A G E N D A
ISLE OF WIGHT COUNTY PLANNING COMMISSION
February 25, 2025

1. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

2. ROLL CALL/DETERMINATION OF A QUORUM

BOBBY BOWSER, CHAIRMAN
THOMAS J. DISTEFANO, VICE-CHAIRMAN
BRIAN CARROLL
JAMES FORD
JENNIFER S. BOYKIN
GEORGE RAWLS
RAYNARD GIBBS
MATTHEW SMITH

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

4. APPROVAL OF AGENDA

5. CONSENT AGENDA

A. January 16, 2025 Board of Supervisors Action List

B. January 28, 2025 Planning Commission Regular Meeting Minutes

6. CITIZENS' COMMENTS

7. PUBLIC HEARINGS

8. OLD BUSINESS

9. NEW BUSINESS

A. 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 with tax map number 70-01-020 on a private ingress/egress easement not built to public standards which serves more than two lots

B. 2024 Planning Commission Annual Report

2024 Planning Commission Annual Report Review

C. COUNTY ATTORNEY'S REPORT

D. PLANNING DIRECTOR'S REPORT

1. Continued Industrial Setback Zoning Ordinance Change Discussion

Continued Discussion on Proposed Changes to Industrial Setback Requirements adjacent to Residential Uses in the Zoning Ordinance

2. Comprehensive Plan Five Year Review Community Survey Results

Comprehensive Plan Five Year Review Community Survey Results

10. CLOSED MEETING

11. ADJOURNMENT

PLANNING REPORT

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
January 28, 2025 Planning Commission Regular Meeting Minutes	Minutes	2/19/2025

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

CALL TO ORDER

Bobby Bowser, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on January 28, 2025, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Don Robertson delivered the invocation.

PLEDGE OF ALLEGIANCE

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

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT
Bobby Bowser, Chairman
Thomas J. Distefano, Vice-Chairman
Cynthia Taylor
James Ford
Jennifer S. Boykin
George Rawls
Matthew Smith
Raynard Gibbs

ABSENT
Brian Carroll

A quorum was determined

ALSO IN ATTENDANCE
Amy Ring, Community Development Director
Mandy Rogers, Substitute Council to the Planning Commission
Trenton Blowe, Planner III
Shaunee Beussink, Environmental Planner
Amanda Landrus, Secretary
Kristi Sutphin, Economic Development Director

ELECTIONS OF CHAIRMAN FOR 2025

Chairman Bowser opened the floor for nominations for the Chairman of the Planning Commission for 2025.

Commissioner Distefano moved to re-elect Commissioner Bowser for Chairman of the Planning Commission for 2025. Commissioner Boykin seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

ELECTIONS OF VICE-CHAIRMAN FOR 2025

Chairman Bowser called for the nominations for Vice-Chairman of the Planning Commission for 2025.

Commissioner Taylor moved to re-elect Commissioner Distefano for Vice-Chairman of the Planning Commission for 2025. Commissioner Gibbs seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

APPOINTMENT OF SECRETARY FOR 2025

Chairman Bowser called for appointment of the Secretary for the Planning Commission for 2025.

Commissioner Boykin moved to appoint Amanda Landrus as Secretary for the Planning Commission for 2025. Commissioner Ford seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

ADOPTION OF THE 2025 MEETING AND INVOCATION SCHEDULE

Chairman Bowser called for the adoption of the 2025 Planning Commission Meeting and Invocation Schedule as presented.

Commissioner Smith moved to adopt the 2025 Planning Commission Meeting and Invocation Schedule as presented. Commissioner Boykin seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

