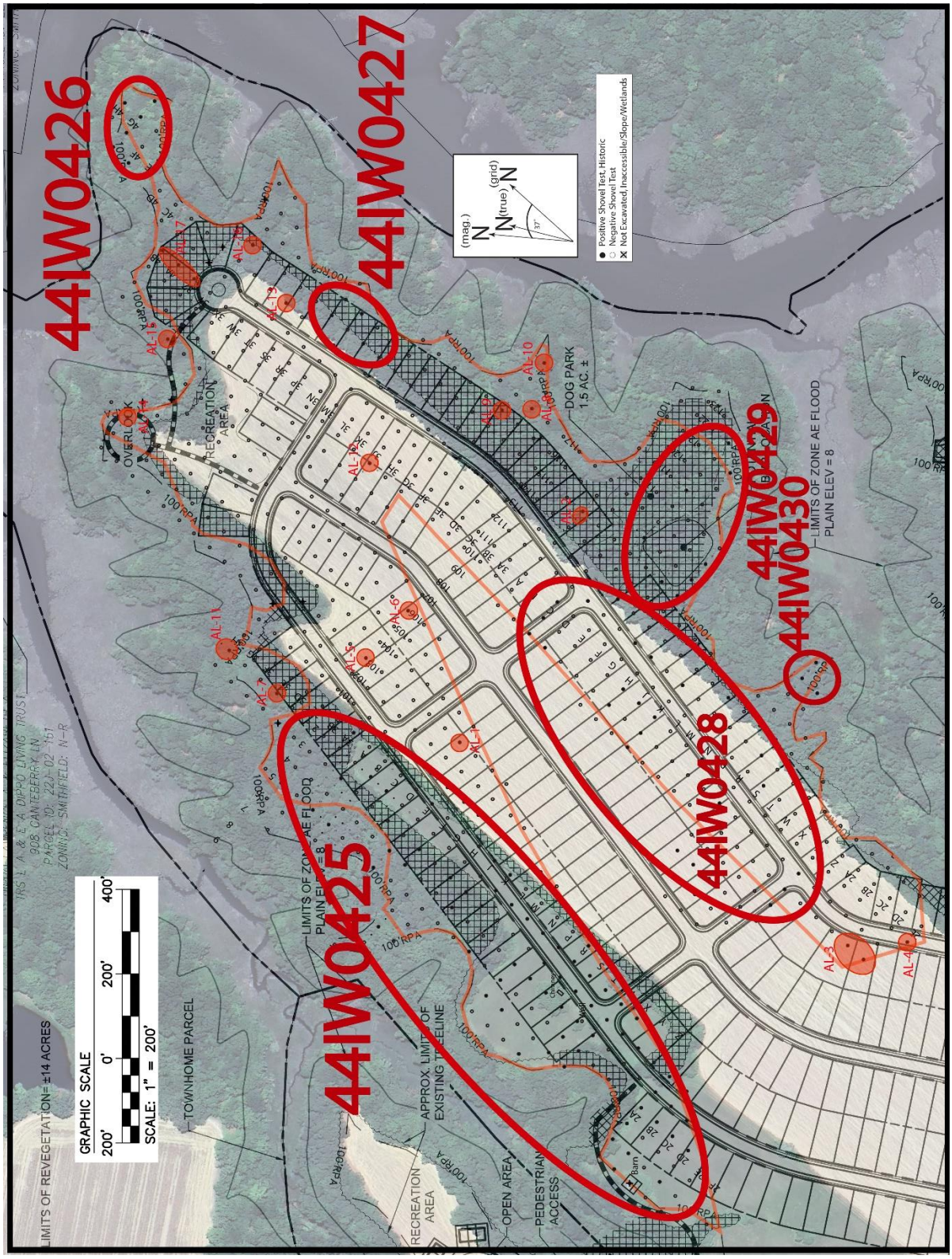


Figure 25. Overall shovel test map of the northern portion of project area.

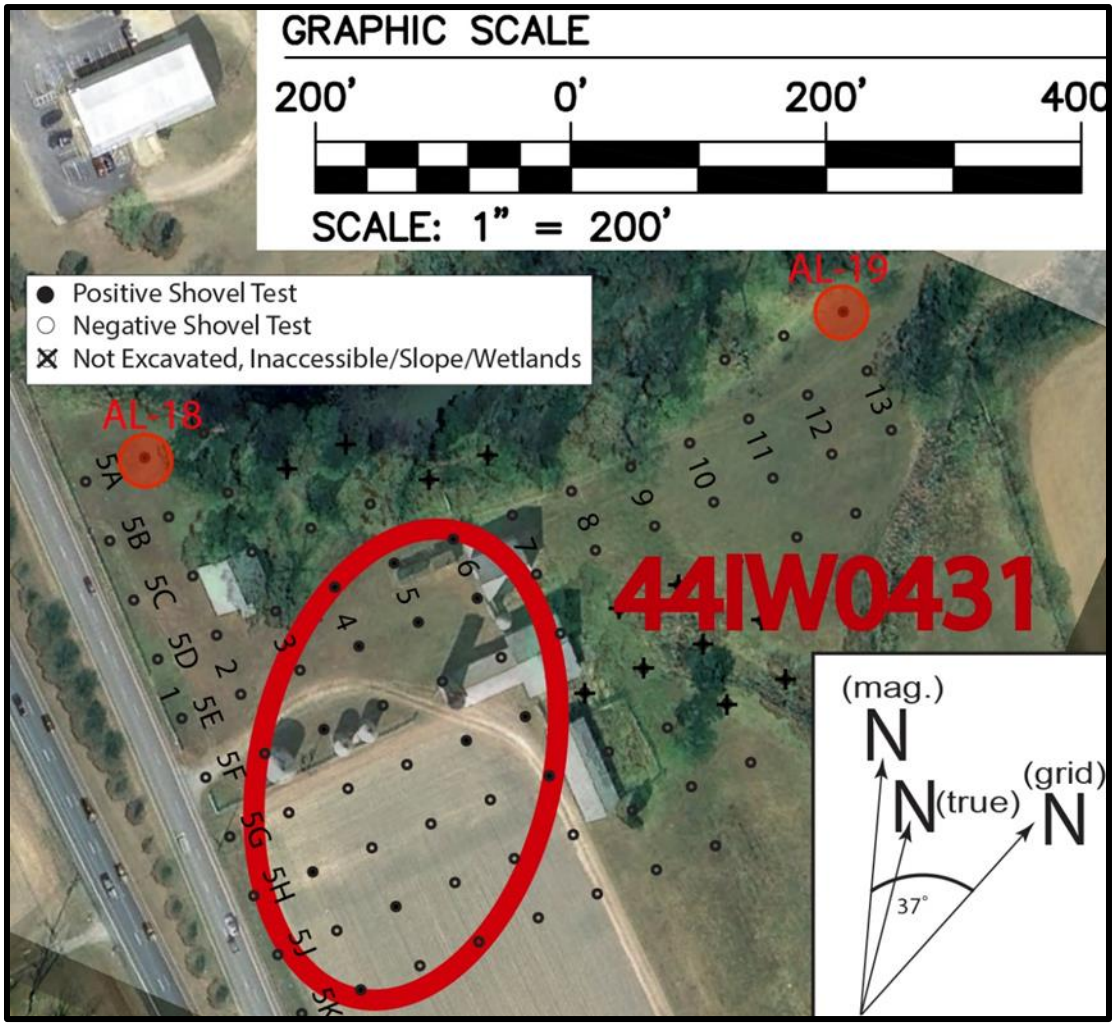


Figure 26. Overall shovel test map of the southern portion of project area.

Archaeological Sites

SITE 44IW0425

Site 44IW0425 is a large multi-component site bearing evidence of historic occupation or activity from the second half of the 17th century through the middle of the 20th century along the west edge of the property. A total of 148 shovel test were excavated across the approximate 1500' (N/S) by 400' (E/W) boundaries of Site 44IW0425 that resulted in 89 positive shovel tests (Figure 27). This site includes a standing barn at its southern end and the remains of a brick chimney and ceramic-lined well representing a domestic dwelling just to its north. These architectural elements seem to correspond to structures indicated on USGS topographic maps from 1919 to 1965 (Figure 28).

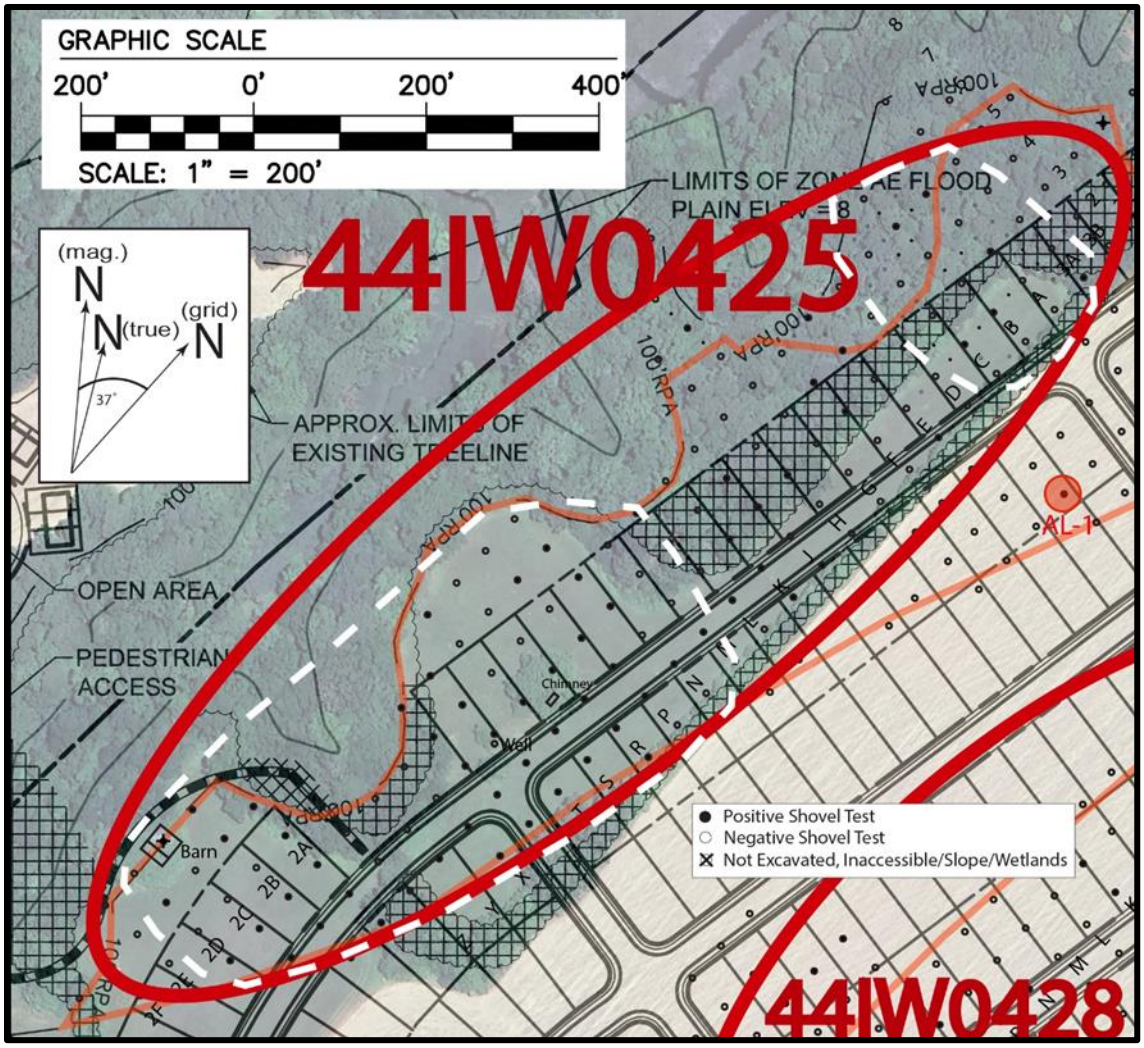


Figure 27. Shovel test map of Site 44IW0425, concentrations in dashed white lines.

The standing barn is in surprisingly good structural condition (Figure 29). Although a structure is indicated in this location on topographic maps as early as 1919, yellow circles indicate buildings that have been dismantled, the blue circle marks the location of a standing abandoned barn.

There is no concrete evidence that it is continuously the same structure throughout time. The current barn is a timber frame structure resting on cinder block foundation with a metal roof (Figure 30). The fasteners holding the clapboard siding onto the frame are wire nails. The use of machine-made concrete/"cinder" blocks and wire nails suggest a 20th century date of construction.

The structural remains of a dwelling found in the south third of the site include remnants of a brick chimney constructed of machine-made bricks and Portland-type cement, suggesting an early 20th century construction date (Figure 30). A nearby well is lined with ceramic pipe segments 2.25 feet long and of an outer diameter of 2.25 feet (Figure 31).

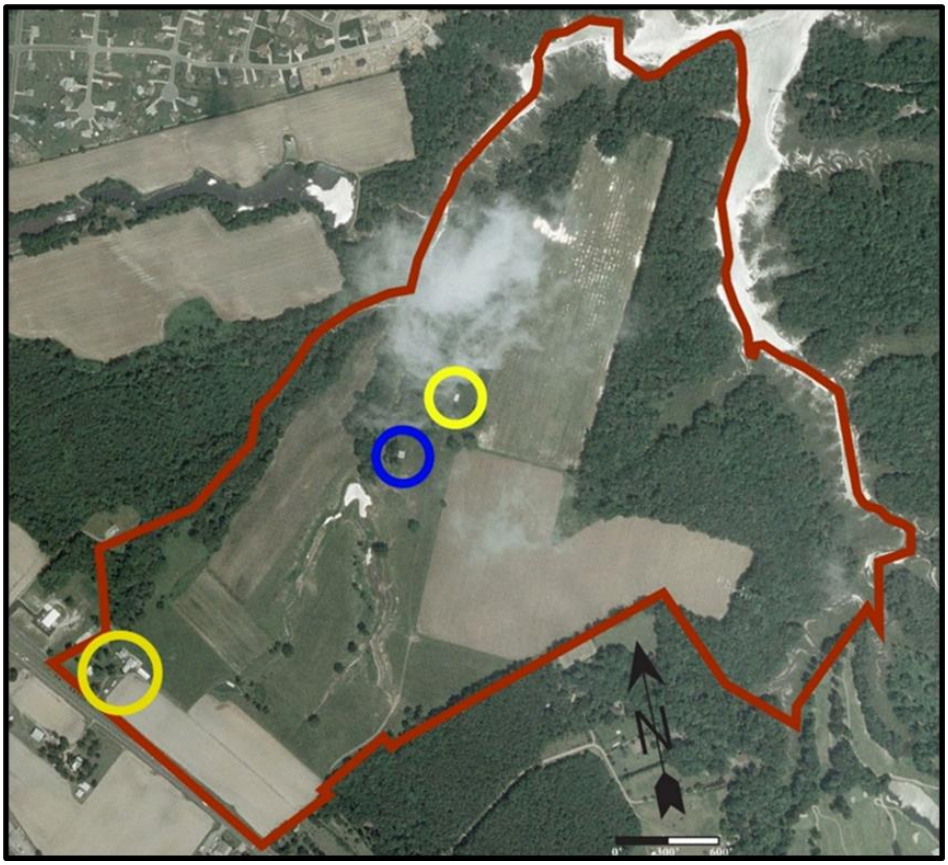


Figure 28. 2003 aerial photograph of project area (Google Earth 2024). Dismantled buildings are circled in yellow; the blue circle marks the location of the standing abandoned barn.



Figure 29. West elevation of hay barn in Site 44IW0425.



Figure 30. Brick chimney remnants at Site 44IW0425.



Figure 31. Well casing at Site 44IW0425

A light scatter of brick bits was dispersed across the entire site, 58 of the 148 shovel tests produced brick. However, there are two discrete areas containing artifacts of different time periods. The area surrounding the architectural remains in the south half of the site include artifacts dating from the mid-18th century to the 20th century. Ceramics dating to the 18th century include sherds of English brown and white saltglazed stoneware, delftware, creamware, Chinese porcelain, pearlware, and one ball clay tobacco pipe stem, while hand-painted, transfer-printed, and Mocha pearlwares date to the 19th century along with whiteware and ironstone (Figure 32). Non-architectural glass artifacts are also concentrated in this area; these include colorless non-leaded tableware and hollowware, light and dark aqua and olive green bottle glass, and solarized pressed glass. The area surrounding the remnants of the dwelling contain the only window glass recovered during the survey.



Figure 32. 18th and 19th-century ceramics from site 44IW0425. Top, left to right; creamware, lead-glazed coarse earthenware, English white salt-glazed stoneware, English brown stoneware. Bottom, left to right; blue shell-edged pearlware, Mocha pearlware, two delftware sherds.

Another discrete area of temporally concentrated artifacts lies in the northern quarter of the site. A sparse but significant concentration of artifacts from the 17th and possibly early 18th centuries is clustered along the A and B transects. Five Chesapeake tobacco pipe stems, also known as "locally made" tobacco pipes, were recovered in this area. Further, shovel tests also found lead-glazed coarseware and delftware sherds here,

which together with the Chesapeake tobacco pipe stems, are strong evidence that the component at this end of Site 44IW0425 was occupied in the 17th century (Figure 33).



Figure 33. Left to right; lead-glazed coarse earthenware, three Chesapeake tobacco pipe stem fragments, delftware.

JRIA recommends that the 17th, 18th/19th century components of this site have significant research value and accordingly, Site 44IW0425 is potentially eligible for inclusion in the National Register of Historic Places under Criterion D. Any impacts to this site should be avoided or preceded by a Phase II investigation to better define its horizontal and vertical limits, integrity, and research potential.

SITE 44IW0426

Site 44IW0426 was identified through the excavation of seven positive shovel tests containing both historic and prehistoric artifacts. These positive shovel tests are located within a surface scatter of modern refuse at the northeast end of the Yeoman property directly overlooking Jones Creek. Five of the positive shovel tests contained prehistoric materials while three contained historic artifacts (Figure 34). The historic component of this site includes domestic refuse including tin cans, soda/beer/liquor bottles, Clorox-type brown bottles, coal, barbed wire, and an array of colorless bottles and canning jars (Figure 35). No architectural historic artifacts were recovered or were identified on the surface of the immediate surroundings. These materials appear to date from the mid-20th century (1940s) to very recent times. As such, the historic component of the site does not present any significant research potential. The prehistoric assemblage recovered from five positive shovel tests included five pieces of quartzite debitage, one quartzite secondary flake, and eight sherds of sand-tempered/cord-marked Accokeek

Native American pottery, suggesting that this location was a small camp site during to the Early Woodland period (1200 BC -500 BC) (Figure 36).

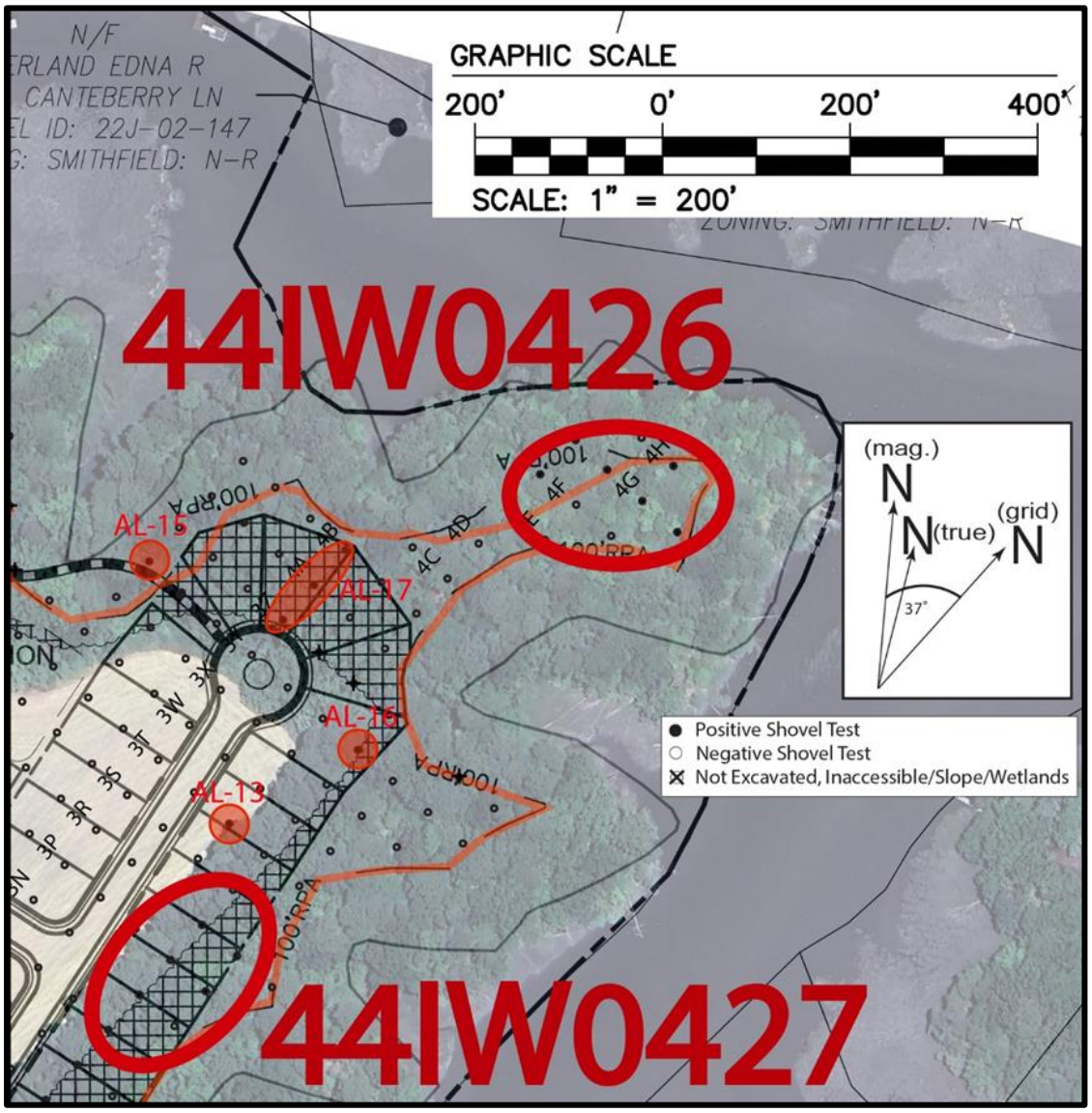


Figure 34. Shovel test map of Sites 44IW0426 and 44IW0427.



Figure 35. Surface scatter of modern refuse at Site 44IW0426.



Figure 36. Early Woodland Accokeek Native American ceramics from site 44IW0426.

Because this site has not been plowed, JRIA recommends that the prehistoric component of Site 44IW0425 is potentially eligible for inclusion in the National Register of Historic Places under Criterion D. Any impacts to this site should be avoided or preceded by a Phase II investigation to better define its horizontal and vertical limits, integrity, and research potential.

SITE 44IW0427

Site 44IW0427 was identified through the excavation of three positive shovel tests covering an area of 150' (N/S) by 100' (E/W) (see Figure 34). Artifacts recovered from this site included one fragment of light aqua window glass, two fragments of barbed wire, two unidentified fragments of iron, and one unidentified nail fragment.

JRIA recommends that this site is not potentially eligible for inclusion on the National Register of Historic Places and therefore no further archaeological investigation is warranted.

SITE 44IW0428

Site 44IW0428 was identified by a dispersed area of positive historic shovel tests roughly 300 feet east of Site 44IW0425 on the east side of the open field. A total of 135 shovel test were excavated across an area that measured 850' (N/S) by 300' (E/W) that resulted in 35 positive shovel tests (Figure 37). Of the 35 positive shovel tests, 23 shovel tests recovered tiny brick bits; the size/weight of the individual brick bits from the 23 positive shovel tests ranged from 0.8 grams to 6.2 grams with an average brick weight of 2.5 grams. Other artifacts recovered from the shovel tests include one sherd of each of the following: olive green wine bottle glass, dark aqua flat glass, solarized pressed glass, colorless nonleaded glass, lead glazed coarseware, creamware, and pearlware. Two sherds of Chinese porcelain and one European tobacco pipe stem fragment were recovered in addition to one piece of modern terra cotta tile and one plastic handle. No nails or nail fragments were recovered.

The 36 artifacts from Site 44IW0428 consist predominately of small brick bits; for comparison, the 2.5 grams average brick weight is slightly more than the 2.27 grams weight of a U.S. dime. The 12 remaining artifacts date from the late 18th century to the 20th century. A 1919 USGS quadrangle map depicts a structure in this location; however, the low density and dispersed artifact scatter here strongly suggests that the structure was not a dwelling, but more likely a barn or similar type of agricultural building. Shovel testing results at Site 44IW0425 clearly seem to indicate that it was the principal domestic site on the property and some form of associated agricultural building in the adjacent field would not be unexpected.

Site 44IW0428 has a low potential for yielding significant information concerning the historic use and development of this property; accordingly, JRIA recommends that the site is not eligible for inclusion in the National Register of Historic Places under Criterion D, and that no further archaeological investigation is warranted.

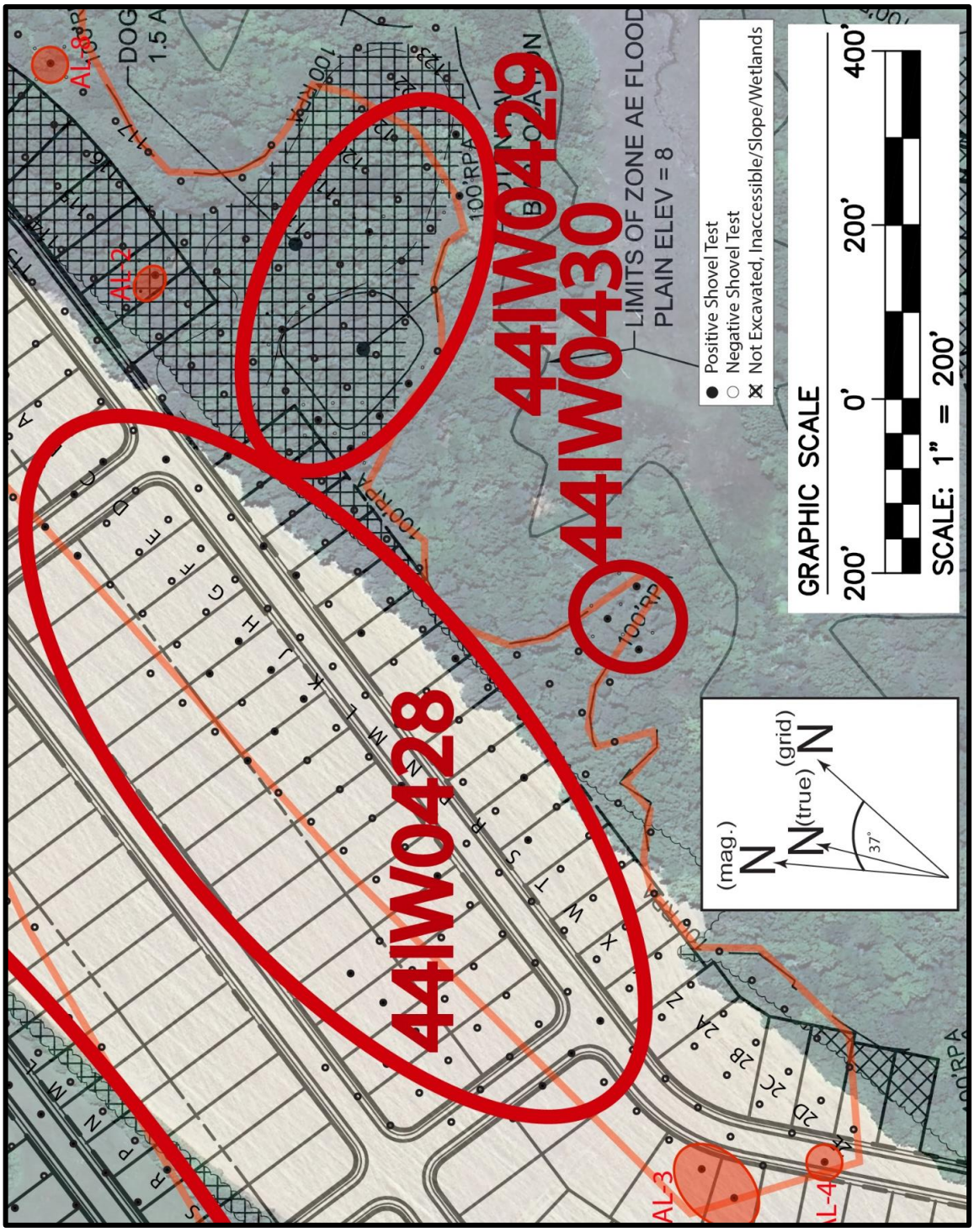


Figure 37. Shovel test map of Sites 44IW0428, 44IW0429, 44IW0430.

SITE 44IW0429

Site 44IW0429 is a multi-component site roughly 400' (E/W) by 250' (N/S) located on a finger of land along the east side of the project area. Fifty-one shovel tests were excavated across the finger that resulted in 15 positive shovel tests (see Figure 37). Four shovel tests produced 22 unidentified nail fragments while one shovel test recovered a cut nail fragment. The only ceramic recovered by the survey was a sherd of ironstone. The preponderance of nail fragments, the cut nail fragment, and the sherd of ironstone suggest that this is a non-domestic building site dating to the 19th century. The ephemeral prehistoric component of this site is represented by one quartzite flake and one chert flake.

Given the comparatively intact stratigraphy of the site -- it was never plowed -- the 19th-century component of the site has the potential for yielding significant information concerning the historic use and development of this property; accordingly, JRIA recommends that the site is potentially eligible for inclusion in the National Register of Historic Places under Criterion D and any impacts to this site should be avoided or preceded by a Phase II investigation to better define its horizontal and vertical limits, integrity, and research potential.

SITE 44IW0430

Site 44IW0430 is a small historic site, roughly 100 feet in diameter, located at the end of a small landform along the southern edge of the project area. The site is represented by just three positive shovel tests; brick fragments (13.3 g), ten unidentified nail fragments, two fragments of a whiteware plate, and one piece of pressed solarized glass (see Figure 37).

Site 44IW0430 has a low potential for yielding significant information concerning the historic use and development of this property; accordingly, JRIA recommends that the site is not eligible for inclusion in the National Register of Historic Places under Criterion D, and that no further archaeological investigation is warranted.

SITE 44IW0431

Site 44IW0431 was identified by 15 positive shovel tests in the southwest corner of the larger Sweetgrass property (Figure 38). Artifacts recovered from this site included brick fragments, Portland-type cement/mortar, oyster shell fragments, light aqua bottle glass, green bottle glass, non-leaded colorless bottle glass, pressed milk glass, solarized glass, light aqua window glass, unidentified nail fragments, wire nails, a cast iron bar, whiteware and ironstone ceramics, one sherd of coarse earthenware, and asbestos-containing Transite siding. Two shovel tests, 5D5 and 5E6, contained *in situ* brick and mortar and concrete foundations (Figure 39).

This area is the site of a dairy operation that was in business until ten years ago and included at least one building that was identified on a 1919 USGS topographic map. Aerial photographs indicate that the site surrounds the significant footprint of a dairy operation in business from before the 1950s until ten years ago. The construction and

demolition of these structures has rendered the site without much stratigraphic integrity. The artifacts recovered from this site largely suggest a 20th century date of activity at Site 44IW0431.

Site 44IW0431 has a low potential for yielding significant information concerning the historic use and development of this property; accordingly, JRIA recommends that the site is not eligible for inclusion in the National Register of Historic Places under Criterion D, and that no further archaeological investigation is warranted.

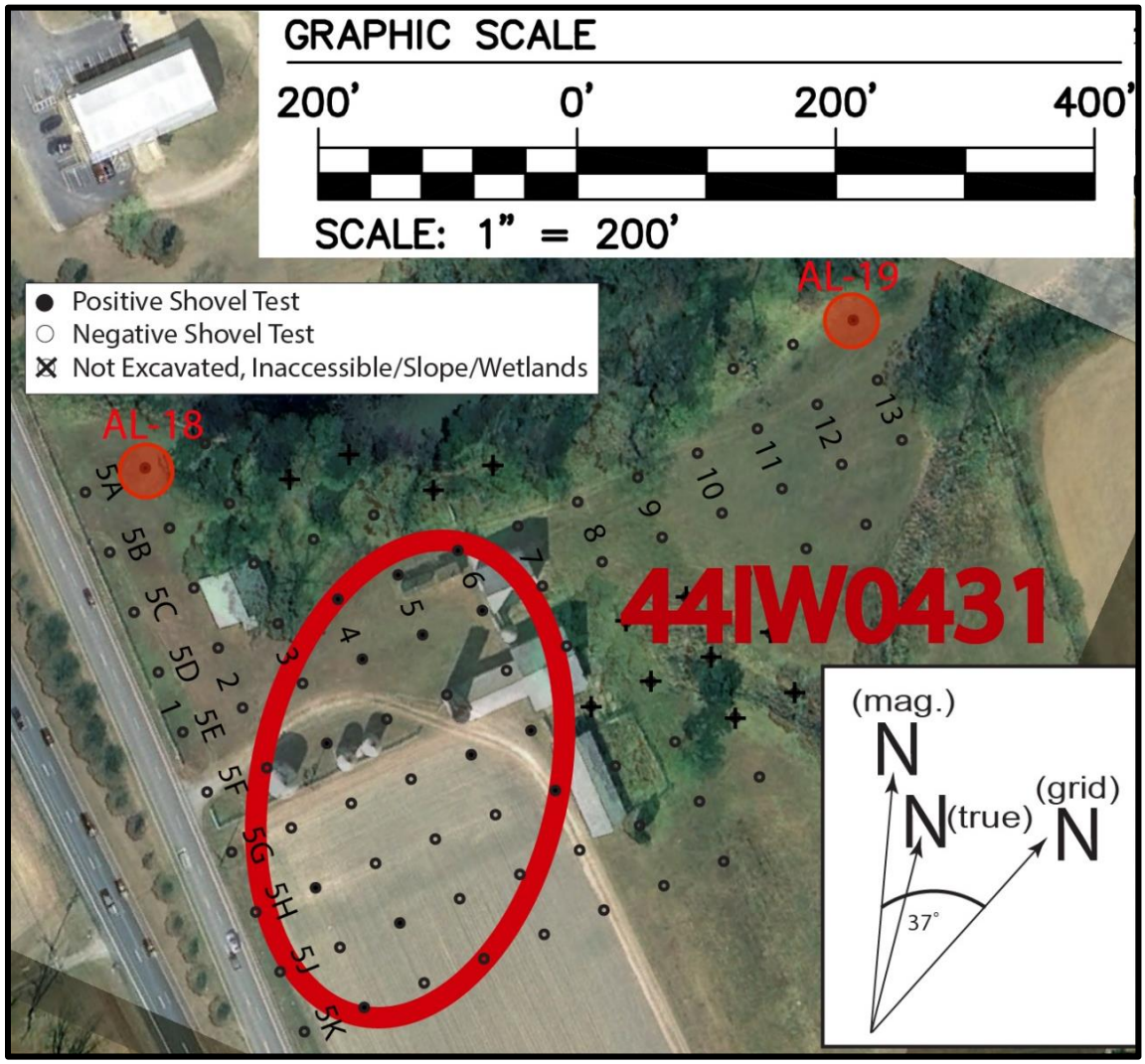


Figure 38. Shovel test map of Site 44IW0431 over 2013 aerial photograph showing dairy operations.



Figure 39. Brick and concrete foundations identified at Site 44IW0431.

Archaeological Locations

DHR guidelines (DHR 2017:46) define an archaeological site identified solely by the presence of artifacts as the recovery of three items, related temporally or functionally, within a spatially restricted area (300 square feet). Single artifacts falling outside this definition can be considered sites if they can be justified as being culturally meaningful or associated with specific landscape features. Otherwise, the identification of one or two artifacts in close spatial relation should be described as an "Archaeological Location," which does not meet the requirements of "Archaeological Site," requiring no further investigation. Of necessity, these determinations are predicated upon and influenced by professional judgment, experience, and exceptional circumstances.

Many positive shovel tests excavated within the current project area contained only a single artifact, such as a brick crumb or corroded wire fragment, which were unlikely to offer significant research potential, or were significantly isolated from other positive shovel tests. These shovel tests, or groupings of shovel tests with single-artifact shovel tests, were designated as Archaeological Locations unless they could be shown to have significant research potential or direct relation to landscape features.

Soil Profiles

The project area presented three distinct soil environments: plowed field, light mixed hardwood/pine woods, and open grassy area. Within each of these environments the soil profiles were remarkably consistent. Plowed field stratigraphy (Figure 40, H109) consisted of a younger plowzone, an olive yellow (2.5Y6/4) silt loam overlying an older remnant plowzone, a light olive brown (2.5Y5/4) silt loam, typically to a depth of 0.7-1.0" below ground surface. The plowzone layers were underlain by a subsoil of light yellowish brown (10YR6/4) silty clay.

The woods environment soil profile (Figure 40, 3F119) was found on the outer margins of the project area and typically consisted of a recently developed topsoil layer of a dark grayish brown (10YR4/2) loamy silt over an "E" horizon of light yellowish brown (10YR6/4) silt to a depth of 0.8'-1.1' below ground surface. These layers rested over a subsoil of very pale brown (10YR7/4) clayey silt.

The grassy area environment soil profile (Figure 40, E2), present only along the western edge of the project area and in the southwest corner, consisted of a topsoil of grayish brown (10YR5/2) loamy sand over a remnant plowzone of pale brown (10YR6/3) clayey silt to a depth of 0.7'-1.0' below ground surface. Subsoil was described as a yellowish brown (10YR5/6) silty clay. Soil profiles within the grassy area were typically very compacted.

Table 4. Archaeological Locations Identified During Current Survey.

Archaeological Location	Positive Shovel Test(s)	Artifacts Recovered	Radial Shovel Tests Excavated	Reasoning
AL-1	D103	Pearlware, fragment Colorless non-leaded bottle fragment	No	Spatial Isolation
AL-2	A115 A115W	Dark aqua flat glass Colorless non-leaded glass fragment Brick (0.8g/0.028 oz.)	Yes	N/A
AL-3	2C108 2D108	Brick, 2 fragments (3.0g/0.15 oz.) Creamware, 2 fragments	No	Lack of Research Potential
AL-4	2E110	Brick (2.1g/ 0.074 oz.)	No	Lack of research potential
AL-5	3C103	Creamware, fragment	No	Spatial Isolation
AL-6	3C106	Unidentified earthenware, fragment	No	Spatial Isolation
AL-7	3E2	Barbed wire, fragment	No	Near barbed wire fence
AL-8	3E117	Brick (3.3g/0.116 oz.)	Yes	N/A
AL-9	3F116	Tertiary quartzite flake	Yes	N/A
AL-10	3F119	Aboriginal pottery, 2 fragments	Yes	N/A
AL-11	3H2 3H2N	Yorktown coarse earthenware, 2 fragments Brick (2.2g/0.077 oz.)	Yes	N/A
AL-12	3J110	Unidentified iron fragment	Yes	N/A
AL-13	3T113	Tertiary quartzite flake	No	Spatial Isolation
AL-14	3X104	Brick (3.6g/0.126 oz.)	Yes	N/A
AL-15	3Y108	Wire nail, fragment	No	Lack of research potential
AL-16	3Y114	Colorless non-leaded hollowware, 2 fragments Light aqua window glass, fragment	No	Within surface scatter of modern artifacts
AL-17	3Z111 4A111 4B111	Brick, 3 fragments (6.0g/0.30 oz.) Tertiary quartzite flake	No	Lack of research potential
AL-18	5A2	Wire nail	No	Lack of research potential
AL-19	5C13	Colorless non-leaded bottle glass	No	Lack of research potential

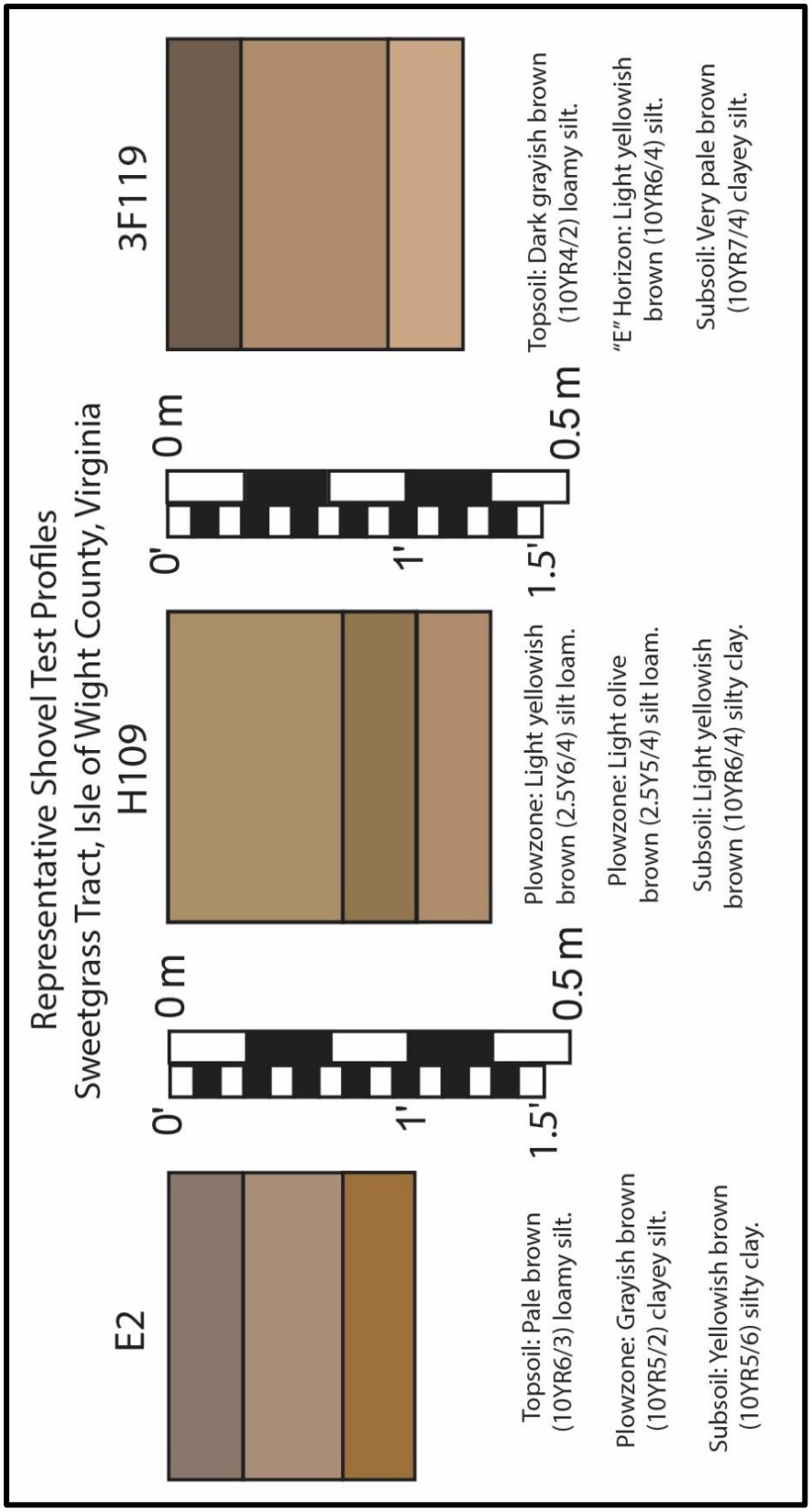


Figure 40. Representative shovel test profiles across the project area.

VI. CONCLUSIONS AND RECOMMENDATIONS

A Phase I Archaeological Identification Survey was conducted during September and October of 2024 of a 50-acre high probability area of an approximately 250-acre tract for the proposed Sweetgrass development located on the east side of Benns Church Boulevard approximately one mile north of Brewers Neck Boulevard in Isle of Wight County, Virginia (see Figure 1). The purpose of the survey was to identify archaeological resources within the 50-acre high probability area and recommend eligibility status regarding listing on the NRHP.

The proposed Sweetgrass development, Parcel 32-01-009, is largely bound by Jones Creek and its tributaries in its east half, private landholdings in the west half, and Route 10 along the west edge. The parcel is currently owned by the William G. Yeoman III Trust of Smithfield, Virginia. The project area was never previously archaeologically surveyed and there were no documented archaeological sites or architectural resources located on the property.

The Phase I archaeological survey identified seven new archaeological sites, and 19 archaeological locations. JRIA recommends that Sites 44IW0425, 44IW0426, and 44IW0429 are potentially eligible for inclusion in the NRHP under Criterion D. JRIA also recommends that site boundary determinations should be considered for possible site avoidance by proposed ground disturbing activities, or to conduct Phase II archaeological evaluation surveys to establish their eligibility for nomination to the NRHP. JRIA recommends that sites 44IW0427, 44IW0428, 44IW030, and 44IW0431, and the archaeological locations do not warrant any further archaeological investigations.

Table 5. Identified archaeological sites and recommendations.

Archaeological Site	Type/Function	Time Period(s)	Potentially NRHP Eligible	Recommendation
44IW0425	Domestic; homestead Domestic; single dwelling	Historic; 17th -20th c.	Yes, Criterion D	Avoidance or Phase II Significance Evaluation
44IW0426	Native American; camp Domestic; trash scatter	Prehistoric; Woodland period Historic; 20th c.	Yes, Criterion D for Prehistoric	Avoidance or Phase II Significance Evaluation
44IW0427	Domestic; unknown	Historic; 19th-20th c.	No	No further work
44IW0428	Agricultural? single building?	Historic; 19th-20th c.	No	No further work
44IW0429	Native American; temporary camp Agricultural; outbuilding?	Prehistoric; unknown Historic; 19th-20th c.	Yes, Criterion D for Historic	Avoidance or Phase II Significance Evaluation
44IW0430	Domestic; outbuilding	Historic; 19th-20th c.	No	No further work
44IW0431	Domestic; single dwelling Domestic; dairy	Historic; 19th-20th c.	No	No further work

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APPENDIX A: ARTIFACT FINDS LIST

Sweetgrass Phase I

State Site # 44IW0425

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
1-SC	R3NW			CBRICK		BRICK	COMPLETE	1		2,585.0	With portland cement mortar attached. From chimney fall.	105
2-ST	2A3			CBRICK		BRICK	FRAGMENT			2.3		138
2-ST	2A4			CBRICK		BRICK	FRAGMENT			7.7		148
2-ST	2A4			CEARTHENWARE	PEARL	UNIDENTIFIED FORM	FRAGMENT	1		0.0		146
2-ST	2A4			PCOAL		COAL	FRAGMENT			0.8		147
2-ST	2A5			CBRICK		BRICK	FRAGMENT			2.5		150
2-ST	2A5			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	2		0.0		149
2-ST	2A6			CBRICK		BRICK	FRAGMENT			5.7		151
2-ST	2A6			MIRON		BARBED WIRE	FRAGMENT	56		0.0		152
2-ST	2A7			CBRICK		BRICK	FRAGMENT			10.3		154
2-ST	2A7			CEARTHENWARE	PEARL UNDER TRANSFER-PRINTED	PLATE	RIM FRAGMENT	1		0.0	Cobalt blue floral motif.	153
2-ST	2A7			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		2.2		157
2-ST	2A7			SGLASS	GLASS BLUE	HOLLOWWARE	BODY FRAGMENT	1		0.0	Light blue with molded decoration and manufacturing seams. 20th century	155
2-ST	2A7			SGLASS	GLASS COLORLESS NON-LEADED	BOTTLE	FRAGMENT	1		0.0	Small molded medicine or perfume bottle. 20th century	156
2-ST	2A8			CBRICK		BRICK	FRAGMENT			18.6		160
2-ST	2A8			CEARTHENWARE	PEARL MOCHA	HOLLOWWARE	FRAGMENT	1		0.0	Partial brown and white worm design on blue base. Pitcher or jug	158
2-ST	2A8			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		1.6		161
2-ST	2A8			SGLASS	GLASS COLORLESS NON-LEADED	TABLE GLASS	FRAGMENT	1		0.0		159
2-ST	2B3			CBRICK		BRICK	FRAGMENT			0.9		162
2-ST	2B3			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		1.5		164
2-ST	2B3			SGLASS	GLASS SOLARIZED, PRESSED	HOLLOWWARE	FRAGMENT	1		0.0		163

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	2B4			CBRICK		BRICK	FRAGMENT			1.3		165
2-ST	2B4			MIRON		NAIL WIRE	FRAGMENT	1		3.4		166
2-ST	2B5			CBRICK		BRICK	FRAGMENT			0.8		177
2-ST	2B5			MIRON		UNIDENTIFIED FORM	FRAGMENT	2		0.0		178
2-ST	2B5			SGLASS	GLASS AQUA LIGHT	FLAT GLASS	FRAGMENT	1		0.0		176
2-ST	2B8			CBRICK		BRICK	FRAGMENT			5.7		169
2-ST	2B8			CEARTHENWARE	PEARL MOCHA	HOLLOWWARE	BODY FRAGMENT	2		0.0		167
2-ST	2B8			CPORCELAIN	PORCELAIN CHINESE UNDER BLUE	BOWL	FRAGMENT	1		0.0		168
2-ST	2C4			CBRICK		BRICK	FRAGMENT			2.8		170
2-ST	2C5			CBRICK		BRICK	FRAGMENT			2.4		171
2-ST	2D5			CBRICK		BRICK	FRAGMENT			34.4		172
2-ST	2D7			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		2.2		174
2-ST	2D7			SGLASS	GLASS COLORLESS NON-LEADED	HOLLOWWARE	FRAGMENT	1		0.0		173
2-ST	2E5			CBRICK		BRICK	FRAGMENT			2.7		175
2-ST	3A1			CEARTHENWARE	UNIDENTIFIED	UNIDENTIFIED FORM	FRAGMENT	1		0.0	Possible colonware	183
2-ST	3A1			RSHALE			FRAGMENT	1		0.0		184
2-ST	A1W			CBRICK		BRICK	FRAGMENT			1.7		237
2-ST	A2N			CBRICK		BRICK	FRAGMENT			3.2		238
2-ST	A2N			MIRON		NAIL UNIDENTIFIED	FRAGMENT			5.2		239
2-ST	A3			CBRICK		BRICK	FRAGMENT			7.4		32
2-ST	A3			CCERAMIC CTP	LOCAL CLAY	TOBACCO PIPE	STEM	1	8/64	0.0		31
2-ST	A3NE			CBRICK		BRICK	FRAGMENT			3.9		241
2-ST	A3SW			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		2.7		240
2-ST	A5			CBRICK		BRICK	FRAGMENT			11.8		93

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	A5S			CBRICK		BRICK	FRAGMENT			1.8		226
2-ST	A5S			CEARTHENWARE	WHITE	UNIDENTIFIED FORM	FRAGMENT	1		0.0		227
2-ST	B2			CCERAMIC CTP	LOCAL CLAY	TOBACCO PIPE	STEM	1	8/64	0.0		6
2-ST	B2			CCERAMIC CTP	LOCAL CLAY	TOBACCO PIPE	BOWL FRAGMENT	2		0.0		3
2-ST	B2			CCERAMIC CTP	LOCAL CLAY	TOBACCO PIPE	STEM	1	9/64	0.0		5
2-ST	B2			CCERAMIC CTP	LOCAL CLAY	TOBACCO PIPE	PIPESTEM FRAGMENT MEAS	1	6/64	0.0		4
2-ST	B2			CCOARSEWARE	COARSE LEAD	MILK PAN/CREAM PAN	FRAGMENT	1		0.0	Interior lead glaze. Local with sand and red ochre.	1
2-ST	B2			CEARTHENWARE	WHITE UNDERGLAZE	SAUCER	BASE FRAGMENT	1		0.0	Interior green floral motif	2
2-ST	B2			MIRON	UNIDENTIFIED	UNIDENTIFIED FORM	FRAGMENT	1		0.0		7
2-ST	B2E			CBRICK		BRICK	FRAGMENT			1.7		247
2-ST	B2E			CCOARSEWARE	COARSE LEAD	UNIDENTIFIED FORM	FRAGMENT	1		0.0		246
2-ST	B2N			CEARTHENWARE	DELFT	UNIDENTIFIED FORM	FRAGMENT	1		0.0	Glaze missing	243
2-ST	B2N			CEARTHENWARE	DELFT BLUE AND WHITE UNDER GLAZE	PLATE	FRAGMENT	2		0.0	Rim and base; unidentifiable decoration	242
2-ST	B2N			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		2.5		244
2-ST	B2S			CBRICK		BRICK	FRAGMENT			2.3		245
2-ST	B4E			CBRICK		BRICK	FRAGMENT			1.7		231
2-ST	B5			ASHELL	ANIMAL OYSTER		FRAGMENT			1.4		96
2-ST	B5			CBRICK		BRICK	FRAGMENT			1.4		94
2-ST	B5			SGLASS	GLASS COLORLESS NON-LEADED	TABLE GLASS	RIM FRAGMENT	1		0.0		95
2-ST	B5E			CEARTHENWARE	PEARL	UNIDENTIFIED FORM	FRAGMENT	2		0.0		228
2-ST	B5SE			CEARTHENWARE	DELFT	PLATE	BODY FRAGMENT	1		0.0	Light-pink fabric with white ground. Late 17th/early 18th century	232
2-ST	B5W			CBRICK		BRICK	FRAGMENT			6.3		229
2-ST	B6W			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		3.9		233

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	C2			CBRICK		BRICK	FRAGMENT			247.0		8
2-ST	C2S			CBRICK		BRICK	FRAGMENT			1.3		248
2-ST	C2S			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		2.6		249
2-ST	C2SW			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		1.8		264
2-ST	C2SW			SGLASS	GLASS COLORLESS NON-LEADED	FLAT GLASS	FRAGMENT	1		0.0	Modern	263
2-ST	C2SW			SGLASS	GLASS OLIVE GREEN	BOTTLE WINE	BODY FRAGMENT	2		0.0		262
2-ST	C2W			CEARTHENWARE	PEARL UNDER HANDPAINTED	HOLLOWWARE	FRAGMENT	1		0.0	Cobalt blue floral motif	261
2-ST	D2W			MIRON		NAIL UNIDENTIFIED	FRAGMENT	4		4.5		265
2-ST	E4			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		2.9		98
2-ST	E4			MIRON		NAIL WIRE	FRAGMENT	1		5.2		97
2-ST	E5			CBRICK		BRICK	FRAGMENT			4.1		99
2-ST	F3			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		4.4		33
2-ST	F4			MIRON		NAIL UNIDENTIFIED	FRAGMENT	2		12.0		100
2-ST	G4			CBRICK		BRICK	FRAGMENT			2.1		179
2-ST	G7			CBRICK		BRICK	FRAGMENT			2.4		180
2-ST	G7E			CBRICK		BRICK	FRAGMENT			4.3		266
2-ST	G7W			MIRON		NAIL UNIDENTIFIED	FRAGMENT	2		13.4		269
2-ST	G7W			MIRON		UNIDENTIFIED FORM	FRAGMENT	1		0.0		268
2-ST	G7W			MIRON		WIRE	FRAGMENT	1		0.0		267
2-ST	H3			CCERAMIC	PEARL	HOLLOWWARE	FRAGMENT	1		0.0		34
2-ST	J1			CCERAMIC	PEARL UNDER HANDPAINTED	HOLLOWWARE	FRAGMENT	2		0.0	Cobalt blue stylized motif	10
2-ST	J101			CEARTHENWARE	CREAM	UNIDENTIFIED FORM	FRAGMENT	1		0.0		270
2-ST	J4			CBRICK		BRICK	FRAGMENT			22.8		181
2-ST	K1			CBRICK		BRICK	FRAGMENT			9.9		11

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	K1			SGLASS	GLASS AQUA DARK	WINDOW GLASS	FRAGMENT	1		0.0	Exposed to heat	12
2-ST	K2			CBRICK		BRICK	FRAGMENT			2.1		13
2-ST	K3			CCERAMIC	COARSE LEAD	MILK PAN/CREAM PAN	FRAGMENT	1		0.0		36
2-ST	K3			CCERAMIC	PEARL	SAUCER	BASE FRAGMENT	1		0.0		35
2-ST	K3			MIRON		NAIL UNIDENTIFIED	FRAGMENT	2		2.3		37
2-ST	L2			CBRICK		BRICK	FRAGMENT			3.1		14
2-ST	L5			SGLASS	GLASS COLORLESS NON-LEADED	TABLE GLASS	BASE FRAGMENT	1		0.0	Molded, 20th century	182
2-ST	M2			CBRICK		BRICK	FRAGMENT			11.5		15
2-ST	N2			CCERAMIC	WHITE	HOLLOWWARE	RIM FRAGMENT	1		0.0		16
2-ST	N2			MIRON		NAIL UNIDENTIFIED	FRAGMENT	2		5.6		17
2-ST	N4			SGLASS	GLASS COLORLESS NON-LEADED	HOLLOWWARE	FRAGMENT	1		0.0		18
2-ST	N5			SGLASS	GLASS COLORLESS NON-LEADED	HOLLOWWARE	FRAGMENT	1		0.0		38
2-ST	N6			SGLASS	GLASS OLIVE GREEN	BOTTLE WINE	FRAGMENT	1		0.0		39
2-ST	P2			CBRICK		BRICK	FRAGMENT			22.4		19
2-ST	P3			CBRICK		BRICK	FRAGMENT			3.5		23
2-ST	P3			CCERAMIC	WHITE IRONSTONE/GRANITE	PLATE	RIM FRAGMENT	1		0.0		21
2-ST	P3			CPORCELAIN	PORCELANEOUS	SAUCER	RIM FRAGMENT	1		0.0		20
2-ST	P3			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		6.8		24
2-ST	P3			SGLASS	GLASS SOLARIZED, PRESSED	HOLLOWWARE	FRAGMENT	1		0.0		22
2-ST	P3			SMORTAR		MORTAR	FRAGMENT	3		207.4	Portland cement mortar	25
2-ST	P4			MIRON		NAIL UNIDENTIFIED	FRAGMENT	2		4.6		28
2-ST	P4			SGLASS	GLASS AQUA DARK	BOTTLE	FRAGMENT	1		0.0		26
2-ST	P4			SGLASS	GLASS COLORLESS NON-LEADED	FLAT GLASS	FRAGMENT	1		0.0		27

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	P6			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		11.0		29
2-ST	P6			PCOAL SLAG			FRAGMENT	1		3.6		30
2-ST	R1			CBRICK		BRICK	FRAGMENT			10.9		40
2-ST	R1			MIRON		NAIL CUT	FRAGMENT	1		6.4		42
2-ST	R1			MIRON		NAIL UNIDENTIFIED	FRAGMENT	6		7.9		43
2-ST	R1			SGLASS	GLASS AQUA LIGHT	UNIDENTIFIED FORM	FRAGMENT	1		0.0	Heat exposed	41
2-ST	R2			CBRICK		BRICK	FRAGMENT			15.2		45
2-ST	R2			MIRON		HARDWARE UNIDENTIFIED	FRAGMENT	1		0.0		46
2-ST	R2			MIRON		NAIL UNIDENTIFIED	FRAGMENT	18		38.9		49
2-ST	R2			MIRON		NAIL WIRE	FRAGMENT	2		10.2		47
2-ST	R2			MIRON		NAIL WROUGHT	FRAGMENT	2		7.2		48
2-ST	R2			SGLASS	GLASS AQUA LIGHT	FLAT GLASS	FRAGMENT	1		0.0		44
2-ST	R3			CBRICK		BRICK	FRAGMENT			18.1		50
2-ST	R3			MIRON		NAIL UNIDENTIFIED	FRAGMENT	4		12.1		51
2-ST	R3			MIRON		NAIL WIRE	COMPLETE	1		17.5		52
2-ST	R4			CBRICK		BRICK	FRAGMENT			32.4		57
2-ST	R4			CPORCELAIN	PORCELANEOUS	SAUCER	RIM FRAGMENT	1		0.0		53
2-ST	R4			MIRON		NAIL UNIDENTIFIED	FRAGMENT	2		9.6		56
2-ST	R4			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	1		0.0		54
2-ST	R4			SGLASS	GLASS COLORLESS LEADED	HOLLOWWARE	FRAGMENT	1		0.0		55
2-ST	S1			CBRICK		BRICK	FRAGMENT			1.8		103
2-ST	S1			MIRON		NAIL UNIDENTIFIED	FRAGMENT	3		7.7		104
2-ST	S2			CBRICK		BRICK	FRAGMENT			36.5		106
2-ST	S2			CCERAMIC CTP	LOCAL CLAY	TOBACCO PIPE	STEM	1	9/64	0.0		107

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	S2			MIRON		HARDWARE UNIDENTIFIED	FRAGMENT	1		0.0		110
2-ST	S2			MIRON		NAIL CUT		1		5.0		111
2-ST	S2			MIRON		NAIL UNIDENTIFIED	FRAGMENT	2		6.6		112
2-ST	S2			SGLASS	GLASS AQUA LIGHT	FLAT GLASS	FRAGMENT	2		0.0		108
2-ST	S2			SGLASS	GLASS COLORLESS NON-LEADED	UNIDENTIFIED FORM	FRAGMENT	1		0.0		109
2-ST	S3			CBRICK		BRICK	FRAGMENT	1		2.9		115
2-ST	S3			CEARTHENWARE	PEARL UNDER HANDPAINTED	HOLLOWWARE	BODY FRAGMENT	1		0.0	Interior and exterior cobalt blue dash and stylized motif. Most likely tea bowl.	114
2-ST	S3			CEARTHENWARE	SLIP	UNIDENTIFIED FORM	FRAGMENT	1		0.0	Spalled fragment with interior white slip overlaid with lead glaze. Reduced core.	113
2-ST	S3			MIRON		NAIL UNIDENTIFIED	FRAGMENT	3		6.0		118
2-ST	S3			SGLASS	GLASS AQUA LIGHT	PHARM BOTTLE	BODY FRAGMENT	1		0.0		116
2-ST	S3			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	1		0.0		117
2-ST	S4			CBRICK		BRICK	FRAGMENT			9.1		59
2-ST	S4			CEARTHENWARE	WHITE IRONSTONE/GRANITE	UNIDENTIFIED FORM	FRAGMENT	2		0.0		58
2-ST	S4			MIRON		NAIL CUT	FRAGMENT	2		1.5		61
2-ST	S4			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	25		0.0	Modern	60
2-ST	S7			CBRICK		BRICK	FRAGMENT			1.2		62
2-ST	S7			MIRON		NAIL UNIDENTIFIED	FRAGMENT	10		15.3		63
2-ST	T2			CBRICK		BRICK	FRAGMENT			57.3		65
2-ST	T2			CEARTHENWARE	CREAM	UNIDENTIFIED FORM	FRAGMENT	3		0.0		64
2-ST	T2			MIRON		NAIL UNIDENTIFIED	FRAGMENT	3		9.3		67
2-ST	T2			SGLASS	GLASS COLORLESS NON-LEADED	UNIDENTIFIED FORM	FRAGMENT	1		0.0	Heat exposed	66
2-ST	T3			ASHELL	ANIMAL OYSTER		FRAGMENT			3.8		69

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	T3			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	1		0.0		68
2-ST	T4			ASHELL	ANIMAL OYSTER		FRAGMENT			15.1		72
2-ST	T4			CBRICK		BRICK	FRAGMENT			0.9		70
2-ST	T4			MIRON		SCREW	COMPLETE	1		0.0		71
2-ST	T5			ASHELL	ANIMAL OYSTER		FRAGMENT			6.3		101
2-ST	T6			CBRICK		BRICK	FRAGMENT			1.9		102
2-ST	W2			ASHELL	ANIMAL OYSTER		FRAGMENT			3.6		84
2-ST	W2			ATOOTH	ANIMAL UNID		FRAGMENT	1		0.0		82
2-ST	W2			CBRICK		BRICK	FRAGMENT			168.4		75
2-ST	W2			CCERAMIC CTP	BALL CLAY (KAOLIN)	TOBACCO PIPE	BOWL FRAGMENT	1		0.0	Used	81
2-ST	W2			CEARTHENWARE	PEARL BLUE/GREEN-EDGED DEBASED	PLATE	RIM FRAGMENT	1		0.0	Cobalt blue shell-edge	74
2-ST	W2			CEARTHENWARE	WHITE	UNIDENTIFIED FORM	FRAGMENT	13		0.0		73
2-ST	W2			CPORCELAIN	PORCELAIN	UNIDENTIFIED FORM	FRAGMENT	1		0.0		79
2-ST	W2			MIRON		NAIL CUT	FRAGMENT	1		2.7		86
2-ST	W2			MIRON		NAIL UNIDENTIFIED	FRAGMENT	14		40.4		85
2-ST	W2			PCHARCOAL		CHARCOAL	FRAGMENT			2.2		83
2-ST	W2			SGLASS	GLASS AQUA LIGHT	BOTTLE	FRAGMENT	2		0.0	Thin	77
2-ST	W2			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	20		0.0		76
2-ST	W2			SGLASS	GLASS COLORLESS NON-LEADED	UNIDENTIFIED FORM	FRAGMENT	8		0.0		80
2-ST	W2			SGLASS	GLASS OLIVE GREEN	BOTTLE	FRAGMENT	2		0.0	Thin	78
2-ST	W3			CBRICK		BRICK	FRAGMENT			49.2		88
2-ST	W3			CSTONEWARE	STONE UNIDENTIFIED	HOLLOWWARE	BODY FRAGMENT	1		0.0		87
2-ST	W3			MIRON		NAIL CUT	FRAGMENT	1		7.5		92
2-ST	W3			MIRON		NAIL UNIDENTIFIED	FRAGMENT	3		12.3		91

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	W3			SGLASS	GLASS COLORLESS NON-LEADED	HOLLOWWARE	FRAGMENT	3		0.0		90
2-ST	W3			SGLASS	GLASS SOLARIZED, PRESSED	BOTTLE	BODY FRAGMENT	1		0.0		89
2-ST	W4			ASHELL	ANIMAL OYSTER		FRAGMENT			8.4		121
2-ST	W4			CBRICK		BRICK	FRAGMENT	1		184.8		120
2-ST	W4			CEARTHENWARE	WHITE IRONSTONE/GRANITE	PLATE	FRAGMENT	3				119
2-ST	W5			CBRICK		BRICK	FRAGMENT			6.2		141
2-ST	W5			CCOARSEWARE	COARSE LEAD	UNIDENTIFIED FORM	FRAGMENT	1		0.0	Black glazed red fabric	140
2-ST	W5			CEARTHENWARE	WHITE TRANSFER-PRINTED BLUE	HOLLOWWARE	FRAGMENT	3		0.0	Small fine cobalt blue interior and exterior unidentifiable transfer print.	139
2-ST	W5			MIRON		KNIFE	BLADE	1		0.0		143
2-ST	W5			MIRON		NAIL UNIDENTIFIED	FRAGMENT	2		11.3		142
2-ST	W6			CBRICK		BRICK	FRAGMENT			344.2		144
2-ST	W6			MIRON		BUCKLE	FRAGMENT	2		0.0	Mend. Possible small harness buckle.	145
2-ST	X2			CBRICK		BRICK	FRAGMENT			9.1		122
2-ST	X2			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		2.5		124
2-ST	X2			SGLASS	GLASS AQUA LIGHT	FLAT GLASS	FRAGMENT	1		0.0		123
2-ST	X3			ASHELL	ANIMAL OYSTER		FRAGMENT			89.7		133
2-ST	X3			CBRICK		BRICK	FRAGMENT			85.5		134
2-ST	X3			CSTONEWARE	STONE ENGLISH BROWN SALTGLAZED	HOLLOWWARE	BODY FRAGMENT	1		0.0		130
2-ST	X3			CSTONEWARE	STONE ENGLISH WHITE SALT	SAUCER	FOOT RING FRAGMENT	1		0.0		131
2-ST	X3			CSTONEWARE	STONE UNIDENTIFIED		BASAL FRAGMENT	1		0.0		132
2-ST	X3			MIRON		NAIL CUT	COMPLETE	1		8.3		135
2-ST	X3			MIRON		NAIL UNIDENTIFIED	FRAGMENT	3		4.5		137
2-ST	X3			MIRON		NAIL WROUGHT	FRAGMENT	2		11.1		136

State Site # 44IW0425

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	Y2			CBRICK		BRICK	FRAGMENT			171.3		129
2-ST	Y2			CEARTHENWARE	PEARL	BOWL	RIM FRAGMENT	1		0.0		127
2-ST	Y2			CEARTHENWARE	PEARL UNDER HANDPAINTED	BOWL	BODY FRAGMENT	1		0.0	Interior cobalt blue leaf motif.	128
2-ST	Y3			ABONE	ANIMAL UNID		FRAGMENT	2		1.3	Mend	125
2-ST	Y3			ASHELL	ANIMAL OYSTER		FRAGMENT			24.8		126

State Site # 44IW0426

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	4E114			CABORIGINAL POTTERY	AB FINE SAND TEMP/CORD MARKED	HOLLOWWARE	BODY FRAGMENT	2		0.0	Mend. Thick, and with heavy heat exposure either through firing and/or use.	201
2-ST	4F113			CABORIGINAL POTTERY	AB GRAVEL TEMP/CORD MARKED	HOLLOWWARE	FRAGMENT	6		0.0	Thrre fragments mend. Thick, and with heavy exposure to heat either through use and/or firing.	202
2-ST	4G113			CBRICK		BRICK	BAT	1		1,587.0	With Portland cement mortar.	222
2-ST	4G113			MIRON		BARBED WIRE	FRAGMENT	1		0.0		224
2-ST	4G113			MIRON		CAN	FRAGMENT	7		0.0	Modern "tin" can.	223
2-ST	4G113			PCOAL		COAL	FRAGMENT	3		6.5		225
2-ST	4G114			RQUARTZITE	AB LITHIC QUARTZITE	AB DEBITAGE	SECONDARY FLAKE	1	2-5cm	0.0		210
2-ST	4G115			RQUARTZITE	AB LITHIC QUARTZITE	AB SHATTER	FRAGMENT	4		0.0		211
2-ST	4G116			MIRON		UNIDENTIFIED FORM	FRAGMENT	7		0.0		212
2-ST	4H115			MIRON		HARDWARE UNIDENTIFIED	FRAGMENT	1		0.0		213
2-ST	4H115			RQUARTZITE	AB LITHIC QUARTZITE	AB SHATTER	FRAGMENT	1		0.0		214

State Site # 44IW0427

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3N114			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	1		0.0	Modern	194

State Site # 44IW0427

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3P115			MIRON		BARBED WIRE	FRAGMENT	2		0.0		195
2-ST	3P115			MIRON		UNIDENTIFIED FORM	FRAGMENT	2		0.0		196
2-ST	3R114			MIRON		NAIL UNIDENTIFIED	FRAGMENT	1		3.8		197

State Site # 44IW0428

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	C109			CBRICK		BRICK	FRAGMENT			1.0		276
2-ST	C110			CBRICK		BRICK	FRAGMENT			4.5		277
2-ST	C111			CBRICK		BRICK	FRAGMENT			1.1		278
2-ST	D109			CBRICK		BRICK	FRAGMENT			3.0		279
2-ST	D112			CBRICK		BRICK	FRAGMENT			1.3		280
2-ST	E1			CCERAMIC	PORCELAIN CHINESE	UNIDENTIFIED FORM	FRAGMENT	1		0.0		9
2-ST	G112			CBRICK		BRICK	FRAGMENT			6.2		281
2-ST	G112			SGLASS	GLASS SOLARIZED, PRESSED	HOLLOWWARE	FRAGMENT	1		0.0		282
2-ST	H109			CBRICK		BRICK	FRAGMENT			1.1		283
2-ST	H110			CBRICK		BRICK	FRAGMENT			1.1		284
2-ST	H112			CBRICK		BRICK	FRAGMENT			10.0		285
2-ST	J110			CBRICK		BRICK	FRAGMENT			1.8		287
2-ST	J110			CEARTHENWARE	PEARL	UNIDENTIFIED FORM	FRAGMENT	1		0.0		286
2-ST	K108			SGLASS	GLASS AQUA DARK	FLAT GLASS	FRAGMENT	1		0.0		288
2-ST	K109			CBRICK		BRICK	FRAGMENT			1.5		290
2-ST	K109			CCOARSEWARE	COARSE	TILE	FRAGMENT	1		0.0	Terracotta roofing tile - modern molded	289
2-ST	K110			CBRICK		BRICK	FRAGMENT			1.0		291
2-ST	K112			CBRICK		BRICK	FRAGMENT			1.3		292
2-ST	M113			CEARTHENWARE	CREAM	PLATE	FRAGMENT	1		0.0		293

State Site # 44IW0428

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	N110			CPORCELAIN	PORCELAIN CHINESE	TEABOWL	BODY FRAGMENT	1		0.0	Painted underglaze cobalt blue floral motif	294
2-ST	R106			CBRICK		BRICK	FRAGMENT			0.9		299
2-ST	R106			SGLASS	GLASS COLORLESS NON-LEADED	FLAT GLASS	FRAGMENT	1		0.0		300
2-ST	R106			SGLASS	GLASS OLIVE GREEN	BOTTLE WINE	FRAGMENT	1		0.0		301
2-ST	R108			CBRICK		BRICK	FRAGMENT			4.4		302
2-ST	R108			PCOAL		COAL	FRAGMENT			2.5		303
2-ST	R109			CBRICK		BRICK	FRAGMENT			1.4		304
2-ST	R112			CBRICK		BRICK	FRAGMENT			4.4		295
2-ST	R113			CBRICK		BRICK	FRAGMENT			0.8		296
2-ST	R113			CCOARSEWARE	COARSE LEAD	PAN	FRAGMENT	1		0.0	Interior brown lead glaze	297
2-ST	S106			CBRICK		BRICK	FRAGMENT			2.0		305
2-ST	S111			SPLASTIC		HANDLE	FRAGMENT	1		0.0	Modern black plastic paintbrush handle.	298
2-ST	Y106			CBRICK		BRICK	FRAGMENT			1.3		306
2-ST	Y107			CBRICK		BRICK	FRAGMENT			1.0		307
2-ST	Y108			CBRICK		BRICK	FRAGMENT			1.0		309
2-ST	Y108			CCERAMIC CTP	BALL CLAY (KAOLIN)	TOBACCO PIPE	STEM	1		0.0	Split	308
2-ST	Y109			CBRICK		BRICK	FRAGMENT			5.3		310

State Site # 44IW0429

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	D116			CBRICK		BRICK	FRAGMENT			10.0		203
2-ST	D116N			CBRICK		BRICK	FRAGMENT			5.2		252
2-ST	D116S			MIRON		SCRAP METAL	FRAGMENT	2		0.0		253
2-ST	D119			RQUARTZITE	AB LITHIC QUARTZITE	AB DEBITAGE	SECONDARY FLAKE	1	5-10cm	0.0		204

State Site # 44IW0429

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	D119N			RQUARTZITE	AB LITHIC QUARTZITE	AB DEBITAGE	TERTIARY FLAKE	1	2-5cm	0.0		254
2-ST	D122			MIRON		NAIL UNIDENTIFIED	FRAGMENT	2		7.4		206
2-ST	D122			RCHERT		NODULE	FRAGMENT	1		0.0		205
2-ST	E113			CEARTHENWARE	WHITE IRONSTONE/GRANITE	HOLLOWWARE	FRAGMENT	1		0.0		207
2-ST	E121			MIRON		NAIL CUT	FRAGMENT	1		4.0		208
2-ST	E121			MIRON		NAIL UNIDENTIFIED	FRAGMENT	3		5.8		209
2-ST	F115			MIRON		UNIDENTIFIED FORM	FRAGMENT	1		0.0		255
2-ST	F115S			MIRON		UNIDENTIFIED FORM	FRAGMENT	1		0.0		355
2-ST	G115			CBRICK		BRICK	FRAGMENT			1.3		256
2-ST	G116			MIRON		NAIL UNIDENTIFIED	FRAGMENT	6		20.6		257
2-ST	G117			CBRICK		BRICK	FRAGMENT			4.1		259
2-ST	G117			MIRON		BARBED WIRE	FRAGMENT	4		0.0		258
2-ST	G117			MIRON		NAIL UNIDENTIFIED	FRAGMENT	13		26.2		260

State Site # 44IW0430

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	P115W			MIRON		NAIL UNIDENTIFIED	FRAGMENT	2		8.8		356
2-ST	P116			SGLASS	GLASS SOLARIZED, PRESSED	HOLLOWWARE	FRAGMENT	1		0.0		315
2-ST	P117			CEARTHENWARE	WHITE	PLATE	FRAGMENT	2		0.0		316
2-ST	R116			CBRICK		BRICK	FRAGMENT			13.3		317
2-ST	R116			MIRON		NAIL UNIDENTIFIED	FRAGMENT	10		63.1		318

State Site # 44IW0431

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	5D4			SGLASS	GLASS COLORLESS NON-LEADED	HOLLOWWARE	FRAGMENT	1		0.0		346

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	5D4			SGLASS	GLASS COLORLESS NON-LEADED	TABLE GLASS	FRAGMENT	8		0.0	Molded	347
2-ST	5D4			SGLASS	GLASS SOLARIZED, PRESSED	HOLLOWWARE	FRAGMENT	4		0.0		345
2-ST	5D5			MASBESTOS		TILE	FRAGMENT	1		0.0	Discarded	349
2-ST	5D5			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	1		0.0		348
2-ST	5D6			CEARTHENWARE	WHITE IRONSTONE/GRANITE	UNIDENTIFIED FORM	FRAGMENT	1		0.0		350
2-ST	5D6			SCEMENT			FRAGMENT			7.4		351
2-ST	5E4			CBRICK		BRICK	FRAGMENT			1.3		338
2-ST	5E4			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	1		0.0		336
2-ST	5E4			SGLASS	GLASS COLORLESS NON-LEADED	BOTTLE	FRAGMENT	1		0.0		337
2-ST	5E4			SGLASS	GLASS MILK	HOLLOWWARE	FRAGMENT	1		0.0	Molded	334
2-ST	5E4			SGLASS	GLASS SOLARIZED, PRESSED	HOLLOWWARE	FRAGMENT	1		0.0		335
2-ST	5E5			MIRON		BAR	FRAGMENT	1		0.0	Cast rectangular bar	325
2-ST	5E5			MIRON		NAIL UNIDENTIFIED	FRAGMENT	3		21.3		324
2-ST	5E5			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	2		0.0		326
2-ST	5E6			CBRICK		BRICK	BAT	1	140Lx95 Wx64T	1,019.7		331
2-ST	5E6			CBRICK		BRICK	FRAGMENT			327.3		330
2-ST	5E6			MASBESTOS		TILE	FRAGMENT	2		0.0	Discarded	328
2-ST	5E6			SCEMENT			FRAGMENT			191.1	Portland	329
2-ST	5E6			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	3		0.0		327
2-ST	5F3			CBRICK		BRICK	FRAGMENT			7.8		353
2-ST	5F3			CEARTHENWARE	WHITE IRONSTONE/GRANITE	BOWL	RIM FRAGMENT	1		0.0	Fluted	352
2-ST	5F3			MIRON		NAIL WIRE	COMPLETE	1		17.5		354
2-ST	5G5			SGLASS	GLASS AQUA LIGHT	HOLLOWWARE	FRAGMENT	1		0.0		340
2-ST	5G5			SGLASS	GLASS GREEN	BOTTLE	FRAGMENT	1		0.0	Coke bottle	339

State Site # 44IW0431

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	5G6			CBRICK		BRICK	FRAGMENT			8,960.0		333
2-ST	5G6			MASBESTOS		TILE	FRAGMENT	1		0.0	Discarded	332
2-ST	5H2			CBRICK		BRICK	FRAGMENT			23.2		341
2-ST	5H6			CBRICK		BRICK	FRAGMENT			1.8		342
2-ST	5J3			CBRICK		BRICK	FRAGMENT			4.6		319
2-ST	5J4			ASHELL	ANIMAL OYSTER		FRAGMENT			7.3		321
2-ST	5J4			CCOARSEWARE	COARSE LEAD	HOLLOWWARE	FRAGMENT	1		0.0		320
2-ST	5J5			CBRICK		BRICK	FRAGMENT			30.8		322
2-ST	5K2			SGLASS	GLASS AQUA LIGHT	BOTTLE	FRAGMENT	1		0.0		323

State Site # AL-01

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	D103			CEARTHENWARE	PEARL	UNIDENTIFIED FORM	FRAGMENT	1		0.0		271
2-ST	D103			SGLASS	GLASS COLORLESS NON-LEADED	BOTTLE	RIM FRAGMENT	1		0.0	Small medicine or perfume bottle. 19th/20th century	272

State Site # AL-02

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	A115			SGLASS	GLASS AQUA DARK	FLAT GLASS	FRAGMENT	1		0.0		221
2-ST	A115W			CBRICK		BRICK	FRAGMENT			0.8		251
2-ST	A115W			SGLASS	GLASS COLORLESS NON-LEADED	UNIDENTIFIED FORM	FRAGMENT	1		0.0	Melted	250

State Site # AL-03

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	2C108			CBRICK		BRICK	FRAGMENT			0.8		311
2-ST	2D108			ASHELL	ANIMAL OYSTER		FRAGMENT			2.2		313

State Site # AL-03

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	2D108			CEARTHENWARE	CREAM	PLATE	FRAGMENT	1		0.0		312

State Site # AL-04

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	2E110			CBRICK		BRICK	FRAGMENT			2.1		314

State Site # AL-05

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3C103			CEARTHENWARE	CREAM	UNIDENTIFIED FORM	FRAGMENT	1		0.0		273

State Site # AL-06

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3C106			CEARTHENWARE	UNIDENTIFIED	UNIDENTIFIED FORM	FRAGMENT	1		0.0		274

State Site # AL-07

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3E2			MIRON		BARBED WIRE	FRAGMENT	2		0.0		185

State Site # AL-08

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3E117			CBRICK		BRICK	FRAGMENT			3.3		215
2-ST	3E117			PCHARCOAL		CHARCOAL	FRAGMENT			1.2		216

State Site # AL-09

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3F116			RQUARTZ	AB LITHIC QUARTZ	AB DEBITAGE	TERTIARY FLAKE	1	<2cm	0.0		217

State Site # AL-10

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3F119			CABORIGINAL POTTERY	AB FINE SAND TEMP/CORD MARKED	HOLLOWWARE	BODY FRAGMENT	2		0.0	Mend. Thin-bodied.	218
2-ST	3F119			MIRON		BOG IRON	FRAGMENT			6.5		220
2-ST	3F119			PCHARCOAL		CHARCOAL	FRAGMENT			0.7		219
2-ST	3F119E			MIRON		BOG IRON	FRAGMENT			3.8		234
2-ST	3F119W			MIRON		BOG IRON	FRAGMENT			2.3		236

State Site # AL-11

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3H2			CEARTHENWARE	COARSE YORKTOWN	HOLLOWWARE	BODY FRAGMENT	2		0.0		186
2-ST	3H2N			CBRICK		BRICK	FRAGMENT			2.2		230

State Site # AL-12

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3J110			MIRON		UNIDENTIFIED FORM	FRAGMENT	1		0.0		275

State Site # AL-13

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3T113			RQUARTZITE	AB LITHIC QUARTZITE	AB DEBITAGE	TERTIARY FLAKE	1	2-5cm	0.0		198

State Site # AL-14

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3X104			CBRICK		BRICK	FRAGMENT			3.6		187

State Site # AL-15

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3Y108			CBRICK		BRICK	FRAGMENT			1.0		189

State Site # AL-15

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3Y108			MIRON		NAIL WIRE	FRAGMENT	1		3.7		188

State Site # AL-16

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3Y114			SGLASS	GLASS AQUA LIGHT	WINDOW GLASS	FRAGMENT	1		0.0		200
2-ST	3Y114			SGLASS	GLASS COLORLESS NON-LEADED	HOLLOWWARE	FRAGMENT	2		0.0		199

State Site # AL-17

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	3Z111			CBRICK		BRICK	FRAGMENT			1.6		190
2-ST	4A111			CBRICK		BRICK	FRAGMENT			2.5		191
2-ST	4B111			CBRICK		BRICK	FRAGMENT			1.9		192
2-ST	4B111			RQUARTZITE	AB LITHIC QUARTZITE	AB DEBITAGE	TERTIARY FLAKE	1	<2CM	0.0		193

State Site # AL-18

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	5A2			MIRON		NAIL WIRE	COMPLETE	1		4.1		343

State Site # AL-19

Provenience: Type	Context	Layer	Other	Material 1	Material 2	Form	Portion/Element	Qty	Size	Wgt (g)	Notes	Artifact No.
2-ST	5C13			SGLASS	GLASS COLORLESS NON-LEADED	BOTTLE	FRAGMENT	1		0.0	Modern	344

APPENDIX B: V-CRIS SITE RECORDS

Snapshot

Date Generated: November 20, 2024

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Farmstead, Other
Other DHR ID: No Data
Temporary Designation: SG-1

Site Evaluation Status
Not Evaluated

Locational Information

USGS Quad: BENNS CHURCH
County/Independent City: Isle Of Wight (County)
Physiographic Province: Coastal Plain
Elevation: 25
Aspect: Flat
Drainage: James
Slope: 0 - 2
Acreage: 9.540
Landform: Terrace
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Farmstead
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Early National Period, Reconstruction and Growth, The New Dominion, World War I to World War II
Start Year: No Data
End Year: No Data
Comments: Dispersed scatter of artifacts surrounding remnants of a brick chimney, well casing, and standing barn.

Component 2

Category: Domestic
Site Type: Other
Cultural Affiliation: Euro-American
Cultural Affiliation Details: No Data
DHR Time Period: Contact Period
Start Year: No Data
End Year: No Data
Comments: Discrete concentration of 17th-early 18th century artifacts within larger farmstead site.

Bibliographic Information

Bibliography:
No Data

Informant Data:
No Data

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Nicholas M. Luccketti, MA, RPA Principal Investigator
Anthony W. Smith, MA, RPA Field Director

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: James River Institute for Archaeology, Inc.

Investigator: Tony Smith

Survey Date: 9/3/2024

Survey Description:

During September and October 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase I archaeological survey of approximately 50 acres of the proposed Sweetgrass residential development on Benn's Church Boulevard, Isle of Wight County, Virginia. The 50 acres were previously determined to be of high archaeological potential by JRIA (Smith et al 2024).The Phase I survey was designed to identify and document all historic resources present, and to obtain sufficient information to assess their potential eligibility for listing in the National Register of Historic Places (National Register). The Phase I archaeological survey consisted of a complete pedestrian survey and visual inspection of the project area, followed by the excavation of screened shovel tests along regular transects at intervals not exceeding 50 feet throughout the project area. Each shovel test measured approximately 16 inches in diameter or larger and was excavated into sterile subsoil. The backfill was sifted through ¼-inch screen mesh. Representative soil profiles were drawn at 1 inch = 1 foot scale and recorded on standardized forms using Munsell color designators and U. S. Department of Agriculture soil texture terminology. The location of each shovel test was recorded on a 1 inch = 100 feet scale map, and all shovel tests were assigned an individual Shovel Test (ST) number. Radial shovel tests were excavated around individual or groups of shovel tests in order to more precisely determine prospective site boundaries. Radial shovel tests were excavated at a distance of 25-feet and in each of the four grid directions (N, E, S, W) around positive shovel tests. Radial shovel tests were documented identically to the initial shovel test. Isolated positive shovel tests not containing demonstrable prehistoric or historic artifacts, i.e oyster shell only or modern refuse/bottle glass, were typically not investigated radially.

Current Land Use	Date of Use	Comments
Agricultural field	11/14/2024 12:00:00 AM	Hay field with surrounding woods.