2025 PLANNING COMMISSION MEETING AND INVOCATION SCHEDULE

Date	Time	Meeting	Invocation	District
January 14th	6:00pm	Work Session	Thomas Distefano	District 2
January 28th	6:00pm	Regular Meeting	Cynthia Taylor	District 2
February 11th	6:00pm	Work Session	Bobby Bowser	District 3
February 25th	6:00pm	Regular Meeting	James Ford	District 3
March 11th	6:00pm	Work Session	George Rawls	District 4
March 25th	6:00pm	Regular Meeting	Brian Carroll	District 5
April 8th	6:00pm	Work Session	Jennifer Boykin	District 5
April 22nd	6:00pm	Regular Meeting	Raynard Gibbs	District 1
May 13th	6:00pm	Work Session	Matthew Smith	District 1
May 27th	6:00pm	Regular Meeting	Thomas Distefano	District 2
June 10th	6:00pm	Work Session	Brian Carroll	District 5
June 24th	6:00pm	Regular Meeting	Bobby Bowser	District 3
July 8th	6:00pm	Work Session	James Ford	District 3
July 22nd	6:00pm	Regular Meeting	George Rawls	District 4
August 12th	6:00pm	Work Session	Matthew Smith	District 1
August 26th	6:00pm	Regular Meeting	Brian Carroll	District 5
September 19th	6:00pm	Work Session	Jennifer Boykin	District 5
September 23rd	6:00pm	Regular Meeting	Raynard Gibbs	District 1
October 14th	6:00pm	Work Session	Matthew Smith	District 1
October 28th	6:00pm	Regular Meeting	Thomas Distefano	District 2
November 18th	6:00pm	Regular Meeting	Bobby Bowser	District 3
December 9th	6:00pm	Regular Meeting	James Ford	District 3
January 13th, 2026	6:00pm	Work Session	George Rawls	District 4
January 27th, 2026	6:00pm	Regular Meeting	Matthew Smith	District 1

Work Sessions will be held on an as-needed basis

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

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

APPROVAL OF AGENDA

Chairman Bowser called for a vote to approve the agenda. Vice-Chairman Distefano made the motion to move old business before the public hearing items. Commissioner Boykin seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

CONSENT AGENDA

Chairman Bowser called for a vote to approve the consent agenda. Commissioner Taylor made the motion to approve the agenda with the correction on the vote for EXC-4-24 on page twenty-four of the October 22, 2024, Meeting Minutes. Commissioner Ford seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

CITIZENS' COMMENTS

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

OLD BUSINESS

Chairman Bowser called for the following old business item:

> 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.

Shaunee Beussink, Environmental Planner, gave the following presentation.

Bolt and Boyes CBPA Exception Request

Application EXC-24-2
Planning Commission Regular Meeting
January 28, 2025 a continuation from October 22, 2024
Shaunee Beussink, Environmental Planner

1

Details

Applicants: Jeffrey H. & Paula J. Bolt (34A-01-F006)
Bryan W. & Amanda L. Boyes (34A-01-F005)

Location: 15407 & 15437 Laurelwood Drive, Carrollton

Tax Map #: 34A-01-F006 and 34A-01-F005

Request: 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.

2

Background

- Homes built in 1967 and in 1980
- The Bolts had permission to install a septic system in the RPA
- Retaining wall built without permits that extended onto neighbor's property, the Boyes
- Seeking after-the-fact exception for the retaining wall & fill extending beyond limits of septic field area
- Total area of disturbance = 1,995 SF including 118-ft retaining wall with approximately 105 cubic yards of fill
- Request includes the addition of an above-ground pool in the 50-foot seaward and to replace an existing shed in the 50-foot landward RPA

3

Bolt & Boyes Exception Location Maps

4

Close-up

LAURELWOOD DRIVE
PROPOSED SITE #1
PROPOSED SITE #2

LAURELWOOD DRIVE
PROPOSED SITE #1
PROPOSED SITE #2

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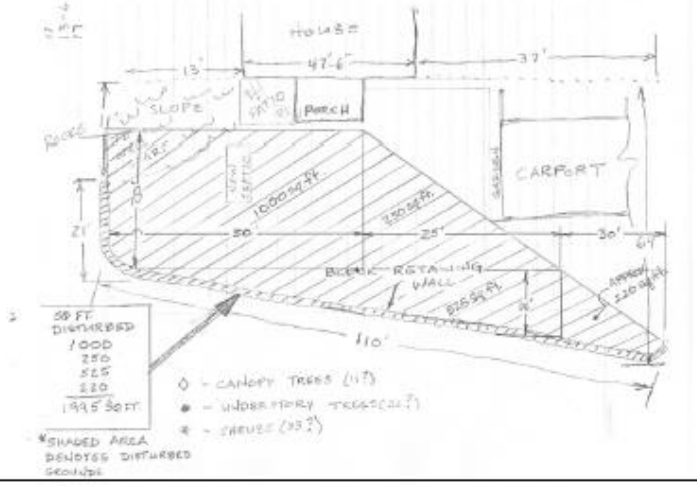
Proposed Mitigation in WQIA



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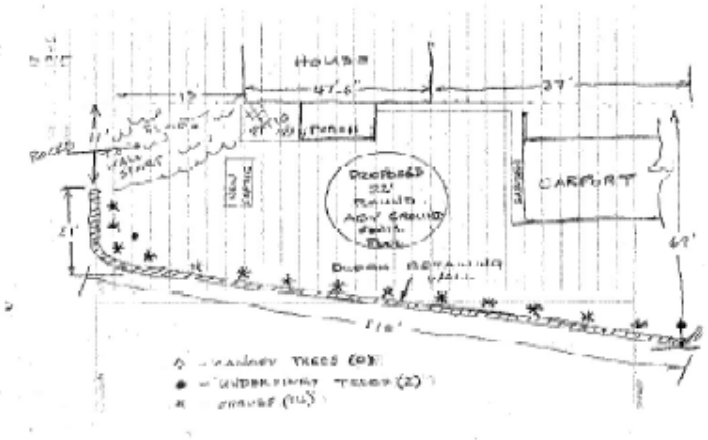
Original Planting Mitigation Plan Proposed by Property owner



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Five criteria for granting an Exception: The Planning Commission shall not recommend in favor of the applicant unless it finds:

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;*

   - RPA encroachments are similarly restricted on all lots. Therefore, this would not constitute a unique hardship and would grant a special privilege to the applicants.

   - A pool and a level backyard is not a hardship as they are not necessary for the principal residential use of the property.

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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 prior to beginning construction and obtain necessary permits. This is a self-created hardship.

3. The exception request is the minimum necessary to afford relief;

Because the applicant began construction without proper review and permits, it is unknown if this was the minimum necessary to address the erosion.

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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;

- Expansion of the backyard and pool does not meet the purpose or intent of the ordinance to safeguard water quality through protection of existing buffers.
- Retaining wall with fill and the pool are within the fifty-foot seaward buffer and lie within flood hazard zone AE.

5. Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.

If this exception is approved, staff recommends the following conditions:

1. the applicant be required to install the mitigation landscaping as proposed,
2. the pool be denied due to flood hazard potential and in accordance with the CBPA Ordinance, and
3. no further exceptions be granted.

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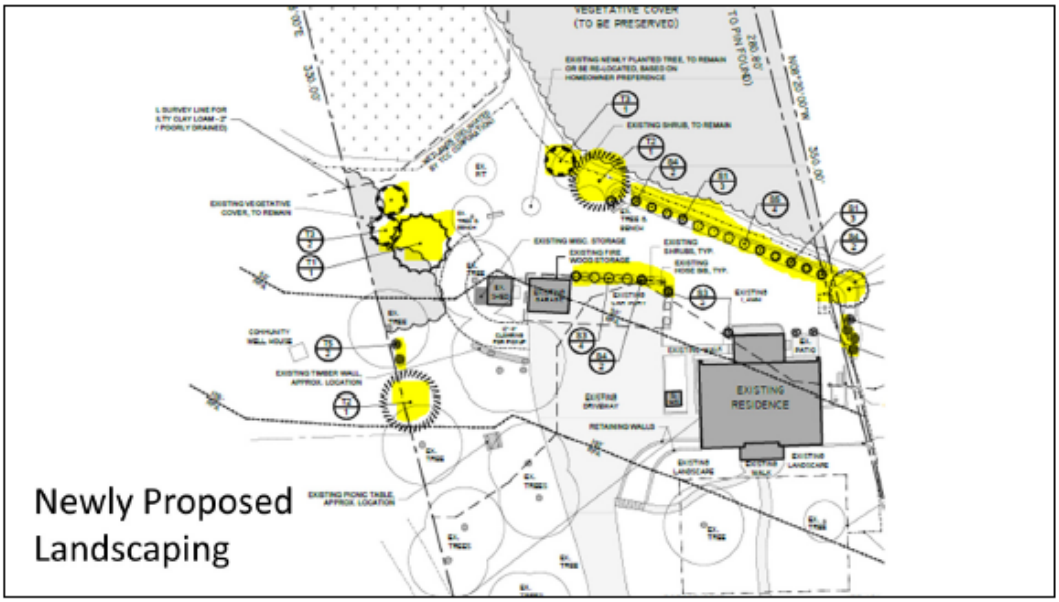

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Planting Plan

Proposed Mitigation in WQIA
11 canopy trees
32 understory trees
33 shrubs

Original Mitigation Proposed by Homeowner
0 canopy trees
2 understory trees
14 shrubs

New Mitigation Proposed by Homeowner
3 canopy trees
10 understory trees
15 large shrubs

Required Mitigation

Five Planting Units = five canopy Trees
ten understory Trees
fifteen shrubs

16

Staff Conclusions:

Strengths:

1. Proposed landscaping mitigation meets the requirements.

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.

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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 shown on the newly proposed landscaping plan,
  2. the pool be denied due to flood hazard potential and in accordance with the CBPA Ordinance, and
  3. no further exceptions be granted.