Threats to Resource: Development

Site Conditions: Surface Deposits Present And With Subsurface Integrity, Unknown Portion of Site Destroyed

Survey Strategies: Historic Map Projection, Observation, Subsurface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

ER #Material 1Material 2FormPortion/ElementCountWeightSizeNotes
B2CCOARSEWARECOARSE LEADMILK PAN/CREAM PANFRAGMENT10.00Interior lead glaze. Local with sand and red ochre.
B2CEARTHENWAREWHITE UNDERGLAZESAUCERBASE FRAGMENT10.00Interior green floral motif
B2CCERAMIC CTPLOCAL CLAYTOBACCO PIPEBOWL FRAGMENT20.00
B2CCERAMIC CTPLOCAL CLAYTOBACCO PIPEPIPESTEM FRAGMENT MEAS10.006/64
B2CCERAMIC CTPLOCAL CLAYTOBACCO PIPESTEM10.009/64
B2CCERAMIC CTPLOCAL CLAYTOBACCO PIPESTEM10.008/64
B2MIRONUNIDENTIFIEDUNIDENTIFIED FORMFRAGMENT10.00
C2CBRICKBRICKFRAGMENT247.00
E1CCERAMICPORCELAIN CHINESEUNIDENTIFIED FORMFRAGMENT10.00
J1CCERAMICPEARL UNDER HANDPAINTEDHOLLOWWAREFRAGMENT20.00Cobalt blue stylized motif
K1CBRICKBRICKFRAGMENT9.90
K1SGLASSGLASS AQUA DARKWINDOW GLASSFRAGMENT10.00Exposed to heat
K2CBRICKBRICKFRAGMENT2.10
L2CBRICKBRICKFRAGMENT3.10
M2CBRICKBRICKFRAGMENT11.50
N2CCERAMICWHITEHOLLOWWARERIM FRAGMENT10.00
N2MIRONNAIL UNIDENTIFIEDFRAGMENT25.60
N4SGLASSGLASS COLORLESS NON-LEADEDHOLLOWWAREFRAGMENT10.00
P2CBRICKBRICKFRAGMENT22.40
P3CPORCELAINPORCELANEOUSSAUCERRIM FRAGMENT10.00
P3CCERAMICWHITE IRONSTONE/GRANITEPLATERIM FRAGMENT10.00
P3SGLASSGLASS SOLARIZED, PRESSEDHOLLOWWAREFRAGMENT10.00
P3CBRICKBRICKFRAGMENT3.50
P3MIRONNAIL UNIDENTIFIEDFRAGMENT16.80
P3SMORTARMORTARFRAGMENT3207.40Portland cement mortar
P4SGLASSGLASS AQUA DARKBOTTLEFRAGMENT10.00
P4SGLASSGLASS COLORLESS NON-LEADEDFLAT GLASSFRAGMENT10.00
P4MIRONNAIL UNIDENTIFIEDFRAGMENT24.60
P6MIRONNAIL UNIDENTIFIEDFRAGMENT111.00
P6PCOAL SLAGFRAGMENT13.60
A3CCERAMIC CTPLOCAL CLAYTOBACCO PIPESTEM10.008/64

A3CBRICKBRICKFRAGMENT7.40
F3MIRONNAIL UNIDENTIFIEDFRAGMENT14.40
H3CCERAMICPEARLHOLLOWWAREFRAGMENT10.00
K3CCERAMICPEARLSAUCERBASE FRAGMENT10.00
K3CCERAMICCOARSE LEADMILK PAN/CREAM PANFRAGMENT10.00
K3MIRONNAIL UNIDENTIFIEDFRAGMENT22.30
N5SGLASSGLASS COLORLESS NON-LEADEDHOLLOWWAREFRAGMENT10.00
N6SGLASSGLASS OLIVE GREENBOTTLE WINEFRAGMENT10.00
R1CBRICKBRICKFRAGMENT10.90
R1SGLASSGLASS AQUA LIGHTUNIDENTIFIED FORMFRAGMENT10.00Heat exposed
R1MIRONNAIL CUTFRAGMENT16.40
R1MIRONNAIL UNIDENTIFIEDFRAGMENT67.90
R2SGLASSGLASS AQUA LIGHTFLAT GLASSFRAGMENT10.00
R2CBRICKBRICKFRAGMENT15.20
R2MIRONHARDWARE UNIDENTIFIEDFRAGMENT10.00
R2MIRONNAIL WIREFRAGMENT210.20
R2MIRONNAIL WROUGHTFRAGMENT27.20
R2MIRONNAIL UNIDENTIFIEDFRAGMENT1838.90
R3CBRICKBRICKFRAGMENT18.10
R3MIRONNAIL UNIDENTIFIEDFRAGMENT412.10
R3MIRONNAIL WIRECOMPLETE117.50
R4CPORCELAINPORCELANEOUSSAUCERRIM FRAGMENT10.00
R4SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT10.00
R4SGLASSGLASS COLORLESS LEADEDHOLLOWWAREFRAGMENT10.00
R4MIRONNAIL UNIDENTIFIEDFRAGMENT29.60
R4CBRICKBRICKFRAGMENT32.40
S4CEARTHENWAREWHITE IRONSTONE/GRANITEUNIDENTIFIED FORMFRAGMENT20.00
S4CBRICKBRICKFRAGMENT9.10
S4SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT250.00Modern
S4MIRONNAIL CUTFRAGMENT21.50
S7CBRICKBRICKFRAGMENT1.20
S7MIRONNAIL UNIDENTIFIEDFRAGMENT1015.30
T2CEARTHENWARECREAMUNIDENTIFIED FORMFRAGMENT30.00
T2CBRICKBRICKFRAGMENT57.30
T2SGLASSGLASS COLORLESS NON-LEADEDUNIDENTIFIED FORMFRAGMENT10.00Heat exposed
T2MIRONNAIL UNIDENTIFIEDFRAGMENT39.30
T3SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT10.00
T3ASHELLANIMAL OYSTERFRAGMENT3.80
T4CBRICKBRICKFRAGMENT0.90
T4MIRONSCREWCOMPLETE10.00
T4ASHELLANIMAL OYSTERFRAGMENT15.10
W2CEARTHENWAREWHITEUNIDENTIFIED FORMFRAGMENT130.00
W2CEARTHENWAREPEARL BLUE/GREEN-EDGED DEBASEDPLATERIM FRAGMENT10.00Cobalt blue shell-edge
W2CBRICKBRICKFRAGMENT168.40
W2SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT200.00
W2SGLASSGLASS AQUA LIGHTBOTTLEFRAGMENT20.00Thin
W2SGLASSGLASS OLIVE GREENBOTTLEFRAGMENT20.00Thin
W2CPORCELAINPORCELAINUNIDENTIFIED FORMFRAGMENT10.00
W2SGLASSGLASS COLORLESS NON-LEADEDUNIDENTIFIED FORMFRAGMENT80.00
W2CCERAMIC CTPBALL CLAY (KAOLIN)TOBACCO PIPEBOWL FRAGMENT10.00Used
W2ATOOTHANIMAL UNIDFRAGMENT10.00
W2PCHARCOALCHARCOALFRAGMENT2.20
W2ASHELLANIMAL OYSTERFRAGMENT3.60
W2MIRONNAIL UNIDENTIFIEDFRAGMENT1440.40
W2MIRONNAIL CUTFRAGMENT12.70
W3CSTONEWARESTONE UNIDENTIFIEDHOLLOWWAREBODY FRAGMENT10.00
W3CBRICKBRICKFRAGMENT49.20
W3SGLASSGLASS SOLARIZED, PRESSEDBOTTLEBODY FRAGMENT10.00
W3SGLASSGLASS COLORLESS NON-LEADEDHOLLOWWAREFRAGMENT30.00
W3MIRONNAIL UNIDENTIFIEDFRAGMENT312.30
W3MIRONNAIL CUTFRAGMENT17.50
A5CBRICKBRICKFRAGMENT11.80
B5CBRICKBRICKFRAGMENT1.40
B5SGLASSGLASS COLORLESS NON-LEADEDTABLE GLASSRIM FRAGMENT10.00
B5ASHELLANIMAL OYSTERFRAGMENT1.40
E4MIRONNAIL WIREFRAGMENT15.20
E4MIRONNAIL UNIDENTIFIEDFRAGMENT12.90
E5CBRICKBRICKFRAGMENT4.10
F4MIRONNAIL UNIDENTIFIEDFRAGMENT212.00
T5ASHELLANIMAL OYSTERFRAGMENT6.30
T6CBRICKBRICKFRAGMENT1.90
S1CBRICKBRICKFRAGMENT1.80
S1MIRONNAIL UNIDENTIFIEDFRAGMENT37.70
R3NWCBRICKBRICKCOMPLETE12,585.00With portland cement mortar attached. From chimney fall.
S2CBRICKBRICKFRAGMENT36.50
S2CCERAMIC CTPLOCAL CLAYTOBACCO PIPESTEM10.009/64
S2SGLASSGLASS AQUA LIGHTFLAT GLASSFRAGMENT20.00
S2SGLASSGLASS COLORLESS NON-LEADEDUNIDENTIFIED FORMFRAGMENT10.00
S2MIRONHARDWARE UNIDENTIFIEDFRAGMENT10.00
S2MIRONNAIL CUT15.00

S2MIRONNAIL UNIDENTIFIEDFRAGMENT26.60
S3CEARTHENWARESLIPUNIDENTIFIED FORMFRAGMENT10.00Spalled fragment with interior white slip overlaid with lead glaze. Reduced core.
S3CEARTHENWAREPEARL UNDER HANDPAINTEDHOLLOWWAREBODY FRAGMENT10.00Interior and exterior cobalt blue dash and stylized motif. Most likely tea bowl.
S3CBRICKBRICKFRAGMENT12.90
S3SGLASSGLASS AQUA LIGHTPHARM BOTTLEBODY FRAGMENT10.00
S3SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT10.00
S3MIRONNAIL UNIDENTIFIEDFRAGMENT36.00
W4CEARTHENWAREWHITE IRONSTONE/GRANITEPLATEFRAGMENT3
W4CBRICKBRICKFRAGMENT1184.80
W4ASHELLANIMAL OYSTERFRAGMENT8.40
X2CBRICKBRICKFRAGMENT9.10
X2SGLASSGLASS AQUA LIGHTFLAT GLASSFRAGMENT10.00
X2MIRONNAIL UNIDENTIFIEDFRAGMENT12.50
Y3ABONEANIMAL UNIDFRAGMENT21.30Mend
Y3ASHELLANIMAL OYSTERFRAGMENT24.80
Y2CEARTHENWAREPEARLBOWLRIM FRAGMENT10.00
Y2CEARTHENWAREPEARL UNDER HANDPAINTEDBOWLBODY FRAGMENT10.00Interior cobalt blue leaf motif.
Y2CBRICKBRICKFRAGMENT171.30
X3CSTONEWARESTONE ENGLISH BROWN SALTGLAZEDHOLLOWWAREBODY FRAGMENT10.00
X3CSTONEWARESTONE ENGLISH WHITE SALTSAUCERFOOT RING FRAGMENT10.00
X3CSTONEWARESTONE UNIDENTIFIEDBASAL FRAGMENT10.00
X3ASHELLANIMAL OYSTERFRAGMENT89.70
X3CBRICKBRICKFRAGMENT85.50
X3MIRONNAIL CUTCOMPLETE18.30
X3MIRONNAIL WROUGHTFRAGMENT211.10
X3MIRONNAIL UNIDENTIFIEDFRAGMENT34.50
2A3CBRICKBRICKFRAGMENT2.30
W5CEARTHENWAREWHITE TRANSFER-PRINTED BLUEHOLLOWWAREFRAGMENT30.00Small fine cobalt blue interior and exterior unidentifiable transfer print.
W5CCOARSEWARECOARSE LEADUNIDENTIFIED FORMFRAGMENT10.00Black glazed red fabric
W5CBRICKBRICKFRAGMENT6.20
W5MIRONNAIL UNIDENTIFIEDFRAGMENT211.30
W5MIRONKNIFEBLADE10.00
W6CBRICKBRICKFRAGMENT344.20
W6MIRONBUCKLEFRAGMENT20.00Mend. Possible small harness buckle.
2A4CEARTHENWAREPEARLUNIDENTIFIED FORMFRAGMENT10.00
2A4PCOALCOALFRAGMENT0.80
2A4CBRICKBRICKFRAGMENT7.70
2A5SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT20.00
2A5CBRICKBRICKFRAGMENT2.50
2A6CBRICKBRICKFRAGMENT5.70
2A6MIRONBARBED WIREFRAGMENT560.00
2A7CEARTHENWAREPEARL UNDER TRANSFER-PRINTEDPLATERIM FRAGMENT10.00Cobalt blue floral motif.
2A7CBRICKBRICKFRAGMENT10.30
2A7SGLASSGLASS BLUEHOLLOWWAREBODY FRAGMENT10.00Light blue with molded decoration and manufacturing seams. 20th century
2A7SGLASSGLASS COLORLESS NON-LEADEDBOTTLEFRAGMENT10.00Small molded medicine or perfume bottle. 20th century
2A7MIRONNAIL UNIDENTIFIEDFRAGMENT12.20
2A8CEARTHENWAREPEARL MOCHAHOLLOWWAREFRAGMENT10.00Partial brown and white worm design on blue base. Pitcher or jug
2A8SGLASSGLASS COLORLESS NON-LEADEDTABLE GLASSFRAGMENT10.00
2A8CBRICKBRICKFRAGMENT18.60
2A8MIRONNAIL UNIDENTIFIEDFRAGMENT11.60
2B3CBRICKBRICKFRAGMENT0.90
2B3SGLASSGLASS SOLARIZED, PRESSEDHOLLOWWAREFRAGMENT10.00
2B3MIRONNAIL UNIDENTIFIEDFRAGMENT11.50
2B4CBRICKBRICKFRAGMENT1.30
2B4MIRONNAIL WIREFRAGMENT13.40
2B8CEARTHENWAREPEARL MOCHAHOLLOWWAREBODY FRAGMENT20.00
2B8CPORCELAINPORCELAIN CHINESE UNDER BLUEBOWLFRAGMENT10.00
2B8CBRICKBRICKFRAGMENT5.70
2C4CBRICKBRICKFRAGMENT2.80
2C5CBRICKBRICKFRAGMENT2.40
2D5CBRICKBRICKFRAGMENT34.40
2D7SGLASSGLASS COLORLESS NON-LEADEDHOLLOWWAREFRAGMENT10.00
2D7MIRONNAIL UNIDENTIFIEDFRAGMENT12.20
2E5CBRICKBRICKFRAGMENT2.70
2B5SGLASSGLASS AQUA LIGHTFLAT GLASSFRAGMENT10.00
2B5CBRICKBRICKFRAGMENT0.80
2B5MIRONUNIDENTIFIED FORMFRAGMENT20.00
G4CBRICKBRICKFRAGMENT2.10
G7CBRICKBRICKFRAGMENT2.40
J4CBRICKBRICKFRAGMENT22.80
L5SGLASSGLASS COLORLESS NON-LEADEDTABLE GLASSBASE FRAGMENT10.00Molded, 20th century
3A1CEARTHENWAREUNIDENTIFIEDUNIDENTIFIED FORMFRAGMENT10.00Possible colonware
3A1RSHALEFRAGMENT10.00
A5SCEARTHENWAREWHITEUNIDENTIFIED FORMFRAGMENT10.00
B5ECEARTHENWAREPEARLUNIDENTIFIED FORMFRAGMENT20.00
B5WCBRICKBRICKFRAGMENT6.30
B5SECEARTHENWAREDELFTPLATEBODY FRAGMENT10.00Light-pink fabric with white ground. Late 17th/early 18th century

B4ECBRICKBRICKFRAGMENT1.70
B5SECEARTHENWAREDELFTPLATEBODY FRAGMENT10.00Light-pink fabric with white ground. Late 17th/early 18th century
B6WMIRONNAIL UNIDENTIFIEDFRAGMENT13.90
A1WCBRICKBRICKFRAGMENT1.70
A2NCBRICKBRICKFRAGMENT3.20
A2NMIRONNAIL UNIDENTIFIEDFRAGMENT5.20
A3SWMIRONNAIL UNIDENTIFIEDFRAGMENT12.70
A3NECBRICKBRICKFRAGMENT3.90
B2NCEARTHENWAREDELFT BLUE AND WHITE UNDER GLAZEPLATEFRAGMENT20.00Rim and base; unidentifiable decoration
B2NCEARTHENWAREDELFTUNIDENTIFIED FORMFRAGMENT10.00Glaze missing
B2NMIRONNAIL UNIDENTIFIEDFRAGMENT12.50
B2SCBRICKBRICKFRAGMENT2.30
B2ECCOARSEWARECOARSE LEADUNIDENTIFIED FORMFRAGMENT10.00
B2ECBRICKBRICKFRAGMENT1.70
C2SCBRICKBRICKFRAGMENT1.30
C2SMIRONNAIL UNIDENTIFIEDFRAGMENT12.60
C2WCEARTHENWAREPEARL UNDER HANDPAINTEDHOLLOWWAREFRAGMENT10.00Cobalt blue floral motif
C2SWSGLASSGLASS OLIVE GREENBOTTLE WINEBODY FRAGMENT20.00
C2SWSGLASSGLASS COLORLESS NON-LEADEDFLAT GLASSFRAGMENT10.00Modern
C2SWMIRONNAIL UNIDENTIFIEDFRAGMENT11.80
D2WMIRONNAIL UNIDENTIFIEDFRAGMENT44.50
G7ECBRICKBRICKFRAGMENT4.30
G7WMIRONWIREFRAGMENT10.00
G7WMIRONUNIDENTIFIED FORMFRAGMENT10.00
G7WMIRONNAIL UNIDENTIFIEDFRAGMENT213.40
J101CEARTHENWARECREAMUNIDENTIFIED FORMFRAGMENT10.00

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: JRIA

Permanent Curation Repository: Landowner

Field Notes: Yes

Field Notes Repository: JRIA

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Smith, Anthony W., Phase I Archaeological Survey of Approximately 50 Acres of the Proposed Sweetgrass Residential Development, Isle of Wight County, Virginia, in progress.

Survey Report Repository: JRIA, VDHR

DHR Library Reference Number: No Data

Significance Statement:

SITE SG-1
Site SG-1 is a large multi-component site bearing evidence of historic occupation or activity from the second half of the 17th century through the middle of the 20th century. This site includes a standing barn at its southern end and the remains of a brick chimney and ceramic-lined well representing a domestic dwelling just to its north. These architectural elements seem to correspond to structures indicated on USGS topographic maps from 1919 to 1965. The structural remains of a dwelling found in the south third of the site include remnants of a brick chimney constructed of machine-made bricks and Portland-type cement, suggesting an early 20th century construction date. A nearby well is lined with ceramic pipe segments 2.25 feet long and of an outer diameter of 2.25 feet. Aerial photographs suggest that in 2003 this structure had a metal roof.
The dispersed collection of artifacts found throughout the site cover a wide temporal range. Notably, there are two discrete areas containing artifacts of different time periods. The area surrounding the architectural remains in the south half of the site include concentrations of late-18th century - 19th century ceramics including Chinese porcelain and refined earthenwares (creamware, pearlware, whiteware). While there are hints at earlier activity in this area (English brown stoneware, English white salt-glazed stoneware, wrought nails), it seems that this portion of the site can be attributed to a domestic occupation during the 19th and early 20th centuries. Non-architectural glass artifacts are also concentrated in this area, these include colorless non-leaded tableware and hollowware, light and dark aqua and olive green bottle glass, and solarized pressed glass. The area surrounding the remnants of the dwelling contain the only window glass identified within the site.
Another discrete area of temporally consistent artifacts lies in the northern quarter of the site. A sparse but significant concentration of artifacts from the 17th and early 18th centuries is clustered along the A and B transects. “Virginia-manufactured” or “locally made” tobacco pipes have been the source of discussion for decades, with their cultural “source” attributed to all players in colonial Virginia (white settlers, enslaved Africans, Native Americans). Whatever their origin, locally-made tobacco pipes almost universally signal 17th century activity or occupation within a site. Together with coarse earthenwares and Delftwares, both utilized widely prior to the perfection of refined earthenwares in the 1760s, locally-made tobacco pipes offer a tantalizing hint of a glimpse into the first century of European presence in this part of Isle of Wight County.
Site SG-1 appears to retain considerable research potential regarding a wide span of Isle of Wight County history. The site has considerable stratigraphic integrity with very little

	ground disturbance evident at the ground surface. JRIA recommends that this site is Potentially Eligible for inclusion to the NRHP under Criterion D. If ground disturbances at Site SG-1 cannot be avoided, a Phase II Significance Evaluation should be carried out prior to such activity.
Surveyor's Eligibility Recommendations:	Recommended Potentially Eligible
Surveyor's NR Criteria Recommendations, :	D
Surveyor's NR Criteria Considerations:	No Data

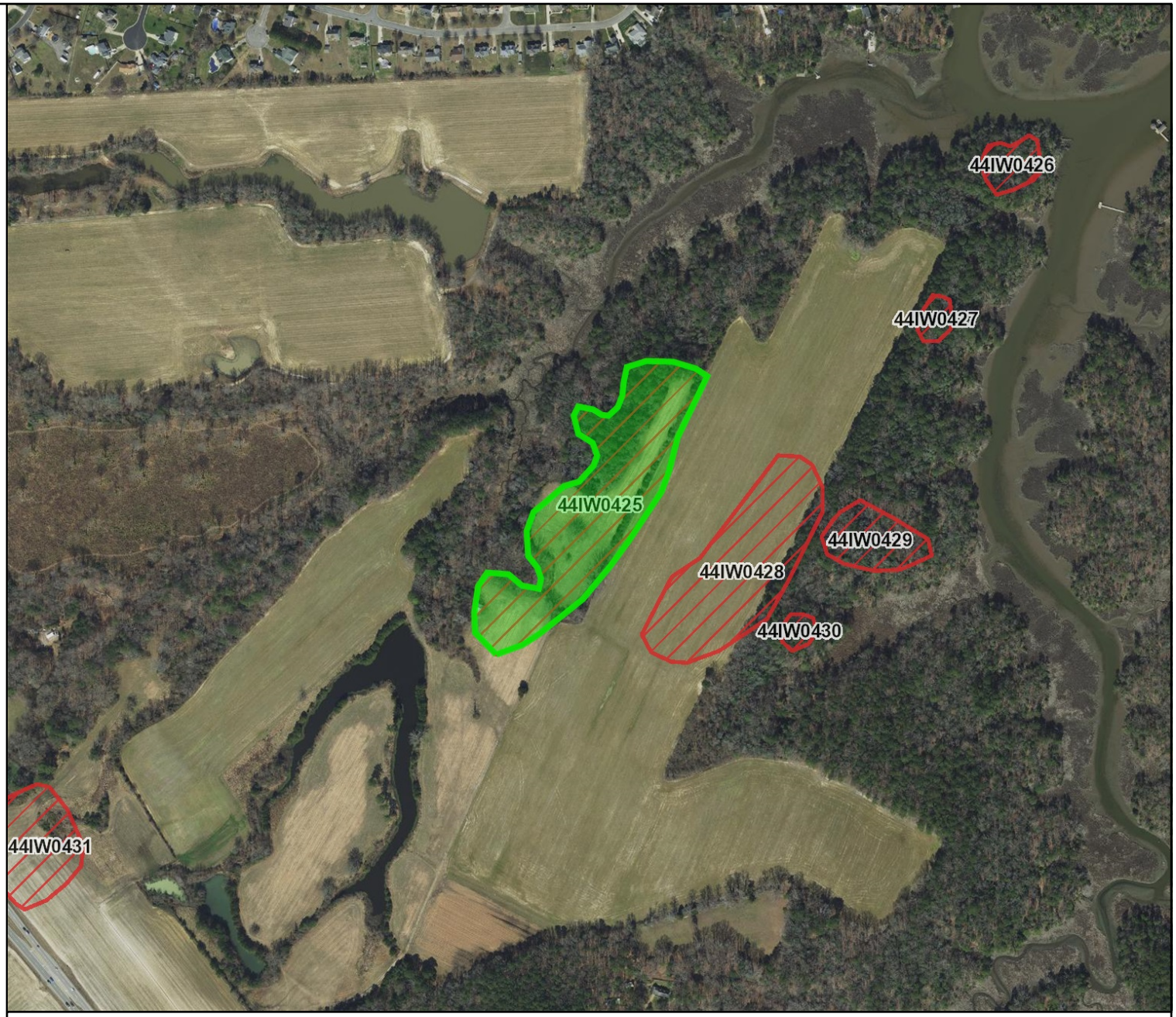
Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



N

Feet

0 200 400 600 800

1:9,028 / 1"=752 Feet

Title: Archaeological Resources

Date: 11/20/2024

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

Snapshot

Date Generated: November 20, 2024

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Artifact scatter, Camp, temporary
Other DHR ID: No Data
Temporary Designation: SG-2

Site Evaluation Status
Not Evaluated

Locational Information

USGS Quad: BENNS CHURCH
County/Independent City: Isle Of Wight (County)
Physiographic Province: Coastal Plain
Elevation: 25
Aspect: Flat
Drainage: James
Slope: 0 - 2
Acreage: 0.910
Landform: Terrace
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Camp, temporary
Cultural Affiliation: Native American
Cultural Affiliation Details: No Data
DHR Time Period: Early Woodland, Late Woodland, Middle Woodland
Start Year: No Data
End Year: No Data
Comments: Concentration of Native American ceramics on point overlooking Jones Creek

Component 2

Category: Domestic
Site Type: Artifact scatter
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: The New Dominion, World War I to World War II
Start Year: No Data
End Year: No Data
Comments: Surface scatter of domestic refuse, glass bottles (Clorox, beer, condiment jars, Mason jars, etc.)

Bibliographic Information

Bibliography:
No Data

Informant Data:
No Data

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Nicholas M. Luccketti, MA, RPA Principal Investigator
Anthony W. Smith, MA, RPA Field Director

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: James River Institute for Archaeology, Inc.

Investigator: Tony Smith

Survey Date: 9/3/2024

Survey Description:

During September and October 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase I archaeological survey of approximately 50 acres of the proposed Sweetgrass residential development on Benn's Church Boulevard, Isle of Wight County, Virginia. The 50 acres were previously determined to be of high archaeological potential by JRIA (Smith et al 2024).The Phase I survey was designed to identify and document all historic resources present, and to obtain sufficient information to assess their potential eligibility for listing in the National Register of Historic Places (National Register). The Phase I archaeological survey consisted of a complete pedestrian survey and visual inspection of the project area, followed by the excavation of screened shovel tests along regular transects at intervals not exceeding 50 feet throughout the project area. Each shovel test measured approximately 16 inches in diameter or larger and was excavated into sterile subsoil. The backfill was sifted through ¼-inch screen mesh. Representative soil profiles were drawn at 1 inch = 1 foot scale and recorded on standardized forms using Munsell color designators and U. S. Department of Agriculture soil texture terminology. The location of each shovel test was recorded on a 1 inch = 100 feet scale map, and all shovel tests were assigned an individual Shovel Test (ST) number. Radial shovel tests were excavated around individual or groups of shovel tests in order to more precisely determine prospective site boundaries. Radial shovel tests were excavated at a distance of 25-feet and in each of the four grid directions (N, E, S, W) around positive shovel tests. Radial shovel tests were documented identically to the initial shovel test. Isolated positive shovel tests not containing demonstrable prehistoric or historic artifacts, i.e oyster shell only or modern refuse/bottle glass, were typically not investigated radially.

Current Land Use	Date of Use	Comments
Forest	11/14/2024 12:00:00 AM	*No Data*

Threats to Resource: Development

Site Conditions: Subsurface Integrity, Surface Deposits, Unknown Portion of Site Destroyed

Survey Strategies: Observation, Subsurface Testing, Surface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: Yes

Artifacts Summary and Diagnostics:

ER #Material 1Material 2FormPortion/ElementCountWeightSizeNotes
4G113CBRICKBRICKBAT11,587.00With Portland cement mortar.
4G113MIRONCANFRAGMENT70.00Modern "tin" can.
4G113MIRONBARBED WIREFRAGMENT10.00
4G113PCOALCOALFRAGMENT36.50
4G114RQUARTZITEAB LITHIC QUARTZITEAB DEBITAGESECONDARY FLAKE10.002-5cm
4G115RQUARTZITEAB LITHIC QUARTZITEAB SHATTERFRAGMENT40.00
4G116MIRONUNIDENTIFIED FORMFRAGMENT70.00
4H115MIRONHARDWARE UNIDENTIFIEDFRAGMENT10.00
4H115RQUARTZITEAB LITHIC QUARTZITEAB SHATTERFRAGMENT10.00

Summary of Specimens Observed, Not Collected:

Mid-20th century - present bottles, cans, domestic refuse, rolled fencing

Current Curation Repository: JRIA

Permanent Curation Repository: Landowner

Field Notes: Yes

Field Notes Repository: JRIA

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Smith, Anthony W., Phase I Archaeological Survey of Approximately 50 Acres of the Proposed Sweetgrass Residential Development, Isle of Wight County, Virginia, in progress.

Survey Report Repository: JRIA, VDHR

DHR Library Reference Number: No Data

Significance Statement: SITE SG-2
Site SG-2 was identified as a multi-component site located at the very northern point of the larger Sweetgrass property. The historic component of the site, a scatter of domestic refuse

	which appears to date from the 1940s onwards, would not seem to present any significant research potential. The prehistoric assemblage recovered from five positive shovel tests included five pieces of quartzite debitage, one quartzite secondary flake, two pieces of fine sand-tempered/cord-marked Native American pottery, and six fragments of gravel-tempered/cord-marked Native American pottery. Despite the wide scatter of modern domestic refuse, Site SG-2 appears to retain considerable subsurface integrity and to present significant research potential regarding Woodland-period prehistoric activity in Isle of Wight County. JRIA recommends that this site is Potentially Eligible for inclusion to the NRHP under Criterion D. Present construction plans do not indicate that this area is to be impacted by ground-disturbing activities, however, if in the future ground disturbances at Site SG-2 cannot be avoided, a Phase II Significance Evaluation should be carried out prior to such activity.
Surveyor's Eligibility Recommendations:	Recommended Potentially Eligible
Surveyor's NR Criteria Recommendations, :	D
Surveyor's NR Criteria Considerations:	No Data

Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

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- County Boundaries



N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Archaeological Resources **Date: 11/20/2024**

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

Snapshot

Date Generated: November 20, 2024

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Artifact scatter
Other DHR ID: No Data
Temporary Designation: SG-3

Site Evaluation Status
Not Evaluated

Locational Information

USGS Quad: BENNS CHURCH
County/Independent City: Isle Of Wight (County)
Physiographic Province: Coastal Plain
Elevation: 25
Aspect: Flat
Drainage: James
Slope: 0 - 2
Acreage: 0.440
Landform: Terrace
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Artifact scatter
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Reconstruction and Growth, The New Dominion, World War I to World War II
Start Year: No Data
End Year: No Data
Comments: Light scatter of 20th century artifacts.

Bibliographic Information

Bibliography:
No Data

Informant Data:
No Data

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Nicholas M. Luccketti, MA, RPA Principal Investigator
Anthony W. Smith, MA, RPA Field Director

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: James River Institute for Archaeology, Inc.

Investigator: Tony Smith

Survey Date: 9/3/2024

Survey Description:

During September and October 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase I archaeological survey of approximately 50 acres of the proposed Sweetgrass residential development on Benn's Church Boulevard, Isle of Wight County, Virginia. The 50 acres were previously determined to be of high archaeological potential by JRIA (Smith et al 2024).The Phase I survey was designed to identify and document all historic resources present, and to obtain sufficient information to assess their potential eligibility for listing in the National Register of Historic Places (National Register). The Phase I archaeological survey consisted of a complete pedestrian survey and visual inspection of the project area, followed by the excavation of screened shovel tests along regular transects at intervals not exceeding 50 feet throughout the project area. Each shovel test measured approximately 16 inches in diameter or larger and was excavated into sterile subsoil. The backfill was sifted through ¼-inch screen mesh. Representative soil profiles were drawn at 1 inch = 1 foot scale and recorded on standardized forms using Munsell color designators and U. S. Department of Agriculture soil texture terminology. The location of each shovel test was recorded on a 1 inch = 100 feet scale map, and all shovel tests were assigned an individual Shovel Test (ST) number. Radial shovel tests were excavated around individual or groups of shovel tests in order to more precisely determine prospective site boundaries. Radial shovel tests were excavated at a distance of 25-feet and in each of the four grid directions (N, E, S, W) around positive shovel tests. Radial shovel tests were documented identically to the initial shovel test. Isolated positive shovel tests not containing demonstrable prehistoric or historic artifacts, i.e oyster shell only or modern refuse/bottle glass, were typically not investigated radially.

Current Land Use	Date of Use	Comments
Forest	11/14/2024 12:00:00 AM	*No Data*

Threats to Resource: Development

Site Conditions: No Surface Deposits but With Subsurface Integrity

Survey Strategies: Observation, Subsurface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

ER #Material 1Material 2FormPortion/ElementCountWeightNotes
3N114SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT10.00Modern
3P115MIRONBARBED WIREFRAGMENT20.00
3P115MIRONUNIDENTIFIED FORMFRAGMENT20.00
3R114MIRONNAIL UNIDENTIFIEDFRAGMENT13.80

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: JRIA

Permanent Curation Repository: Landowner

Field Notes: Yes

Field Notes Repository: JRIA

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Smith, Anthony W., Phase I Archaeological Survey of Approximately 50 Acres of the Proposed Sweetgrass Residential Development, Isle of Wight County, Virginia, in progress.

Survey Report Repository: JRIA, VDHR

DHR Library Reference Number: No Data

Significance Statement: SITE SG-3
Site SG-3 was identified through the excavation of three positive shovel tests covering an area of 150’ (N/S) by 100’ (E/W). Artifacts recovered from this site included one fragment of light aqua window glass, two fragments of barbed wire, two unidentified fragments of iron, and one unidentified nail fragment. Site SG-3 appears to be a light scatter of random material without a specific temporal attribution. The research potential for this site seems meager at best. As such, JRIA recommends that this site is Not Potentially Eligible for inclusion to the NRHP. No further work is suggested.

Surveyor's Eligibility Recommendations:	Recommended Not Eligible
Surveyor's NR Criteria Recommendations, :	No Data
Surveyor's NR Criteria Considerations:	No Data

Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

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- Archaeological Resources
- Archaeology Labels
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N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Archaeological Resources **Date: 11/20/2024**

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Snapshot

Date Generated: November 20, 2024

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Farmstead
Other DHR ID: No Data
Temporary Designation: SG-4

Site Evaluation Status
Not Evaluated

Locational Information

USGS Quad: BENNS CHURCH
County/Independent City: Isle Of Wight (County)
Physiographic Province: Coastal Plain
Elevation: 25
Aspect: Flat
Drainage: James
Slope: 0 - 2
Acreage: 6.870
Landform: Terrace
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Farmstead
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Reconstruction and Growth, World War I to World War II
Start Year: No Data
End Year: No Data
Comments: Widely dispersed collection of domestic and architectural artifacts, surrounding map-projected location of structure on 1919 topographic map.

Bibliographic Information

Bibliography:
No Data

Informant Data:
No Data

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Nicholas M. Luccketti, MA, RPA Principal Investigator
Anthony W. Smith, MA, RPA Field Director

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: James River Institute for Archaeology, Inc.

Investigator: Tony Smith

Survey Date: 9/3/2024

Survey Description:

During September and October 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase I archaeological survey of approximately 50 acres of the proposed Sweetgrass residential development on Benn's Church Boulevard, Isle of Wight County, Virginia. The 50 acres were previously determined to be of high archaeological potential by JRIA (Smith et al 2024).The Phase I survey was designed to identify and document all historic resources present, and to obtain sufficient information to assess their potential eligibility for listing in the National Register of Historic Places (National Register). The Phase I archaeological survey consisted of a complete pedestrian survey and visual inspection of the project area, followed by the excavation of screened shovel tests along regular transects at intervals not exceeding 50 feet throughout the project area. Each shovel test measured approximately 16 inches in diameter or larger and was excavated into sterile subsoil. The backfill was sifted through ¼-inch screen mesh. Representative soil profiles were drawn at 1 inch = 1 foot scale and recorded on standardized forms using Munsell color designators and U. S. Department of Agriculture soil texture terminology. The location of each shovel test was recorded on a 1 inch = 100 feet scale map, and all shovel tests were assigned an individual Shovel Test (ST) number. Radial shovel tests were excavated around individual or groups of shovel tests in order to more precisely determine prospective site boundaries. Radial shovel tests were excavated at a distance of 25-feet and in each of the four grid directions (N, E, S, W) around positive shovel tests. Radial shovel tests were documented identically to the initial shovel test. Isolated positive shovel tests not containing demonstrable prehistoric or historic artifacts, i.e oyster shell only or modern refuse/bottle glass, were typically not investigated radially.

Current Land Use	Date of Use	Comments
Agricultural field	11/14/2024 12:00:00 AM	*No Data*

Threats to Resource: Development

Site Conditions: Subsurface Integrity, Unknown Portion of Site Destroyed

Survey Strategies: Historic Map Projection, Observation, Subsurface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

ER #Material 1Material 2FormPortion/ElementCountWeightNotes
E113CEARTHENWAREWHITE IRONSTONE/GRANITEHOLLOWWAREFRAGMENT10.00
C109CBRICKBRICKFRAGMENT1.00
C110CBRICKBRICKFRAGMENT4.50
C111CBRICKBRICKFRAGMENT1.10
D109CBRICKBRICKFRAGMENT3.00
D112CBRICKBRICKFRAGMENT1.30
G112CBRICKBRICKFRAGMENT6.20
G112SGLASSGLASS SOLARIZED, PRESSEDHOLLOWWAREFRAGMENT10.00
H109CBRICKBRICKFRAGMENT1.10
H110CBRICKBRICKFRAGMENT1.10
H112CBRICKBRICKFRAGMENT10.00
J110CEARTHENWAREPEARLUNIDENTIFIED FORMFRAGMENT10.00
J110CBRICKBRICKFRAGMENT1.80
K108SGLASSGLASS AQUA DARKFLAT GLASSFRAGMENT10.00
K109CCOARSEWARECOARSETILEFRAGMENT10.00Terracotta roofing tile - modern molded
K109CBRICKBRICKFRAGMENT1.50
K110CBRICKBRICKFRAGMENT1.00
K112CBRICKBRICKFRAGMENT1.30
M113CEARTHENWARECREAMPLATEFRAGMENT10.00
N110CPORCELAINPORCELAIN CHINESETEABOWLBODY FRAGMENT10.00Painted underglaze cobalt blue floral motif
R112CBRICKBRICKFRAGMENT4.40
R113CBRICKBRICKFRAGMENT0.80
R113CCOARSEWARECOARSE LEADPANFRAGMENT10.00Interior brown lead glaze
S111SPLASTICHANDLEFRAGMENT10.00Modern black plastic paintbrush handle.
R106CBRICKBRICKFRAGMENT0.90
R106SGLASSGLASS COLORLESS NON-LEADEDFLAT GLASSFRAGMENT10.00
R106SGLASSGLASS OLIVE GREENBOTTLE WINEFRAGMENT10.00
R108CBRICKBRICKFRAGMENT4.40
R108PCOALCOALFRAGMENT2.50
R109CBRICKBRICKFRAGMENT1.40
S106CBRICKBRICKFRAGMENT2.00
Y106CBRICKBRICKFRAGMENT1.30

Y107CBRICKBRICKFRAGMENT1.00
Y108CCERAMIC CTPBALL CLAY (KAOLIN)TOBACCO PIPESTEM10.00Split
Y108CBRICKBRICKFRAGMENT1.00
Y109CBRICKBRICKFRAGMENT5.30

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository:	JRIA
Permanent Curation Repository:	Landowner
Field Notes:	Yes
Field Notes Repository:	JRIA
Photographic Media:	Digital
Survey Reports:	Yes

Survey Report Information:

Smith, Anthony W., Phase I Archaeological Survey of Approximately 50 Acres of the Proposed Sweetgrass Residential Development, Isle of Wight County, Virginia, in progress.

Survey Report Repository:	JRIA, VDHR
DHR Library Reference Number:	No Data
Significance Statement:	SITE SG-4 Site SG-4 was identified by a dispersed area of positive historic shovel tests located at the map-projected of a structure indicated on a 1919 USGS topographic map. Artifacts recovered from this collection of shovel tests included brick fragments, unidentified nail fragments, olive green wine bottle glass, dark aqua flat glass, solarized glass, refined earthenware (creamware, pearlware, and whiteware), and one European tobacco pipe stem fragment. The ceramic and glass components of this artifact assemblage suggest a domestic presence in this area from the late 18th through the early 20th century. Stratigraphic integrity at this site appears to be good, despite decades of plowing. There is significant research potential at this site regarding 19th-early 20th century homestead or house sites, particularly if occupied by African-Americans following the Civil War. JRIA recommends that this site is Potentially Eligible for inclusion to the NRHP under Criterion D. If ground disturbances at Site SG-4 cannot be avoided, a Phase II Significance Evaluation should be carried out prior to such activity.
Surveyor's Eligibility Recommendations:	Recommended Potentially Eligible
Surveyor's NR Criteria Recommendations, :	D
Surveyor's NR Criteria Considerations:	No Data

Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Archaeological Resources **Date: 11/20/2024**

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Snapshot

Date Generated: November 20, 2024

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Camp, temporary, Dwelling, single
Other DHR ID: No Data
Temporary Designation: SG-5

Site Evaluation Status
Not Evaluated

Locational Information

USGS Quad: BENNS CHURCH
County/Independent City: Isle Of Wight (County)
Physiographic Province: Coastal Plain
Elevation: 25
Aspect: Flat
Drainage: James
Slope: 0 - 2
Acreage: 1.890
Landform: Terrace
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Dwelling, single
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Reconstruction and Growth
Start Year: No Data
End Year: No Data
Comments: Light scatter of domestic and architectural artifacts.

Component 2

Category: Domestic
Site Type: Camp, temporary
Cultural Affiliation: Native American
Cultural Affiliation Details: No Data
DHR Time Period: Early Archaic Period, Early Woodland, Late Archaic Period, Late Woodland, Middle Archaic Period, Middle Woodland
Start Year: No Data
End Year: No Data
Comments: Light scatter of lithic materials.

Bibliographic Information

Bibliography:
No Data

Informant Data:
No Data

Archaeological site data is protected under the Archaeological Resource Protection Act (ARPA 1979).

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Nicholas M. Luccketti, MA, RPA Principal Investigator
Anthony W. Smith, MA, RPA Field Director

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: James River Institute for Archaeology, Inc.

Investigator: Tony Smith

Survey Date: 9/3/2024

Survey Description:

During September and October 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase I archaeological survey of approximately 50 acres of the proposed Sweetgrass residential development on Benn's Church Boulevard, Isle of Wight County, Virginia. The 50 acres were previously determined to be of high archaeological potential by JRIA (Smith et al 2024).The Phase I survey was designed to identify and document all historic resources present, and to obtain sufficient information to assess their potential eligibility for listing in the National Register of Historic Places (National Register). The Phase I archaeological survey consisted of a complete pedestrian survey and visual inspection of the project area, followed by the excavation of screened shovel tests along regular transects at intervals not exceeding 50 feet throughout the project area. Each shovel test measured approximately 16 inches in diameter or larger and was excavated into sterile subsoil. The backfill was sifted through ¼-inch screen mesh. Representative soil profiles were drawn at 1 inch = 1 foot scale and recorded on standardized forms using Munsell color designators and U. S. Department of Agriculture soil texture terminology. The location of each shovel test was recorded on a 1 inch = 100 feet scale map, and all shovel tests were assigned an individual Shovel Test (ST) number. Radial shovel tests were excavated around individual or groups of shovel tests in order to more precisely determine prospective site boundaries. Radial shovel tests were excavated at a distance of 25-feet and in each of the four grid directions (N, E, S, W) around positive shovel tests. Radial shovel tests were documented identically to the initial shovel test. Isolated positive shovel tests not containing demonstrable prehistoric or historic artifacts, i.e oyster shell only or modern refuse/bottle glass, were typically not investigated radially.

Current Land Use	Date of Use	Comments
Forest	11/14/2024 12:00:00 AM	*No Data*

Threats to Resource: Development

Site Conditions: No Surface Deposits but With Subsurface Integrity

Survey Strategies: Observation, Subsurface Testing, Surface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

ER #Material 1Material 2FormPortion/ElementCountWeightSize
D116CBRICKBRICKFRAGMENT10.00
D119RQUARTZITEAB LITHIC QUARTZITEAB DEBITAGESECONDARY FLAKE10.005-10cm
D122RCHERTNODULEFRAGMENT10.00
D122MIRONNAIL UNIDENTIFIEDFRAGMENT27.40
E121MIRONNAIL CUTFRAGMENT14.00
E121MIRONNAIL UNIDENTIFIEDFRAGMENT35.80
D116NCBRICKBRICKFRAGMENT5.20
D116SMIRONSCRAP METALFRAGMENT20.00
D119NRQUARTZITEAB LITHIC QUARTZITEAB DEBITAGETERTIARY FLAKE10.002-5cm
F115MIRONUNIDENTIFIED FORMFRAGMENT10.00
G115CBRICKBRICKFRAGMENT1.30
G116MIRONNAIL UNIDENTIFIEDFRAGMENT620.60
G117MIRONBARBED WIREFRAGMENT40.00
G117CBRICKBRICKFRAGMENT4.10
G117MIRONNAIL UNIDENTIFIEDFRAGMENT1326.20

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: JRIA

Permanent Curation Repository: Landowner

Field Notes: Yes

Field Notes Repository: JRIA

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Smith, Anthony W., Phase I Archaeological Survey of Approximately 50 Acres of the Proposed Sweetgrass Residential Development, Isle of Wight County, Virginia, in progress.

Survey Report Repository:	JRIA, VDHR
DHR Library Reference Number:	No Data
Significance Statement:	SITE SG-5 Site SG-5 is a multi-component site consisting of a 19th-20th century historic component and a modest prehistoric component. Artifacts recovered from the site included brick fragments, iron scrap, unidentified nail fragments, dark aqua flat glass, melted non-leaded colorless glass, and two quartzite flakes (one secondary, one tertiary). The historic artifacts recovered suggest that Site SG-5 includes an architectural component, perhaps an outbuilding to the domestic occupation at Site SG-4, or a short-term dwelling. Site integrity appears to be good and the research potential is significant enough that JRIA recommends that this site is Potentially Eligible for inclusion to the NRHP under Criterion D. If ground disturbances at Site SG-5 cannot be avoided, a Phase II Significance Evaluation should be carried out prior to such activity.
Surveyor's Eligibility Recommendations:	Recommended Potentially Eligible
Surveyor's NR Criteria Recommendations, :	D
Surveyor's NR Criteria Considerations:	No Data

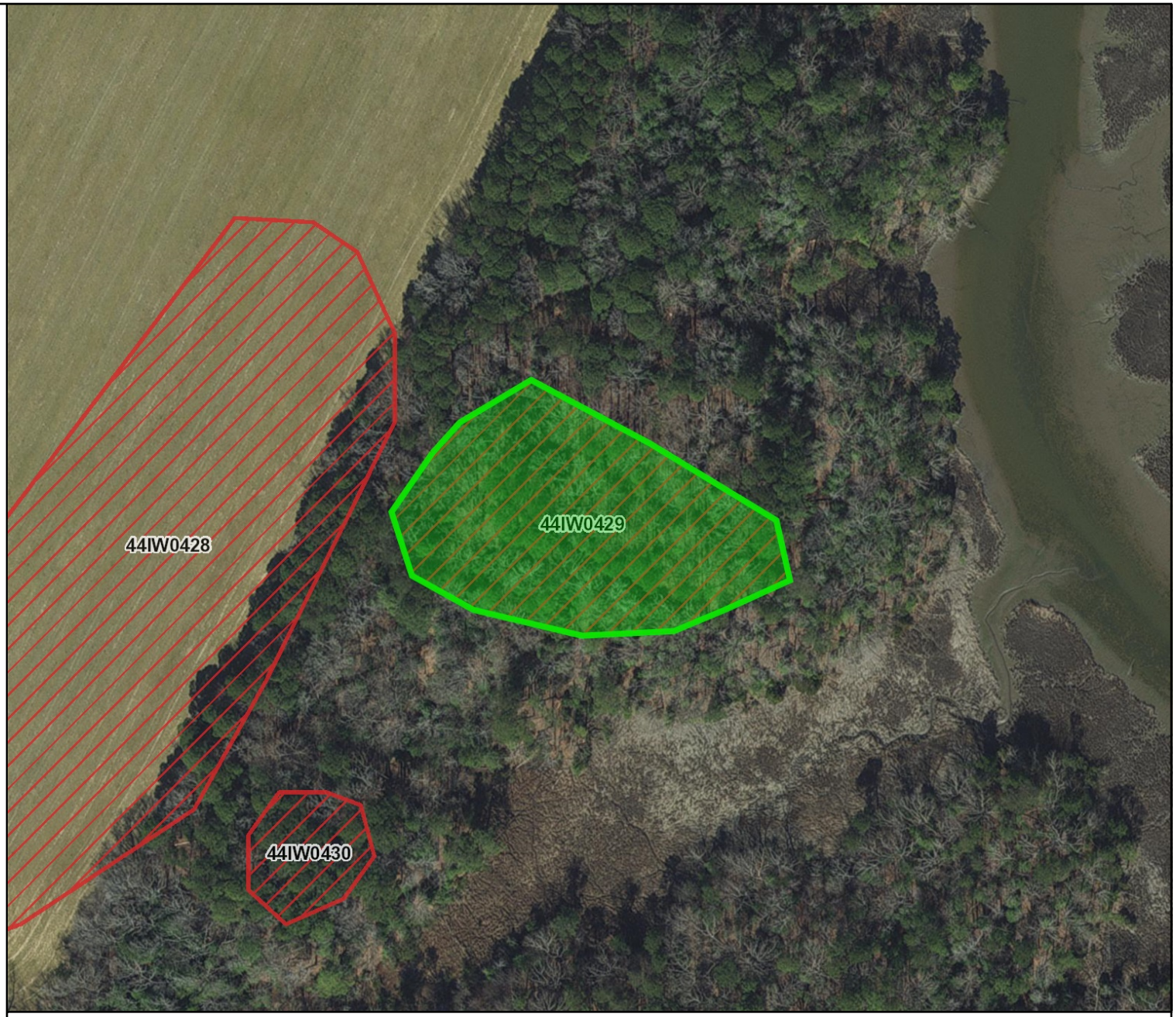
Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

- Architecture Resources
- Architecture Labels
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- Archaeology Labels
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- County Boundaries



N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Archaeological Resources **Date: 11/20/2024**

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Snapshot

Date Generated: November 20, 2024

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Outbuilding
Other DHR ID: No Data
Temporary Designation: SG-6

Site Evaluation Status
Not Evaluated

Locational Information

USGS Quad: BENNS CHURCH
County/Independent City: Isle Of Wight (County)
Physiographic Province: Coastal Plain
Elevation: 25
Aspect: Flat
Drainage: James
Slope: 0 - 2
Acreage: 0.350
Landform: Terrace
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Outbuilding
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Civil War, Reconstruction and Growth, World War I to World War II
Start Year: No Data
End Year: No Data
Comments: Light scatter of domestic and architectural artifacts.

Bibliographic Information

Bibliography:
No Data

Informant Data:
No Data

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Nicholas M. Luccketti, MA, RPA Principal Investigator
Anthony W. Smith, MA, RPA Field Director

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: James River Institute for Archaeology, Inc.

Investigator: Tony Smith

Survey Date: 9/3/2024

Survey Description:

During September and October 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase I archaeological survey of approximately 50 acres of the proposed Sweetgrass residential development on Benn's Church Boulevard, Isle of Wight County, Virginia. The 50 acres were previously determined to be of high archaeological potential by JRIA (Smith et al 2024).The Phase I survey was designed to identify and document all historic resources present, and to obtain sufficient information to assess their potential eligibility for listing in the National Register of Historic Places (National Register). The Phase I archaeological survey consisted of a complete pedestrian survey and visual inspection of the project area, followed by the excavation of screened shovel tests along regular transects at intervals not exceeding 50 feet throughout the project area. Each shovel test measured approximately 16 inches in diameter or larger and was excavated into sterile subsoil. The backfill was sifted through ¼-inch screen mesh. Representative soil profiles were drawn at 1 inch = 1 foot scale and recorded on standardized forms using Munsell color designators and U. S. Department of Agriculture soil texture terminology. The location of each shovel test was recorded on a 1 inch = 100 feet scale map, and all shovel tests were assigned an individual Shovel Test (ST) number. Radial shovel tests were excavated around individual or groups of shovel tests in order to more precisely determine prospective site boundaries. Radial shovel tests were excavated at a distance of 25-feet and in each of the four grid directions (N, E, S, W) around positive shovel tests. Radial shovel tests were documented identically to the initial shovel test. Isolated positive shovel tests not containing demonstrable prehistoric or historic artifacts, i.e oyster shell only or modern refuse/bottle glass, were typically not investigated radially.

Current Land Use	Date of Use	Comments
Forest	11/14/2024 12:00:00 AM	*No Data*

Threats to Resource: Development

Site Conditions: No Surface Deposits but With Subsurface Integrity

Survey Strategies: Observation, Subsurface Testing, Surface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: No

Artifacts Summary and Diagnostics:

ER #Material 1Material 2FormPortion/ElementCountWeight
P116SGLASSGLASS SOLARIZED, PRESSEDHOLLOWWAREFRAGMENT10.00
P117CEARTHENWAREWHITEPLATEFRAGMENT20.00
R116CBRICKBRICKFRAGMENT13.30
R116MIRONNAIL UNIDENTIFIEDFRAGMENT1063.10

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository: JRIA

Permanent Curation Repository: Landowner

Field Notes: Yes

Field Notes Repository: JRIA

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Smith, Anthony W., Phase I Archaeological Survey of Approximately 50 Acres of the Proposed Sweetgrass Residential Development, Isle of Wight County, Virginia, in progress.

Survey Report Repository: JRIA, VDHR

DHR Library Reference Number: No Data

Significance Statement:

SITE SG-6
Site SG-6 is a small historic site, roughly 100 feet in diameter, located at the end of a small landform along the southern edge of the project area. Three positive shovel tests included brick fragments (13.3 g), ten unidentified nail fragments, two fragments of a whiteware plate, and one piece of pressed solarized glass. These artifacts suggest a small 19th century occupation or outbuilding location, similar to Site SG-5.
Like Site SG-5, Site SG-6 retains good stratigraphic integrity and appears to present research potential regarding more modest single dwellings of the 1800s. JRIA recommends that this

	site is Potentially Eligible for inclusion to the NRHP under Criterion D. If ground disturbances at Site SG-6 cannot be avoided, a Phase II Significance Evaluation should be carried out prior to such activity.
Surveyor's Eligibility Recommendations:	Recommended Potentially Eligible
Surveyor's NR Criteria Recommendations, :	D
Surveyor's NR Criteria Considerations:	No Data

Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
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- County Boundaries



N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Archaeological Resources **Date: 11/20/2024**

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Snapshot

Date Generated: November 20, 2024

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Dairy, Dwelling, single
Other DHR ID: No Data
Temporary Designation: SG-7

Site Evaluation Status
Not Evaluated

Locational Information

USGS Quad: BENNS CHURCH
County/Independent City: Isle Of Wight (County)
Physiographic Province: Coastal Plain
Elevation: 25
Aspect: Flat
Drainage: James
Slope: 0 - 2
Acreage: 3.490
Landform: Terrace
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Dwelling, single
Cultural Affiliation: Euro-American
Cultural Affiliation Details: No Data
DHR Time Period: Civil War, Post Cold War, Reconstruction and Growth, The New Dominion, World War I to World War II
Start Year: No Data
End Year: No Data
Comments: Late 19th and 20th century artifacts surrounding former site of dairy (active until 2000s)

Component 2

Category: Subsistence/Agriculture
Site Type: Dairy
Cultural Affiliation: Euro-American
Cultural Affiliation Details: No Data
DHR Time Period: Post Cold War, Reconstruction and Growth, The New Dominion, World War I to World War II
Start Year: No Data
End Year: No Data
Comments: Active dairy until 2000s, buildings removed.

Bibliographic Information

Bibliography:
No Data

Informant Data:
No Data

CRM Events

Event Type: Survey:Phase I

Project Staff/Notes:

Nicholas M. Luccketti, MA, RPA Principal Investigator
Anthony W. Smith, MA, RPA Field Director

Project Review File Number: No Data

Sponsoring Organization: No Data

Organization/Company: James River Institute for Archaeology, Inc.

Investigator: Tony Smith

Survey Date: 9/3/2024

Survey Description:

During September and October 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase I archaeological survey of approximately 50 acres of the proposed Sweetgrass residential development on Benn's Church Boulevard, Isle of Wight County, Virginia. The 50 acres were previously determined to be of high archaeological potential by JRIA (Smith et al 2024).The Phase I survey was designed to identify and document all historic resources present, and to obtain sufficient information to assess their potential eligibility for listing in the National Register of Historic Places (National Register). The Phase I archaeological survey consisted of a complete pedestrian survey and visual inspection of the project area, followed by the excavation of screened shovel tests along regular transects at intervals not exceeding 50 feet throughout the project area. Each shovel test measured approximately 16 inches in diameter or larger and was excavated into sterile subsoil. The backfill was sifted through ¼-inch screen mesh. Representative soil profiles were drawn at 1 inch = 1 foot scale and recorded on standardized forms using Munsell color designators and U. S. Department of Agriculture soil texture terminology. The location of each shovel test was recorded on a 1 inch = 100 feet scale map, and all shovel tests were assigned an individual Shovel Test (ST) number. Radial shovel tests were excavated around individual or groups of shovel tests in order to more precisely determine prospective site boundaries. Radial shovel tests were excavated at a distance of 25-feet and in each of the four grid directions (N, E, S, W) around positive shovel tests. Radial shovel tests were documented identically to the initial shovel test. Isolated positive shovel tests not containing demonstrable prehistoric or historic artifacts, i.e oyster shell only or modern refuse/bottle glass, were typically not investigated radially.

Current Land Use	Date of Use	Comments
Pasture	11/14/2024 12:00:00 AM	Fomer dairy location, now divided among hay field, agricultural field, and woods.

Threats to Resource: Development

Site Conditions: Destruction of Surface and Subsurface Deposits, Unknown Portion of Site Destroyed

Survey Strategies: Historic Map Projection, Observation, Subsurface Testing, Surface Testing

Specimens Collected: Yes

Specimens Observed, Not Collected: Yes

Artifacts Summary and Diagnostics:

ER #Material 1Material 2FormPortion/ElementCountWeightSizeNotes
5J3CBRICKBRICKFRAGMENT4.60
5J4CCOARSEWARECOARSE LEADHOLLOWWAREFRAGMENT10.00
5J4ASHELLANIMAL OYSTERFRAGMENT7.30
5J5CBRICKBRICKFRAGMENT30.80
5K2SGLASSGLASS AQUA LIGHTBOTTLEFRAGMENT10.00
5E5MIRONNAIL UNIDENTIFIEDFRAGMENT321.30
5E5MIRONBARFRAGMENT10.00Cast rectangular bar
5E5SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT20.00
5E6SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT30.00
5E6MASBESTOSTILEFRAGMENT20.00Discarded
5E6SCEMENTFRAGMENT191.10Portland
5E6CBRICKBRICKFRAGMENT327.30
5E6CBRICKBRICKBAT11,019.70140Lx95Wx64T
5G6MASBESTOSTILEFRAGMENT10.00Discarded
5G6CBRICKBRICKFRAGMENT8,960.00
5E4SGLASSGLASS MILKHOLLOWWAREFRAGMENT10.00Molded
5E4SGLASSGLASS SOLARIZED, PRESSEDHOLLOWWAREFRAGMENT10.00
5E4SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT10.00
5E4SGLASSGLASS COLORLESS NON-LEADEDBOTTLEFRAGMENT10.00
5E4CBRICKBRICKFRAGMENT1.30
5G5SGLASSGLASS GREENBOTTLEFRAGMENT10.00Coke bottle
5G5SGLASSGLASS AQUA LIGHTHOLLOWWAREFRAGMENT10.00
5H2CBRICKBRICKFRAGMENT23.20
5H6CBRICKBRICKFRAGMENT1.80
5D4SGLASSGLASS SOLARIZED, PRESSEDHOLLOWWAREFRAGMENT40.00
5D4SGLASSGLASS COLORLESS NON-LEADEDHOLLOWWAREFRAGMENT10.00
5D4SGLASSGLASS COLORLESS NON-LEADEDTABLE GLASSFRAGMENT80.00Molded
5D5SGLASSGLASS AQUA LIGHTWINDOW GLASSFRAGMENT10.00
5D5MASBESTOSTILEFRAGMENT10.00Discarded
5D6CEARTHENWAREWHITE IRONSTONE/GRANITEUNIDENTIFIED FORMFRAGMENT10.00
5D6SCEMENTFRAGMENT7.40

5F3CEARTHENWAREWHITE IRONSTONE/GRANITEBOWLRIM FRAGMENT10.00Fluted
5F3CBRICKBRICKFRAGMENT7.80
5F3MIRONNAIL WIRECOMPLETE117.50

Summary of Specimens Observed, Not Collected:

Modern bottle glass, plastic items.

Current Curation Repository: JRIA

Permanent Curation Repository: Landowner

Field Notes: Yes

Field Notes Repository: JRIA

Photographic Media: Digital

Survey Reports: Yes

Survey Report Information:

Smith, Anthony W., Phase I Archaeological Survey of Approximately 50 Acres of the Proposed Sweetgrass Residential Development, Isle of Wight County, Virginia, in progress.

Survey Report Repository: JRIA, VDHR

DHR Library Reference Number: No Data

Significance Statement: SITE SG-7
Site SG-7 was identified by 15 positive shovel tests in the southwest corner of the larger Sweetgrass property. Artifacts recovered from this site included brick fragments, Portland-type cement/mortar, oyster shell fragments, light aqua bottle glass, green bottle glass, non-leaded colorless bottle glass, pressed milk glass, solarized glass, light aqua window glass, unidentified nail fragments, wire nails, a cast iron bar, whiteware and ironstone ceramics, one sherd of coarse earthenware, and asbestos-containing Transite siding. Two shovel tests, 5D5 and 5E6, contained in situ brick and mortar and concrete foundations. This area is the site of a dairy operation that was in business until ten years ago and included at least one building that was identified on a 1919 USGS topographic map.

Surveyor's Eligibility Recommendations: Recommended Not Eligible

Surveyor's NR Criteria Recommendations, : D

Surveyor's NR Criteria Considerations: No Data

Virginia Dept. of Historic Resources

V-CRIS

Virginia Cultural Resource Information System

Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



N

Feet

0 50 100 150 200

1:2,500 / 1"=208 Feet

Title: Archaeological Resources **Date: 11/20/2024**

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

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

PROFFERED CONDITIONS

~~**March 5, 2024**~~ March 11, 2025

Conditional Zoning Request ZA-6-19 (the "Application") has been filed by Henry Layden, as Special Trustee of The William G. Yeoman III Trust ("Owner"), the owner of certain real property located within the territorial confines of the County of Isle of Wight, Virginia (the "County") being a portion of that property located at 14096 Benns Church Blvd., Smithfield, VA 23430, Tax Parcel # 32-01-009 (the "Property") more particularly described on **Exhibit A** attached hereto and made part hereof. NVR, INC. ("NVR") is the contract purchaser of the Property. Yeoman and NVR (collectively, the "Owner") filed the Application requesting that the zoning of the Property be changed from RAC to C-PD-MX with proffers in order to permit the development of a mixed use planned development consisting of single-family dwellings, townhouses, and a commercial area (the "Project").

The Owner and the County have carefully evaluated, among other things, a traffic impact analysis, community impact analysis, and fiscal impact analysis (copies of which are on file with the County's Community Development Department, hereinafter referred to as the "Department") and the on and off site impacts of the Project and have determined (i) the impacts specifically attributable to the Project (the "Impacts"), (ii) certain Impacts create a need (or identifiable portion of a need) for the expansion of existing capacity of public school facilities and public transportation facilities (the "Expansion of Existing Capacity"), (iii) the Project will receive a direct and material benefit from the Expansion of Existing Capacity and Proffers 6 and 11 below, and (iv) the provisions of the County's zoning ordinance ("Zoning Ordinance") are inadequate for addressing various of the Impacts and necessitate supplementation by these Proffers.

In furtherance of the Application, the Owner, for itself and its successors and/or assigns, hereby voluntarily proffers the conditions specifically set forth below, in addition to the regulations provided for by the Zoning Ordinance, which proffered conditions are determined by the Owner and, upon acceptance by the Board of Supervisors in connection with the approval of the Application, the County: (i) to be reasonable, (ii) to address impacts specifically attributable to the Project, (iii) to address the need (or identifiable portion of a need) for the Expansion of Existing Capacity, (iv) to directly and materially benefit the Project, (v) to have a reasonable relation to the proposed change in zoning, (vi) to be in conformity with County's adopted comprehensive plan, and (vii) to be in accordance with the provisions of Section 15.2-2296, et seq. of the Code of Virginia (1950), as amended (the "Virginia Code"), Sections 15.2-2303.2 through 15.2-2303.4 of the Virginia Code, and the County Zoning Ordinance. The following proffered conditions apply only to the Property.

1. Plan of Development. A conceptual development plan of the Project entitled "MASTER PLAN FOR SWEETGRASS", dated June 14, 2019, and last revised October 17, 2023, prepared by AES Consulting Engineers (the "Master Plan"), has been submitted to the County Planning Division for review by the County in connection with the Application. The Master Plan is on file with the Department. Development of the Property shall be in substantial conformance, as determined by the Community Development Director (the "Director") with the Master Plan.

2. Residential Units. There shall be no more than 615 residential dwellings (the "Residential Units") constructed on the Property, of which no more than 390 of the Residential Units shall be single-family (detached) dwellings, and no more than 225 of the Residential Units shall be townhouses.

3. Non-Residential Use Restrictions. The use of the portion of the Property designated as "COMMERCIAL SECTION 5 AC +/-" on the Mater Plan (the "Commercial Area") shall be limited to (a) inline retail and commercial uses (including accessory uses) comprising no more than 18,000 square feet of floor area, and (b) office uses (including accessory uses) comprising no more than 55,000 square feet of floor area. Notwithstanding the foregoing, the Owner shall not be permitted to develop an amount of non-residential floor area on the Commercial Area that would be projected to exceed 220 p.m. peak hour trips (as determined by the then current edition of the Institute of Transportation Engineers Trip Generation Manual) until the Owner submits for review and approval by the County and the Virginia Department of Transportation ("VDOT") an updated traffic impact analysis including such proposed additional square footage and includes in its site plan for such additional commercial square footage any traffic improvements recommended by the updated traffic impact analysis and not already contained in these Proffers. If not previously installed in connection with the development of the Commercial Area, the landscaping and buffer located on the Commercial Area adjacent to Rt 10 (Benns Church Boulevard) shall be installed prior to issuance of the 50th certificate of occupancy ("CO") for Residential Units on the Property.

March 11, 2025

4. Design. The Residential Units and clubhouse on the Property shall be constructed by the Owner in substantial conformance with the architectural elevations entitled "Sweetgrass Elevations", dated October 20, 2023 (the "Elevations") and the design guidelines entitled "Residential Design Guidelines for Sweetgrass Development", dated ~~October 20, 2023~~ (the "Residential Guidelines"), as determined by the Director. The development within the Commercial Area shall be constructed by the Owner in substantial conformance with the design guidelines entitled "Commercial Center Design Guidelines for Sweetgrass Development", dated August 18, 2023 (the "Commercial Guidelines"), as determined by the Director. A copy of the Elevations, the Residential Guidelines, and the Commercial Guidelines are on file in the Department. The Elevations, Residential Guidelines, and Commercial Guidelines may be modified from time to time provided that such modifications do not alter the basic concept or character of the Elevations, Residential Guidelines, and Commercial Guidelines and provided that such amendments are approved by the Director for consistency with the terms of this proffer.

5. Age Restriction. All of the single-family (detached) dwellings Residential Units shall be occupied solely as "housing for older persons" as such term is defined in Virginia Code Section 36-96.7(A), provided no person under 19 years of age shall be housed or domiciled or shall reside in any Residential Unit. Such restriction shall be set forth in the Declaration and enforced by the Association (as such terms are defined in Proffer 9 below). Unless otherwise approved by the Director, each age-restricted Residential Unit shall have a first-floor bedroom and full bath.

6. Traffic Improvements.

a. Prior to the issuance of the first certificate of occupancy for Residential Units on the Property (not including model homes), the construction, installation, and/or implementation of the following improvements shall be completed or guaranteed by the Owner in accordance with Virginia Code Section 15.2-2299 or such successor provision (a "Guarantee"):

i. Westbound right turn lane (200-foot storage plus 200-foot taper) into right in/right out proposed secondary Project entrance off of US 258/Rt 10 (Benns Church Boulevard);

ii. Westbound right turn lane (200-foot storage plus 200-foot taper) into proposed main Project entrance off of US 258/Rt 10 (Benns Church Boulevard);

iii. Lengthen the existing eastbound left turn lane to provide 200-foot storage plus 200-foot taper into proposed main Project entrance off of US 258/Rt 10 (Benns Church Boulevard);

iv. Lengthen the existing westbound left turn lane on US 258/Rt 10 to provide 250-foot storage plus 100-foot taper at the intersection of US 258/Rt 10 (Benns Church Boulevard) and Turner Drive (the "Rt. 10/Turner Drive Turn Lane Improvement");

v. Replace the existing 3 section signal head serving the dedicated right turn lane on eastbound Turner Drive at US 258/Rt 10 (Benns Church Boulevard) with a 5 section signal head to provide a protected eastbound right-turn overlap (the "Rt. 10/Turner Drive Signal Improvement 1"); and

vi. Install flashing yellow arrows for the eastbound and westbound left turn lanes at the intersection of US 258/Rt 10 (Benns Church Boulevard) and Canterberry Lane, Cypress Run Drive, and Turner Drive.

b. At such time as deemed warranted by VDOT, but in no event prior to issuance of the 50th CO for Residential Units on the Property (or the commencement of construction of improvements on the Commercial Area, whichever occurs first), the Owner shall replace the existing 3 section signal head serving the dedicated right turn lane on eastbound US 258/Rt 10 (Benns Church Boulevard) at Turner Drive with a 5 section signal head to provide a protected eastbound right-turn overlap (the "Rt. 10/Turner Drive Signal Improvement 2"). In the event that the Rt. 10/Turner Drive Signal Improvement 2 is not warranted by VDOT prior to the issuance of the final CO for Residential Units on the Property, then Owner's development of the Property (and permits and approvals therefor) may proceed through to the issuance of the final CO for Residential Units on the Property; however, unless waived by the Director based on an agreed upon alternative, the Owner shall pay to the County the then estimated cost of Rt. 10/Turner Drive Signal Improvement 2 (including design, construction, labor, and materials) as approved by the County, and upon such payment shall be deemed to have satisfied all of its obligations under this Proffer 6(b).

c. Notwithstanding the preceding subsections a(iv), a(v), and b, if the County, prior to implementation of the Rt. 10/Turner Drive Turn Lane Improvement, Rt. 10/Turner Drive Signal Improvement 1, and/or the Rt. 10/Turner Drive Signal Improvement 2 (collectively, the "Rt. 10/Turner Drive Proffered Improvements") (i) approves or adopts plans for modification of the intersection of US 258/Rt 10 (Benns Church Boulevard) and Turner Drive that conflict with or supersede one or more of the Rt. 10/Turner Drive Proffered Improvements, or (ii) accepts proffers from or imposes conditions upon another developer(s) for substantially the same obligations as one or more of the Rt. 10/Turner Drive Proffered Improvements (each of such affected Rt. 10 Turner Drive Proffered Improvements being an "Affected Improvement"), then the Owner shall contribute to the County an amount of cash equal to the then estimated cost to complete the Affected Improvement(s) (including design, construction, labor, and materials) as approved by the County multiplied by the Project's proportionate share (assuming the Project's full buildout) of the vehicle trips associated with such Affected Improvements (as determined by the then current edition of the Institute of Transportation Engineers Trip Generation Manual) (the "Cash in Lieu Payment") no later than ninety (90) days after (1) the award of the construction contract for the construction of such conflicting, superseding, or substantially similar improvement(s), and (2) issuance a written request from the County to the Owner for such Cash in Lieu Payment; provided, however, under no circumstances shall the Cash in Lieu Payment be due prior to issuance of the 50th CO for Residential

Units on the Property (or the commencement of construction of improvements on the Commercial Area, whichever occurs first). The payment by the Owner to the County of such Cash in Lieu Payment shall be deemed satisfaction in full of the corresponding portion of the Rt. 10/Turner Drive Proffered Improvements.

d. At such time as deemed warranted by the VDOT, the Owner shall install a traffic signal at intersection of US 258/Rt 10 (Benns Church Boulevard) and the Project's main entrance. Prior to the issuance of the 150th CO for Residential Units on the Property, Owner shall submit to VDOT a traffic signal warrant analysis for the intersection of US 258/Rt 10 (Benns Church Boulevard) and the Project's main entrance. In the event the analysis concludes, and VDOT concurs, that a traffic signal is warranted at this intersection, then the Owner shall Guarantee a traffic signal (including flashing yellow arrows for the eastbound and westbound left turn lanes and any planned pedestrian accommodations at the signal at the intersection of US 258/Rt 10 (Benns Church Boulevard) and the Project's main entrance and shall complete the installation of such signal prior to the issuance of certificates of occupancy for more than 50 additional residences after the date upon which VDOT issues to Owner written confirmation that the signal is warranted.

i. In the event that such traffic signal is not warranted by VDOT in connection with the first traffic signal warrant analysis, then Owner's development of the Property (and permits and approvals therefor) may proceed above the foregoing thresholds; however, prior to the issuance of the 300th CO for Residential Units on the Property, Owner shall submit to VDOT a traffic signal warrant analysis for the intersection of US 258/Rt 10 (Benns Church Boulevard) and the Project's main entrance. In the event the analysis concludes, and VDOT concurs, that a traffic signal is warranted at this intersection, then the Owner shall Guarantee a traffic signal at the intersection of US 258/Rt 10 (Benns Church Boulevard) and the Project's main entrance and shall complete the installation of such signal prior to the issuance of certificates of occupancy for more than 50 additional residences after the date upon which VDOT issues to Owner written confirmation that the signal is warranted.

ii. In the event that such traffic signal is not warranted by VDOT in connection with the second traffic signal warrant analysis, then Owner's development of the Property (and permits and approvals therefor) may proceed above the foregoing thresholds; however, prior to the issuance of the 450th CO for Residential Units on the Property, Owner shall submit to VDOT a traffic signal warrant analysis for the intersection of US 258/Rt 10 (Benns Church Boulevard) and the Project's main entrance. In the event the analysis concludes, and VDOT concurs, that a traffic signal is warranted at this intersection, then the Owner shall Guarantee a traffic signal at the intersection of US 258/Rt 10 (Benns Church Boulevard) and the Project's main entrance and shall complete the installation of such signal prior to the issuance of certificates of occupancy for more than 50 additional residences after the date upon which VDOT issues to Owner written confirmation that the signal is warranted.

iii. In the event that such traffic signal is not warranted by VDOT in connection with the third traffic signal warrant analysis, then Owner's development of the Property (and permits and approvals therefor) may proceed above the foregoing thresholds; however, prior to the issuance of the 600th CO for Residential Units on the Property, Owner shall submit to VDOT a traffic signal warrant analysis for the intersection of US 258/Rt 10 (Benns Church Boulevard) and the Project's main

entrance. In the event the analysis concludes, and VDOT concurs, that a traffic signal is warranted at this intersection, then the Owner shall Guarantee a traffic signal at the intersection of US 258/Rt 10 (Benns Church Boulevard) and the Project's main entrance and shall complete the installation of such signal prior to the issuance of the final certificate of occupancy for the Residential Units on the Property.

iv. In the event that such traffic signal is not warranted by VDOT in connection with the fourth traffic signal warrant analysis, then Owner's development of the Property (and permits and approvals therefor) may proceed through to the issuance of the final CO for Residential Units on the Property; however, unless waived by the Director based on an agreed upon alternative, the Owner shall pay to the County the then estimated cost of the traffic signal (including design and construction labor and materials) as approved by the County, and upon such payment shall be deemed to have satisfied all of its obligations under this Proffer 6(d).

7. Timing of Recreational Amenities. The clubhouse and pool described on the Master Plan shall be completed prior to issuance of the 150th CO for Residential Units constructed on the Property. If not sooner constructed, the pedestrian amenities shown on the Master Plan shall be constructed sequentially by phase when the corresponding phase of the development in which such amenities are shown is constructed.

8. Archaeology. A Phase I Archaeological Site Assessment for the Property shall be submitted to the Director for their review and approval prior to preliminary site plan or subdivision plan submittal. A treatment plan or Phase II Archaeological Site Assessment shall be submitted to, and approved by, the Director for all sites in the Phase I study that are recommended for a Phase II evaluation, and/or identified as being eligible for inclusion on the National Register of Historic Places. If a Phase II study is undertaken, such a study shall be approved by the Director and a treatment plan or Phase III Archaeological Site Assessment for said sites shall be submitted to, and approved by, the Director for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase II study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Director prior to land disturbance within the study area. All Phase I, Phase II and Phase III studies shall meet the Virginia Department of Historic Resources' Guidelines for Preparing Archaeological Resource Management Reports and the Secretary of the Interior's Standard and Guidelines for Archaeological Documentation, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards. All approved treatment plans shall be incorporated into the plan of development for the site and shall be adhered to during the clearing, grading and construction activities thereon.

9. Property Owners Association. The Owner shall form one or more Property Owners' Associations and/or a Condominium Unit Owners Associations (each an "Association"), which may include separate or sub-associations for the age restricted and non-age restricted Residential Units, in accordance with Virginia law, with the preparation and execution of a Declaration of Covenants, Conditions and Restrictions or Declaration of Condominium, as applicable (a "Declaration") with the members thereof being the owners of the portions of the Property designated for residential use (the "Residential Property"). The Declaration shall provide for, among other things, the qualifying age restrictions in Proffer 5 above, design review by a design review board, and the conveyance from the Owner to an Association of all of the common areas, open spaces, green areas, recreation areas and facilities and the stormwater management

system associated with the Residential Property (collectively, the "Common Elements"). The Owner agrees that it shall retain sole responsibility for the maintenance of the Common Elements until such time as the same are conveyed to an Association, at which time the obligation shall be assigned to an Association. Each Residential Unit owner within the Residential Property shall be a voting member of an Association and be subject to assessments as set forth in the Declaration. The Declaration shall be subject to the approval of the County Attorney for consistency with this proffer and upon approval shall be duly recorded in the Clerk's Office for the Circuit Court of Isle of Wight County. The Declaration shall be recorded in connection with the recordation of the first subdivision (or condominium) plat for the Residential Units on the Property.

10. Short Term Rental Prohibition. No Residential Unit shall be leased for a term of less than one year except as may be necessary to comply with applicable law (e.g., Servicemembers Civil Relief Act). No leases or other temporary occupancy agreements on a daily, weekly or monthly basis shall be permitted for any Residential Unit. No lease of less than all of a Residential Unit shall be permitted.

11. School Capacity Expansion. In order to facilitate the Expansion of Existing Capacity and to provide a direct and material benefit to the Project, the Owner shall make a one-time cash contribution to the County in the amount of $1,825.76 for each townhouse constructed on the Property (the "Per Unit School Capacity Expansion Contribution"), which Per Unit School Capacity Expansion Contribution shall be payable to the County at the time of issuance by the County of a final certificate of occupancy for each townhouse. The County shall use the Per Unit School Capacity Expansion Contribution funds for the expansion of the existing instructional capacity at the schools which are impacted by the Project.

12. Phasing. Beginning at the time of final subdivision construction plan approval for development of the first phase of townhouses on the Property, there shall be no more than 60 certificates of occupancy issued by the County for townhouses constructed on the Property within the succeeding 12 consecutive month period and in each successive 12 consecutive month period thereafter; provided, however, that if during any such 12 month period less than 60 certificates of occupancy are issued for townhouses constructed on the Property, the number of certificates of occupancy allowed but unissued in such 12 month period may be carried forward and shall be permitted to be issued in any subsequent 12 month period in addition to the base 60 certificates of occupancy that may be issued in such 12 month period.

13. Successors and Assigns. These Proffers shall run with the title to the Property and shall be binding on the parties hereto and their respective successors and assigns; provided, however once a party ceases to own any portion of the Property, such party shall have no continuing liability hereunder.

14. Severability. In the event that (i) the County's approval of the Application and/or acceptance of these Proffers is appealed within 30 days after the date of the Board of Supervisors' action on same, and (ii) any clause, sentence, paragraph, subparagraph, section or subsection of these Proffers shall be judged by any court of competent jurisdiction to be invalid or unenforceable for any reason, including a declaration that it is contrary to the Constitution of the Commonwealth of Virginia or the United States, or if the application thereof to any owner of any portion of the Property or to any government agency is held invalid, then the change in zoning intended to be accomplished by the County's approval of the Application and acceptance of these Proffers shall be deemed void and the zoning of the Property shall automatically revert to that which existed immediately prior to the date of such approval.

15. Headings. All paragraph and subparagraph headings of the Proffers herein are for convenience only and are not part of these Proffers.

16. Conflicts. In the event that there is any conflict between these Proffers and the Zoning Ordinance, the conflict shall be resolved by the County's Director subject to the appeal process to the Board of Zoning Appeals and the Courts as otherwise provided by law.

17. Void if Application not Approved. In the event that the Application is not approved by the County or is overturned by subsequent judicial determination, these Proffers and the Master Plan shall be null and void.

[SIGNATURES LOCATED ON FOLLOWING PAGES]

[SIGNATURE PAGE TO PROFFERS]

WITNESS the following signatures, thereunto duly authorized:

NVR, INC.

JULIE ANN McCORKINDALE
NOTARY PUBLIC • REG. # 7962005
Commonwealth of Virginia
My Commission Expires JANUARY 31, ____

By: _____

Print Name: ANNIE EMISON

Title: VICE PRESIDENT

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Virginia Beach, to wit:

The foregoing instrument was acknowledged before me this 2nd day of May, 2024 by Annie Emison as Vice President of NVR, Inc.

_____
NOTARY PUBLIC

My commission expires: 01/31/2029
Registration No.: 7962009

[SIGNATURE PAGE TO PROFFERS]

THE WILLIAM G. YEOMAN III TRUST :

Henry Layden, special Trustee of the William Grover Yeoman III Trust, dated December 14, 2007, as amended

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Isle of Wight to wit:

The foregoing instrument was acknowledged before me this 2nd day of May, 2024 by Henry Layden, special Trustee of the William Grover Yeoman III Trust, dated December 14, 2007, as amended.

NOTARY PUBLIC

My commission expires: 31st Dec 2027
Registration No.: 7767629

ELIZABETH D JONES
STATE OF VIRGINIA
NOTARY PUBLIC
COMMISSION #7767629
EXPIRES DECEMBER 31 2027

EXHIBIT A

All that certain tract, piece or parcel of land containing approximately 249.47 acres, situate, lying and being near Benns Church, in Newport Magisterial District, Isle of Wight County, Virginia; lying on the East side of State Highway No. 10, and bounded by said Highway, the lands now or formerly of Daisy M. Bunkley, Phillip F. Edwards, Jones' Creek, the lands now or formerly owned by George Yeoman, Christie Jordan, C.E. Johnson, J.F. Minton and others and being a portion of the same land of which E.K. Batten and Maggie E. Batten, his wife, died seized and possessed.

RESIDENTIAL

DESIGN GUIDELINES

FOR

SWEETGRASS DEVELOPMENT

DATED

~~October 20, 2023~~

March 11, 2025

BUILDING design guidelines seek to create a distinct yet coherent architecture that will foster a unique identity for Sweetgrass and form the backdrop to a rich street level experience. These guidelines will significantly help distinguish the community, help define its character and eventually raise its value in the marketplace. The following set of principles will be applied to each of the buildings, irrespective of its use or location.

1. Build in the tradition of simple yet elegant designs. Building architecture and elevations promote a more contemporary nature through use of simple unifying roof and window lines and careful selection of materials. The building aesthetic should emerge from elevation components and building details rather than from mere ornamentation.

2. Variety- Single family homes immediately adjacent to or across from one another shall have distinct and different elevations. No identical color schemes for single family detached houses shall be repeated within three consecutive lots.

3. Use traditional, high quality and durable materials throughout the community. When walls are constructed of more than one material, changes in material shall be permitted along a horizontal or vertical line and should reinforce a base, middle and top for the building. Building walls shall be of one or more of the following materials:

- Brick- A variety of traditional brick colors and modules and bonding variations are encouraged
- Stone- Natural stone and stone veneer are permitted and shall be laid predominantly rectilinear stones in a horizontal pattern. Cast stone shall be permitted as sills, headers and accents.
- Siding- Cement or fiber board siding or high-quality vinyl or its equivalent is the prescribed siding material where brick or stone is not utilized. Aluminum siding is not permitted. A variance in color and texture is encouraged.

4. Emphasize main entries of each home regardless of elevation. The main entrance to each home should be easily identifiable from the main travel ways through use of materials and forms.

Single Family Detached Lots Guidelines

"The architecture shown herein is a representation of builders' architecture that may be built in Sweetgrass, but does not represent the full sampling of architecture or builders that may be provided
within the community."

In a development like Sweetgrass it is important to capture a broad buyer group including new buyers, upgrade buyers, move-down buyers, etc. Sweetgrass is offering 3 different minimum lot sizes within the community. The minimum lot size of a single family detached lot is ~~50' wide~~ (measured at the front BSL) x 100'deep.

40' wide

Minimum Building Setback Line (BSL)

20' front
15' rear
5' side

Refer to the NEIGHBORHOOD PLAN Exhibit dated March 11, 2025 for the proposed conceptual layout

Architecture Treatments and Materials

Single Family Detached Highly Visible Lots (HV)

Lots on prominent corners will be designated as High Vis or "HV" lots. These prominent corners will be defined as those fronting on multiple public rights of way, or those that directly border any of the defined recreation areas. These lots will be required to have upgraded architectural features on the visible facades.

HV Features required:

- Masonry water table
- Storm shutters or Trimmed windows
- Gable vent or other similar trim

High Visibility "HV" lots must have landscaping placed along the side foundation that faces the street. The corner lot side setback will be 10 from public right of way'.

Elevations and Materials

Creating a unique and diverse streetscape throughout Sweetgrass is a high priority; to continue pursuing this there will be limitations placed on the frequency and location of elevations that can be used on adjacent lots. The following guidelines shall be followed:

- Builder elevations will be reviewed and approved by the developer prior to construction to ensure a cohesive theme throughout the community.
- Lots next to or across the street from each other cannot be the same elevation/model.
- Accent materials shall be varied to create more differentiation between lots.

Traditional, high-quality and durable building materials shall be used throughout the community. Building materials shall meet all current Local, State, and Federal building codes and regulations. Materials include:

- Brick; includes painted brick
- Natural stone
- Stone veneer
- High quality vinyl siding
- Cement or fiber board siding

Fencing, Landscaping, HVAC Equipment, and Height Restrictions

Fences

Fences will be permitted within the Sweetgrass community but must follow the guidelines below and in accordance with County Code:

- Fence material shall be vinyl.
- Vinyl fencing must be white and non-glossy; including vinyl covered picket fencing.
- Maximum fence height shall be six (6) feet.
- No front yard fencing shall be allowed.
- Fencing shall not be used to satisfy upgraded architectural requirements.

Landscaping

Lot landscaping and screening can add a lot of value and create and aesthetically pleasing streetscape throughout the community. The follow guidelines shall be considered:

- Foundation plantings must be included on every house prior to occupancy.
- Corner lots or high vis lots shall have landscape buffers to screen sides of houses from the street.
- Lots that back to other lots shall include landscaping at the rear of the property to create a visual screen between adjacent lots. Buffer shall be located outside drainage or utility easements.

Utility Equipment

- HV lots shall ensure the HVAC equipment is screened from view of the street with a fence or other opaque screen.
- No equipment shall be placed on the side of the house that abuts two public streets.

Height

- No single family detached dwellings median roof height will be taller than 45 feet in height.

Single Family Attached (SFA) Lots Guidelines

"The architecture shown herein is a representation of builders' architecture that may be built in Sweetgrass but does not represent the full sampling of architecture or builders that may be provided within the community."

In a development like Sweetgrass, it is important to capture a broad buyer group including new buyers, upgrade buyers, move-down buyers, etc. Sweetgrass is offering 2 single-family attached Products.

Minimum Lot Size:	Maximum Stories:
Interior Lot: 1400 square feet	3 levels
Exterior Lot: 1800 square feet	

Setbacks

SFA Fee Simple:

Rear Loading Town Home Building Restriction Line (BSL)

Front yard:	5 feet minimum (front door to front property line).
Side yard:	10 feet minimum; 20' minimum building separation between buildings
Rear yard:	Sufficient to accommodate an 18.5 ft parking space (Not to include, right of way or sidewalk)

Front Loading Town Home Building Restriction Line (BSL)

Front yard:	Sufficient to accommodate an 18.5 ft parking space (Not to include, right of way or sidewalk)
Side yard:	10 feet minimum; 20' minimum building separation between buildings
Rear yard:	10 feet minimum (From rear of unit to property line)

SFA Condominium Ownership:

Rear Loading Town Home Building Restriction Line (BSL)

Front yard:	5 feet minimum; 20' minimum building separation between buildings
Side yard:	10 feet minimum; 20' minimum building separation between buildings
Rear yard:	Sufficient to accommodate an 18.5 ft parking space (Not to include, right of way or sidewalk)

Front Loading Town Home Building Restriction Line (BSL)

Front yard:	Sufficient to accommodate an 18.5 ft parking space (Not to include, right of way or sidewalk)
Side yard:	10 feet minimum; 20' minimum building separation between buildings
Rear yard:	10 feet minimum; 20' minimum building separation between buildings

Setback guidelines:

- Every other lot shall be staggered by two (2) feet for each lot located
- The two (2) alternate setback lots must be separated by a Typical front yard setback lot.
- Front porches will be allowed to encroach over the front yard BSL by 3'.

Architecture Treatments and Materials

Single Family Attached (SFA) Highly Visible Lots (HV)

Lots on prominent corners will be designated as High Vis or “HV” lots. These prominent corners will be defined as those fronting on multiple public rights of way, the subdivision entrance road or those that directly border any of the defined recreation areas. These lots will be required to have upgraded architectural features on the visible facades. Features to be included on these lots are outlined below:

Single Family Attached High Vis 1 Lots (HV1)

Features required:

- Masonry water table
- Storm shutters
- Trimmed windows
- Gable vent
- Gable trim
- Siding located in reverse gable shall be architecturally different from main portion of the house. Options include:
    - Tighter spaced siding
    - Shake siding
    - Vertical siding

*Rt 10 HV1 Single Family Attached units

On HV1 lots that face Route 10, all the above HV1 guidelines apply plus the following:

- Garage Entry Door
- Sidewalk from Door to driveway
- Awning above side entry door
- Landscaping buffer between unit and route 10 to shield view. Must match the length of the side elevation. See attached Rt. 10 street view renderings.

Elevations and Materials

Creating a unique and diverse streetscape throughout Sweetgrass is a high priority; to continue pursuing this there will be limitations placed on the frequency and location of elevations that can be used on adjacent lots. The following guidelines shall be followed:

- Builder elevations will be reviewed and approved by the developer prior to construction to ensure a cohesive theme throughout the community.
- Accent materials shall be varied to create more differentiation between elevations.

Traditional, high-quality and durable building materials shall be used throughout the community. Building materials shall meet all current Local, State, and Federal building codes and regulations.

- Materials include:
    - Brick; includes painted brick
    - Natural stone
    - Stone veneer
    - High quality vinyl siding
    - Cement or fiber board siding

Fencing, Landscaping and HVAC Equipment

Fences

Fences will be permitted within the Sweetgrass community but must follow the guidelines below and be in accordance with County Code.

- Fence material shall be vinyl.
- Vinyl fencing must be white and non-glossy
- Maximum fence height shall be six (6) feet.
- For end units side yard fencing shall not extend beyond the middle point of the house.
- Corner lot fencing layout shall be reviewed on a case by case basis, and must meet the minimum County ordinance requirements, to determine the appropriate fence location
- No front yard fencing shall be allowed.
- Fencing shall not be used to satisfy upgraded architectural

requirements. Landscaping

Lot landscaping and screening can add a lot of value and create and aesthetically pleasing streetscape through-out the community. The follow guidelines shall be considered:

- Foundation plantings must be included on every house once constructed.
- Lots with walk-out basements or exposed foundations shall include landscaping to break up large architecture planes.
    - Columnar or taller evergreens shall be used to “soften” the architecture.
- Corner lots or high vis lots shall have landscape buffers to screen rear or sides of houses from the street.
- Lots that back to other lots shall include landscaping at the rear of the property to create a visual screen between adjacent lots. Buffers shall be located outside of drainage and utility easements.

HVAC Equipment

- HVAC units shall be placed in the rear yard.
- High Vis 1 lots shall ensure the HVAC equipment is screened from view of the street with a fence or other opaque screen.
- No equipment shall be placed on the side of end

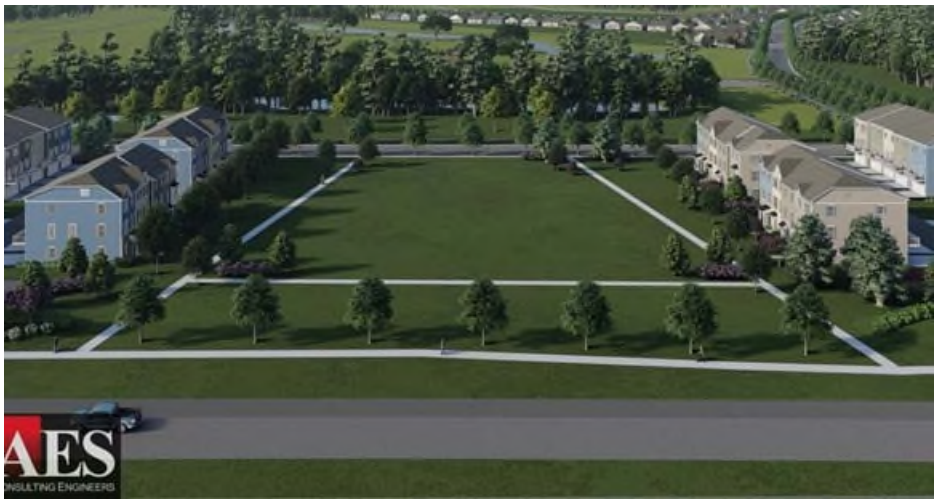
units. Height Restrictions

- No single family attached dwellings median roof height will be taller than 48 feet in height.

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Rt. 10 Streetview

These renderings are merely an illustration of the concept and quality of the buffer at maturity.






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ISSUE:

Authorize Request for Qualifications for the Utility Services Workshop

BACKGROUND:

During the fall of 2023, the mobile office trailer previously used by the Utilities staff was demolished and removed due to the deterioration of the structure and the unsanitary conditions caused by rodents. Two temporary trailers are being utilized in the interim until a new Utility Workshop can be constructed; however, the temporary trailers do not provide sufficient space for the field staff to properly function. They are also being used to store sensitive utilities equipment.

The proposed workshop structure will be a pre-engineered metal building attached to the existing metal barn at the Poorhouse Road complex. The building will be a single level insulated structure, approximately 2400 square feet, constructed on a reinforced concrete slab.

The proposed building will provide office space for the supervisors, the backflow coordinator, the administrative coordinator and provide locker areas and training space for the field staff. The proposed building will also be used to store small parts and supplies which are currently purchased as needed throughout the year due to limited storage and will house the electric monitoring system (SCADA) for all pump stations and tanks.

As the County's utility systems expand and grow, the building will assist in handling the staff needed to maintain the utility systems. An added benefit to this building will be the uplifting of morale within the field staff.

The first phase of this project will be to solicit qualified contractors/fabricators capable of performing this work. This phase does not require any financial commitments at this time but will ensure that the proper vendors are chosen.

BUDGETARY IMPACT:

TBD

RECOMMENDATION:

Authorize the issuance of a request for qualifications for a Utilities Services workshop.

ISSUE:

Resolution to Approve the Employee Health Insurance Plan Offerings for Fiscal Year 2024-25

BACKGROUND:

Each year the County's employee health insurance plan offerings are adjusted based on benefit offerings, claims history, etc. to reflect updated benefits and County/employee contribution rates.

The TLC renewal reflects a 9.5% increase for FY26. This is a $451,008 increase in the health insurance premium over last year.

The renewal selection needs to be submitted to Health Benefit Direct by April 1, 2025. Open Enrollment will be May 1st-May 15th.

BUDGETARY IMPACT:

The County's contribution will increase $451,008 for FY2025-26.

RECOMMENDATION:

Adopt a resolution to approve the employee health insurance offerings and rates for FY2025-26.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	3/12/2025
FY2026 Health Benefits Renewal	Backup Material	3/12/2025

RESOLUTION TO APPROVE THE EMPLOYEE HEALTH INSURANCE PLAN OFFERINGS FOR FISCAL YEAR 2025-2026

WHEREAS, the next Employee Health Insurance Plan Year takes effect July 1, 2025; and,

WHEREAS, the County participates in The Local Choice Health Insurance Program through Anthem and offers three plans; and,

WHEREAS, The Local Choice Anthem Key Advantage 250 Plan, Key Advantage 500 Plan, and High Deductible Health Plan (with Health Savings Account) are recommended to the Board of Supervisors as the three plan offerings available for the plan year beginning July 1, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Health Insurance Plan offerings of The Local Choice Anthem Key Advantage 250 Plan, Key Advantage 500 Plan, and High Deductible Health Plan (with Health Savings Account) are available for employees with employer and employee contribution rates effective July 1, 2025 as referenced in the attached exhibit.

BE IT FURTHER RESOLVED that eligibility for participation in the Health Insurance Plan offerings is as follows: All regular full-time employees of the County, to include Appointees and Registrar, as well as elected officials to include Constitutional Officers and Board of Supervisors members, as well as local state-supported employees of the Isle of Wight Department of Social Services.

Adopted this 20th day of March, 2025.

_____

Don G. Rosie, II, Chairman

_____

Katheryn L. Mayes, Clerk

Approved as to Form:

_____

Robert W. Jones, Jr., County Attorney



The Local Choice Health Benefits Program

Fiscal Year 2026
Renewal

The Local Choice Health Benefits Program

To: TLC Group Administrators

From: Michelle (Shelley) Rozzell
TLC Program Manager

Date: February 2025

Re: The Local Choice Health Benefits Renewal

Thank you for your continuing support of The Local Choice (TLC) program. We are pleased to share the enclosed fiscal year 2025 renewal for TLC.

The Virginia Department of Human Resource Management (DHRM) and The Local Choice (TLC) Health Benefits Program are keenly aware of the high priority that TLC groups place on planning and budgeting for health benefits and the tight deadlines that local jurisdictions face. The Local Choice is in the process of procuring an administrative services contract for medical, prescription drug and behavioral health benefits including the employee assistance program. TLC procurement enables TLC to offer employer groups the best and most competitive benefits available.

Thank you for your patience and understanding. TLC remains a stable and competitive choice for you and your employees. We value the opportunity to serve you and will continue to keep you informed as information becomes available.