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Chairman Bowser called for discussion from the Commissioners.

Commissioner Distefano stated that removal of the retaining wall would be more detrimental to the resource protection area and believes it should remain in place, but no other disturbance should be allowed, with the exception of the 1:1 shed replacement.

Commissioner Boykin stated that she agreed with Commissioner Distefano.

Chairman Bowser asked the applicant, Mr. Bolt to come to the podium.

Jeffrey Bolt stated that he hired a landscape company from Virgina Beach and reached an agreement that met the landscape requirements. Mr. Bolt asked for approval of his application.

Commissioner Distefano made the motion to recommend approval of the after-the-fact exception application for the retaining wall and shed replacement with the recommendation of denial for the pool. Commissioner Gibbs seconded the motion. The motion was adopted with Commissioners Boykin, Distefano, Ford, Rawls, Taylor, Gibbs, Smith and Bowser voting in favor and no commissioners voting against.

The motion passed unanimously, and the item will go to the Board of Supervisors on March 20, 2025.

PUBLIC HEARINGS

Chairman Bowser called for the first public hearing on the following item:

> 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.

Trenton Blowe, Planner III, gave the following presentation.

Oak Level Acres Conditional Use Permit

Planning Commission Meeting

January 28, 2025

Trenton Blowe

Planner III

1

Details

- **Location**: 15107 Courthouse Hwy
- **TPIN**: 30-01-045B
- **Election District**: District 4
- **Zoning** : Rural Agricultural Conservation (RAC)
- **Purpose**: A conditional use permit to establish an event center on approximately seven acres located at 15107 Courthouse Hwy (Rte. 258) on tax parcel 30-01-045B in the Rural Agricultural Conservation zoning district

2

Background

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

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CSUP-24-2 Oak Level Acres - Location Map

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CSUP-24-2 Oak Level Acres - Closeup Map

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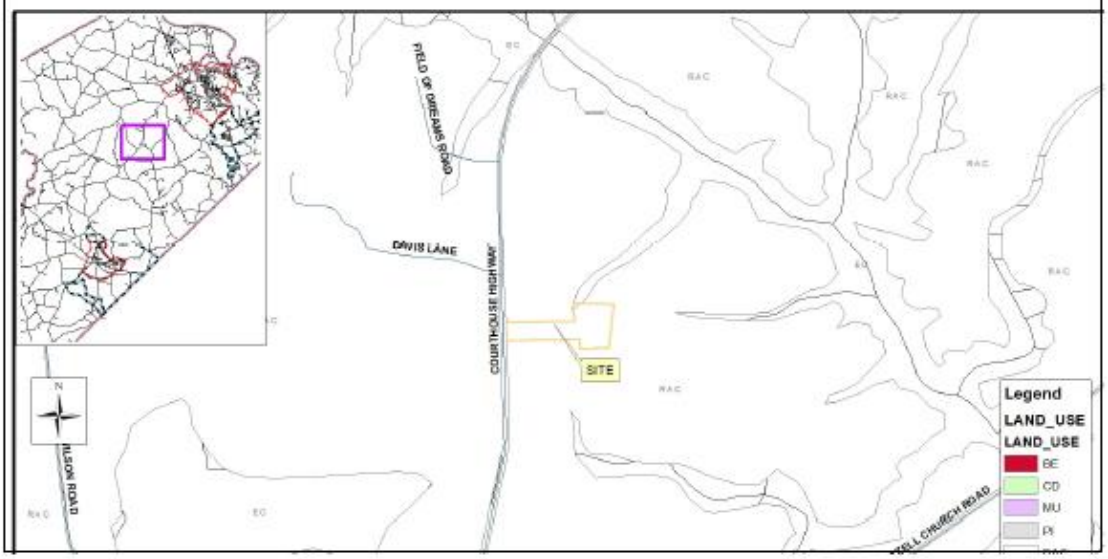
CSUP-24-2 OakLevel Acres - Land Use Map