TLC will continue to offer five statewide plans to all local employer groups along with two regional HMOs available in defined areas. Employer plan choices include:

Statewide plans

- Key Advantage Expanded
- Key Advantage 250
- Key Advantage 500
- Key Advantage 1000
- TLC High Deductible Health Plan (HDHP) – HSA compatible

Regional HMO plans

- Kaiser Permanente – available in defined service area
- Sentara Health Plans Vantage HMO – available in defined service area

Retiree Plans

- Key Advantage or Regional Plan coverage (only available to retirees not eligible for Medicare)
- Advantage 65
- Advantage 65 with Dental/Vision
- Medicare Complementary (grandfathered for current participant groups, only)

All active employee TLC plans include the CommonHealth Wellness Program at no additional cost. CommonHealth features confidential, at-work medical screenings plus other health and wellness programs such as nutrition, stress management and fitness programs.

Your 2025-2026 renewal notebook includes a Comparison of Benefits brochure outlining the statewide benefits to assist you in determining which plan or plans you want to offer your employees.

Rates for all available plan options are listed in Section 2 (Renewal Rate Sheets and Information). A separate COBRA rate page is included.

Together, the statewide Key Advantage plans, TLC High Deductible Health Plan, the Kaiser Permanente and Sentara Health Plans Vantage HMO fully-insured regional plans (available in certain service areas) offer you a variety of choices with competitive administrative costs and quality coverage.

In an effort to provide the tools and resources for Benefits Administrators to expand their knowledge about the TLC Program, we will continue to provide focused training. Please look for information regarding upcoming training classes.

Please read "IMPORTANT CHANGES FOR 2025-2026 PLAN YEAR" on the next page.

We value your participation, and we look forward to continuing to build upon our partnership of caring for your employees.

Thank you for selecting TLC.

If you have any questions, please contact us at **TLCPolicy@dhrm.virginia.gov** or at 888-642-4414.

Sincerely,

Michelle Rozzell

Michelle (Shelley) Rozzell
TLC Program Manager

dhrm Department of Human Resource Management
THE 1ST SOURCE FOR HR INFORMATION

The Local Choice

Important Information

2025-2026 Plan Year

Procurement Update & Impact on The Local Choice (TLC):

At the time this renewal is being delivered to you, we find ourselves in the procurement process for TLC. The statewide plan administrator(s) for the program have yet to be determined. Therefore, we will communicate that information to you in the near future. As soon as the plan administrator(s) have been named, an E-News will be sent.

Please be assured that you can still make timely benefit plan decisions based on the information provided in this renewal binder.

- Plan offerings and benefits are outlined in the Statewide Plans Comparison of Benefits Brochure (Section 2).
- Even though the statewide vendor selection process is pending, the rates supplied in your renewal notebook are accurate and will not change regardless of our vendor selections.
- Regional Plan Administrators (if available in your area) and the TLC Medicare-Coordinating Plan Administrator will not be changing for the FY26 Plan Year.

TLC Renewal Process:

1. All groups must submit their renewal selections in Cardinal Human Capital Management (HCM) by the deadlines stated below:
   - April 1, 2025, for July renewals
   - July 1, 2025, for October renewals

   You will **NOT** be allowed to request an extension. Instructions to access Cardinal HCM will be provided at a later date.

2. Cardinal HCM will be used for Open enrollment.
   - Open Enrollment for all groups that renew in July will be May 1, 2025, through May 15, 2025.
   - Open Enrollment for all groups that renew in October will be August 1, 2025, through August 15, 2025.

This is not a complete re-enrollment. No action is required if the participant is not making any health plan related changes.

It is your group's responsibility to run the Cardinal Enrollment Report in Cardinal HCM to reconcile your open enrollment changes.

The navigation path to the report: Navigator> Benefits> Reports> Cardinal Enrollment Report

NPUT / SEARCH CRITERIA: OUTPUT FORMAT: As of Date Business Unit (Optional) Company (Optional) Excel Screenshot of the Cardinal Enrollment Report Run Control Page

ADDITIONAL INFORMATION: The As of Date is the only required field; however, it is suggested that the user enter other Run Control Parameters.

TLC Regional Meetings Schedule

TBD. Stay tuned for an update from the TLC Program Manager, Shelley Rozzell.

FY26 Benefit Changes

Statewide Key Advantage and TLC HDHP Plans

- Key Advantage Plans

  No changes at this time

- TLC HDHP Plan

  Deductible Mandate: The plan year deductible for the TLC HDHP plan will increase to $3,300 for Single In-Network, and $6,600 for Family In-Network.

Sentara Health Plans Vantage HMO

The following changes apply to large group plans effective January 1, 2025., regardless of a group's plan effective date:

- Habilitative physical, occupational, and speech therapy services will be a core benefit for all plans.
- Outpatient Services: Physical therapy and occupational therapy will now cover 30 combined visits for rehabilitative services visits and 30 combined visits for habilitative services. Speech therapy will now cover 30 visits for rehabilitative services visits and 30 visits for habilitative services.
- Pre-authorization for the maternity care benefit is no longer needed.
- Private duty nursing will be a core benefit for all plans. Benefits will be limited to a maximum of 16 hours.
- The Sentara Employee Assistance Program (EAP) will now offer up to five sessions (per topic, per household member) as a core benefit. EAP will now offer work/life balance consultations and unlimited coaching.
- Chiropractic care is now a core benefit for all plan types. Previously, it was considered a rider.

Kaiser Permanente

No changes at this time

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Statewide Plans Comparison of Benefits
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The Local Choice
Health Benefits Program

Section 1
Overview & Instructions

Overview & Instructions

RENEWAL OVERVIEW FY26

Program Overview and Instructions

The Local Choice Health Benefits Program (TLC) is pleased to provide your health care program renewal for July 1, 2025 (October 1, 2025 for certain school groups).

TLC Health Benefits Program Advantage

Thank you for your participation in TLC. Our goal is to provide participating local employer groups with high-quality benefit plans, competitive rates, excellent customer service, and financial stability through rating pools based on group size and stop-loss protection for self-insured plans.

The following self-insured plans can again be chosen as an option by employers for eligible active employees and retirees not eligible for Medicare:

- Key Advantage Expanded
- Key Advantage 250
- Key Advantage 500
- Key Advantage 1000
- TLC HDHP (An HSA compatible High Deductible Health Plan)

Failure to remove ineligible persons
VAC- 55-20-210c
The department may exclude from coverage for a period of three years any employee (and dependent) who is found by the department to have enrolled in the health benefits program through fraud, deceit, or misrepresentation of a dependent who is not eligible for the program. A signed enrollment form or equivalent enrollment action shall be deemed prima facie evidence of misrepresentation.

The above Key Advantage and HDHP plans are offered with the employee's choice of either Preventive Dental or Comprehensive Dental coverage. Comprehensive Dental includes orthodontics for all participants.

NOTE: To maintain Affordable Care Act compliance,
the Preventive Dental option must be offered.

The following fully-insured plans can be chosen as an option by employers for eligible active employees and non-Medicare-eligible retirees who live or work in the plan's service area (see Section 5 for more information):

- Kaiser Permanente HMO (available only in the Kaiser service area—contact Kaiser for additional information)
- Sentara Health Plans Vantage HMO (available only in the Sentara Health Plans service area – contact Sentara Health Plans for additional information)

For Medicare-Eligible Retirees:

- Advantage 65 Medical Only (does not include outpatient prescription drug/Medicare Part D coverage)
- Advantage 65 Medical Only with Dental/Vision (does not include outpatient prescription drug/Medicare Part D coverage)
- Medicare Complementary (grandfathered plan)

The following is a basic overview of the plans offered by TLC. For more details, see the Comparison of Benefits brochure, specific plan benefit summary or Member Handbook.

Statewide Self-Funded Plans: Key Advantage & HDHP Plans

Medical, behavioral health, prescription drugs, and routine vision are currently going through the procurement process. You will be notified as soon as the plan administrator is announced. Routine dental is administered by Delta Dental.

The following provisions apply to both Key Advantage and HDHP Plans:

- Extensive medical, behavioral health, dental and routine vision benefits are covered in all Key Advantage and HDHP plans.
- These plans also allow for medical care when traveling outside Virginia.
- Under all Key Advantage and TLC HDHP plans, in-network preventive medical care is covered with no deductible or coinsurance.
- Under the Employee Assistance Program (EAP), members receive up to four visits per incident per plan year at no cost. The EAP is only available in-network.
- Home Delivery is also available through the plans' outpatient prescription drug benefits.
- Copayment/coinsurance expenses for outpatient prescription drugs along with medical and behavioral health copayments/coinsurance costs, accumulate toward the annual out-of-pocket maximum expense limit.
- Dental coverage is provided by Delta Dental with a separate deductible. Members may select either Preventive or Comprehensive Dental.

The following provisions apply only to Key Advantage Plans:

- While members receive the highest level of benefits when visiting an in-network provider, members also receive out-of-network benefits for covered medical and behavioral health services but with higher out-of-pocket costs.
- Under the Key Advantage Plans, if members receive a brand name drug when a generic equivalent is available, they are responsible for the applicable brand copayment plus the cost difference between the allowable charge for the generic equivalent and the brand name.

- Outpatient prescription drugs are divided into 4 tiers based upon the cost and/or type of drug. See the Comparison of Benefits for more information.

The following provisions apply only to HDHP Plans:

- The TLC HDHP plan is a HSA (Health Spending Account) compatible plan. TLC does not provide the HSA account. Each group may choose to offer its own HSA account administrator.
- With the embedded deductible HDHP plan, deductible amounts for each individual member will accumulate toward the family plan year deductible limit. However, no individual family member can contribute more than the single- only deductible amount.
- Under the HDHP plan, covered medical, behavioral health and prescription drug services are subject to the $3,300 single and $6,600 family plan year deductible and 20% coinsurance.

Regional Plan: Kaiser Permanente HMO

- Kaiser Permanente offers a regional HMO plan in its service area, which includes Northern Virginia, Fredericksburg, Washington D.C., and parts of Maryland and is available only to members who live or work in those areas as defined by zip code. Kaiser information is only provided in your renewal notebook if your group is eligible to offer Kaiser benefits.
- A detailed outline of the service area and benefits may be found in the Kaiser HMO benefits summary. Medical, behavioral health, EAP, outpatient prescription drug and dental coverage are included in the plan.

Retirees and / or their dependents eligible for Medicare are not eligible for enrollment in the Kaiser plan. Kaiser does not offer a Medicare supplement option in the TLC Program.

Regional Plan: Sentara Health Plans Vantage HMO

- Sentara Health Plans, a local health plan headquartered in Virginia, offers a regional HMO plan in its service area.
- Sentara Health Plans' open-access style HMO plan does not require participants to select a primary care physician (PCP) and referrals are not required for specialist care. Sentara Health Plans encourages a PCP relationship, but it is not required. PCPs can help members with routine medical care and provide guidance when seeking specialist care within the broad Sentara Health Plans network of providers.
- A detailed outline of the service area and benefits may be found in the Sentara Health Plans benefits summary. The TLC plan includes preventive care covered in full, dental and vision benefits, emergency travel assistance and Employee Assistance Program (EAP) services.
- In order to enroll in this plan, participants must be eligible for coverage as defined by their employer, employer must select this as a plan option and the participant must live or work in the defined service area.
- Retirees and /or their dependents eligible for Medicare are not eligible for enrollment in the Sentara Health plan. Optima Health does not offer a Medicare supplement option in the TLC program.

Retirees Not Eligible for Medicare: Key Advantage and HDHP Coverage

- Employers may choose to offer retiree coverage for those retirees who are not eligible for Medicare. Although allowed, no employer contribution is required for retiree coverage. A local employer may add retiree coverage at renewal by submitting a written request to the Department of Human Resource Management (DHRM) along with an approved resolution from your Board or Governing Body. Adding

such coverage may impact your group's renewal rates. All groups (with exception of groups that have been grandfathered) will receive rates for blended premiums. In a blended premium, active employees and non-Medicare-eligible retirees will have the same rates.

- Stand-alone rates for non-Medicare-eligible retirees are grandfathered, which means that they are only available for groups who currently offer them.

Medicare Supplemental Plans for Medicare-Eligible Retirees

- If a group offers coverage to retirees who are not eligible for Medicare, the group may also offer coverage for Medicare-eligible retirees. A local employer may add coverage for Medicare- eligible retirees at renewal by submitting a written request to the Department of Human Resource Management (DHRM) along with an approved resolution from their Board or Governing Body.
- For groups currently offering coverage to Medicare-eligible retirees, the Advantage 65 and Advantage 65 with Dental/Vision plans continue to be available. However, Medicare Complementary is a grandfathered plan and not available to groups that do not currently offer it. The Medicare supplement and routine dental and vision (if selected) are administered by Anthem.
- Groups adding Medicare-eligible retiree benefits to their program for the first time may only offer Advantage 65 or Advantage 65 with Dental/Vision. It is important to remember that a local employer may select only one plan for Medicare-eligible retirees.
- A local employer may also add Dental/Vision coverage to a current Advantage 65 contract at the group level at renewal. Once added, however, it may not be removed.

Enrollees in TLC Medicare supplement plans must be enrolled in Medicare Parts A and B as the primary payer of Medicare-covered services. Neither Advantage 65 nor Medicare Complementary Plans will pay for any services that would have been covered by Medicare had the participant been properly enrolled.

Outpatient prescription drug coverage is not available in any of the Medicare supplemental plans. If prescription drug coverage is desired, members should seek coverage in Medicare Part D.

To prevent claims denial and/or retraction of claims, it is imperative that you communicate the following information to all covered participants, whether active or retired.

Coverage under a Key Advantage plan, the TLC HDHP or a Regional plan (if available is only for:

- Active Employees and their Dependents
- Retirees Not Eligible for Medicare and their Dependents Not Eligible for Medicare, and/or
- Dependents of Medicare-Eligible Retirees who are not Medicare eligible

ONCE COVERAGE IS BASED ON FORMER EMPLOYMENT, MEDICARE BECOMES THE PRIMARY PAYER FOR THOSE WHO ARE MEDICARE ELIGIBLE (the only exception is based on End Stage Renal Disease.)

Active employees and dependents of Active employees cannot participate in our Medicare Supplement plans regardless of Medicare status.

Advantage 65

Advantage 65 provides Medicare supplemental medical benefits and some primary benefits for services not covered by Medicare (see TLC Medicare-Coordinating Member Handbook) for retirees eligible for Medicare and their Medicare-eligible covered family members. It does not include outpatient prescription drug coverage. Anthem administers the Advantage 65 plan.

Advantage 65 with Dental/Vision

As a group option, you may elect to add dental and vision coverage to Advantage 65. This product adds dental and vision to the Advantage 65 plan described above. Dental benefits are administered by Anthem and routine vision is administered through Anthem Blue View Vision.

Medicare Complementary

Medicare Complementary is a "grandfathered" plan available only to groups who already offer the product. It provides Medicare supplemental benefits plus routine dental and vision coverage for retirees eligible for Medicare and their Medicare-eligible covered family members. Medical and routine dental benefits are administered by Anthem, and routine vision is administered through Anthem Blue View Vision.

CommonHealth

The CommonHealth Wellness Program is a value-added benefit included at no additional cost for TLC members. This program's main objective is to provide education, best practices, and effective services that promote wellness and healthy living, improve overall employee engagement, impact behavioral change as well as employee health outcomes, and to assist employees in effectively managing work-life responsibilities. CommonHealth features confidential, at-work medical screenings plus other health and wellness programs such as nutrition, stress management and fitness programs as well as other virtual and on-demand programs.

Since wellness programs foster good health, which often can help to control claims costs, we strongly encourage you to take advantage of all that CommonHealth has to offer. Employees and their dependents covered by any TLC program are eligible to participate.

Choice of Plans - Statewide and Regional

Most employers may select a combination of Key Advantage, HDHP and any available regional plan.

Each employee in a statewide plan has the choice of preventive-only or comprehensive dental.

- Groups with 14 or fewer eligible employees may offer only one benefit plan with both dental options.
- Groups with 15 to 99 eligible employees may offer two plans, each with both dental options.
- Groups with 100 or more eligible employees may offer two Key Advantage plans plus the HDHP, each with both dental options, and/or one of the Regional plans (if available).

Groups establish their own eligibility (within certain TLC parameters).These may change at renewal. Be sure that any change coincides with your personnel and policy practices. A written request for any changes must be submitted to the Department of Human Resource Management (DHRM) with your electronic renewal Employer Data Sheet (worksheet and instructions will be provided at a later date).

DHRM must approve any changes to assure compliance with state regulations.

Group Rating

Totally Pool Rated - no credibility factor - Group size of 1 through 99 employees.

Experience Rating - Group size of 100 or more. A Credibility Factor applies to medical and behavioral health components only. All outpatient prescription drugs and routine dental claims are pooled, based on the combined experience of all current TLC groups, regardless of size.

Group Size	Credibility Factor for Medical & Behavioral Health Experience		
	Current Year	Prior Year	Pool
1-99	0%	0%	100%
100 - 249	27%	18%	55%
250 - 499	43%	28%	29%
500+	60%	40%	0%

To protect participating employers, TLC provides shared risk/stop loss protection through medical attachment points (Specific Pooling Points) of $125,000 for groups with fewer than 499 participating employees; $150,000 for groups with 500+ participating employees, $200,000 for groups with 1,000-1,499 participating employees and $250,000 for groups with 1,500 + participating employees.

Monthly rates for employee plus one and family are calculated as a factor of the single employee rate. The relationship between the single, dual, and family rates remains the same as in the current plan year: Single = 1, employee plus one = 1.85 X single rate, and family = 2.70 X single rate.

Employer Contribution

The Virginia Administrative Code requires that, as a condition of local employer participation in TLC, the employer must pay a minimum portion of the plan contribution attributable to an active local employee's coverage. Participating local employers must contribute a minimum of 80% of the cost of single coverage and 20% of the cost of dependent coverage as a condition of participation. In the event that an employer enrolls 75% or more of all eligible employees, the employer will not be required to contribute to the cost of dependent coverage.

Local employers allowing part-time employees to participate in the program must contribute a minimum of 50% of the amount contributed toward active full-time employee coverage (at all membership levels) for their participating part-time employees.

If the local employer elects to offer retiree coverage, contributions toward the cost is permitted but not required.

To provide more flexibility, employers offering multiple plans may choose to determine one minimum premium contribution requirement for all plans except for the HDHP, which must be determined separately (see below).

Premium averaging (if selected) will be based on the average single premium for all included plans. Once the average premium has been determined, the 80% employee minimum contribution and 20% dependent minimum contribution, is applied to all applicable plans.

Minimum employer funding for the HDHP is always determined separately from the Key Advantage and Regional plan requirements. If the HDHP is offered, an employer must pay a minimum of 80% of single premium and 20% of the additional dependent premium. If 75% of all eligible employees enroll and the employer funds an HSA/HRA, the 20% dependent contribution requirement is waived. For part-time participants, the 50% rule above will apply. Groups may make a higher contribution if they wish.

Regulations Governing TLC

The section of the Virginia Administrative Code governing TLC can be found at https://law.lis.virginia.gov/admincode/title1/agency55/chapter20/section20/.

Renewal Acceptance

To renew your coverage with TLC, you must submit the Employer Data Sheet through the DHRM on-line portal. Detailed instructions for the on-line portal will be provided at a later date.

DHRM must receive the completed Employer Data Sheet for all groups via the on-line portal by April 1, 2025 for July renewals and by July 1, 2025 for October renewals. **You will NOT be allowed to request an extension.**

Once approved in our system, you will be able to access an approved confirmation of your renewal. The renewal confirmation will include benefit plan selections, premiums and employer /employee contributions.

Termination of Group Participation in TLC

For information on termination, please reference 1 VAC 55-20-160, 1 VAC 55-20-290 and 1 VAC 55-20-300 of the Virginia Administrative Code. According to these regulations, if you choose to terminate participation in TLC, DHRM must receive written notification at least 90 days prior to the date of termination. The department will notify a terminating local employer of any Adverse Experience Adjustment (AEA) within six calendar months of the time the local employer terminates participation in the program. Further, the department reserves the right to modify the amount of the experience adjustment applicable to a terminating local employer for a period not to exceed 12 months from the end of the plan year in which such termination occurred.

The Adverse Experience Adjustment shall be payable by the local employer in 12 equal monthly installments beginning 30 days after the date of notification by the department. A terminated local employer may request, in writing, an extension of the 12-month installment payment period. DHRM may approve an extension up to 36 months provided the local employer agrees to pay interest at the statutory rate on any extended payments. Since AEA is an exact look-back limit of liability, it cannot be estimated.

Renewal & Open Enrollment Process

Employer Data Sheet

- This must be submitted by all TLC groups through the DHRM on-line portal by April 1, 2025 for July renewals and by July 1, 2025 for October renewals. You will NOT be allowed to request an extension.

Open Enrollment Materials

- Information regarding the ordering of open enrollment materials will be provided at a later date by DHRM.

Open Enrollment Meetings

- It is your responsibility to schedule your own Open Enrollment meetings. Representatives from the health plans are available to assist but you will have to contact them for scheduling.

Open Enrollment - IMPORTANT CHANGES

- The Open Enrollment period is critical to allow employees to make changes. It is your responsibility to communicate these dates to your participants.
- The renewal/open enrollment is not a complete re-enrollment. No action is required if the employee is not making any health plan related changes.
- Open Enrollment for all TLC groups that renew on July 1 will be May 1, 2025 through May 15, 2025.
- Open Enrollment for all TLC groups that renew on October 1 will be August 1, 2025 through August 15, 2025.

The Local Choice Support

If you have questions about eligibility, renewal process or policy administration, please contact TLC at TLCPolicy@dhrm.virginia.gov or by calling 888-642-4414.

Thank you for your partnership with TLC.

Overview & Instructions

MEDICARE ELIGIBILITY MEMO

URGENT MESSAGE TO TLC GROUPS THAT OFFER RETIREE COVERAGE

Retirees and their covered family members who become eligible for Medicare (due to age or disability) are not eligible to participate in the following TLC plans:

- All Key Advantage plans
- High Deductible Health Plan
- Kaiser Permanente HMO
- Sentara Health Plans Vantage HMO

TLC groups who offer coverage for Medicare eligible retirees must either move the Medicare-eligible retiree to the group's Medicare-primary plan or terminate the retiree coverage. This also applies to their Medicare-eligible family members. Family members who are not eligible for Medicare may remain in their non-Medicare plan until their own Medicare eligibility (or other termination event). However, if the retiree terminates coverage, all family members must also be terminated.

TLC groups who have chosen not to cover Medicare-eligible retirees must terminate the coverage for any retiree or family member of a retiree who becomes eligible for Medicare. When the retiree loses coverage due to Medicare eligibility, all family members will lose coverage, but the family members (not the retiree) should be offered Extended Coverage/COBRA. When a family member becomes eligible for Medicare and the Retiree is not eligible for Medicare, the Retiree (and any other non-Medicare family members) may continue coverage in the non-Medicare plan until the Retiree becomes eligible for Medicare. When that happens, the Retiree should be terminated, but all remaining

family members should be offered Extended Coverage/COBRA. (The family member that was terminated previously due to his/her own Medicare eligibility will not be eligible for Extended Coverage/ COBRA. Only Medicare eligibility/entitlement of the employee is a triggering event for Extended Coverage, and only for covered family members.)

The Benefits Administrator tracks Medicare eligibility for the groups' retiree population using the Cardinal Benefits Eligibility Audits Report, but it is ultimately the responsibility of the retiree to report their Medicare eligibility to their Benefits Administrator. The Benefits Administrator submits the enrollment form to TLC to move the retiree to a Medicare-primary plan offered by the group. TLC performs a monthly audit process and notifies the Benefits Administrator of any Medicare eligible retirees and associated dependents that have not been removed from the non-Medicare Plan.

Retiree participants who have access to TLC Medicare-primary coverage but fail to move to that coverage immediately upon eligibility will be moved to an available TLC Medicare-primary plan back to their Medicare eligibility date or terminated. Any claims paid primary in error will be retracted, and any drug claim payments made in error will need to be paid back to plan. Each group receives a monthly report of participants who are becoming eligible for Medicare. **You may disregard any active employees and their covered family members**, but retirees and their family members need to be addressed as described above.

TLC is in the process of implementing a Medicare identification process. Your retirees have already begun seeing correspondence in this regard.

Overview & Instructions

EMPLOYER DATA SHEET INSTRUCTIONS

2025-26 Employer Data Sheet – (Worksheet)

The Local Choice Program
Phone: 804-292-6641
Email: **michelle.rozzell@dhrm.virginia.gov**

On-line Employer Data Sheet is DUE: April 1, 2025, for July Renewals
July 1, 2025, for October Renewals

Instructions and Help

This form is a **worksheet only**. It is intended to help gather information prior to submitting the on-line Employer Data Sheet. **It is not mandatory that you complete this worksheet if you feel comfortable going straight to the on-line Employer Data Sheet.** Submit the on-line Employer Data Sheet by the due date to avoid a delay in group set-up. Use the contact information above if you have questions.

Step 1 – Help for Group

A group must have a separate Group ID, assigned by DHRM-TLC, for each Federal Employer Identification Number (FEIN) included in the group. Separate Group IDs with the same FEIN are also permitted. One of the Group IDs must be primary for submitting a renewal Data Sheet. Unless otherwise approved by DHRM-TLC, the Group ID with most participants is primary.

Step 2 – Help for Classifications

A selection for each Classification and its billing method is required. Some selections are mandatory, some are optional, and some are conditional.

- Full-time Employees is a mandatory classification.
- Part-time Employees is an optional classification. **(When adding coverage for this optional classification, you will be required to submit a board resolution and your rates are subject to change. Contact TLC if you need additional guidance.)**
- Elected Officials is an optional classification. If you offer coverage to Elected Officials, make your selection based on the premium cost-sharing. When the Elected Official receives the same employer (ER) contribution as a full-time employee, select Elected Officials with full-time premium. When the Elected Official receives the same employer (ER) contribution as a part-time employee, select Elected Officials with part-time premium. **(When adding coverage for this optional classification, you will be required to submit a board resolution and your rates are subject to change. Contact TLC if you need additional guidance.)**
- Long-Term Disability (LTD) Employees is not a classification offered by TLC. (This classification will always default to "No".)
- Extended Coverage/COBRA Qualified Beneficiaries – Regular and Extended Coverage/COBRA Qualified Beneficiaries – Disability are mandatory classifications. You must select the Direct Bill Subscriber option. When a COBRA participant is approved for an additional 11 months due to disability, the classification changes from Regular to Disability and the premium amount increases.
- Early Retirees is an optional classification. If offered, you are required to select a billing option. (When adding coverage for this optional classification, you will be required to submit a board resolution. Note, they are considered part of your group for enrollment and claim purposes. Contact TLC if you need additional guidance.)
- Medicare Retirees is a conditional classification. If offered, you are required to select a billing option. If you choose to offer coverage to this classification, you must also offer coverage to Early Retirees. (When adding coverage for this

optional classification, you will be required to submit a board resolution. Note, they are considered part of your group for enrollment and claim purposes. Contact TLC if you need additional guidance.)

- Split Contract Dependents of Retirees is a conditional classification. If you choose to offer coverage to Medicare Retirees, you must also offer coverage to this classification. A split contract occurs when an Early Retiree with covered dependents has someone become eligible for Medicare.
- Survivors of Employees are an optional classification. If you choose to offer coverage to this classification, the survivors remain covered at the same employee premium for one extra month. When elected the survivor coverage is concurrent with the first month of Extended Coverage/COBRA.
- Retiree Survivors – not eligible for Medicare is a conditional classification. It is optional if you also offer coverage to Early Retirees.
- Retiree Survivors – eligible for Medicare is a conditional classification. It is optional if you also offer coverage to Medicare Retirees.

Optional Billing Methods are available for some Classifications:

- Group Bill means you receive a bill for this classification.
- Direct Bill Subscriber means subscribers in this classification receive a bill and pay the insurance company rather than pay you. Automatic drafts are available to the subscriber from the insurance company.
- Third-Party Administrator (TPA) means you will receive a bill for this classification.

Step 3 – Help for Election Rules

- Initial Enrollment as an Employee Election Request: Make your selection based on your group's new hire eligibility. rules. To be compliant with the Affordable Care Act (ACA), a group cannot have more than a 60-day waiting period.
- Qualifying Mid-Year Event (QME) Election Change Request: Make your selection based on your group's pre-tax (section 125) plan document for qualifying mid-year event changes. If you do not have a pre-tax document, Rule 1 applies.
- If your election rules do not follow any of the choices offered, please contact TLC for guidance.

Step 4 – Help for Participation

The Total Group Participation Count determines how many plan choices are permitted.

- Groups with 14 or less eligible employees may offer one plan.
- Groups with 15-99 eligible employees may offer up to two plans.
- Groups with 100 or more eligible employees may offer up to four plans.

The Total Group Participation Percentage determines the minimum employer contribution for each plan selected.

- When the participation percentage is 75% or greater, the minimum employer contribution is 80% of the Self Only premium. (May be different for High Deductible plan. See Step 6.)
- When the participation percentage is less than 75%, the minimum employer contribution is 80% of Self Only plus 20% of the dependent cost for the dependent tiers.

Step 5 – Help for Plans

Plan choices are available based on Classifications and Total Group Participation Counts. Select a plan or select "None" for each plan choice. The Regional HMO Plans are limited based on your group's eligibility, but you still have to select "None" if it is not offered.

- Groups with 14 or less eligible employees may select one plan: A Key Advantage plan, a High Deductible plan, or a Regional HMO plan.
- Groups with 15-99 eligible employees may choose up to two plans: Two Key Advantage plans, a Key Advantage plan and a High Deductible plan, a Key Advantage plan and a Regional HMO plan, or a High Deductible plan and a Regional HMO plan.
- Groups with 100 or more eligible employees may choose up to four plans: Two Key Advantage plans, a High Deductible Plan, and a Regional HMO Plan.
- Groups who offer coverage to Medicare Retirees must choose one Medicare supplement plan. Option 1 is a grandfathered Medicare supplement plan – only available to groups who wish to continue the selection.

Step 6 – Help for Premiums

The Total Group Participation Percentage determines the minimum employer contribution required. Employers must contribute a minimum of 80% of the cost of Self Only coverage plus 20% of the cost of dependent coverage. When the participation percentage is 75% or greater, the employer is not required to contribute to the cost of dependent coverage.

The minimum employer contribution required for part-time employees is 50% of the employer contribution for full-time employees.

For Key Advantage, High Deductible and the Regional HMO plans, if the employer contribution is more than the minimum, that contribution then becomes the minimum for the dependent tiers.

If the High Deductible Plan is offered, the minimum employer contribution is 80% of the cost of Self Only coverage plus 20% of the cost of dependent coverage. If the participation percentage is 75% or greater and the employer funds a HSA/HRA, the 20% dependent contribution requirement is waived.

Premium Averaging is an option to employers offering multiple plans (excluding the High Deductible Plan). Employers may choose to determine one minimum premium contribution requirement for all plans except the High Deductible plan. Premium averaging will be determined by using the average Self Only Comprehensive dental premium for all included plans. **Once the average premium has been determined, the minimum employer contribution is applied to all applicable plans.**

Groups selecting plans with both comprehensive and preventive dental options must offer both options and enter employer (ER) contributions for each option.

Step 7 – Help for ACA Reporting

DHRM will file Affordable Care Act (ACA) employer reports on behalf of groups that:

1. Participate with TLC for the full calendar year;

2. Sign an ACA Designated Government Entity Reporting Agreement, and
3. Submit an annual ACA Employer Reporting Certification.

The ACA employer reports are filed by FEIN. Group IDs using the same employer FEIN must be combined and submitted to the IRS together.

This section is pre-populated based on the status of your group's most recent ACA filing. We will update this section each year based on your annual reporting status.

Step 8 – Open Enrollment

TLC requires an Open Enrollment period. The Open Enrollment dates are designated by DHRM.

- July renewals must hold Open Enrollment between May1 - May 15.
- October renewals must hold Open Enrollment between August 1 -August 15.

Remember, all Open Enrollment forms must be signed and dated during your Open Enrollment Period, or they will not be processed.

Step 9 – Contact Information

A mailing address, a shipping address, and contacts are required for each Group ID. Updates can be requested at any time by sending a Group Data Change form to DHRM-TLC. Contacts receive communications from DHRM-TLC and are granted access to on-line TLC applications and group reports posted to Cardinal HCM. You are encouraged to have at least two, but may have up to four, different contacts in the event one is not available.

Step 10 – Certification

Please review carefully. Please be sure all sections on the form are complete. Please return the completed datasheet to your Anthem Account Manager by the required deadline to ensure timely processing.

2025-26 Group Employer Data Sheet

The Local Choice Program
Phone: 804-292-6641
Email: **michelle.rozzell@dhrm.virginia.gov**

Step 1 – Group

1. Enter the group name:

   Group Name:

2. Check one. Enter the begin date for a new group.

   Existing Group New Group: Begins _____ / _____ / _____ (MM/DD/YYYY)

3. Check one:

Government Group	School Group	Government & School Group	Grandfathered Government & School Group

4. Check one:

July Renewal: Begins: Ends	October Renewal: Begins: Ends

5. A group must have a separate group ID, assigned by DHRM, for each Federal Employer Identification Number (FEIN) included in the group and one of the group IDs must be primary. Separate group IDs with the same FEIN are also permitted.

   Check one:

   This group has one FEIN and one group ID.

   This group has one FEIN and more than one group ID.

   This group has more than one FEIN and more than one group ID.

6. Enter the Group ID assigned by DHRM, the FEIN, and check 'yes' or 'no' for primary. Only one group ID may be primary. The primary group submits the Employer Data Sheet on behalf of all group IDs.

Group ID: 999-999-999 Text	FEIN: 99-9999999	Primary Group ID? Yes No
		Yes No
		Yes No
		Yes No
		Yes No

Each FEIN may have different employer cost-sharing, Open Enrollment dates, and contacts. A grandfathered Government & School group may also have different classifications and billing methods. Attach separate pages when there are differences between group IDs.

Group Name: _____

Step 2 - Classifications

7. Check 'yes' or 'no' for each enrollee category to be offered coverage and the billing method where applicable.

Enrollee Category	Offer Coverage?	Billing Method
Full-time Employees:	Yes No	Group Bill
Part-time Employees:	Yes No	Group Bill
Elected Officials with full-time premium:	Yes No	Group Bill
Elected Officials with part-time premium:	Yes No	Group Bill
Extended Coverage/COBRA Qualified Beneficiaries – Regular:	Yes No	Direct Bill Subscriber
Extended Coverage/COBRA Qualified Beneficiaries – Disability:	Yes No	Billed as COBRA - Regular
Early Retirees – not eligible for Medicare:	Yes No	Group Bill Direct Bill Subscriber Third-Party Administrator (TPA)
Medicare Retirees – eligible for Medicare:	Yes No	Group Bill Direct Bill Subscriber Third-Party Administrator (TPA)
Split Contract Dependents of Retirees	Yes No	Billed as Early Retiree when dependent is not eligible for Medicare Billed as Medicare Retiree when dependent is eligible for Medicare
Survivors of Employees (includes Elected Officials if applicable)	Yes No	One extra month on Group Bill
Retiree Survivors – not eligible for Medicare:	Yes No	Billed as Early Retiree
Retiree Survivors – eligible for Medicare:	Yes No	Billed as Medicare Retiree

Step 3 – Election Rules

8. Check one and enter the number of days if you check Rule 2 or Rule 3.

Initial Enrollment as an Employee Election Request:			
Rule 1: Number of days in waiting period:	0	Number of days allowed to make the enrollment election request:	30
Rule 2: Number of days (1-60) in waiting period:		Number of days (1-60) allowed to make the enrollment election request:	

9. Check one and enter the number of days if you check Rule 2.

Qualifying Mid-Year Event (QME) Election Change Request:		
Rule 1: Number of days allowed to make the election change request:	60	
Rule 2: Number of days (1-59) allowed to make the election change request:		

Group Name: _____

Step 4 - Participation

10. Enter the counts and sum the totals for each group ID.

Primary Group ID:	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Full-time Employees:			
Part-time Employees:			
Elected Officials with full-time premium:			
Elected Officials with part-time premium:			
Total for this Group ID:			
Additional Group ID:	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Full-time Employees:			
Part-time Employees:			
Elected Officials with full-time premium:			
Elected Officials with part-time premium:			
Total for this Group ID:			
Additional Group ID:	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Full-time Employees:			
Part-time Employees:			
Elected Officials with full-time premium:			
Elected Officials with part-time premium:			
Total for this Group ID:			
Additional Group ID:	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Full-time Employees:			
Part-time Employees:			
Elected Officials with full-time premium:			
Elected Officials with part-time premium:			
Total for this Group ID:			
Additional Group ID:	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Full-time Employees:			
Part-time Employees:			
Elected Officials with full-time premium:			
Elected Officials with part-time premium:			
Total for this Group ID:			

11. Enter the total group counts and calculate the total group Participation Percentage.

	Enrolled Count	Waived Count	Eligible Count (Enrolled + Waived)
Total Participation Counts: (sum of all group IDs)			
Total Participation Percentage: (Divide Enrolled Count by Eligible Count and **round down**)			%

Group Name: _____

Step 5 – Plans & Step 6 – Premiums

12. Plan selections apply to all group IDs. Employer Contribution Amounts may vary by Group ID. Check one:

ER Contribution Amounts apply to all group IDs ER Contribution Amounts apply to Group ID: _____

13. For each plan choice, check a plan selection. Then, for each plan selection, enter the total premium amounts from the renewal sheet, and the full-time employer and enrollee contribution amounts. If you offer part-time coverage, also enter the part-time contribution amounts.

Premium averaging used? Yes No

		Self Only	Self + One	Self + Family
Key Advantage Plan Choice 1:	KA Expanded KA 250 KA 500 KA 1000 None			
+ comprehensive dental –Total:		$	$	$
Full-time ER:		$	$	$
EE:		$	$	$
Part-time ER:		$	$	$
EE:		$	$	$
+ preventive dental – Total:		$	$	$
Full-time ER:		$	$	$
EE:		$	$	$
Part-time ER:		$	$	$
EE:		$	$	$
Key Advantage Plan Choice 2:	KA Expanded KA 250 KA 500 KA 1000 None			
+ comprehensive dental –Total:		$	$	$
Full-time ER:		$	$	$
EE:		$	$	$
Part-time ER:		$	$	$
EE:		$	$	$
+ preventive dental – Total:		$	$	$
Full-time ER:		$	$	$
EE:		$	$	$
Part-time ER:		$	$	$
EE:		$	$	$
High Deductible Plan Choice:	HDP with employer HSA/HRA funding HDP without employer HSA/HRA funding None			
+ comprehensive dental –Total:		$	$	$
Full-time ER:		$	$	$
EE:		$	$	$
Part-time ER:		$	$	$
EE:		$	$	$
+ preventive dental – Total:		$	$	$
Full-time ER:		$	$	$
EE:		$	$	$
Part-time ER:		$	$	$
EE:		$	$	$
Regional HMO Choice:	Kaiser HMO Optima None			
Total:		$	$	$
Full-time ER:		$	$	$
EE:		$	$	$
Part-time ER:		$	$	$
EE:		$	$	$
Medicare Plan Choice:	Advantage 65 Advantage 65 + Dental/Vision Option 1 None			
		$	NA	NA

Step 7 – ACA Reporting

14. Unless an employer opts-out, DHRM will file ACA reports on their behalf when the group has been with TLC for the full calendar year.

Step 8 – New Group Enrollment

15. Please Provide the date that the enrollment will be sent to DHRM:

Step 9 – Contact Information

17. Existing groups are encouraged to review. **If updates are needed, please submit a Group Data Change form.**

Mailing Address:				
Street or PO Box:				Suite:
City:			State:	Zip+4:
Shipping Address: This is the physical location. ☐ Shipping Address same as Mailing Address				
Street or PO Box:				Suite:
City:			State:	Zip+4:
Benefits Administrator: This person handles eligibility and enrollment.				
First Name:	Middle Initial:	Last Name:		Suffix:
ID or SSN:		Date of Birth:		
Email:				
Phone: ( ) -	Ext:		Fax: ( ) -	
Benefits Executive: This person authorizes the renewal.				
First Name:	Middle Initial:	Last Name:		Suffix:
ID or SSN:		Date of Birth:		
Email:				
Phone: ( ) -	Ext:		Fax: ( ) -	
Billing Administrator: This person receives and handles inquires about billing.				
First Name:	Middle Initial:	Last Name:		Suffix:
ID or SSN:		Date of Birth:		
Email:				
Phone: ( ) -	Ext:		Fax: ( ) -	
Billing Executive: This person authorizes premium payments.				
First Name:	Middle Initial:	Last Name:		Suffix:
ID or SSN:		Date of Birth:		
Email:				
Phone: ( ) -	Ext:		Fax: ( ) -	

Step 10 – Certification

18. Enter information about the person authorizing this Employer Data Sheet, the person submitting it, and check 'yes' or 'no' to certify.

Authorized By: Title: Phone: Ext:

Submitted By: Phone: Ext:

We certify that the information on this form is true, correct, and complete to the best of our knowledge: Yes No

The Local Choice
Health Benefits Program

Section 2
Statewide Plans
Key Advantage & TLC HDHP

(Administered by Anthem BCBS and Delta Dental of VA)

Statewide Plans

STATEWIDE PLANS – RENEWAL RATES

THE LOCAL CHOICE HEALTH CARE PROGRAM

ISLE OF WIGHT COUNTY
GROUP # TA2R7G
RATES EFFECTIVE 07/01/25 - 06/30/26

RATES WITH COMPREHENSIVE DENTAL			
ACTIVE EMPLOYEES	**SINGLE**	**DUAL**	**FAMILY**
Key Advantage Expanded	$1,199	$2,218	$3,238
* Key Advantage 250	$1,094	$2,023	$2,952
* Key Advantage 500	$971	$1,797	$2,624
Key Advantage 1000	$926	$1,712	$2,500
* High Deductible Health Plan	$798	$1,476	$2,155
RETIREES NOT ELIGIBLE FOR MEDICARE			
Key Advantage Expanded	$1,199	$2,218	$3,238
* Key Advantage 250	$1,094	$2,023	$2,952
* Key Advantage 500	$971	$1,797	$2,624
Key Advantage 1000	$926	$1,712	$2,500
* High Deductible Health Plan	$798	$1,476	$2,155

RATES WITH PREVENTIVE DENTAL ONLY			
ACTIVE EMPLOYEES	**SINGLE**	**DUAL**	**FAMILY**
Key Advantage Expanded	$1,179	$2,182	$3,184
* Key Advantage 250	$1,074	$1,986	$2,897
* Key Advantage 500	$951	$1,761	$2,570
Key Advantage 1000	$905	$1,676	$2,445
* High Deductible Health Plan	$778	$1,440	$2,102
RETIREES NOT ELIGIBLE FOR MEDICARE			
Key Advantage Expanded	$1,179	$2,182	$3,184
* Key Advantage 250	$1,074	$1,986	$2,897
* Key Advantage 500	$951	$1,761	$2,570
Key Advantage 1000	$905	$1,676	$2,445
* High Deductible Health Plan	$778	$1,440	$2,102

*** Benefit Plans Currently Offered**

COVERAGE UNDER ALL THE LOCAL CHOICE PLANS IS APPLICABLE TO THE FOLLOWING :

- Active Employees and their Dependents
- Retirees not eligible for Medicare and their Dependents not eligible for Medicare, and/or Dependents of Medicare eligible Retirees who are not Medicare eligible.

IF COVERAGE IS OFFERED TO MEDICARE ELIGIBLE RETIREES AND THEIR MEDICARE ELIGIBLE DEPENDENTS, it must be obtained through one of our Medicare Supplemental Contracts which require participation in both Parts A and B of Medicare to receive maximum benefits.

THE PCORI FEE is the responsibility of the group and payment should be submitted directly to HHS; therefore, this fee is not included in the rates.

THE LOCAL CHOICE HEALTH CARE PROGRAM

ISLE OF WIGHT COUNTY

GROUP # TA2R7G

COBRA RATES EFFECTIVE 07/01/25 - 06/30/26

COBRA RATES WITH COMPREHENSIVE DENTAL

ACTIVE EMPLOYEES	SINGLE	DUAL	FAMILY
Key Advantage Expanded	$1,222.98	$2,262.36	$3,302.76
* Key Advantage 250	$1,115.88	$2,063.46	$3,011.04
* Key Advantage 500	$990.42	$1,832.94	$2,676.48
Key Advantage 1000	$944.52	$1,746.24	$2,550.00
* High Deductible Health Plan	$813.96	$1,505.52	$2,198.10
RETIREES NOT ELIGIBLE FOR MEDICARE			
Key Advantage Expanded	$1,222.98	$2,262.36	$3,302.76
* Key Advantage 250	$1,115.88	$2,063.46	$3,011.04
* Key Advantage 500	$990.42	$1,832.94	$2,676.48
Key Advantage 1000	$944.52	$1,746.24	$2,550.00
* High Deductible Health Plan	$813.96	$1,505.52	$2,198.10

COBRA RATES WITH PREVENTIVE DENTAL ONLY

ACTIVE EMPLOYEES	SINGLE	DUAL	FAMILY
Key Advantage Expanded	$1,202.58	$2,225.64	$3,247.68
* Key Advantage 250	$1,095.48	$2,025.72	$2,954.94
* Key Advantage 500	$970.02	$1,796.22	$2,621.40
Key Advantage 1000	$923.10	$1,709.52	$2,493.90
* High Deductible Health Plan	$793.56	$1,468.80	$2,144.04
RETIREES NOT ELIGIBLE FOR MEDICARE			
Key Advantage Expanded	$1,202.58	$2,225.64	$3,247.68
* Key Advantage 250	$1,095.48	$2,025.72	$2,954.94
* Key Advantage 500	$970.02	$1,796.22	$2,621.40
Key Advantage 1000	$923.10	$1,709.52	$2,493.90
* High Deductible Health Plan	$793.56	$1,468.80	$2,144.04

*** Benefit Plans Currently Offered**

COVERAGE UNDER ALL THE LOCAL CHOICE PLANS IS APPLICABLE TO THE FOLLOWING :

- Active Employees and their Dependents
- Retirees not eligible for Medicare and their Dependents not eligible for Medicare, and/or Dependents of Medicare eligible Retirees who are not Medicare eligible.

IF COVERAGE IS OFFERED TO MEDICARE ELIGIBLE RETIREES AND THEIR MEDICARE ELIGIBLE DEPENDENTS, it must be obtained through one of our Medicare Supplemental Contracts which require participation in both Parts A and B of Medicare to receive maximum benefits.

THE PCORI FEE is the responsibility of the group and payment should be submitted directly to HHS; therefore, this fee is not included in the rates.

THE LOCAL CHOICE HEALTH CARE PROGRAM
RENEWAL ANALYSIS
(EXCLUDES ADVANTAGE 65 PREMIUMS & CLAIMS)

ISLE OF WIGHT COUNTY
GROUP # TA2R7G
EFFECTIVE 07/01/25 - 06/30/26

I. Income at Current Rates [1]	$5,171,484
II. Projected Medical Claims Related Charges [2]	
A. Paid Claims for 10/1/2023 through 9/30/24	$3,675,995
B. 5 Claims in excess of pooling limit $125,000	($528,079)
C. Subtotal	$3,147,916
D. Change in Incurred But Not Reported Claims	$62,958
E. Enrollment Adjustment	$37,246
F. Benefit Adjustment	($140)
G. Medical Trend for 21 months	$418,990
H. Impact of blending	($112,448)
I. Total Medical Projected Incurred Claims	$3,554,523
III. Projected Reinsurance Charges	$623,463
IV. Projected Medical Administrative Charges [3]	$194,526
V. Projected Dental Capitation *(assumes all have Comprehensive Dental)*	$189,781
VI. Projected Drug Capitation	$1,043,797
VII. TLC Contingency Reserve or Risk Fee [4]	$56,061
VIII. Total Income Requirement (II. + III. + IV. + V. + VI. + VII.)	$5,662,150
PERCENTAGE ADJUSTMENT	**9.5%**

[1] ILLUSTRATIVE INCOME AT CURRENT RATES IS BASED ON THE FOLLOWING ENROLLMENT:

	SINGLE	DUAL	FAMILY	TOTAL
Key Advantage Expanded				
Key Advantage 250	47	43	18	**108**
Key Advantage 500	72	55	40	**167**
Key Advantage 1000				
High Deductible Health Plan	1	1	2	**4**
TOTAL	**120**	**99**	**60**	**279**

[2] ANNUAL MEDICAL TREND IS EQUAL TO 7.2%

[3] MEDICAL ADMIN AS A PERCENTAGE OF TOTAL INCOME REQUIREMENTS IS 3.4%

[4] INCLUDES DHRM PROGRAM ADMINISTRATION AND COMMONHEALTH

THE LOCAL CHOICE HEALTH CARE PROGRAM

EXTERNAL LARGE CLAIMS REPORT FOR CLAIMS OVER $25,000

FOR THE PERIOD 10/1/23 -9/30/24

INCLUDES VISION, EXCLUDES MEDICARE AND DRUG

ISLE OF WIGHT COUNTY
ACCOUNT# TA2R7G

GENDER	REL	STATUS	DIAGNOSIS	MEDICAL & VISION EXPENSE
M	EMP	A	Neoplasms (C00-D49)	$395,077.84
F	DEP	A	Certain Infectious And Parasitic Diseases (A00-B99)	$264,691.81
M	EMP	C	Diseases Of The Circulatory System (I00-I99)	$203,434.08
F	SPO	A	Certain Infectious And Parasitic Diseases (A00-B99)	$154,078.67
M	DEP	A	Diseases Of The Musculoskeletal System And Connective Tissue (M00-M99)	$135,796.54
F	SPO	A	Diseases Of The Digestive System (K00-K95)	$108,673.28
F	SPO	A	Diseases Of The Circulatory System (I00-I99)	$107,759.25
M	SPO	A	Diseases Of The Musculoskeletal System And Connective Tissue (M00-M99)	$99,962.78
F	EMP	A	Neoplasms (C00-D49)	$90,865.98
F	SPO	A	Diseases Of The Circulatory System (I00-I99)	$64,228.23
F	EMP	C	Diseases Of The Digestive System (K00-K95)	$58,235.97
F	EMP	C	Pregnancy, Childbirth And The Puerperium (O00-O99)	$44,526.56
F	EMP	A	Neoplasms (C00-D49)	$42,305.01
M	EMP	A	Diseases Of The Musculoskeletal System And Connective Tissue (M00-M99)	$40,406.97
M	SPO	A	Diseases Of The Circulatory System (I00-I99)	$39,995.10
M	DEP	A	Diseases Of The Respiratory System (J00-J99)	$39,610.06

THE LOCAL CHOICE HEALTH CARE PROGRAM

EXTERNAL LARGE CLAIMS REPORT FOR CLAIMS OVER $25,000

FOR THE PERIOD 10/1/23 -9/30/24

INCLUDES VISION, EXCLUDES MEDICARE AND DRUG

ISLE OF WIGHT COUNTY
ACCOUNT# TA2R7G

GENDER	REL	STATUS	DIAGNOSIS	MEDICAL & VISION EXPENSE
F	DEP	A	Diseases Of The Nervous System (G00-G99)	$38,197.91
M	EMP	A	Diseases Of The Circulatory System (I00-I99)	$34,243.29
F	SPO	A	Endocrine, Nutritional And Metabolic Diseases (E00-E89)	$31,020.48
F	EMP	A	Neoplasms (C00-D49)	$30,908.85
M	EMP	A	Diseases Of The Musculoskeletal System And Connective Tissue (M00-M99)	$26,506.47
F	SPO	A	Diseases Of The Genitourinary System (N00-N99)	$25,776.18
F	SPO	A	Diseases Of The Musculoskeletal System And Connective Tissue (M00-M99)	$25,770.04
F	EMP	A	Diseases Of The Genitourinary System (N00-N99)	$25,002.86
				$2,127,074.21



Statewide Plans

COMPARISON OF BENEFITS

2025 Comparison Of Statewide Plans

Effective July 1, 2025 or October 1, 2025

The Local Choice 2025 Comparison of Statewide Plans

	Key Advantage Expanded			Key Advantage 250		
Plan Year Deductible (Key Advantage: Applies to Certain Medical Services as Indicated on Chart) (HDHP: Applies to Medical, Behavioral Health, and Prescription Drug Services)	**In-Network:** One Person $100 **Out-of-Network:** $200	Two People *See Family* *See Family*	Family $200 $400	**In-Network:** One Person $250 **Out-of-Network:** $500	Two People *See Family* *See Family*	Family $500 $1,000
Plan Year Out-of-pocket Expense Limit	**In-Network:** One Person $2,000 **Out-of-Network:** $3,000	Two People *See Family* *See Family*	Family $4,000 $6,000	**In-Network:** One Person $3,000 **Out-of-Network:** $5,000	Two People *See Family* *See Family*	Family $6,000 $10,000
Out-of-Network Benefits	Yes. Once you meet the out-of-network deductible, you pay 30% coinsurance for medical and behavioral health services. Copayments do not apply to medical and behavioral health services. Copayments and coinsurance for routine vision, outpatient prescription drugs and dental services will still apply.			Yes. Once you meet the out-of-network deductible, you pay 30% coinsurance for medical and behavioral health services. Copayments do not apply to medical and behavioral health services. Copayments and coinsurance for routine vision, outpatient prescription drugs and dental services will still apply.		
Medical Care When Traveling (BlueCard)	Included			Included		
Lifetime Maximum	Unlimited			Unlimited		
Covered Services	**In-Network You Pay**			**In-Network You Pay**		
Ambulance Travel	20% coinsurance after deductible			20% coinsurance after deductible		
Autism Spectrum Disorder	Copayment/coinsurance determined by service received			Copayment/coinsurance determined by service received		
Behavioral Health and EAP *Inpatient treatment* • Facility Services • Professional Provider Services *Outpatient Professional Provider Visits*	 $300 copayment per stay $0 $15 copayment			 $400 copayment per stay $0 $20 copayment		
Employee Assistance Program (EAP) 4 visits per issue (per plan year)	$0			$0		
Dental Care **Preventive Dental Option** *(diagnostic and preventive services only for lower premium)*	$0			$0		
Comprehensive Dental Option *(for higher premium)* Dental Plan Year Deductible Plan Year Maximum (Except Orthodontics) • Preventive Dental Care • Primary Dental Care • Major Dental Care • Orthodontic Services (Includes Adult Ortho)	 *One Person* $25 $1,500 $0 20% coinsurance after dental deductible 50% coinsurance after dental deductible 50% coinsurance, no dental deductible, with $1,500 lifetime maximum	*Two People* $50	*Family* $75	 *One Person* $25 $1,500 $0 20% coinsurance after dental deductible 50% coinsurance after dental deductible 50% coinsurance, no dental deductible, with $1,500 lifetime maximum	*Two People* $50	*Family* $75

Key Advantage 500			Key Advantage 1000			High Deductible Health Plan		
In-Network:			**In-Network:**					
One Person	Two People	Family	One Person	Two People	Family	One Person	Two People	Family
$500	*See Family*	$1,000	$1,000	*See Family*	$2,000	$3,300	See Family	$6,600
Out-of-Network:			**Out-of-Network:**			Deductible is combined for In-Network and Out-of-Network services.		
$1,000	*See Family*	$2,000	$2,000	*See Family*	$4,000			
In-Network:			**In-Network:**			**In-Network:**		
One Person	Two People	Family	One Person	Two People	Family	One Person	Two People	Family
$4,000	*See Family*	$8,000	$5,000	*See Family*	$10,000	$5,000	See Family	$10,000
Out-of-Network:			**Out-of-Network:**			**Out-of-Network:**		
$7,000	*See Family*	$14,000	$9,000	*See Family*	$18,000	$10,000	See Family	$20,000
Yes. Once you meet the out-of-network deductible, you pay 30% coinsurance for medical and behavioral health services. Copayments do not apply to medical and behavioral health services. Copayments and coinsurance for routine vision, outpatient prescription drugs and dental services will still apply.			Yes. Once you meet the out-of-network deductible, you pay 30% coinsurance for medical and behavioral health services. Copayments do not apply to medical and behavioral health services. Copayments and coinsurance for routine vision, outpatient prescription drugs and dental services will still apply.			Yes. Once you meet the combined deductible you pay 40% coinsurance for medical, behavioral health and prescription drug services from Out-of-Network providers.		
Included			Included			Included		
Unlimited			Unlimited			Unlimited		
In-Network You Pay			**In-Network You Pay**			**In-Network You Pay**		
20% coinsurance after deductible			20% coinsurance after deductible			20% coinsurance after deductible		
Copayment/coinsurance determined by service received			Copayment/coinsurance determined by service received			20% coinsurance after deductible		
20% coinsurance after deductible			20% coinsurance after deductible			20% coinsurance after deductible		
$0			$0			20% coinsurance after deductible		
$25 copayment			$25 copayment			20% coinsurance after deductible		
$0			$0			$0		
$0			$0			$0		
One Person	*Two People*	*Family*	*One Person*	*Two People*	*Family*	*One Person*	*Two People*	*Family*
$25	$50	$75	$25	$50	$75	$25	$50	$75
$1,500			$1,500			$1,500		
$0			$0			$0		
20% coinsurance after dental deductible			20% coinsurance after dental deductible			20% coinsurance after dental deductible		
50% coinsurance after dental deductible			50% coinsurance after dental deductible			50% coinsurance after dental deductible		
50% coinsurance, no dental deductible, with $1,500 lifetime maximum			50% coinsurance, no dental deductible, with $1,500 lifetime maximum			50% coinsurance, no dental deductible, with $1,500 lifetime maximum		

The Local Choice 2025 Comparison of Statewide Plans (continued)

Covered Services	Key Advantage Expanded In-Network You Pay	Key Advantage 250 In-Network You Pay
Diabetic Education	$0	$0
Diabetic Equipment	20% coinsurance after deductible	20% coinsurance after deductible
Diabetic Supplies - See Outpatient Prescription Drugs		
Diagnostic Tests and X-rays (for specific conditions or diseases at a doctor's office, emergency room or outpatient hospital department)	20% coinsurance, no deductible	20% coinsurance after deductible
Doctor Visits – on an Outpatient Basis *Primary Care Physicians* *Specialty Care Providers*	 $15 copayment $25 copayment	 $20 copayment $35 copayment
Early Intervention Services	Copayment/coinsurance determined by service received	Copayment/coinsurance determined by service received
Emergency Room Visits *Facility Services* *Professional Provider Services* - Primary Care Physicians - Specialty Care Providers *Diagnostic Tests and X-rays*	 $250 copayment per visit (waived if admitted to hospital) $15 copayment $25 copayment 20% coinsurance, no deductible	 $350 copayment per visit (waived if admitted to hospital) $20 copayment $35 copayment 20% coinsurance after deductible
Home Health Services (90 visit plan year limit per member)	$0	$0
Home Private Duty Nurse's Services	20% coinsurance after deductible	20% coinsurance after deductible
Hospice Care Services	$0	$0
Hospital Services *Inpatient Treatment* • Facility Services • Professional Provider Services - Primary Care Physicians - Specialty Care Providers *Outpatient Treatment* • Facility Services • Professional Provider Services - Primary Care Physicians - Specialty Care Providers *Diagnostic Tests and X-Rays*	 $300 copayment per stay $0 $0 $100 copayment $15 copayment $25 copayment 20% coinsurance, no deductible	 $400 copayment per stay $0 $0 $150 copayment $20 copayment $35 copayment 20% coinsurance after deductible





Key Advantage 500 In-Network You Pay	Key Advantage 1000 In-Network You Pay	High Deductible Health Plan In-Network You Pay
$0	$0	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
$25 copayment $40 copayment	$25 copayment $40 copayment	20% coinsurance after deductible 20% coinsurance after deductible
Copayment/coinsurance determined by service received	Copayment/coinsurance determined by service received	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
$25 copayment $40 copayment 20% coinsurance after deductible	$25 copayment $40 copayment 20% coinsurance after deductible	20% coinsurance after deductible 20% coinsurance after deductible 20% coinsurance after deductible
$0	$0	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
$0	$0	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
$0 $0	$0 $0	20% coinsurance after deductible 20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
$25 copayment $40 copayment 20% coinsurance after deductible	$25 copayment $40 copayment 20% coinsurance after deductible	20% coinsurance after deductible 20% coinsurance after deductible 20% coinsurance after deductible



The Local Choice 2025 Comparison of Statewide Plans (continued)

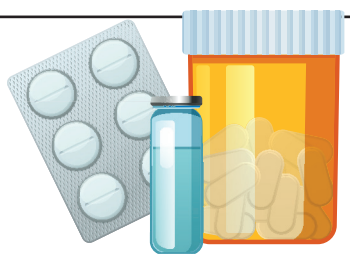
Covered Services	Key Advantage Expanded In-Network You Pay	Key Advantage 250 In-Network You Pay
Maternity		
Professional Provider Services (Prenatal & Postnatal Care)		
– Primary Care Physicians	$15 copayment	$20 copayment
– Specialty Care Providers	$25 copayment	$35 copayment
	If your doctor submits one bill for delivery, prenatal and postnatal care services, there is no copayment required for physician care. If your doctor bills for these services separately, your payment responsibility will be determined by the services received.	
Delivery		
– Primary Care Physicians	$0	$0
– Specialty Care Providers	$0	$0
Hospital Services for Delivery (Delivery Room, Anesthesia, Routine Nursing Care for Newborn)	$300 copayment per stay*	$400 copayment per stay*
Outpatient Diagnostic Tests	20% coinsurance, no deductible	20% coinsurance after deductible
Medical Equipment, Appliances, Formulas, Prosthetics and Supplies	20% coinsurance after deductible	20% coinsurance after deductible
Outpatient Prescription Drugs - Mandatory Generic		
*Retail up to 34-day supply**	Tier 1 – $10 copayment	Tier 1 – $10 copayment
*You may purchase up to a 90-day supply at a retail pharmacy by paying multiple copayments, or the coinsurance after the deductible	Tier 2 – $30 copayment Tier 3 – $45 copayment Tier 4 - $55 copayment	Tier 2 – $30 copayment Tier 3 – $45 copayment Tier 4 - $55 copayment
Home Delivery Services (Mail Order) Covered Drugs for up to a 90-Day Supply	Tier 1 – $20 copayment Tier 2 – $60 copayment Tier 3 – $90 copayment Tier 4 - $110 copayment	Tier 1 – $20 copayment Tier 2 – $60 copayment Tier 3 – $90 copayment Tier 4 - $110 copayment
Diabetic Supplies	20% coinsurance, no deductible	20% coinsurance, no deductible
Prescription Insulin Drugs to Treat Diabetes	34-day supply not to exceed $50 90-day supply not to exceed $150	34-day supply not to exceed $50 90-day supply not to exceed $150
Routine vision - Blue View Vision Network (Once Every Plan Year)		
Routine Eye Exam	$25 copayment	$35 copayment
Standard Eyeglass Lenses (in Lieu of Contact Lenses)	$20 copayment**	$20 copayment**
Eyeglass Frames	Up to $100 retail allowance***	Up to $100 retail allowance***
Contact Lenses (In Lieu of Eyeglass Lenses)		
• Elective	Up to $100 retail allowance	Up to $100 retail allowance
• Non-Elective	Covered in full	Covered in full
Upgrade Eyeglass Lenses (Available for Additional Cost)		
• UV Coating, Tints, Standard Scratch-Resistant	$15	$15
• Standard Polycarbonate (Adult)	$40	$40
• Standard Progressive	$65	$65
• Standard Anti-Reflective	$45	$45
• Other Add-Ons	20% off retail	20% off retail
Shots – Allergy & Therapeutic Injections (At Doctor's Office, Emergency Room or Outpatient Hospital Department)	20% coinsurance, no deductible	20% coinsurance after deductible

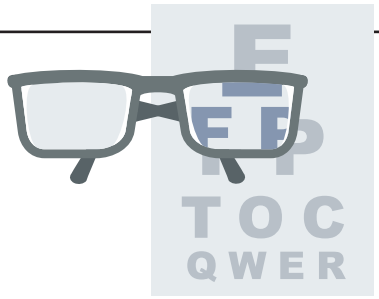
**This plan will waive the hospital copayment if the member enrolls in the maternity management pre-natal program.*

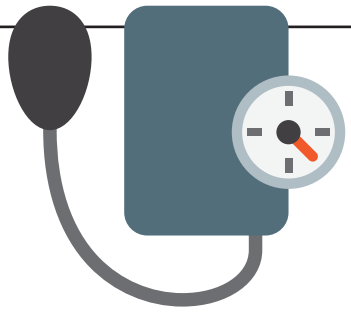
***Polycarbonate lenses included at no additional cost for children under 19 years old.*

****You may select a frame greater than the covered allowance and receive a 20% discount for any additional cost over the allowance.*

Key Advantage 500 In-Network You Pay	Key Advantage 1000 In-Network You Pay	High Deductible Health Plan In-Network You Pay
$25 copayment $40 copayment If your doctor submits one bill for delivery, prenatal and postnatal care services, there is no copayment required for physician care. If your doctor bills for these services separately, your payment responsibility will be determined by the services received.	$25 copayment $40 copayment	20% coinsurance after deductible 20% coinsurance after deductible
$0 $0	$0 $0	20% coinsurance after deductible 20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
Tier 1 – $10 copayment Tier 2 – $30 copayment Tier 3 – $45 copayment Tier 4 - $55 copayment	Tier 1 – $10 copayment Tier 2 – $30 copayment Tier 3 – $45 copayment Tier 4 - $55 copayment	20% coinsurance after deductible
Tier 1 – $20 copayment Tier 2 – $60 copayment Tier 3 – $90 copayment Tier 4 - $110 copayment	Tier 1 – $20 copayment Tier 2 – $60 copayment Tier 3 – $90 copayment Tier 4 - $110 copayment	20% coinsurance after deductible
20% coinsurance, no deductible	20% coinsurance, no deductible	20% coinsurance after deductible
34-day supply not to exceed $50 90-day supply not to exceed $150	34-day supply not to exceed $50 90-day supply not to exceed $150	34-day supply not to exceed $50 90-day supply not to exceed $150
$40 copayment $20 copayment** Up to $100 retail allowance***	$40 copayment $20 copayment** Up to $100 retail allowance***	$15 copayment $20 copayment** Up to $100 retail allowance***
Up to $100 retail allowance Covered in full	Up to $100 retail allowance Covered in full	Up to $100 retail allowance Covered in full
$15 $40 $65 $45 20% off retail	$15 $40 $65 $45 20% off retail	$15 $40 $65 $45 20% off retail
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible





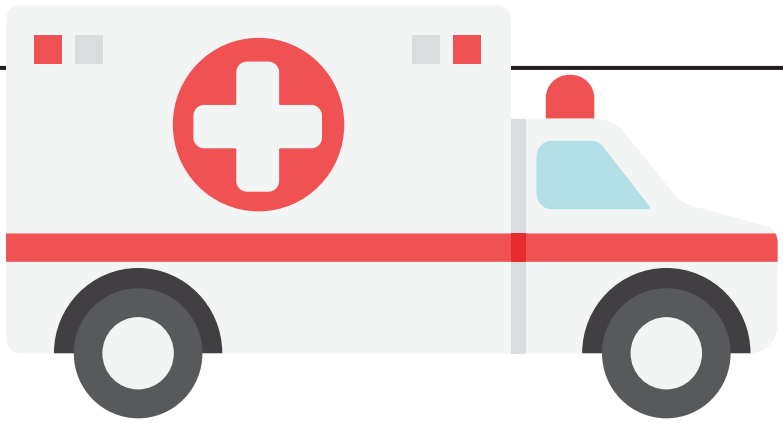


The Local Choice 2025 Comparison of Statewide Plans (continued)

Covered Services	Key Advantage Expanded In-Network You Pay	Key Advantage 250 In-Network You Pay
Skilled Nursing Facility Stays (180-Day Per Stay Limit Per Member)		
Facility Services	$0	$0
Professional Provider Services	$0	$0
Spinal Manipulations and Other Manual Medical Interventions (30 Visits Per Plan Year Limit Per Member)		
Primary Care Physicians	$15 copayment	$20 copayment
Specialty Care Providers	$25 copayment	$35 copayment
Surgery – See Hospital Services		
Therapy Services *Infusion Services, Cardiac Rehabilitation Therapy, Chemotherapy, Radiation Therapy, Respiratory Therapy, Occupational Therapy, Physical Therapy, and Speech Therapy*		
Facility Services	20% coinsurance after deductible	20% coinsurance after deductible
Professional Provider Services		
– Primary Care Physicians	20% coinsurance after deductible	20% coinsurance after deductible
– Specialty Care Providers	20% coinsurance after deductible	20% coinsurance after deductible
Wellness services *Well Child (Office Visits at Specified Intervals Through Age 6)* – Primary Care Physicians; – Specialty Care Providers; – Immunizations and Screening Tests	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
Routine Wellness – Age 7 & Older • Annual Check-Up Visit (One Per Plan Year) – Primary Care Physicians – Specialty Care Providers – Immunizations, Lab and X-Ray Services	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
• Routine Screenings, Immunizations, Lab and X-Ray Services (Outside of Annual Check-Up Visit)	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
Preventive Care (One of Each Per Plan Year) • Gynecological Exam • Pap Test • Mammography Screening • Prostate Exam (Digital Rectal Exam) • Prostate Specific Antigen Test • Colorectal Cancer Screenings	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible



Key Advantage 500 In-Network You Pay	Key Advantage 1000 In-Network You Pay	High Deductible Health Plan In-Network You Pay
$0	$0	20% coinsurance after deductible
$0	$0	20% coinsurance after deductible
$25 copayment $40 copayment	$25 copayment $40 copayment	20% coinsurance after deductible 20% coinsurance after deductible
20% coinsurance after deductible	20% coinsurance after deductible	20% coinsurance after deductible
20% coinsurance after deductible 20% coinsurance after deductible	20% coinsurance after deductible 20% coinsurance after deductible	20% coinsurance after deductible 20% coinsurance after deductible
No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible
No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible	No copayment, coinsurance, or deductible



We're here for you – in many languages

The law requires us to include a message in all of these different languages. Curious what they say? Here's the English version: "You have the right to get help in your language for free. Just call the Member Services number on your ID card." Visually impaired? You can also ask for other formats of this document.

Spanish
Usted tiene derecho a recibir ayuda en su idioma en forma gratuita. Simplemente llame al número de Servicios para Miembros que figura en su tarjeta de identificación.

Chinese
您有權免費獲得透過您使用的語言提供的幫助。請撥打您的 ID 卡片上的會員服務電話號碼。若您是視障人士，還可索取本文件的其他格式版本。

Vietnamese
Quý vị có quyền nhận miễn phí trợ giúp bằng ngôn ngữ của mình. Chỉ cần gọi số Dịch vụ dành cho thành viên trên thẻ ID của quý vị. Bị khiếm thị? Quý vị cũng có thể hỏi xin định dạng khác của tài liệu này."

Korean
귀하는 자국어로 무료지원을 받을 권리가 있습니다. ID 카드에 있는 멤버 서비스번호로 연락하십시오.

Tagalog
May karapatan ka na makakuha ng tulong sa iyong wika nang libre. Tawagan lamang ang numero ng Member Services sa iyong ID card. May kapansanan ka ba sa paningin? Maaari ka ring humiling ng iba pang format ng dokumentong ito.

Russian
Вы имеете право на получение бесплатной помощи на вашем языке. Просто позвоните по номеру обслуживания клиентов, указанному на вашей идентификационной карте. Пациенты с нарушением зрения могут заказать документ в другом формате.

Armenian
Դուք իրավունք ունեք ստանալ անվճար օգնություն ձեր լեզվով: Պարզապես զանգահարեք Անդամների սպասարկման կենտրոն, որի հեռախոսահամարը նշված է ձեր ID քարտի վրա:

Farsi
"شما این حق را دارید تا به صورت رایگان به زبان مادری تان کمک دریافت کنید. کافی است با شماره خدمات اعضا (Member Services) درج شده روی کارت شناسایی خود تماس بگیرید." دچار اختلال بینایی هستید؟ می توانید این سند را به فرمت های دیگری نیز درخواست دهید.

French
Vous pouvez obtenir gratuitement de l'aide dans votre langue. Il vous suffit d'appeler le numéro réservé aux membres qui figure sur votre carte d'identification. Si vous êtes malvoyant, vous pouvez également demander à obtenir ce document sous d'autres formats.

Arabic
لك الحق في الحصول على مساعدة بلغتك مجانًا. ما عليك سوى الاتصال برقم خدمة الأعضاء الموجود على بطاقة الهوية. هل أنت ضعيف البصر؟ يمكنك طلب أشكال أخرى من هذا المستند.

Japanese
お客様の言語で無償サポートを受けることができます。IDカードに記載されているメンバーサービス番号までご連絡ください。

Haitian
Se dwa ou pou w jwenn èd nan lang ou gratis. Annik rele nimewo Sèvis Manm ki sou kat ID ou a. Èske ou gen pwoblèm pou wè? Ou ka mande dokiman sa a nan lòt fòma tou.

Italian
Ricevere assistenza nella tua lingua è un tuo diritto. Chiama il numero dei Servizi per i membri riportato sul tuo tesserino. Sei ipovedente? È possibile richiedere questo documento anche in formati diversi

Polish
Masz prawo do uzyskania darmowej pomocy udzielonej w Twoim języku. Wystarczy zadzwonić na numer działu pomocy znajdujący się na Twojej karcie identyfikacyjnej.

Punjabi
ਆਪਣੀ ਭਾਸ਼ਾ iਵੱਚ ਮੁਫ਼ਤ iਵੱਚ ਮਦਦ ਹਾiਸਲ ਕਰਨ ਦਾ ਿਅਧਕਾਰ ਹੈ। ਬਸ ਆਪਣy ਆਈਡੀ ਕਾਰਡ ਤੇ iਦੱਤੇ ਸਿਰਵਸ ਨੰਬਰ ਤੇ ਕਾਲ ਕਰੋ। ਨਜ਼ਰ ਕਮਜ਼ੋਰ ਹੈ? ਤੁਸ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੇ ਹੋਰ ਰੂਪਾਂਤਰ ਮੰਗ ਸਕਦੇ ਹੋ।

TTY/TTD:711

It's important we treat you fairly

We follow federal civil rights laws in our health programs and activities. By calling Member Services, our members can get free in-language support, and free aids and services if you have a disability. We don't discriminate, exclude people, or treat them differently on the basis of race, color, national origin, sex, age or disability. For people whose primary language isn't English, we offer free language assistance services through interpreters and other written languages. Interested in these services? Call the Member Services number on your ID card for help (TTY/TDD: 711). If you think we failed in any of these areas, you can mail a complaint to: Compliance Coordinator, P.O. Box 27401, Mail Drop VA2002-N160, Richmond, VA 23279, or directly to the U.S. Department of Health and Human Services, Office for Civil Rights at 200 Independence Avenue, SW; Room 509F, HHH Building; Washington, D.C. 20201. You can also call 1-800- 368-1019 (TDD: 1-800-537-7697) or visit https://ocrportal.hhs.gov/ocr/portal/lobby.jsf

63658MUMENMUB 02/18 #AG-GEN-001#



thelocalchoice.virginia.gov

This is your resource for forms, Cardinal information and member notifications.

SBCs are available on the web (**www.thelocalchoice.virginia.gov**) and the website is now included on the back of the benefit summary booklets. Subsequently, members will no longer receive postcards with the web address to SBCs. Please remember to order Open Enrollment Packets (which include Benefit Summaries and other member materials) for Open Enrollment. Order lead time is typically 10 business days.

The LOCAL CHOICE

Language Access Services - (TTY/TDD: 711)
(Spanish) - Tiene el derecho de obtener esta información y ayuda en su idioma en forma gratuita. Llame al número de Servicios para Miembros que figura en su tarjeta de identificación para obtener ayuda.
(Korean) - 귀하에게는 무료로 이 정보를 얻고 귀하의 언어로 도움을 받을 권리가 있습니다. 도움을 얻으려면 귀하의 ID 카드에 있는 회원 서비스 번호로 전화하십시오
The Commonwealth of Virginia complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex.

A10783 (10/2024)

Statewide Plans

MATERIALS ORDERING INSTRUCTIONS

WILL BE PROVIDED AT A LATER DATE



Statewide Plans

DELTA DENTAL MATERIALS ORDERING FORM

Delta Dental of Virginia
4818 Starkey Road
Roanoke, VA 24018
888.335.8296

Date: _____

GROUP REQUEST FORM

Group Name: The Local Choice

Group Number: 047000000 & 048000000 Telephone Number: _____

Group Administrator: _____

Group Address: _____

_____

Mail to (If Different from Above): _____

_____

Quantity Needed

☐ _____ Benefits Brochure

Delta Dental of Virginia Use Only

Date Received: _____

Date Completed: _____

Sign off: _____

Method Sent: Next Day Air ____ 2nd Day Air ____ UPS Ground ____ Regular Mail ___

Please send request to:

Delta Dental of Virginia

Attn: Marketing Administration

4818 Starkey Road, Roanoke, VA 24018

Fax to 540-774-7574

Email to MktgAdmin@deltadentalva.com

If you have questions or need additional information please contact Allison Gaines at:

804.915.2690 or allison.gaines@deltadentalva.com

The Local Choice Health Benefits Program

Section 3

Regional Plan – Kaiser Permanente HMO

(if offered in your area)

Available to local employer groups located in the following service areas

- Alexandria, City of
- Arlington, City of
- Caroline County
- Culpeper County
- Fairfax County
- Fairfax, City of
- Falls Church, City of
- Fauquier County
- Fredericksburg, City of
- Hanover County
- King George County
- Loudoun County
- Louisa County
- Manassas Park, City of
- Manassas, City of
- Orange County
- Prince William County
- Spotsylvania County
- Stafford County
- Westmoreland County

Regional Plan – Kaiser Permanente HMO

KAISER PERMANENTE – RENEWAL RATES

THE LOCAL CHOICE HEALTH CARE PROGRAM

PROPOSED KAISER PERMANENTE RATES
EFFECTIVE 07/01/25 - 06/30/26

ACTIVE EMPLOYEES	SINGLE	DUAL	FAMILY
KAISER PERMANENTE HMO	$863	$1,590	$2,318

COBRA RATES	SINGLE	DUAL	FAMILY
KAISER PERMANENTE HMO	$880.26	$1,621.80	$2,364.36



Regional Plan – Kaiser Permanente HMO

BENEFITS BROCHURE

Regional Plan – Kaiser Permanente HMO

MATERIALS ORDERING FORM

The Local Choice Health Benefits Program

Section 4

Regional Plan – Sentara Health Plans Vantage HMO

(if offered in your area)

Available to local employer groups located in the following service areas

- Accomack County
- Chesapeake, City of
- Franklin, City of
- Gloucester, City of
- Hampton, City of
- Isle of Wight County
- James City County
- Mathews County
- Norfolk, City of
- Northampton County
- Poquoson, City of
- Portsmouth, City of
- Southampton County
- Suffolk, City of
- Surry County
- VA Beach, City of
- Williamsburg, City of
- York County

Regional Plan – Sentara Health Plans Vantage HMO

SENTARA HEALTH PLANS – RENEWAL RATES

Effective: July 1, 2025 OR October 1, 2025

The Local Choice

Please review our proposal carefully, including the caveats to the rates, the detailed summaries of the benefits, and the available rider page.

July 1, 2025 and October 1, 2025 Rates

Sentara Vantage HMO

Employee Only	$1,022
Employee + Spouse	$1,888
Employee + Child	$1,888
Family	$2,734

	2025-2026 Plan Year
General Deductible	*$200 / individual; $400 / family*
PCP Office Visit Tier 1	*$10 copayment*
PCP Office Visit Tier 2	*$30 copayment*
Virtual Consult	*No charge*
Specialist Office Visit Tier 1	*$20 copayment*
Specialist Office Visit Tier 2	*$50 copayment*
Inpatient Care	*$500 Copayment*
Outpatient Surgery	*$200 Copayment*
Emergency Dept.	*$200 Copayment*
Urgent Care	*$60 Copayment*
OOP MAX	*$2,000 / individual; $4,000 / family*
Rx Coverage	*$15 / $30 / $45 / $55*

The following changes apply to large group plans effective or renewed on or after January 1, 2025.

Effective January 1, 2025, regardless of a group's plan effective date.	
Medical benefit changes	**Habilitative physical, occupational, and speech therapy services** will be a core benefit for all plans. **Outpatient Services**: Physical therapy and occupational therapy will now cover 30 combined visits for rehabilitative services visits and 30 combined visits for habilitative services. Speech therapy will now cover 30 visits for rehabilitative services visits and 30 visits for habilitative services.
	Pre-authorization for the **maternity care benefit** is no longer needed.
	Private duty nursing will be a core benefit for all plans. Benefits will be limited to a maximum of 16 hours.
	The **Sentara Employee Assistance Program** (EAP) will now offer up to five sessions (per topic, per household member) as a core benefit. EAP will now offer work/life balance consultations and unlimited coaching.
	Chiropractic care is now a core benefit for all plan types. Previously, it was considered a rider.

CAVEATS

- Rates include adjustments for applicable government regulations and mandates. The proposal may be subject to change based upon new legislation and/or direction from regulatory agencies.
- Rates assume SHP continues as a slice offering. Renewal rates developed based on 884 contracts and 1,397 members.
- SHP assumes that the current contribution strategy as a percentage will remain in force. SHP requires an employer contribution of at least 50% of the single premium and understands that the TLC groups meet this requirement.
- Rates are net of commission.
- Appropriate adjustments for Patient Protection and Affordable Care Act (PPACA) fees and taxes have been included in the development of our fully insured rates.
- The rates include premiums for dental (Dominion National) and vision (Vision Service Plan) and the above caveats are not applicable to these portions of the rates.

OPTIONAL GROUP RIDERS

Virginia Mandated Benefit Offerings

Virginia Insurance laws give employers the option to add the following riders to group plans for eligible employees and their dependents. These riders require an additional premium cost.

MORBID OBESITY - Included

Coverage includes treatment of morbid obesity through gastric bypass surgery, or other such methods as may be recognized by the National Institutes of Health as effective for the long-term reversal of morbid obesity.

Optional Riders

Employers may add the following riders to group plans for eligible employees and their dependents. These riders require an additional premium cost.

VISION CARE AND MATERIALS RIDER - Included

Administered by VSP; coverage includes exam and vision materials up to plan allowance.

HEARING AID RIDER - Included

Coverage includes exam, molds, and hearing aids up to plan allowance. Repair, refurbishment, or replacement are covered every 36 months from date of acquisition.

OUT-OF-AREA DEPENDENT CHILD RIDER - Included

Includes coverage at the Plan's In-Network level of benefits for covered services for dependent children who live or attend school outside the plan's service area.



Regional Plan – Sentara Health Plans Vantage HMO

BENEFITS BROCHURE

Sentara® Health Plans

The Local Choice Benefits Summary

Sentara Health Plans Vantage HMO Plan



For the following effective dates:
July 1, 2025 – June 30, 2026
and October 1, 2025 – September 30, 2026

SHP_CMR_BA_BRO_250001

About

The Local Choice: Benefits Summary

Sentara Health Plans
Sentara Health Plans, a local health plan headquartered in Virginia, is proud to serve The Local Choice (TLC) employers. Sentara Health Plans offers a comprehensive benefit plan that includes dental, vision, and hearing.

Sentara Health Plans offers a regional HMO to Commonwealth of Virginia (COVA) employees and The Local Choice (TLC) employers. With the open-access style HMO plan, members are not required to select a primary care physician (PCP) and they do not need referrals for specialist care. Sentara Health Plans encourages, but does not require a PCP relationship. PCPs can help members with routine medical care and provide guidance when seeking specialist care within the broad Sentara Health Plans network. **Our quality provider network for commercial plans features more than 60,000[1] providers including specialists, primary care physicians, and hospitals across Virginia, North Carolina, and surrounding areas.**

The plan also includes preventive care covered in full, out-of-area coverage for eligible dependent children, dental and vision benefits, emergency travel assistance, Sentara EAP services, and more[2]. In order to enroll in the plan, members must be eligible for coverage as defined by their employer. They must live or work in the greater Hampton Roads or Eastern Shore regions, which includes:

Accomack, Chesapeake, City of Franklin, Gloucester, Hampton, Isle of Wight, James City, Mathews, Newport News, Norfolk, Northampton, Poquoson, Portsmouth, Southampton, Suffolk, Surry, Virginia Beach, Williamsburg, and York.

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Plan Features At a Glance	2
Sentara Health Plans Benefits	3
Health Plan Extras	5
Contact Information	6

The Local Choice
The Local Choice (TLC) is a unique health benefits program managed by the Commonwealth of Virginia Department of Human Resource Management (DHRM). TLC employer groups with employees who live or work in the greater Hampton Roads or Eastern Shore regions can offer Sentara Health Plans to eligible employees. TLC employees should check with their employer to see if Sentara Health Plans is an option available to them. This guide is an overview of the Sentara Health Plans benefits available for TLC groups. For a complete description of benefits, exclusions and limitations please see the Sentara Health Plans Evidence of Coverage available at **sentarahealthplans.com/cova**.

[1]Sentara Health Plans Provider Database, available at ***sentarahealthplans.com/find-doctors-drugs-and-facilities***
[2]Certain preventive care services and medications for individuals covered by a plan through Sentara Health Plans are available at no charge through an in-network physician or pharmacy. An office visit copayment may be charged to health plan members for some services.

Plan Features At a Glance

Plan Features At A Glance	
All-in-one easy-to-use plan	Comprehensive benefits include medical and prescription drug benefits through Sentara HealthPlans, dental benefits through Dominion National, and vision benefits through VSP Vision Care. EAP services through Sentara Health Plans are also included.
A network focused on quality and access	Members may receive services with any participating provider in the Sentara Health Plans Vantage network throughout Virginia and northeastern North Carolina. The network includes major hospitals in Hampton Roads and more than 60,000 participating providers. This plan includes lower copayments for primary and specialist care when members seek care through the Sentara Quality Care Network (SQCN) as well as credentialed, in-network doctors within Riverside Health System and Tidewater Physicians Multispecialty Group (TPMG).
Focused on affordability	The plan includes a low annual deductible (which may not apply for most services) and copayments for many frequently used services.
Improving health everyday	Members can improve their health with help from wellness programs and services, caring disease management nurses, and a special incentive program for those managing certain chronic diseases.
Out-of-Area Dependent Program	Members have access to a national network of providers outside of the Sentara Health Plans service area at the in-network benefit level for eligible covered dependents through PHCS/Multiplan*.
More plan extras	Additional plan features include wellness services, the Partners in Pregnancy program, emergency travel assistance, and member discounts on health and wellness products or services.
Member Services – Virginians serving Virginians	Members can contact our dedicated, local member services team.

**PHCS/Multiplan is the national network provider used by Sentara Health Plans.*

Sentara Health Plans Benefits

The following is an abbreviated summary of the benefits. For a complete listing of all benefits, refer to the Evidence of Coverage found at **sentarahealthplans.com/cova** under *Plan Documents*.

Medical and Pharmacy	Description	Medical and Pharmacy
Deductible	Per plan year	$200 individual $400 family
Maximum Out of Pocket (MOOP)	This is the most you would pay in the plan year	$2,000 individual $4,000 family
Office Visits	PCP or Specialist visits copayments Tier 1: Sentara Quality Network (SQCN), Riverside affiliated physicians and Tidewater Physicians Multispecialty Group (TPMG) - refer to **sentarahealthplans.com/cova** for full listing	PCP Tier 1: $10 PCP Tier 2: $30 Specialist Tier 1: $20 Specialist Tier 2: $50 MDLIVE: $0
Preventive Care	Includes routine wellness visits, well-baby care, well-woman care	Covered at 100%
Therapy	Combined 30 visit limit for both Physical Therapy (PT) and Occupational Therapy (OT); 30 visit limit for Speech Therapy (ST)	Per visit PT: $30 copayment OT: $30 copayment ST: $30 copayment
Outpatient Services	Outpatient diagnostics, labs, X-Rays (OP Diagnostics) Outpatient surgery (OP Surgery)	OP Diagnostics: 20% after deductible OP Surgery: $200
Inpatient Services	Services rendered at an inpatient facility	$500 per inpatient stay
Emergency Services	Includes physician and ancillary services provided in an Emergency Department	$200 copayment (waived if admitted)
Behavioral Health	Inpatient (IP), Outpatient Office (Office); Outpatient Facility (Facility)	IP: $500 copayment Office: $20 copayment Facility: $200 copayment MDLIVE: $0 copayment
Chiropractic Care	Includes examination, re-examination, manipulation, conjunctive therapy, radiology, one chiropractic appliance and lab tests	$35 copayment
Pharmacy	Formulary based on 4 tiers: Preferred Generic, Preferred Brand and Other Generic, Non-Preferred Brand, Specialty Drugs	Retail: $15/$30/$45/$55 Mail Order: $30/$60/$90/* **90-day mail order on Tier 4 specialty drugs not available*

Note: This is a brief summary of benefits. For a complete description of the benefits, exclusions, limitations, and other plan information, please refer to the Sentara Health Plans Evidence of Coverage.

Sentara Health Plans Benefits

The following is an abbreviated summary of the benefits. For a complete listing of all benefits, refer to the Evidence of Coverage found at **sentarahealthplans.com/cova** under *Plan Documents*.

Dental Benefits	Description	Benefit
General Features	Deductible and benefit maximum	$50 individual; $150 family $2,000 Annual Benefit Maximum
Diagnostic/Preventive	Cleanings, X-rays, fluoride	Covered at 100%
Basic Services	Fillings, root canals, extractions, periodontics	20% after deductible
Major	Crowns, bridges, dentures, implants	50% after deductible
Orthodontia	For children and adults	50% with lifetime maximum of $2,000

Contracted with Dominion National

Vision Benefits	Description	Benefit
Exam	Exam and dilation as needed	$15 copayment
Glasses	Frames lenses and lens options	Frame allowance and discount; with many lens options at a copayment
Contact Lenses	Conventional or disposable	Lens allowance and discount

Contracted with VSP Vision Care

Visit **sentarahealthplans.com/cova** to view important plan documents and resources!

Sentara Health Plans Benefits

The following is an abbreviated summary of the benefits. For a complete listing of all benefits, refer to the Evidence of Coverage found at **sentarahealthplans.com/cova** under *Plan Documents*.

Hearing Aid Benefit	Description	Benefit
Children Ages 18 and Younger	Includes hearing aids and related services (earmolds, initial batteries, other necessary equipment, maintenance, and adaption training). Limited to a combined benefit for Tier 1 and Tier 2 In-network benefits of $1,500 per hearing impaired ear every 24 months	No charge
Adults Ages 19 and Older	Covered services include the following up to the annual maximum benefit of $1,200: • The hearing aid(s) • Audiometric specialist office visits for fitting, including molds and dispensing • Repair, replacement, or refurbishment of the hearing aid(s) Replacement is covered only every 48 months from date of acquisition. Batteries and supplies are not covered.	$40 copayment

Contracted with EPIC Hearing

Employee Assistance Program	Description	Benefit
Help with life's challenges	Short-term, solution focused counseling for all members of household	Up to five counseling sessions at no cost to member

Provided through Sentara EAP

Note: This is a brief summary of benefits. For a complete description of the benefits, exclusions, limitations, and other plan information, please refer to the Sentara Health Plans Evidence of Coverage.

Making the Most of Your Benefits

Medical and Pharmacy
Sentara Health Plans offers TLC groups an integrated, comprehensive benefit plan. Members enjoy the convenience of one member ID card, low deductibles, predictable copayments, and the freedom to seek specialist care without a referral. The broad medical network in greater Hampton Roads includes all major hospital systems, and the pharmacy network includes major retail chains and local pharmacies.

Save with Lower Copayments
The unique benefit plan includes a lower copayment for certain quality primary care and specialist providers. Members can receive a lower copayment at many area providers. These providers include Sentara Quality Care Network (SQCN) providers (Sentara Medical Group and other independent top-quality providers), credentialed in-network doctors at Riverside Health System and credentialed in-network doctors at Tidewater Physicians Multispecialty Group (TPMG). Check the current list at **sentarahealthplans.com/cova** under "Find Doctors, Dentists and Medications" to see if your provider is on this list.

Disease Management Incentives
Members who are managing asthma/chronic obstructive pulmonary disease (COPD), diabetes, and hypertension may be eligible to earn financial incentives by participating in Sentara Health Plans disease management programs. Members can receive a waived medical deductible and have a waived copayment for prescription drug Tier 1 and Tier 2 medications for their condition. These programs offer support and guidance to better manage these conditions and include care plan development, provider coordination, and more.

Comprehensive Dental and Vision
Comprehensive benefits include dental benefits through Dominion National and vision benefits through VSP Vision Care. The plan is packaged together with one premium for medical, dental, and vision coverage.

MDLIVE®
The plan includes our partnership with MDLIVE®, a national telehealth company, to expand access to quality, convenient healthcare by offering virtual appointments. With MDLIVE, members can speak with a board-certified doctor or licensed therapist at any time, from anywhere in the United States by video conference or phone.

After Hours and Online
Members also have access to after-hours health guidance through our 24/7 Nurse Advice Line as well as health and wellness tools through WebMD Health Services.

More Plan Extras
- Partners in Pregnancy program
- Bariatric surgery program
- Health coaching and wellness programs
- Discounts on health products and services
- Personalized health assessment
- Gym discounts
- Emergency travel assistance
- Sentara Health Plans Mobile App

Take us with you anywhere
Members can take advantage of the Sentara Health Plans mobile app once they join the plan. The app can be downloaded from the App Store or Google Play. Members must register and sign in to the app to access secure plan information.

Through the mobile app, members can:

- Find doctors and urgent care centers
- Securely view benefit information
- View and email member ID cards
- Access claims information, including in-network plan expenses, deductibles, and balances
- View user profile and update email address
- Access Sentara Health Plans contact information
- Chat directly with a Sentara Health Plans representative
- Receive important preventive care notifications

We Improve Health Every Day

Have questions?
For more information about Sentara Health Plans:
Call: **1-866-846-2682**,
8 a.m.–6 p.m., Monday to Friday
Email:
members@sentara.com
Online:
sentarahealthplans.com/cova

Sentara Health Plans is a trade name of Sentara Health Plans, Sentara Health Insurance Company, Sentara Health Administration, Inc., and Sentara Behavioral Health Services, Inc.

Regional Plan – Sentara Health Plans Vantage HMO

MATERIALS ORDERING FORM

Sentara® Health Plans

COVA Materials Order Form

This form is for Commonwealth of Virginia Benefit Administrators with employees who are covered under the Sentara Health Plans HMO plan. Please allow ten business days for delivery of materials. To submit requests, please email this form to: covamaterials@sentara.com.

Name:		**Telephone:**		**Date:**	
Agency Number:		**Agency Name:**			
Shipping Address*:					
Special Shipping Notes:					

Orders cannot be delivered to P.O. Box addresses

Consider going green. Information is available for benefit administrators, members, and all employees at our dedicated website: sentarahealthplans.com/cova.

Item	Quantity	Description of Document
Sentara Health Plans Benefits Brochure		Multi-page document describing overview of plan design and additional features
Disease Management Program Flyer		Summarizes the Sentara Health Plans Disease Management Program
5 in 5 EAP Orientation Flyer		Summarizes Employee Assistance Program benefits
Partners in Pregnancy Flyer		Details the Sentara Health Plans pregnancy program
Bariatric Surgery Flyer		Provides details on the Sentara Health Plans bariatric surgery benefit
Out-of-Area Dependent Form		Necessary form needed to cover out-of-area dependents
Dominion National Dental Brochure		Information about the dental benefits included in the Sentara Health Plans offering
Vision Summary of Benefits and Discount Flyer		Information about the vision benefits included in the Sentara Health Plans offering
All documents are available at sentarahealthplans.com/cova. A password is not needed.		

The Local Choice Health Benefits Program

Section 5

Statewide Medicare Coordinating Plans

(Administered by Anthem BCBS)

The TLC Medicare-Coordinating Plans are available but not automatically provided. A board resolution is required for those local employer groups who wish to add a Medicare-Coordinating Plan for the first time.

The Medicare Complementary Plan is a "grandfathered" plan and is available only to groups who already offer the product.

Statewide Medicare Coordinating Plans

MEDICARE COORDINATING PLANS – RENEWAL RATES

THE LOCAL CHOICE HEALTH CARE PROGRAM
MEDICARE RETIREE RATES

RETIREES WITH MEDICARE

Advantage 65	$195
Advantage 65 with Dental & Vision	$232
Medicare Complementary (Option I)	$155

RETIREES WITH MEDICARE - COBRA

Advantage 65	$198.90
Advantage 65 with Dental & Vision	$236.64
Medicare Complementary (Option I)	$158.10

COVERAGE UNDER ALL THE LOCAL CHOICE PLANS IS APPLICABLE TO THE FOLLOWING:

- active employees and their dependents
- retirees not eligible for Medicare and their dependents not eligible for Medicare, and/or dependents of Medicare eligible retirees who are not Medicare eligible.

IF COVERAGE IS OFFERED TO MEDICARE ELIGIBLE RETIREES AND THEIR MEDICARE ELIGIBLE DEPENDENTS, it must be obtained through one of our Medicare supplemental contracts which require participation in both parts a and b of Medicare to receive maximum benefits.

Assumptions & Conditions
(Key Advantage & TLC HDHP Plans)

If the following underwriting assumptions and conditions are not met, the terms and premium rates in this package will not be valid:

1. Employees are given the option to purchase individual market insurance using cafeteria plan (Internal Revenue Code Section 125) funds.

2. Any taxes, fees and assessments set by any statutory, regulatory, or other legal authority, that in Anthem Blue Cross and Blue Shield discretion no longer makes the quote valid.

3. A change in contract period.

4. Changes in benefits, services, or networks.

5. Change in nature of the employer's business.

6. Change in ownership of employer's business.

7. Total enrollment or enrollment distribution by membership type, product, demographics or location changes by 10% or more from that assumed when preparing pricing for this package.

8. COBRA enrollment exceeds 10% of total enrollment.

9. Legislative and/or regulatory changes or mandates that materially impact the policy or the employer's plan documents. Plan documents will include those used to create the terms of the plan.

10. Changes in the terms, conditions, services or products from those assumed when developing the pricing.

11. A change in employee contributions of 10% or more.



Statewide Medicare Coordinating Plans

ADVANTAGE 65 BENEFIT SUMMARY

Your Advantage 65 Benefits

Health Benefits Plan Administered by
Anthem Blue Cross and Blue Shield

Effective January 1, 2025 – December 31, 2025

The Local Choice is a unique health benefits program managed by the Commonwealth of Virginia Department of Human Resource Management (DHRM). The Advantage 65 plan may be offered to you if you are eligible for Medicare and to your Medicare-eligible family members by your group. Benefits are administered on a calendar year basis to coincide with your Medicare coverage. Changes in your monthly premium are effective July 1 (or October 1 for certain school groups) to coincide with your former employer's The Local Choice (TLC) health plan renewal.

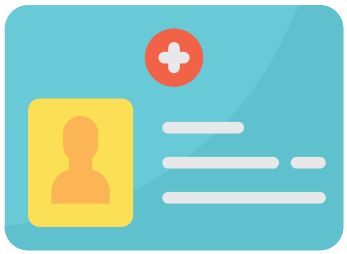
The Advantage 65 plan provides medical benefits that work with Medicare Part A and Part B. **It does not provide prescription drug coverage.**

This guide is only an overview. For a complete description of the benefits, exclusions, limitations, and reductions, please see the TLC Medicare Coordinating Plans Member Handbook.

Service Area

Wherever retirees live.

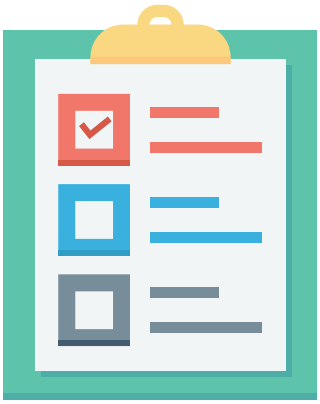
How The Plan Works



To receive full benefits you must be enrolled under both Part A and Part B of Medicare. Always show both your Medicare card and your Anthem identification card when you receive care.

Advantage 65 covers the Medicare Part A hospital deductible (after you pay $100) and copayment amounts, and the Part B coinsurance for Medicare-approved charges. It also covers out-of-country Major Medical services.

Choose Healthcare Providers Carefully



Physicians

Ask your doctor if he or she is a Medicare participating physician. A doctor who participates in Medicare agrees to:

- File claims on your behalf
- Accept Medicare's payment for covered services

This means your coinsurance is limited to a percentage of the Medicare-approved charge. Go to **Medicare.gov** for additional information about Medicare-participating physicians.

This brochure describes benefits based on Medicare-approved charges. Doctors who do not accept assignments may not charge you any more than 15% above what Medicare considers a reasonable fee. This applies to all doctors and all services.

Hospitals

Hospitals that participate in the Medicare program are covered. Admissions not approved by Medicare are not covered.



Advantage 65

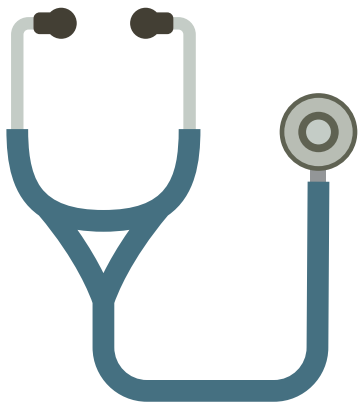
What The Plan Covers

		Plan Pays
PART A SERVICES		
Hospital Inpatient	■ Medicare Part A hospital deductible less $100 per benefit period, days 1-60	In full
	■ Medicare Part A daily hospital copayment amount, days 61-90	In full
	■ 100% of the allowable charge*, for eligible expenses for an additional 365 days.	In full
	■ Copayment amount for Medicare Lifetime Reserve Days (60 days available)	In full
Skilled Nursing Facility	■ Medicare Part A skilled nursing facility copayment, days 21-100 (Medicare covers days 1-20 in full.)	In full
	■ A daily amount equal to Medicare skilled nursing home copayment, days 101-180 (Medicare provides no coverage beyond 100 days.)	In full

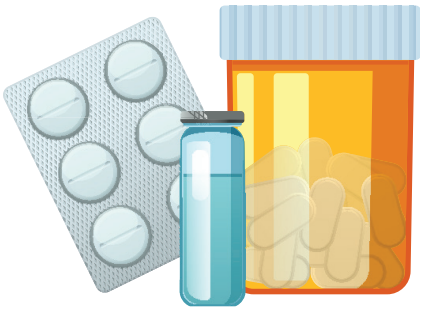
		Plan Pays
PART B SERVICES		
Physician And Other Services	■ Part B coinsurance of Medicare-approved charges for services such as: *(after you pay the Medicare Part B calendar year deductible)* • Doctor's care • Surgical services • Outpatient x-ray and lab services • Professional ambulance service	In full
AT HOME RECOVERY SERVICES	■ At-home recovery care for an illness or injury approved under a Medicare home health treatment plan. Benefits include: • Home visits up to the number approved by Medicare, not to exceed 7 visits per week (This benefit applies to home health services, certified by a physician, for personal care during the recovery period)	Up to $40 per visit (limited to $1,600 per calendar year)

		Plan Pays
OUT-OF-COUNTRY MAJOR MEDICAL SERVICES (after you pay $250 calendar year deductible)	■ Lifetime maximum	$250,000
	■ Annual restoration of lifetime maximum (limited to the amount of benefits used in any one year)	$2,000
Covered Services	■ Medically necessary services received in a foreign country	80% AC*
Out-Of-Pocket Expense Limit	■ In a calendar year when your out-of-pocket expenses for covered services reach $1,200, the plan pays 100% of the allowable charge for the rest of the calendar year.	

***Allowable Charge (AC)** — The term has two meanings, depending on whether the service is provided by a doctor (or other healthcare professional) or a hospital. For care by a doctor or other healthcare professional, the allowable charge is the lesser amount of your plan's allowance for that service, or the provider's charge for that service. For hospital services, the allowable charge is the amount of the negotiated compensation to the facility for the covered service or the facility's charge for that service, whichever is less. For complete information about the allowable charge, please see the Medicare Coordinating Plans Member Handbook.



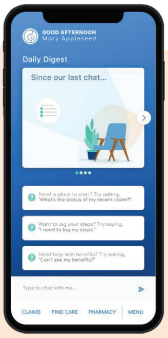
Options For Prescription Drug Coverage—Medicare Part D



If you want prescription drug coverage, you must enroll in a separate Medicare Part D prescription drug plan.

Several Medicare Part D plan options are being offered. To determine what drug coverage option best meets your needs, consult the Medicare and You Handbook, call **1-800-MEDICARE (1-800-633-4227)** or visit the Medicare Web site at **www.medicare.gov**.

Sydney Health mobile app



Download on the App Store

GET IT ON Google Play

Log in using your anthem.com username and password to:

- View your ID card
- View benefits and claims
- Use the chatbot to get answers and resources quickly
- Connect easily to care
- Track your health goals and fitness



We're here for you – in many languages

The law requires us to include a message in all of these different languages. Curious what they say? Here's the English version: "You have the right to get help in your language for free. Just call the Member Services number on your ID card." Visually impaired? You can also ask for other formats of this document.

Spanish
Usted tiene derecho a recibir ayuda en su idioma en forma gratuita. Simplemente llame al número de Servicios para Miembros que figura en su tarjeta de identificación.

Chinese
您有權免費獲得透過您使用的語言提供的幫助。請撥打您的 ID 卡片上的會員服務電話號碼。若您是視障人士，還可索取本文件的其他格式版本。

Vietnamese
Quý vị có quyền nhận miễn phí trợ giúp bằng ngôn ngữ của mình. Chỉ cần gọi số Dịch vụ dành cho thành viên trên thẻ ID của quý vị. Bị khiếm thị? Quý vị cũng có thể hỏi xin định dạng khác của tài liệu này."

Korean
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Tagalog
May karapatan ka na makakuha ng tulong sa iyong wika nang libre. Tawagan lamang ang numero ng Member Services sa iyong ID card. May kapansanan ka ba sa paningin? Maaari ka ring humiling ng iba pang format ng dokumentong ito.

Russian
Вы имеете право на получение бесплатной помощи на вашем языке. Просто позвоните по номеру обслуживания клиентов, указанному на вашей идентификационной карте. Пациенты с нарушением зрения могут заказать документ в другом формате.

Armenian
Դուք իրավունք ունեք ստանալ անվճար օգնություն ձեր լեզվով: Պարզապես զանգահարեք Անդամների սպասարկման կենտրոն, որի հեռախոսահամարը նշված է ձեր ID քարտի վրա:

Farsi
"شما این حق را دارید تا به صورت رایگان به زبان مادری تان کمک دریافت کنید. کافی است با شماره خدمات اعضا (Member Services) درج شده روی کارت شناسایی خود تماس بگیرید." دچار اختلال بینایی هستید؟ می توانید این سند را به فرمت های دیگری نیز درخواست دهید.

French
Vous pouvez obtenir gratuitement de l'aide dans votre langue. Il vous suffit d'appeler le numéro réservé aux membres qui figure sur votre carte d'identification. Si vous êtes malvoyant, vous pouvez également demander à obtenir ce document sous d'autres formats.

Arabic
لك الحق في الحصول على مساعدة بلغتك مجانًا. ما عليك سوى الاتصال برقم خدمة الأعضاء الموجود على بطاقة الهوية. هل أنت ضعيف البصر؟ يمكنك طلب أشكال أخرى من هذا المستند.

Japanese
お客様の言語で無償サポートを受けることができます。IDカードに記載されているメンバーサービス番号までご連絡ください。

Haitian
Se dwa ou pou w jwenn èd nan lang ou gratis. Annik rele nimewo Sèvis Manm ki sou kat ID ou a. Èske ou gen pwoblèm pou wè? Ou ka mande dokiman sa a nan lòt fòma tou.

Italian
Ricevere assistenza nella tua lingua è un tuo diritto. Chiama il numero dei Servizi per i membri riportato sul tuo tesserino. Sei ipovedente? È possibile richiedere questo documento anche in formati diversi

Polish
Masz prawo do uzyskania darmowej pomocy udzielonej w Twoim języku. Wystarczy zadzwonić na numer działu pomocy znajdujący się na Twojej karcie identyfikacyjnej.

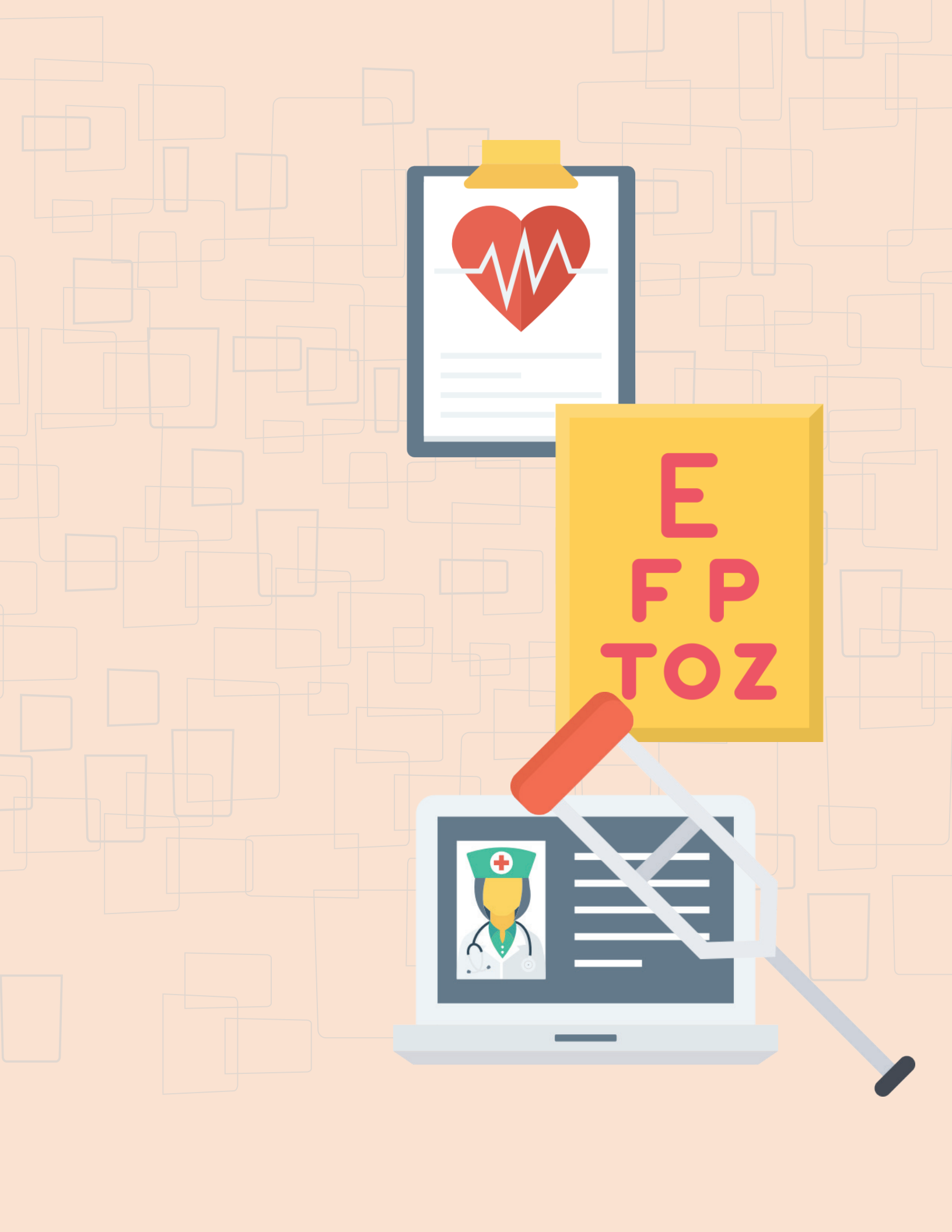
Punjabi
ਆਪਣੀ ਭਾਸ਼ਾ iਵੱਚ ਮੁਫ਼ਤ iਵੱਚ ਮਦਦ ਹਾiਸਲ ਕਰਨ ਦਾ ਿਅਧਕਾਰ ਹੈ। ਬਸ ਆਪਣey ਆਈਡੀ ਕਾਰਡ ਤੇ iਦੱਤੇ ਸਿਰਵਸ ਨੰਬਰ ਤੇ ਕਾਲ ਕਰੋ। ਨਜ਼ਰ ਕਮਜ਼ੋਰ ਹੈ? ਤੁਸ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੇ ਹੋਰ ਰੂਪਾਂਤਰ ਮੰਗ ਸਕਦੇ ਹੋ।

TTY/TTD:711

It's important we treat you fairly

We follow federal civil rights laws in our health programs and activities. By calling Member Services, our members can get free in-language support, and free aids and services if you have a disability. We don't discriminate, exclude people, or treat them differently on the basis of race, color, national origin, sex, age or disability. For people whose primary language isn't English, we offer free language assistance services through interpreters and other written languages. Interested in these services? Call the Member Services number on your ID card for help (TTY/TDD: 711). If you think we failed in any of these areas, you can mail a complaint to: Compliance Coordinator, P.O. Box 27401, Mail Drop VA2002-N160, Richmond, VA 23279, or directly to the U.S. Department of Health and Human Services, Office for Civil Rights at 200 Independence Avenue, SW; Room 509F, HHH Building; Washington, D.C. 20201. You can also call 1-800- 368-1019 (TDD: 1-800-537-7697) or visit https://ocrportal.hhs.gov/ocr/portal/lobby.jsf

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T O Z

If You Need Assistance



Anthem Blue Cross and Blue Shield	**Medical and Routine Vision Care** **1-800-552-2682** Monday through Friday 8:00 a.m. – 6:00 p.m. On the Web at **www.anthem.com/tlc** **Dental Care** **1-855-648-1411** Monday - Friday 8:00 a.m. - 9:00 p.m. On the Web at **www.anthem.com/tlc**
The Local Choice	**The Local Choice Health Benefits Program** **Commonwealth of Virginia** Department of Human Resource Management 101 North 14th Street – 13th Floor Richmond, VA 23219 On the Web at **www.thelocalchoice.virginia.gov**
Medicare	**1-800-MEDICARE** (1-800-633-4227) On the Web at **www.medicare.gov**

Language Access Services - (TTY/TDD: 711)
(Spanish) - Tiene el derecho de obtener esta información y ayuda en su idioma en forma gratuita. Llame al número de Servicios para Miembros que figura en su tarjeta de identificación para obtener ayuda.
(Korean) - 귀하에게는 무료로 이 정보를 얻고 귀하의 언어로 도움을 받을 권리가 있습니다. 도움을 얻으려면 귀하의 ID 카드에 있는 회원 서비스 번호로 전화하십시오
The Commonwealth of Virginia complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex.
Anthem Blue Cross and Blue Shield is the trade name of Anthem Health Plans of Virginia, Inc. Serving all of Virginia except for the City of Fairfax, the Town of Vienna, and the area east of State Route 123.
Independent licensee of the Blue Cross and Blue Shield Association. Anthem is a registered trademark of Anthem Insurance Companies, Inc.

A10770 (10/2024)

Statewide Medicare Coordinating Plans

ADVANTAGE 65 WITH DENTAL/VISION BENEFIT SUMMARY

Your Advantage 65 Dental/Vision Benefits

Medical, Dental and Vision administered by
Anthem Blue Cross and Blue Shield

Effective January 1, 2025 – December 31, 2025

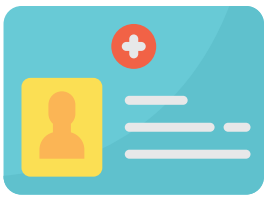
The Local Choice is a unique health benefits program managed by the Commonwealth of Virginia Department of Human Resource Management (DHRM). The Advantage 65 with Dental/Vision plan may be offered to you if you are eligible for Medicare and to your Medicare-eligible family members by your group. Benefits are administered on a calendar year basis to coincide with your Medicare coverage. Changes in your monthly premium are effective July 1 (or October 1 for certain school groups) to coincide with your former employer's The Local Choice (TLC) health plan renewal.

The Advantage 65 with Dental/Vision plan provides medical benefits that work with Medicare Part A and Part B. **It does not provide prescription drug coverage.**

This guide is only an overview. For a complete description of the benefits, exclusions, limitations, and reductions, please see the TLC Medicare Coordinating Plans Member Handbook.

Service Area

Wherever retirees live.

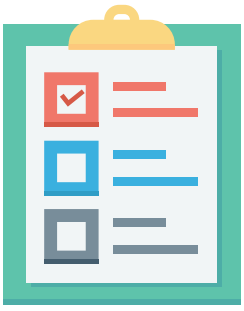


Medical Benefits

To receive full benefits you must be enrolled under both Part A and Part B of Medicare. Always show both your Medicare card and your Anthem identification card when you receive care.

Advantage 65 covers the Medicare Part A hospital deductible (after you pay $100) and copayment amounts, and the Part B coinsurance for Medicare-approved charges. It also covers out-of-country Major Medical services.

Choose Healthcare Providers Carefully



Physicians

Ask your doctor if he or she is a Medicare participating physician. A doctor who participates in Medicare agrees to:

- File claims on your behalf
- Accept Medicare's payment for covered services

This means your coinsurance is limited to a percentage of the Medicare-approved charge. Go to **Medicare.gov** for additional information about Medicare-participating physicians.

This brochure describes benefits based on Medicare-approved charges. Doctors who do not accept assignments may not charge you any more than 15% above what Medicare considers a reasonable fee. This applies to all doctors and all services.

Hospitals

Hospitals that participate in the Medicare program are covered. Admissions not approved by Medicare are not covered.





Advantage 65

What The Plan Covers

		Plan Pays
PART A SERVICES		
Hospital Inpatient	■ Medicare Part A hospital deductible less $100 per benefit period, days 1-60	In full
	■ Medicare Part A daily hospital copayment amount, days 61-90	In full
	■ 100% of the allowable charge*, for eligible expenses for an additional 365 days.	In full
	■ Copayment amount for Medicare Lifetime Reserve Days (60 days available)	In full
Skilled Nursing Facility	■ Medicare Part A skilled nursing facility copayment, days 21-100 (Medicare covers days 1-20 in full.)	In full
	■ A daily amount equal to Medicare skilled nursing home copayment, days 101-180 (Medicare provides no coverage beyond 100 days.)	In full

		Plan Pays
PART B SERVICES		
Physician And Other Services (after you pay the Medicare Part B calendar year deductible)	■ Part B coinsurance of Medicare-approved charges for services such as: • Doctor's care • Surgical services • Outpatient x-ray and lab services • Professional ambulance service	In full
AT HOME RECOVERY SERVICES	■ At-home recovery care for an illness or injury approved under a Medicare home health treatment plan. Benefits include: • Home visits up to the number approved by Medicare, not to exceed 7 visits per week (This benefit applies to home health services, certified by a physician, for personal care during the recovery period)	Up to $40 per visit (limited to $1,600 per calendar year)

		Plan Pays
OUT-OF-COUNTRY MAJOR MEDICAL SERVICES (after you pay $250 calendar year deductible)	■ Lifetime maximum	$250,000
	■ Annual restoration of lifetime maximum (limited to the amount of benefits used in any one year)	$2,000
Covered Services	■ Medically necessary services received in a foreign country	80% AC*
Out-Of-Pocket Expense Limit	■ In a calendar year when your out-of-pocket expenses for covered services reach $1,200, the plan pays 100% of the allowable charge for the rest of the calendar year.	

*__Allowable Charge (AC)__ – *The term has two meanings, depending on whether the service is provided by a doctor (or other healthcare professional) or a hospital. For care by a doctor or other healthcare professional, the allowable charge is the lesser amount of your plan's allowance for that service, or the provider's charge for that service. For hospital services, the allowable charge is the amount of the negotiated compensation to the facility for the covered service or the facility's charge for that service, whichever is less. For complete information about the allowable charge, please see the Medicare Coordinating Plans Member Handbook.*

Dental/Vision Benefits



Dental Benefits

The plan pays up to $1,500 per member per calendar year. It also pays 100% of the allowable charge for diagnostic and preventive services, such as oral examinations and dental x-rays. It pays 80% of the allowable charge for basic services, such as fillings, re-cementing of crowns, inlays and bridges, or repair of removable dentures. The remaining 20% is your responsibility. The plan also pays 5% for major services such as crowns, dentures, and implants.

When you need services, simply present your plan identification card to your dentist. If you go to an Anthem Dental Complete network dentist, you will be responsible only for your coinsurance. If services are provided by a non-network dentist, you pay your coinsurance, plus the difference, if any, between the plan's allowable charge for a covered service and the dentist's charge. Network dentists are listed on the Web at **www.anthem.com/tlc**, or call Anthem Dental Complete at **1-855-648-1411** to determine if a dentist is in the network.

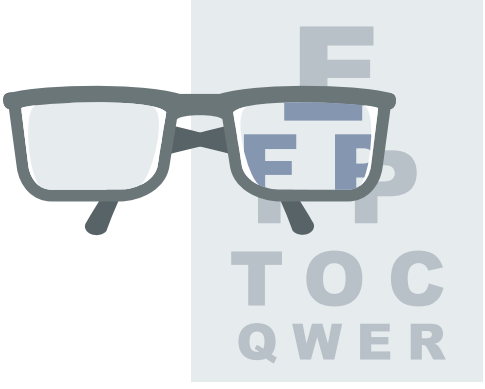
Plan Pays $1,500 Maximum Per Person Per Calendar Year		**In-Network You Pay**
Diagnostic And Preventive Services	Twice-a-year visits to the dentist for oral examinations, x-rays, and cleanings	$0
Basic Dental Care	Fillings, oral surgery, periodontal services, scaling, repair of dentures, root canals and other endodontic services, and recementing of existing crowns and bridges	20% AC**
Major Dental Care	Crowns (single crowns, inlays and onlays), prosthodontics (partial or complete dentures and fixed bridges) and dental implants.	95% AC**
Out-Of-Network Care	For services by a non-network dentist, you pay the applicable coinsurance plus any amounts above the allowable charge.	

****Allowable Charge (AC)** — *The allowable charge is the lesser amount of the Anthem Dental Complete plan allowance for that covered service, or the provider's submitted charge for that covered service. Participating Anthem Dental Complete dentists have agreed to accept Anthem's payment, plus any required coinsurance (if applicable) as payment in full for covered benefits..*

Routine Vision Benefits

Your routine vision benefits are through the Anthem Blue View Vision network. Available once per calendar year, your vision benefits include a routine eye exam, eyewear and special eye accessory discounts. You may receive services from any ophthalmologist, optometrist, optician and/or retail location in the Anthem Blue View Vision network.

To locate an Anthem Blue View Vision provider, select Find A Doctor at **www.anthem.com/tlc**, or contact Member Services at **800-552-2682** for assistance. To receive vision services, simply present your Anthem identification card to your Blue View Vision provider when you receive your eye exam or purchase covered eyewear. Your Blue View Vision provider will verify eligibility and file your claims.



While some vision benefits are also covered out-of-network, you will receive the most value when you choose a Blue View Vision provider. If you use an out-of-network provider, your benefits will be covered at a lower payment level. You will need to pay for covered services and purchases at the time of your visit and send an out-of-network claim form to Blue View Vision. The claim form is available at **anthem.com/tlc** under Forms.

Certain non-routine vision care such as eye surgery may be covered under your primary medical coverage under your Medicare plan. Refer to your Medicare and You Handbook or contact Medicare for more information.

Vision Benefits Highlights

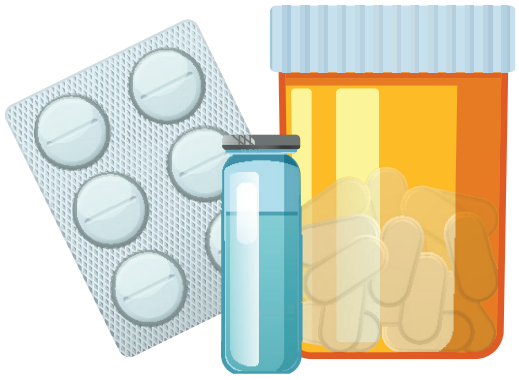
Routine vision care services		In-Network You Pay
Routine eye exam (once per calendar year)		$20 copayment
Eyeglass frames Once per calendar year you may select any eyeglass frame[1] and receive the following allowance toward the purchase price:		$100 allowance then 20% off remaining balance
Standard Eyeglass Lenses (instead of contact lenses) *Polycarbonate lenses included for children under 19 years old.* *Once per calendar year you may receive any one of the following lenses:*		
■ Standard plastic single vision lenses (1 pair)		$20 copay; then covered in full
■ Standard plastic bifocal lenses (1 pair)		$20 copay; then covered in full
■ Standard plastic trifocal lenses (1 pair)		$20 copay; then covered in full
■ Standard progressive lenses (1 pair)		$85 copay; then covered in full
Retinal Imaging At member's option can be performed at time of eye exam		Not more than $39
Upgrade Eyeglass Lenses (available for additional cost) When receiving services from a Blue View Vision provider, you may choose to upgrade your new eyeglass lenses at a discounted cost. Eyeglass lenses copayment applies, plus the cost for the upgrade.	*Lens options* ■ UV coating ■ Tint (solid and gradient) ■ Standard scratch resistance ■ Standard polycarbonate ■ Standard anti-reflective coating ■ Other add-ons and services	*Member cost for upgrades* $15 $15 $15 $40 $45 20% off retail price
Contact lenses Prefer contact lenses over glasses? You may choose to receive contact lenses instead of eyeglasses (frames and lenses) and receive an allowance toward the cost of a supply of contact lenses once per calendar year.	*Lens options* ■ Elective conventional lenses[2] ■ Elective disposable lenses[2] ■ Non-elective contact lenses[2]	 $100 allowance then 15% off the remaining balance $100 allowance (no additional discount) Covered in full

[1] *Discount is not available on certain frame brands in which the manufacturer imposes a no-discount policy.*
[2] *Elective contact lenses are in lieu of eyeglass lenses. Non-elective lenses are covered when glasses are not an option for vision correction.*

Options For Prescription Drug Coverage—Medicare Part D

If you want prescription drug coverage, you must enroll in a separate Medicare Part D prescription drug plan.

Several Medicare Part D plan options are being offered. To determine what drug coverage option best meets your needs, consult the Medicare and You Handbook, call **1-800-MEDICARE (1-800-633-4227)** or visit the Medicare Web site at **www.medicare.gov**.



We're here for you – in many languages

The law requires us to include a message in all of these different languages. Curious what they say? Here's the English version: "You have the right to get help in your language for free. Just call the Member Services number on your ID card." Visually impaired? You can also ask for other formats of this document.

Spanish
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Chinese
您有權免費獲得透過您使用的語言提供的幫助。請撥打您的 ID 卡片上的會員服務電話號碼。若您是視障人士，還可索取本文件的其他格式版本。

Vietnamese
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Tagalog
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Armenian
Դուք իրավունք ունեք ստանալ անվճար օգնություն ձեր լեզվով: Պարզապես զանգահարեք Անդամների սպասարկման կենտրոն, որի հեռախոսահամարը նշված է ձեր ID քարտի վրա:

Farsi
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TTY/TTD:711

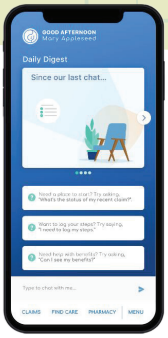
It's important we treat you fairly

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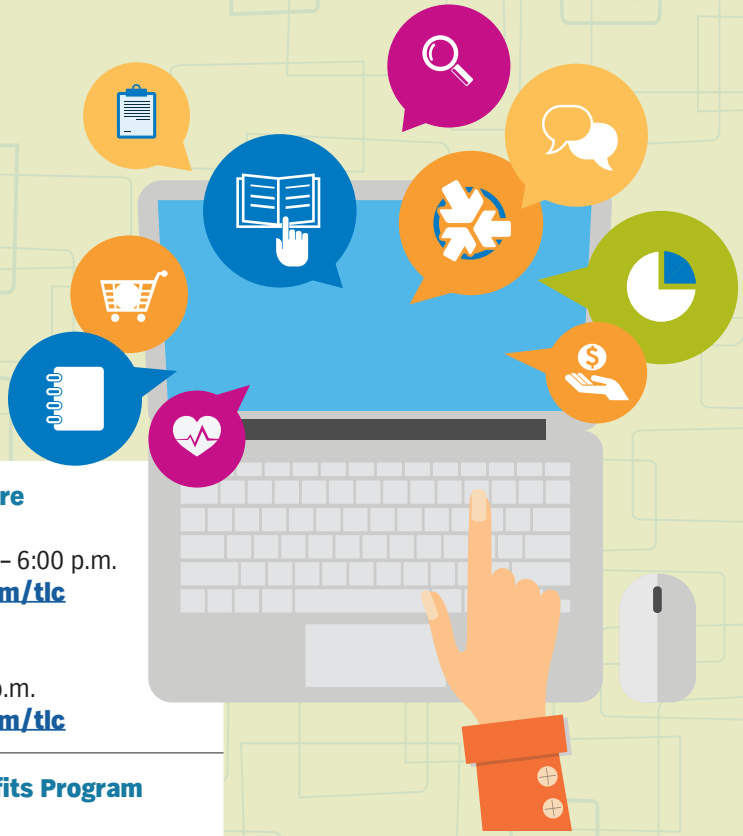


Log in using your anthem.com username and password to:

- View your ID card
- View benefits and claims
- Use the chatbot to get answers and resources quickly
- Connect easily to care
- Track your health goals and fitness



If You Need Assistance



Anthem Blue Cross and Blue Shield	**Medical and Routine Vision Care** **1-800-552-2682** Monday through Friday 8:00 a.m. – 6:00 p.m. On the Web at **www.anthem.com/tlc** **Dental Care** **1-855-648-1411** Monday - Friday 8:00 a.m. - 9:00 p.m. On the Web at **www.anthem.com/tlc**
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The Commonwealth of Virginia complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex.
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A10771 (10/2024)



Statewide Medicare Coordinating Plans

Medicare Complementary
BENEFIT SUMMARY

Your Medicare Complementary Benefits

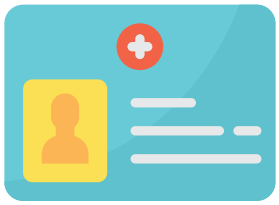
Medical, Dental and Vision administered by
Anthem Blue Cross and Blue Shield

Effective January 1, 2025 – December 31, 2025

The Local Choice is a unique health benefits program managed by the Commonwealth of Virginia Department of Human Resource Management (DHRM). The Medicare Complementary plan may be offered to you if you are eligible for Medicare and to your Medicare-eligible family members by your group. Benefits are administered on a calendar year basis to coincide with your Medicare coverage. Changes in your monthly premium are effective July 1 (or October 1 for certain school groups) to coincide with your former employer's The Local Choice (TLC) health plan renewal.

The Medicare Complementary plan provides medical benefits that work with Medicare Part A and Part B. In addition, the plan offers benefits for services not covered by the government program, including vision and dental. It does not provide prescription drug coverage. **This guide is only an overview. For a complete description of the benefits, exclusions, limitations, and reductions, please see the TLC Medicare Coordinating Plans Member Handbook.**

Service Area



Wherever retirees live.

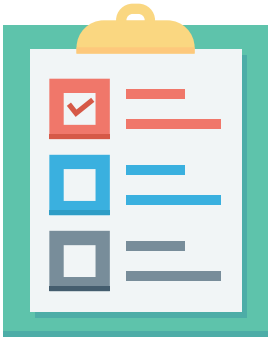
How The Plan Works

To receive full benefits you must be enrolled under both Part A and Part B of Medicare. Always show both your Medicare card and your Anthem Blue Cross and Blue Shield identification card when you receive care.

Choose Healthcare Providers Carefully

Physicians

Ask your doctor if he or she is a Medicare participating physician. Your benefits cover the patient's share of Part B expenses after you pay the first $1,000 of expenses each calendar year. This $1,000 out-of-pocket expense is made up of your Part B Medicare deductible and coinsurance. A doctor who participates in Medicare agrees to:



- File claims on your behalf
- Accept Medicare's payment for covered services

This means your copayment is limited to a percentage of the Medicare-approved charge. Go to **Medicare.gov** for additional information about Medicare-participating physicians.

This brochure describes benefits based on Medicare-approved charges. Doctors who do not accept assignments may not charge you any more than 15% above what Medicare considers a reasonable fee. This applies to all doctors and all services.

Hospitals

Hospitals that participate in the Medicare program are covered. Admissions not approved by Medicare are not covered.





Medicare Complementary Plan

What The Plan Covers

		Plan Pays
PART A SERVICES		
Hospital Inpatient	■ Medicare Part A hospital deductible less $100 per benefit period, days 1-60	In full
	■ Medicare Part A daily hospital copayment amount, days 61-90	In full
	■ 100% of hospital's reasonable charges, for eligible expenses for an additional 365 days	In full
	■ Copayment amount for Medicare Lifetime Reserve Days (60 days available)	In full
Skilled Nursing Facility	■ Medicare Part A skilled nursing home copayment, days 21-100 (Medicare covers days 1-20 in full.)	In full
	■ A daily amount equal to Medicare skilled nursing home copayment, days 101-180 (Medicare provides no coverage beyond 100 days.)	In full
PART B SERVICES		
Doctors' Care And Medical Services (after $1,000 and out-of-pocket expense limit)	Medicare pays 80% and the plan pays 20% of Medicare-approved charges for Part B services. Enrollees are responsible for the first $1,000 in covered expenses for Part B doctors' care other medical services. Expenses that apply to the $1,000 out-of-pocket expense limit include the Medicare Part B calendar year deductible and 20% of Medicare-approved charges for the Part B services.	
	After the $1,000 out-of-pocket expense limit is met during a calendar year	
		Plan Pays
	■ Physicians' care	20%*
	■ Diagnostic x-rays and lab tests	20%*
	■ Ambulance service	20%*
	■ Durable medical equipment and supplies	20%*
	■ Chiropractic services—Benefits coordinated with Medicare	20%*
	■ Routine mammography screenings	20%*

*Percent of Medicare charges

Plan Deductibles And Coinsurance

You are responsible for these amounts:

- $100 deductible per benefit period for the first 60 days of hospital inpatient care
- The Medicare Part B calendar year deductible (included in the $1,000 out-of-pocket expense limit)
- 20% of Medicare-approved charges for Part B services (not to exceed the $1,000 out-of-pocket expense limit each calendar year)

Dental Benefits



The plan pays up to $1,500 per member per calendar year. It also pays 100% of the allowable charge for diagnostic and preventive services, such as oral examinations and dental x-rays. It pays 80% of the allowable charge for basic services, such as fillings, re-cementing of crowns, inlays and bridges, or repair of removable dentures. The remaining 20% is your responsibility. The plan also pays 5% for major services such as crowns, dentures, and implants.

When you need services, simply present your plan identification card to your dentist. If you go to an Anthem Dental Complete network dentist, you will be responsible only for your coinsurance. If services are provided by a non-network dentist, you pay your coinsurance, plus the difference, if any, between the plan's allowable charge for a covered service and the dentist's charge. Network dentists are listed on the Web at **www.anthem.com/tlc**, or call Anthem Dental Complete at **1-855-648-1411** to determine if a dentist is in the network.

Plan Pays $1,500 Maximum Per Person Per Calendar Year		In-Network You Pay
Diagnostic And Preventive Services	Twice-a-year visits to the dentist for oral examinations, x-rays, and cleanings	$0
Basic Dental Care	Fillings, oral surgery, periodontal services, scaling, repair of dentures, root canals and other endodontic services, and recementing of existing crowns and bridges	20% AC**
Major Dental Care	Crowns (single crowns, inlays and onlays, prosthodontics (partial or complete dentures and fixed bridges) and dental implants	95% AC**
Out-Of-Network Care	For services by a non-network dentist, you pay the applicable coinsurance plus any amounts above the allowable charge.	

***Allowable Charge (AC)** — The allowable charge is the lesser amount of the Anthem Dental Complete plan allowance for that covered service, or the provider's submitted charge for that covered service. Participating Anthem Dental Complete dentists have agreed to accept Anthem's payment, plus any required coinsurance (if applicable) as payment in full for covered benefits.*

Using Your Dental Benefits

To reduce your out-of-pocket expense, choose an Anthem Dental Complete dentist. View the Provider Directory on the Web at **www.anthem.com/tlc**.

In-network claims will be handled by the dentist's office and you will be responsible only for any coinsurance, which applies to the covered care you receive. If you go to a non-network dentist, you may pay more of the bill.

Vision Benefits

Your routine vision benefits are through the Anthem Blue View Vision network. Available once per your calendar year, your vision benefits include a routine eye exam, eyewear and special eye accessory discounts. You may receive services from any ophthalmologist, optometrist, optician and/or retail location in the Anthem Blue View Vision network.



To locate an Anthem Blue View Vision provider, select Find A Doctor at **www.anthem.com/tlc**, or contact Member Services at **800-552-2682** for assistance. To receive vision services, simply present your Anthem identification card to your Blue View Vision provider when you receive your eye exam or purchase covered eyewear. Your Blue View Vision provider will verify eligibility and file your claims.

While some vision benefits are also covered out-of-network, you will receive the most value when you choose a Blue View Vision provider. If you use an out-of-network provider, your benefits will be covered at a lower payment level. You will need to pay for covered services and purchases at the time of your visit and send an out-of-network claim form to Blue View Vision. The claim form is available at **anthem.com/tlc** under Forms.

Certain non-routine vision care such as eye surgery may be covered under your primary medical coverage under your Medicare plan. Refer to your Medicare and You Handbook or contact Medicare for more information.

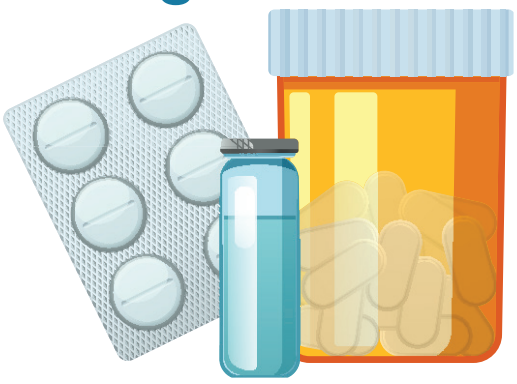
Routine vision care services		**In-Network You Pay**
Routine eye exam (once per calendar year)		$20 copayment
Eyeglass frames Once per calendar year you may select any eyeglass frame[1] and receive the following allowance toward the purchase price:		$100 allowance then 20% off remaining balance
Standard eyeglass lensess (instead of contact lenses) *Polycarbonate lenses included for children under 19 years old.* *Once per calendar year you may receive any one of the following lenses:*		
■ Standard plastic single vision lenses (1 pair)		$20 copay; then covered in full
■ Standard plastic bifocal lenses (1 pair)		$20 copay; then covered in full
■ Standard plastic trifocal lenses (1 pair)		$20 copay; then covered in full
■ Standard progressive lenses (1 pair)		$85 copay; then covered in full
Retinal Imaging At member's option can be performed at time of eye exam		Not more than $39
Eyeglass lens upgrades When receiving services from a Blue View Vision provider, you may choose to upgrade your new eyeglass lenses at a discounted cost. Eyeglass lenses copayment applies, plus the cost for the upgrade.	*Lens options* ■ UV coating ■ Tint (solid and gradient) ■ Standard scratch resistance ■ Standard polycarbonate ■ Standard anti-reflective coating ■ Other add-ons and services	*Member cost for upgrades* $15 $15 $15 $40 $45 20% off retail price
Contact lenses Prefer contact lenses over glasses? You may choose to receive contact lenses instead of eyeglasses (frames and lenses) and receive an allowance toward the cost of a supply of contact lenses once per calendar year.	*Lens options* ■ Elective conventional lenses[2] ■ Elective disposable lenses[2] ■ Non-elective contact lenses[2]	$100 allowance then 15% off the remaining balance $100 allowance (no additional discount) Covered in full

[1] Discount is not available on certain frame brands in which the manufacturer imposes a no-discount policy.
[2] Elective contact lenses are in lieu of eyeglass lenses. Non-elective lenses are covered when glasses are not an option for vision correction.

Options For Prescription Drug Coverage

If you want prescription drug coverage, you must enroll in a separate Medicare Part D prescription drug plan.

Several Medicare Part D plan options are being offered. To determine what drug coverage option best meets your needs, consult the Medicare and You Handbook, call **1-800-MEDICARE (1-800-633-4227)** or visit the Medicare Web site at **www.medicare.gov**.



We're here for you – in many languages

The law requires us to include a message in all of these different languages. Curious what they say? Here's the English version: "You have the right to get help in your language for free. Just call the Member Services number on your ID card." Visually impaired? You can also ask for other formats of this document.

Spanish
Usted tiene derecho a recibir ayuda en su idioma en forma gratuita. Simplemente llame al número de Servicios para Miembros que figura en su tarjeta de identificación.

Chinese
您有權免費獲得透過您使用的語言提供的幫助。請撥打您的 ID 卡片上的會員服務電話號碼。若您是視障人士，還可索取本文件的其他格式版本。

Vietnamese
Quý vị có quyền nhận miễn phí trợ giúp bằng ngôn ngữ của mình. Chỉ cần gọi số Dịch vụ dành cho thành viên trên thẻ ID của quý vị. Bị khiếm thị? Quý vị cũng có thể hỏi xin định dạng khác của tài liệu này."

Korean
귀하는 자국어로 무료지원을 받을 권리가 있습니다. ID 카드에 있는 멤버 서비스번호로 연락하십시오.

Tagalog
May karapatan ka na makakuha ng tulong sa iyong wika nang libre. Tawagan lamang ang numero ng Member Services sa iyong ID card. May kapansanan ka ba sa paningin? Maaari ka ring humiling ng iba pang format ng dokumentong ito.

Russian
Вы имеете право на получение бесплатной помощи на вашем языке. Просто позвоните по номеру обслуживания клиентов, указанному на вашей идентификационной карте. Пациенты с нарушением зрения могут заказать документ в другом формате.

Armenian
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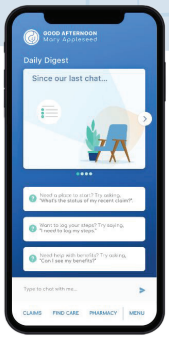
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The Local Choice
Health Benefits Program

Section 6
Additional Information

Additional Information

LANGUAGE ASSISTANCE

2024-25 Language Assistance Statement

State Health Benefits Program

Virginia Department of HUMAN RESOURCE MANAGEMENT

The Commonwealth of Virginia's State and Local Health Benefits Programs (the "Health Plan") complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex. Our Nondiscrimination Notice lists the services available and how to file a complaint if you feel that the Health Plan has failed to provide these services or discriminated in another way.

ATTENTION: If you need help in the language you speak, language assistance services are available to you free of charge. Send your request for language assistance to appeals@dhrm.virginia.gov or fax to 804-786-0356.

Spanish:
ATENCIÓN: Si necesita ayuda en el idioma que habla, servicios de asistencia lingüística están a su disposición de forma gratuita. Envíe su solicitud de asistencia lenguaje para appeals@dhrm.virginia.gov~~V o por fax al 804-786-0356.

Korean:
주의 : 당신이 말하는 언어로 도움이 필요한 경우, 언어 지원 서비스를 무료로 당신에게 사용할 수 있습니다. 804-786-0356에 언어 appeals@dhrm.virginia.gov~~V하는 지원이나 팩스에 대한 요청을 보냅니다.

Vietnamese:
Chú ý: Nếu bạn cần giúp đỡ trong ngôn ngữ bạn nói, các dịch vụ hỗ trợ ngôn ngữ có sẵn cho bạn miễn phí. Gửi yêu cầu để được hỗ trợ ngôn ngữ đến appeals@dhrm.virginia.gov~~V hoặc fax 804-786-0356.

Chinese:
注意：如果你需要在你講的語言幫助，語言協助服務提供給您免費。發送您的語言協助 appeals@dhrm.virginia.gov~~V或傳真至804-786-0356請求。

Arabic:
تنبيه: إذا كنت بحاجة إلى مساعدة باللغة التي تتحدثها، فإن خدمات المساعدة اللغوية متوفرة لك مجانًا.
أرسل طلبك للحصول على المساعدة اللغوية عبر البريد الإلكتروني إلى appeals@dhrm.virginia.gov أو عبر الفاكس إلى 804-786-0356.

Persian:
توجه: اگر شما نیاز به کمک در زبان شما صحبت می کنند، خدمات کمک زبان در دسترس شما هستند رایگان می باشد. ارسال درخواست خود را برای کمک به زبان appeals@dhrm.virginia.gov~~V.0356-786-804 یا فکس به

Amharic:
አዳምጥ: አንተ የሚናገሩት ቋንቋ እርዳታ የሚፈልጉ ከሆነ ,የ ቋንቋ እርዳታ አገ ልግሎቶች ከክፍያ ነፃ ለእርስዎ የሚ ኙ ና ቸው. 804-786-0356 ቋንቋ appeals@dhrm.virginia.gov~~V እርዳታ ወይም በ ፋክስ ጥያ ቄዎን ይላ ኩ.

Urdu:
توجہ فرمائیں: اگر آپ کو اپنی بولی جانے والی زبان میں مدد درکار ہے تو زبان میں مدد کی خدمات آپ کے لیے بالکل مفت دستیاب ہیں۔
زبان میں مدد کے لیے اپنی درخواستیں appeals@dhrm.virginia.gov پر بھیجیں یا 804-786-0356 پر فیکس کریں۔

French:
ATTENTION: Si vous avez besoin d'aide dans la langue que vous parlez, les services d'assistance linguistique sont à votre disposition gratuitement. Envoyez votre demande d'assistance linguistique pour appeals@dhrm.virginia.gov~~V ou par télécopieur au 804-786-0356.

Russian:
ВНИМАНИЕ: Если вам нужна помощь на языке вы говорите, переводческие услуги доступны бесплатно. Отправьте запрос о помощи языка к appeals@dhrm.virginia.gov~~HEAD=pobj~~V или по факсу 804-786-0356.

Hindi:
ध्यान दें: यदि आपको उस भाषा के लिए मदद की ज़रूरत है, जिस भाषा में आप बात करते हैं, तो आपके लिए भाषा सहायता सेवाएं निशुल्क में उपलब्ध हैं। भाषा की सहायता के लिए अपना अनुरोध appeals@dhrm.virginia.gov पर या फ़ैकस के लएि 804-786-0356 पर भेजें।

German:
ACHTUNG: Wenn Sie in der Sprache sprechen Sie Hilfe benötigen, die Sprache Hilfeleistungen zur Verfügung stehen Ihnen kostenlos zur Verfügung. Senden Sie Ihre Anfrage für sprachliche Unterstützung zu appeals@dhrm.virginia.gov~~V oder Fax an 804-786-0356.

Bengali:
দৃষ্টি আকর্ষণ: আপনি ভাষা আপনি কথা বলতে সাহায্য প্রয়োজন হয়, তাহলে ভাষা সহায়তা সেবা নিখরচা আপনার জন্য উপলব্ধ. appeals@dhrm.virginia.gov~~V অথবা ফ্যাক্স ভাষা সহায়তা 804-786-0356 করার জন্য আপনার অনুরোধ পাঠান.

Bassa:
Dè ɖɛ nìà kɛ dyéɖé gbo: Ɔ jŭ m̀ [Ɓàsɔ́ɔ̀-wùɖù-po-nyɔ̀] jŭ ní, nìí, à wuɖu kà kò ɖò po-poɔ̀bɛ́ìn m̀ ké gbo kpáa. Đá 804-786-0356.

Igo (Igbo):
Ntị: Ọ bụrụ na ị chọrọ enyemaka na asụsụ ị na-asụ, asụsụ aka ọrụ dị ka ị n'efu. Send gị arịrịọ maka asụsụ aka appeals@dhrm.virginia.gov~~V ma ọ bụ faksị ka 804-786-0356.

Yoruba:
Akiyesi: Ti o ba nilo iranlọwọ ninu ede ti o sọrọ, ede iranlowo iṣẹ ni o wa wa si o free ti idiyele. Fi ìbéèrè rẹ fun ede iranlowo to appeals@dhrm.virginia.gov tabi Faksi to 804-786-0356.

Filipino (Tagalog):
Pansin: Kung kailangan mo ng tulong sa wikang nagsasalita ka, serbisyo ng tulong sa wika ay magagamit sa iyo nang walang bayad. Ipadala ang iyong kahilingan para sa tulong sa wika upang appeals@dhrm.virginia.gov~~V o fax sa 804-786-0356.

Additional Information

ADVERSE EXPERIENCE ADJUSTMENT (AEA)

TLC Procedures for Determining Adverse Experience Adjustment (AEA)

Sections 1VAC55-20-160 D and 1VAC55-20-300 of the Virginia Administrative Code, the regulations under which TLC operates, provide for a potential AEA to withdrawing employers. This adjustment requires any withdrawing employer to contribute their pro rata share of any operating loss experienced during prior plan years. Although the regulations permit a multi-year review of profits and losses, it is the policy of the Department of Human Resource Management (DHRM) to confine any applicable AEA to the experience of the last plan year during which the employer was a member.

The following illustrations have been prepared to assist our members in understanding how an Adverse Experience Adjustment (AEA) would be calculated.

The basis for determining any AEA will be (1) the amount of the program's loss for the most recent plan year, (2) the experience of the employer, and (3) the proportion of the employer's enrollment to the enrollment for the entire category. Employers are divided into three categories.

1. Employers with 1 to 99 enrollees (Pooled)
2. Employers with 100 to 499 enrollees (Blended)
3. Employers with 500+ enrollees (Experience Rated)

A statement of income and expenses is prepared for each category based upon its experience. (The third category is comprised of experience rated employers. Each group is responsible for their own claims, whether or not the entire category of experience rated employers sustains a loss.)

EMPLOYERS WITH FEWER THAN 500 ENROLLEES (CATEGORIES 1 & 2)
The first step in the adjustment process is to determine the total number of contract units (C/Us) for each category for the past plan year. A contract unit is determined by the following factors applied to the type of membership times the number of month's participation for each enrollee: an employee only contract has one C/U; an employee plus one contract has 1.85 C/Us; a family contract has 2.7 C/Us. Therefore, the number of contracts by each membership type is accumulated, and the total contract units for that category is computed based on the stated factors as follows:

Type of Membership	Total Contracts	C/U Factor	Total C/Us
Employee only x 12 =	4,500	1.0	4,500
Employee + One x 12 =	2,200	1.85	4,070
Family x 12 =	3,300	2.7	8,910
Total	**10,000**		**17,480**

The next step is to determine the total number of contract units for the withdrawing employer during the plan year using the same method illustrated above. The withdrawing employer's pro rata share of the contract units is then applied to the category's loss to determine the adverse experience adjustment for the withdrawing employer. The following example illustrates an adverse experience calculation for employers in categories 1 and 2.

EXAMPLE *:
ASSUMPTIONS: Loss for the category is $1,000,000. Total category contract units equal 17,480. The terminating employer had 1,878 C/Us during the review year.

1. Employer's C/Us divided by category's C/Us equals employer's pro rata share.
2. Employer's share times the category's loss equals the employer's Adverse Experience Adjustment.

CALCULATIONS: 1,878 / 17,480 = 10.74% X $1,000,000 = $107,437

In the example, the employer would have an Adverse Experience Adjustment of $107,437 at the time of termination. The terminating employer would be notified of this amount within 6 months of termination, and the employer would be required to pay the adjustment in up to 12 equal installments beginning 30 days after the notification by the Department.

It is possible that one category could experience a loss, subjecting employers in that category to an Adverse Experience Adjustment, while another category could operate at a surplus and require no Adverse Experience Adjustment to a terminating group.

EMPLOYERS WITH OVER 500 ENROLLEES (CATEGORY 3)
The maximum Adverse Experience Adjustment which would be due from each terminating employer in this category would be that employer's loss during the immediate past plan year based upon the employer's plan(s) expenses and its pro rata share of the program overhead. Prior years' performance during which the employer was experience rated would be taken into consideration, if favorable to the employer, but the AEA would never exceed the last plan year's loss.

An employer in this category withdrawing at the end of a year in which they did not have a loss would not be assessed an AEA. Another employer that withdrew with a $100,000 loss during the last plan year would be subject to a maximum AEA of the $100,000 loss paid in equal installments over a 12-month period. An illustration follows:

SAMPLE ILLUSTRATION * ANY CATEGORY 3 EMPLOYER
THE LOCAL CHOICE HEALTH CARE PROGRAM
Operating Statement
July 1, 2022 through June 30, 2023

INCOME:	$1,519,543
EXPENSES:	
Incurred Claims	$1,417,129
Contractor Administration	128,107
Pooled Capitation (Rx, Dental and MISA)	55,290
Program Overhead	19,017
Total Expenses	$1,619,543
GAIN OR (LOSS)	($100,000)

If this employer had withdrawn on June 30, 2023, the maximum Adverse Experience Adjustment (AEA) would have been the operating loss of $100,000. However, prior year's accumulated gains could be applied to reduce any current year loss.

Likewise, if an employer withdraws from the program and the review analysis reflects a gain for the immediate past plan year, there would be no AEA, even if their accumulated experience was a loss.

* Examples are for illustration only and have no bearing on the actual experience of a pool/category or individual group.



Additional Information

GASB

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Somerset, NJ 08873

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elizabeth.hanson@aon.com

October 21, 2022

Shelley Rozzell
Senior Health Benefits Specialist, The Local Choice
Department of Human Resource Management
101 N. 14th St., 13th Floor
Richmond, VA 23219
RE: GASB Liability Information

The Local Choice (TLC) program is a self-funded health benefit program, administered by the Commonwealth of Virginia that allows local Virginia municipalities, schools and political subdivisions to benefit from the Commonwealth's purchasing power. From an employer's perspective, TLC works like an insured arrangement in which each TLC group pays the Commonwealth on a fixed per contract per month basis for the health care program that they choose. If the TLC group has more than one benefit option, they have different rates for each option. This fixed payment represents the full cost to the group during the plan year in return for reimbursement of all covered expenses, claims and administrative cost for the group.

Annually, each TLC group is presented with a renewal rate for the next coverage year and may either agree to the new fixed rate or leave the program. New groups can enter the program at any time by agreeing to the proposed fixed rate. There is no settlement from the group or refund to the group if expenses are more or less than the fixed contract payment. A settlement is only applied if a group terminates coverage while the pool in which they participated is in a deficit position or in the case of groups over 500 employees, if their plan experiences a deficit. This settlement for terminating groups is known as an Adverse Experience Adjustment.

The rates charged for TLC are developed based on competitive industry practices for prospective premium development for groups of similar size. For example, the rates for groups under 500 are developed on a prospective basis using a community rating by class methodology. Community rates are developed for each group size block of business. (The three block sizes are 1-99, 100-499, and 500+ enrolled employees.) These community rates are then blended based on a size specific medical claim credibility factor with group specific claims experience. The rates for groups over 500 are 100% prospectively experience rated. Rates for outpatient prescription drug and dental are pooled for all TLC groups regardless of size.

For groups with Retirees Not Eligible for Medicare, the group is either charged separate active employee and Stand-Alone Retiree Not Eligible for Medicare rates or rates are blended with active employee rates. All groups under 100 lives are charged a blended rate to include Early Retirees, if applicable. Groups over 100 lives may choose either a blended rate or Stand-Alone rates. Stand-Alone Retiree Not Eligible for Medicare rates are two (2) times the active rate. The Retiree Not Eligible for Medicare loading represents the additional morbidity costs of the Retirees Not Eligible for Medicare in the population covered.

The Commonwealth maintains a separate health insurance fund for TLC in which premiums are deposited and from which claims and administrative costs are paid. The program administrator's goal is to pay claims and maintain an adequate balance in the fund to cover required IBNP reserves, other liabilities and a contingency margin. Any fund deficits are the responsibility of the Commonwealth and may not be charged to a TLC group that remains in the plan.

Since a TLC group's only liability is the fixed fee paid to the Commonwealth for coverage, it is our opinion

that these prospectively rated groups should not use actual group claims experience in the development of GASB liability but should use the actual rate charged in the development of their claim cost assumption.

Sincerely,





Elizabeth Hanson, F.S.A., M.A.A.A.
AAA Number: 17280
Consulting Actuary

Karen Fischer, F.S.A, M.A.A.A.
AAA Number: 35224
Consulting Actuary


The
LOCAL
CHOICE

ISSUE:

Resolution to Amend the Financial and Accounting Policy in the Isle of Wight County Policy Manual

BACKGROUND:

The Audit Committee has reviewed and is recommending the Board's approval of a Revenue Control Policy for all County departments in an effort to strengthen the County's internal financial controls relative to revenue control and cash handling.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Adopt a resolution to amend the Financial and Accounting Policy in the Isle of Wight County Policy Manual.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	3/14/2025

RESOLUTION TO AMEND CHAPTER 2: FINANCIAL AND ACCOUNTING OF THE COUNTY POLICY MANUAL

WHEREAS, Isle of Wight County's policies and procedures need to be periodically updated to conform with current practices; and,

WHEREAS, the County's Audit Committee recommends adoption of a policy that strengthens the County's internal controls for revenue control and cash handling; and,

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia that revisions to Chapter 2: Financial and Accounting of the County Policy Manual are hereby adopted as follows:

ARTICLE VIII – Revenue Control Policy

(Adopted March 20, 2025)

Section 1.0 - Purpose

The purpose of this document is to establish the policy and procedures for safeguarding the revenue assets of the County.

Section 2.0 - Objective

Strong internal controls for revenue control and cash collection are necessary to prevent mishandling of county funds and are designed to safeguard and protect employees from inappropriate charges of mishandling funds by defining their responsibilities in the cash handling process. The cash handling policy requires that areas receiving cash be approved as a cash collection point unless they are established by statute. A cash collection point is defined as a department that handles cash. Special Events will be treated as a cash collection point.

"Cash is defined as coin, currency, checks, e-checks, cashier's checks, travelers' checks, money orders, debit/credit card receipts, direct bank deposit remittance receipts, electronic funds transfers (ACH) and wire transfer receipts."

Section 3.0 - Responsibilities

The establishment and maintenance of cash handling and revenue control policies and procedures for the County have been adopted by the County and will be

monitored by the Treasurer and Finance Department.

The Treasurer of Isle of Wight County is required by statute to receive, retain, invest and disburse all county revenue and keep detailed records of these transactions. The Finance Office and Treasurer are charged with the responsibility of overseeing the proper receipt and safeguarding of all county funds.

The Finance Officer is responsible for ensuring proper internal control and recommending changes or improvements. Revenues and cash receipts shall be subject to audit internally by the Audit Committee and/or the Finance Department and externally by independent auditors hired for the annual fiscal yearend audit.

Separation of duties must be maintained for revenue control and when cash is received, and no single person should have complete control. If departments are unable to comply with any of the following requirements for lack of resources, departments must establish comparable, mitigating controls approved by the Treasurer and Finance Department that can prevent and detect loss from fraud or negligence.

All revenue collections shall be properly documented for appropriate control, accounting and auditing. In addition to cash control forms for each cash control location and/or drawer/till, a Cash Transmittal Form, that will be provided by the Treasurer's Office, is required for all revenues collected through cash control points and must be remitted to the Treasurer's Office for documentation of funds for deposit. Alternate forms of documentation must be approved by the Treasurer and Finance Officer.

All Special Event activities including auctions, raffles or other special events must be preapproved by the County Administrator prior to making any cash handling arrangements with the Treasurer. After obtaining approval from County Administrator to hold an event, the employee (Event Coordinator) will work with the Treasurer to receive training to comply with required procedures and obtain supplies needed to properly handle payments.

Any employee or Event Coordinator that intends to collectpayments on behalf of or in conjunction with the County is required to obtain permission from the Treasurer and follow the procedures outlined in this document. Employees and volunteers are not authorized to collect cash or cash equivalents on behalf of the County without appropriate training and acceptance of this policy. Cash Handling employees shall agree to comply with this policy and sign acceptance of their

responsibility for cash control after receiving training on their cash handling responsibilities by the Treasurer.

The Event Coordinator must always maintain compliance with these internal control procedures. If at any time the coordinator is unable to maintain the necessary controls, he/she will contact the Treasurer for immediate assistance.

Section 3.1 - Cash Collection Points

A. Requirements for Cash Collections Points

Requirements for cash collection points include the following:

1. Accounting for cash as it is received.
2. Adequate separation of duties and checks and balances, which includes cash collecting, depositing, reconciling and reporting.
3. Proper pre-numbered computerized receipts (or Treasurer supplied pre-number receipts) given for all cash received.
4. Approval of any voided cash receipts by area supervisor.
5. Reconciliation of deposit forms to supporting documentation.
6. All Cash Transmittal forms reported to Treasurer daily.
7. Proper safeguarding of cash.
8. Deposit of cash promptly at the Treasurer's Office. Storing cash receipts anywhere overnight, other than in a safe authorized by the Treasurer or Finance Office, should be avoided.
    a. Cash collection sites centrally located to the Treasurer's office will be required to report daily when funds exceed $50 and no less than weekly.
    b. Cash collection sites **not** centrally located to the Treasurer's office will be required to report cash transmittals daily (scanned through email) for all **credit card** transactions. Cash Transmittals with currency/checks attached shall be hand delivered every Monday, Wednesday and Friday when all funds exceed $800 or daily when cash exceeds $200 but no less than weekly and not later than 4 pm on any day (4pm deadline will allow for cash close out process at Treasurer's office). Cash (ie. cash, coins, checks, money orders) and Credit Cards shall **not** be reported on the same transmittals to avoid issues with recording/reporting sales.
    c. Funds should be collected weekly from private ticket sale locations. ie Ace Hardware selling Fair admission tickets for remittance to Parks & Rec. would be a private ticket sale location. The County has no

authority to direct their cash collection process so the number of tickets made available to these locations should be reasonable

The use of checking or other bank accounts by County personnel for depositing county cash is prohibited unless approved by the Treasurer.

B. Establishing Cash Collection Points:

The Treasurer's Office must authorize all cash collection points. Before collection begins, departments requesting status as a cash collection point must submit a request to the Treasurer's office that includes:

1. Reason(s) why cash collection point is needed.
2. A list of those positions involved with the cash collection point, a description of their duties and how segregation of duties will be maintained.
3. Whether there is a need for a change drawer.
4. A description of the reconciliation process, including frequency of reconciliation.
5. A description of the process for safeguarding cash until it is deposited.
6. A schedule of how often cash deposits will be made.

The requests will be reviewed by the Treasurer or Chief Deputy Treasurer and discussed with appropriate department head.

Section 4.0 - Cash Handling Procedures

Section 4.1 - General

A. All cash handling activities will be performed in dual custody, by two or more County employees. Only trained employees will be allowed to accept cash or cash equivalents at any event.

B. All employees with direct access to, or control over, cash, checks, other cash equivalents, are considered to hold Sensitive Positions and are subject to background checks in accordance with policy

C. For special events, the Event Coordinator or Department Head must be present during the entire event and employees will be supervised by a staff member.

D. Money collected will be stored at all times in a cash box or tamper proof bag provided by the Treasurer's Office. The collections should never be left unattended. For special events, the Event Coordinator will be assigned as the custodian of the funds and is responsible for safe keeping of all funds until they are delivered to the Treasurer's Office.

E. Volunteers are not authorized to handle cash or cash equivalents on behalf of the County but may act as a second person for dual custody if not related to or a close friend of the employee.

F. Events expecting to generate in excess of $5,000 may be required to have a Treasurer's Office employee present at the event for supervision. Large events may require County law enforcement to be present at the discretion of the Treasurer, Finance Department or County Administrator.

G. If needed, petty cash or a temporary change fund in an amount sufficient for all cash activity will be assigned to the collection point. As guardian of the change fund, the Event Coordinator will assume responsibility for the change fund until it is returned to the Treasurer's Office at the conclusion of the event. The change fund will be kept in a locked drawer, secure safe or vault with limited access. The change fund should never be left unattended. If change funds are needed, submit the Request for Petty Cash to the Treasurer's Office at least 10 business days in advance.

H. The Department Head or Event Coordinator will assign a cash till for each cashier at the cash collection point. The cashier will verify the cash till and will sign a transfer log as temporary guardian of the funds. Each cashier will be provided with a separate lockable receptacle to which only the cashier will have access. Cash tills should never be co-mingled, a separate cash till will be required for each point of sale, including but not limited to ticket sales, concession stand, retail sales, raffle, auction, rental space, etc.

I. All revenue or donation streams must be collected with some sort of official record keeping system, numbered tickets, numbered receipts or cash register approved and/or issued by the Treasurer.

J. Checks should be made payable to Treasurer, Isle of Wight County or a reasonable variation. Checks cannot be dated earlier than 30 days prior to the day of acceptance and no later than day of acceptance. Checks cannot say "payable/paid in full" or be two-party.

K. At the end of each day, each cash till will be placed in a tamper proof plastic bank deposit bag by the cashier and the supervisor or Event Coordinator with a Transaction Form signed by both the cashier and the Supervisor or Event Coordinator reflecting an itemized amount of sales and cash received. Any shortages or overages must be indicated with an explanation for the discrepancy. The Supervisor, Event Coordinator or Treasurer approved alternative will be responsible for transporting the deposit bags to the Treasurer's Office. If the event occurs outside the normal business hours, the cash deposit bags will be delivered to the Treasurer's drop box immediately following theconclusion of the event.

L. Daily Cash Transmittal Forms for Credit Cards shall be remitted separately from Cash Transmittal Forms for other forms of payment for accounting of funds received.

M. Transportation of deposits must always be a high priority and should not conformto any regular schedule. Transporting deposits to the Treasurer's Office will beaccomplished in a secure manner to protect individuals, cash, and cash equivalents involved.
   1. Cash deposits under $1,000 must be hand-carried by an authorized employee to the Treasurer's Office.
   2. Cash deposits exceeding $1,000 must be transported by a police escort.
   3. Check only deposits under $5,000 must be transported by an authorized employee
   4. Cash and cash equivalents cumulatively exceeding $5,000 must be transported to the Treasurer's Office by police escort.

N. The next business morning following the event, two County Treasurer's employees will retrieve the secured deposit bag(s). The bag(s) will be opened in dual custody and the contents counted and reconciled to the record keeping for the event. A final report of sales will be prepared by the Treasurer andsubmitted to the Supervisor or Event Coordinator within 2 business days of the event.

O. The Treasurer's Office will record all sales and revenues received within 48 hours.

Section 4.2 - Procedures for requesting/picking up/dropping off cash for program/special event includes the following:

A. Must be a budgeted event/program to support the request.

B. A payment voucher requesting petty cash must be completed, and made payable to the County's Treasurer, when change funds are needed.

C. Send a copy of the payment voucher or/and email to the Treasurer showing the denominations requested.

D. Establish a date and time these funds will be picked up from the treasurer's office and who will be responsible for picking up and transporting to event/program site. (When both picking up funds and returning them you must be accompanied by law enforcement unless the amount received is below the required threshold).

E. When you come to pick up the funds you will need a new receipt book to be used only for this event/program or a Treasurer and Finance Department approved receipting system. At this time, you will count the funds you're

receiving with a Treasurer's office Staff Member and both are to sign/date/time the receipt received funds. For Departments/programs that are not special events, receipt books should be turned in at the end of each fiscal year and new receipt books issued to the Department/program by the Treasurer's office. For special events, receipt books should be issued and turned in for each event.

F. All county funds are to be kept in a secured location as described in this policy and you must indicate where the funds are being held on the receipt.
G. ALL FUNDS are to be returned to the Treasurer's Department each day after the event based on the procedures outlined in 4.0 of this document.
H. When you reach the program/event location you are to go straight to the secured location accompanied by the law enforcement officer for drop off. All funds are to be counted once again with the person that will be responsible for these funds and a receipt will be written out of the same receipt book and both are to sign/date/time the receipt.
I. If this is more than a one day event you will need to pick up the petty cash money only from the Treasurer's Office all other revenue received should be separated ahead of time and will remain locked up for safe keeping in the vault or Treasurer/Finance approved safe.

4.3 - Procedures for Cash Collection Points

The following list of procedures is required for the operation of cash collection points:

A. All cash received must be recorded through a computerized accounting system or assigned cash receipt book. All receipts must be accounted for, including the original of any and all voided receipts.
B. The cash collections point must maintain a clear separation of duties. An individual should not have responsibility for more than one of the cash handling components. If you are the individual taking the cash you are not to do the end of the day closing count.
C. When the end of the day audit is being prepared the cash for deposit must be reconciled to the computerized accounting system. A cash transmittal form is then prepared (including any pre-numbered ticket comparison sheets) and the daily closing is taken to the Treasurer's Office (accompanied by a deputy if required).
D. All cash must be protected immediately upon receiving by using a locked cash drawer, safe or other secured place until they are closed out. A secured area for processing and safeguarding cash received is to be provided and restricted to authorized personnel only.

E. Checks/money orders are to be made payable to the Treasurer, Isle of Wight County and endorsed promptly with a restrictive endorsement stamp payable to Treasurer, Isle of Wight County. Third party checks are not acceptable. Postdated checks are also not acceptable.
F. UNDER NO circumstances should disbursements be made from cash drawer (i.e.: refund, change, etc.).
G. Credit card or check transactions will not be cashed or written for more than the amount of payment.
H. Under no circumstances should a cash handler alter any negotiable instrument from its original presented form. If a negotiable instrument is presented without signature, arrangements will have to be made by the cash auditor to return the check to the original owner or obtain the owner's signature. Any modification to a check after presentment can only be made by the account owner.
I. All cash must be deposited intact and not intermingled or substituted with other cash.
J. All refunds or expenditures must be paid through Budget and Finance, except one done by a credit card that issues a computerized refund.

4.4 – Cash received in person:

A. A receipt, either computerized or written, must be issued for each payment received.
B. All voided transactions are to be approved and initialed by the supervisor, and all copies of the receipt must be accounted for and attached back in the assigned receipt book and will be audited when book is returned to the administrative assistant.
C. Only one handler is allowed access to your cash drawer at any given time.
D. Cash must be kept in a safe or a secured drawer until it is deposited.

4.5 – Balancing of Cash Receipts:

A. All funds collected must be balanced daily, by comparing the total of the cash to the computerized cash disbursement.
B. All over/short amounts must be recorded separately and investigated and resolved to the extent possible as set out in the over/short portion of this policy.

4.6 – Preparation of Deposits:

A. The treasurer's office will check the transmittal and all accompanying material upon receiving it to check for accuracy.

B. All cash and all paperwork must be delivered to the Treasurer's office at the end of the day and in a timely manner as required under cash collection points.

4.7 – Reconciliation of Cash Collected:

A. Balance all cash received to the computerized daily closeout and transfer to the transmittal form and resolve any and all discrepancies.
B. When transferring to the transmittal form if there is an over/short put the amount it should be in the appropriate line item and list the amount of the over/short under the appropriate line items as well.

4.8 – Cash Over/Short:

All cash overages and shortages must be documented by individual upon the time of finding. Any overage/shortage is to be reported to the Event Manager immediately. The Event/Program Manager will immediately notify the Treasurer or the Chief Deputy Treasurer. If there seems to be a continuous problem with over/shortages by the same individual, or suspected or documented theft, appropriate actions will be taken.

4.9 – Gate Receipts or Entrance Fee

A. Pre-numbered tickets, wristbands, etc. will be used for all admittance. Tickets shall be issued by the Treasurer's office. The tickets must be pre-numbered sequentially and inventory must be maintained. If there are different ticket prices for entry, a separate ticket sequence and color must be used, (example Adults $10 red, Students $5 yellow, free child's admission orange).
B. Any event booths or gates open for collection of fees or sales must be manned with dual custody, by two or more County employees. Volunteers are not authorized to handle cash or cash equivalents on behalf of the County but may act as a second person for dual custody if not related to or a close friend of the employee.
C. At the beginning of the event, the first pre-numbered ticket is to be removed by the Event Coordinator and attached to the cashier's sales log. Sales log forms will be provided by the Treasurer's Office and are to be stored with the cash till.
D. At the end of the event, each cash till will be placed in a tamper proof plastic bank deposit bag by the cashier and the Event Coordinator with a sales log form signed by both the cashier and the Event Coordinator reflecting an itemized amount of sales and cash received. Any shortages or overages must be indicated with an explanation for the discrepancy.
E. The Event Coordinator or Treasurer approved alternative will be responsible for transporting the deposit bags to the Treasurer's Office. If the event occurs

outside the normal business hours, the cash deposit bags will be delivered to the Treasurer's Office or drop box immediately following the conclusion of the event.

F. The Treasurer's Office will reconcile each bag to the items sold. The Event Coordinator will provide the Treasurer the information needed to reconcile the cash including items sold, sales price and/or void/cancelled items. A final report of sales will be prepared by the Treasurer and submitted to the Event Coordinator within 2 business days of the event.
G. All sales will be recorded in the appropriate Fund.
H. If the event is multiple days. The Treasurer Staff will prepare a daily cash till for each event, the cash till will be placed in a tamperproof deposit bag and stored in the safe for pick-up by the Event Coordinator.

4.10 – Retail Sales or Concessions

A. Items being sold at the event will need to be purchased for the sole purpose of the fundraising event and properly accounted for as a special event fundraising purchase in coordination with the Finance Department. Inventory count sheets of the items will be maintained by the Event's Coordinator and provided to the Finance Department after the event. Items will need to be stored in a locked cabinet or storage room with limited access.
B. Retail sales and/or concession sales will require the utilization of a cash register or a pre-number receipt book with duplicate copies. Each transaction will be recorded individually. A separate cash register will be required for each cashier.
C. At the end of the event, each cash till will be placed in a tamper proof plastic bank deposit bag by the cashier and the Event Coordinator with a sales log form signed by both the cashier and the Event Coordinator reflecting an itemized amount of sales and cash received. Any shortages or overages must be indicated with an explanation for the discrepancy.
D. The Event Coordinator or Treasurer approved alternative will be responsible for transporting the deposit bags to the Treasurer's Office. If the event occurs outside the normal business hours, the cash deposit bags will be delivered to the Treasurer's Office or drop box immediately following the conclusion of the event.
E. The Treasurer's Office will reconcile each bag to the tickets sold. The Event Coordinator will provide the Treasurer the information needed to reconcile the cash including; ticket price, complimentary tickets issued or void/cancelled tickets. A final report of sales will be prepared by the Treasurer and submitted to the Event Coordinator within 2 business days of the event.
F. All sales will be recorded in the appropriate Fund.

G. Sales taxes may need to be collected for items sold. The Events Coordinator should coordinate sales tax requirements with the Commissioner of Revenue.

4.11 – Raffle

A. All events offering a raffle must be pre-approved by the County Administrator.
B. All donated raffle items are to be reported to the Finance Office prior to the event.
C. Pre-numbered raffle tickets issued by the Treasurer's Office will be utilized for the event. The Event's Coordinator shall maintain an inventory of all tickets for sale and will list the cashiers who were issued tickets to sell.
D. Pre-defined raffle ticket prices will be communicated to the sales staff. No alteration from the established prices will be allowed. Any additional contribution given to the ticket seller will be posted as a donation.
E. At the end of the event, the unsold tickets will be checked back into inventory by the Events Coordinator and signed off by the seller using a cash collection form available from the Treasurer's Office. All money collected will be put into a tamper proof bank deposit bag. The bags are to be sealed and authenticated by the two persons handling ticket sales.
F. The Treasurer's Office will in dual custody reconcile each bag to the tickets sold. The Event Coordinator will provide the Treasurer's Office the ticket inventory sheet and unsold tickets to reconcile the money collected.
G. All sales will be recorded in the appropriate revenue line.

4.12 – Fundraising Contest

A. Events that will be offering a contest that require a "game of skill" will need to be pre- approved by the County Administrator and County Attorney and reviewed with the Finance Office for accounting requirements. Description of the rules for the game or contest will need to be pre-defined, including the prizes or pay- out for the winners.
B. To account for the collection of entry fees and pay-out for the contest, a list of participating contestants will be maintained by the person running the contest and accepting the payment. When payments are received, they will be logged on the list and the money will be stored in a locking receptacle. Any pay-out from the contest will also be logged on the list. At the end of the event, the cash and the list of contestants will be stored in a tamper proof plastic deposit bag for transporting back to the County Treasurer's Office.
C. Revenue collected from these games will be posted as fundraising revenue and posted to the appropriate Fund. The Treasurer's Office will provide training to staff members collecting payment for the contest.

4.13 – Auction

A. All donated auction items are to be reported to the Finance Office prior to the event. Each auction item will be listed on a Donation Form. The form will include a description of the item and the FMV. The Fair Market Values (FMV) of each item will be assigned. The form must also contain a space to collect the donators name and address. Items sold below FMV will be posted as fundraising revenue. For items sold above the FMV, the additional amount will be posted as donation revenue.
B. Each auction item will have a sales form. The form will include a description of the item, and item number and the FMV. The form must also contain a space to collect the buyers name, address, purchase price and method of payment. The Treasurer for the event will verify the payment, enter the required information about buyer on the form, sign & date and attach the payment to the form, (credit card slip, check or cash).
C. At the end of the event, all sales forms will be stored in a tamper proof plastic bank deposit bag and sealed. The bags will be stored in a secure place until they can be transported to the Treasurer's Office.
D. The Treasurer's Office will process all payments received for the auction. Transactions will be posted in the County software.
E. Sales taxes may need to be collected for items sold. The Events Coordinator should coordinate sales tax requirements with the Commissioner of Revenue.

4.14 – Direct Donation

A. Direct donations in support of an event are to be mailed directly to the Finance Office. This includes tickets sales, entry fees, hole sponsorship for golf tournaments, etc. Mail solicitation are to be approved by County Administrator prior to distribution.
B. For all in-person donations received at the event, a receipt must be provided to the donor. The Events Coordinator will work with the Treasurer's Office to receive an approved, pre-numbered receipt book to be used at the event
C. Locking donation boxes can be utilized at events to collect anonymous donations. The donation box should never be left unattended. At the end of the event, the content of the box will be placed in a tamper proof plastic deposit bag by two employees for transporting to the County Treasurer's Office.

4.15 – Grants and Special Revenues

Due to the special nature of funds received from grants, developers, partners and other entities, the Finance Office will determine whether separate procedures

should be established for compliance with the funding source. However, collecting, depositing and recording these funds shall be in compliance with this policy.

5.0 – Acceptable Forms of Payment

It is the policy of the County that cash and cash equivalents be collected and documented in a timely and controlled manner by authorized employees of the County.

5.1 – Cash

An employee may accept only U.S. currency and coins when cash is received. If cash payments are received at the event, a receipt must be provided to the customer for each transaction with the exception of ticket sales in which the customer shall receive a pre-numbered entry ticket/band. Cash is to be stored at all times in a locking receptacle and should never be left unattended. Cash that changes cashier/user control should be counted over to the new cashier/user with the former cashier/user simultaneously and both signing agreement to the amount transferred as documented on a cash control form that will stay with the cash/drawer until the till is closed.

5.2 – Checks

Checks are an acceptable means of payment except for special events tickets:

A. Treasurer's Office will issue an endorsement stamp that is to be treated in the same manner as cash.
B. All checks must be restrictively endorsed immediately upon receipt.
C. Payments must be payable to the Treasurer, Isle of Wight County or a reasonable variation.
D. Checks cannot be dated earlier than 30 days prior to the day of acceptance and no later than day of acceptance.
E. Checks cannot say "payable/paid in full" or be two-party.
F. No checks are to be cashed.
G. No IOU's are allowed under any circumstances.

5.3 – Credit Cards

Credit cards are an acceptable means of payment and electronic methods of access and payment when feasible and cost-effective to reduce overall risk and increase cash flow is preferred. Department, programs, and Event Coordinators shall work with the Treasurer to determine the method of credit card acceptance. Online payment modules must be approved by the Treasurer and Finance Officer.

5.4 – Returned Items

Returned checks and rejected credit cards - Procedures for processing and collection of returned payments should be established, including the assessment of fees to offset the costs associated with the returned items. The returned items procedure, fee assessment and collection are managed and performed by the County Treasurer. Returned items shall be recorded by the Treasurer on the day the notice of rejection is received from the bank to ensure accurate and timely accounting records.

6.0 – Revenue Control

This revenue control and management policy establishes proper control over all receipts and receivables and helps ensure sound financial management practices. Governments should adopt a revenue control and management policy over revenues as an integral component of their overall financial policies.

6.1– Accounting

The County follows Generally Accepted Accounting Principles and complies with Government Accounting Standards Board pronouncements and best practices. The following procedures shall be observed in compliance with both GAAP and GASB.

6.1.1 Reporting

The County complies with annual financial reporting requirements of federal, state and local compliance, including granting agencies and in accordance with best practices to include an annual independent audit. The Treasurer shall provide a monthly report of collections and cash accountability to the Board of Supervisors. The Finance Officer shall provide a financial report of revenue and expenditures at least quarterly to the board. Online financial transparency reporting of revenues and expenditures that is updated monthly is currently provided for the Board of Supervisors, County taxpayers and interested parties through the County website.

6.1.2 Internal controls

All aspects of cash receipting and accounts receivables should be subject to proper internal controls including:

A. Segregation of duties such as initiation and authorization of transactions, execution of transactions (receipting and disbursement), recording transactions, reconcilement, and maintaining custody.
B. Daily processing and deposit of receipts. Ideally, receipts at all cash

collection should be deposited within 24 hours of receipt and recorded daily.

C. Other revenue sources such as grant payments that are direct deposited should be recorded daily for timely reconciliation to applicable ledgers.
D. Monthly bank account reconciliations should be completed within 30 days of month end.
E. Physical security procedures have been established by this policy in 4. Cash Handling Procedures.
F. Fraud reporting may be made by emailing the auditor of record, the County Administrator, the Finance Officer, Treasurer or a member of the Audit Committee or any Board Supervisor.
G. Use of integrated receipt and accounting systems wherever practical and cost-effective is managed by the Treasurer and Finance Department.

6.1.3 Recording Transactions

All receipts and receivables are recorded in accordance with generally accepted accounting principles (GAAP). Point of Sale or other computer module receipting systems used by departments, programs or events shall be approved by the Treasurer and Finance Officer and preferably through integration with the current computerized accounting system. The County maintains a computerized tax billing system as well as a General Billing system and other billing modules. Transactions that are not able to be recorded and collected at the time of service should be recorded and billed to the party within 30 days of the transaction.

6.1.4 Billing and collection practices

General Billing & Accounts Receivable is established for services provided in advance of payment. The Code of Virginia has established billing and collections statutes for the County Treasurer. All other billings will be by County General Billing in accordance with this policy and in compliance with applicable federal, state and local law.

Section 7.0 – Procedure

The procedure for collection of taxes and fees assessed by the Commission of Revenue and/or Treasurer has been established by state code and/or their office procedures. The County's General Billing system will be used for all other debts incurred by parties that have not been recorded and billed through other approved billing modules. The County's General Billing process sends notices to individuals or businesses when County Departments determine a non-tax debt is due to the County. This debt can be the result of user fees or

other assessments being collected by a county department.

Charges shall be recorded in the County's accounting system through the General Billing process. The General Billing process generates invoices and shall be performed within 30 days after initial service delivery. Invoices created through General Billing shall be mailed to the party requesting that payment be remitted within 30 days. The Finance Officer shall establish a written procedures for Departments requesting General Billing.

Accounts past due at 90 days shall be reported to the Treasurer to be collected in accordance with state, federal and local law. After reviewing available collection options, the Treasurer will establish procedures that maximize collections. Collection agencies that are familiar with federal, state, and local notice requirements and regulations may be considered when their use proves cost-effective.

8.0 – Uncollectible Accounts

Effort should be made to ensure that receivables are collected in a timely fashion. A policy should be established to provide for 'write-offs' of accounts receivable, including timeframe, dollar thresholds and decision-making authority. The following write off policy is incorporated into County Policy Section 2.6 Uncollectible Accounts.

The Department will make every effort possible to collect all amounts that it is owed prior to collection efforts that are initiated by the County Treasurer's Office. However, over the normal course of business, certain amounts due to the County are deemed to be uncollectible and are required to be written off as bad debts. Accounts determined to be uncollectible will be written off at least annually via the following guidelines.

An account is determined to be uncollectible if it meets the following criteria:

A. The debt does not qualify for collection by the Treasurer (i.e. Safe Harbor EMS Billings).
B. The collection efforts of the Treasurer's Office have been unsuccessful, and the debt is at least 3 years old and has had no payment activity within the last 12 months except in cases where accounts determined to be uncollectible may be expedited to write off if allowed by the Code of Virginia and in concurrence with the County Attorney deemed to be uncollectible.
C. The account owner has filed a bankruptcy and the debt is discharged in

bankruptcy.

D. The County Attorney determines the debt is not collectible.
E. Prior to write off, all liens and/or judgements must have been processed and applied in accordance with applicable statutory authority.

Transactions to write off uncollectible accounts are handled through a journal entry. Supporting documentation for a write-off will at a minimum include a listing of aged accounts, dates of services, original charge amount and the balance being written off. This listing will be attached to the annual memo to be reviewed and signed by the Department Head and the Director of Finance. The County Administrator will approve the annual write off of uncollectible accounts.

For accounting and financial reporting purposes, write-offs of uncollectible receivables are to be made against the appropriate allowance or revenue accounts. Adjustments to the allowance accounts can be done monthly, quarterly or at a minimum annually by June 30 of each fiscal year.

Bad Debts - Bad debt expense should be estimated based upon a documented method of calculation. An allowance for doubtful accounts should be recorded and analyzed annually. Write-offs should be performed according to the above policy to ensure that accounts receivable and allowance balances are not overstated. The Treasurer is responsible for the timely collection of delinquent accounts.

9.0 Compliance

The policy outlined in this document is in full compliance with federal law and state statutes. These procedures are intended to safeguard assets of the County, maintain the integrity of the County through uniform procedures, instill confidence in those who participate in County events and provide protection for those entrusted with the handling of cash and cash equivalents. Failure to comply with the cash handling procedures will result in the loss of cashiering privileges as well as administrative and/or legal action by the County.

Cash Handlers Certification of Training

Department/Organization _____

I certify that I understand the County cash handling policy. I fully understand the requirements for cash handling and security of all County funds. I understand, as an authorized employee of the County, I am required to follow the cash handling policies for accepting, depositing, recording and safekeeping of cash and cash equivalents.

I have reviewed these policies and procedures and agree to comply with the requirements of the policy. I understand that I am required to be re-certified and trained every year.

I also understand that if I suspect potential fraudulent activity or if there is inappropriate activity surrounding the acceptance, storage or transportation of cash or cash equivalents on campus that Imust notify the Treasurer, Finance Director, or the Sheriff's Office.

Name	***ID***	***Signature***	***Date***

Adopted this 20th day of March, 2025.

Don G. Rosie, II, Chairman

Katheryn L. Mayes, Clerk

Approved as to form:

Robert W. Jones, Jr., County Attorney