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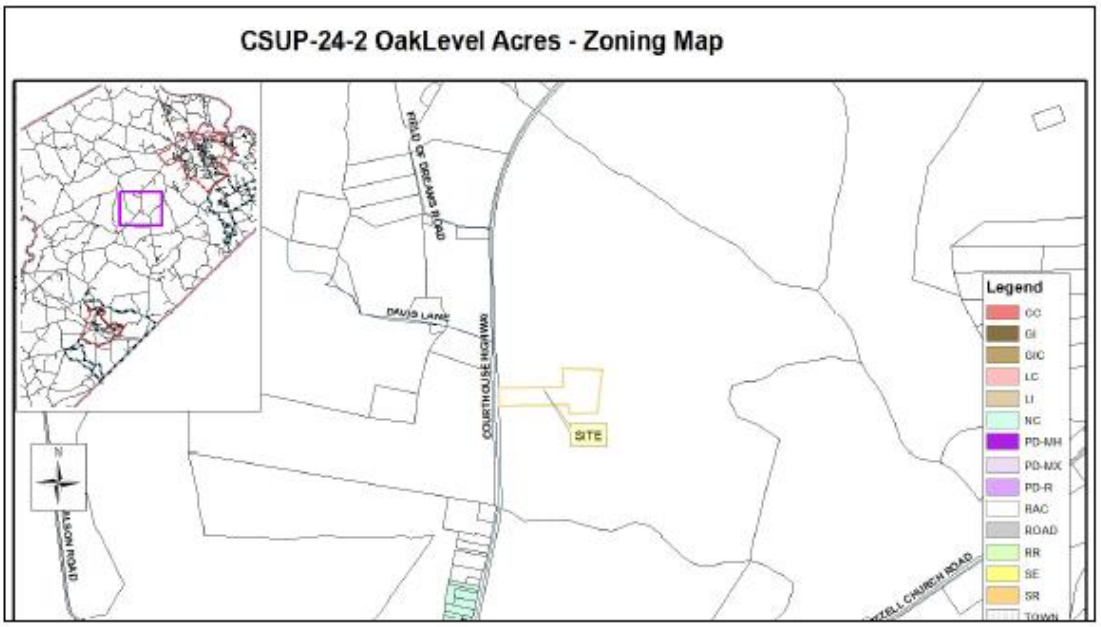
CSUP-24-2 OakLevel Acres - Zoning Map
FIELD OF DREAMS ROAD
DAVIS LANE
COURTHOUSE HIGHWAY
SITE
ALISON ROAD
MIZELL CHURCH ROAD
Legend
CC
GI
GIC
LC
LI
NC
PD-MH
PD-MX
PD-R
RAC
ROAD
RR
SE
SR
TOWN

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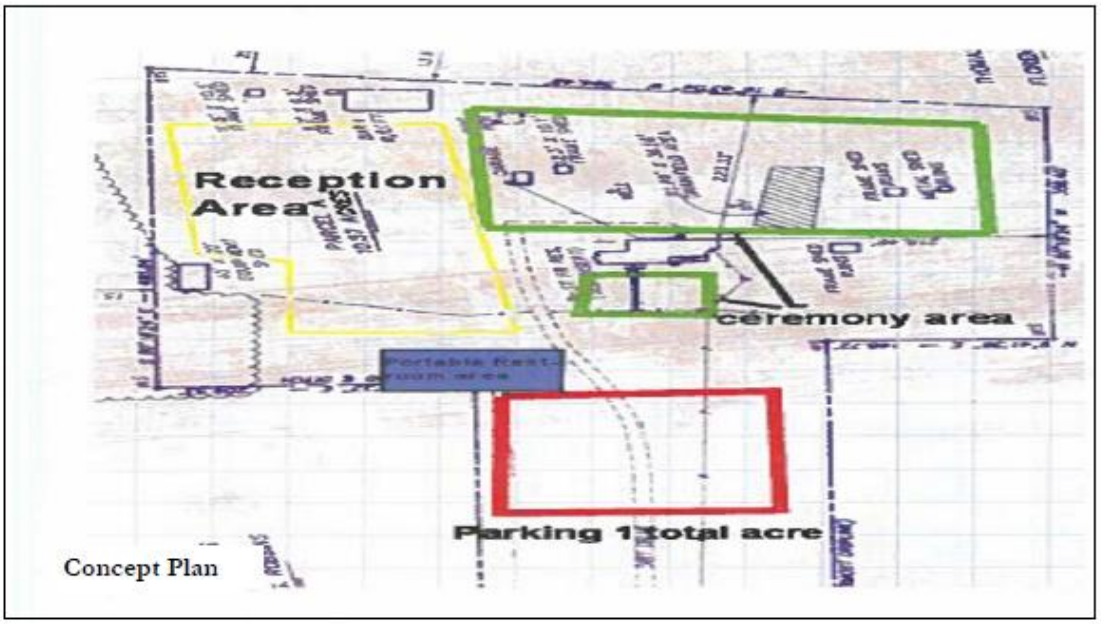
Reception Area
céremony area
Parking 1 total acre
Concept Plan

8

Entrance to the site

9

The drive looking West

The drive looking East

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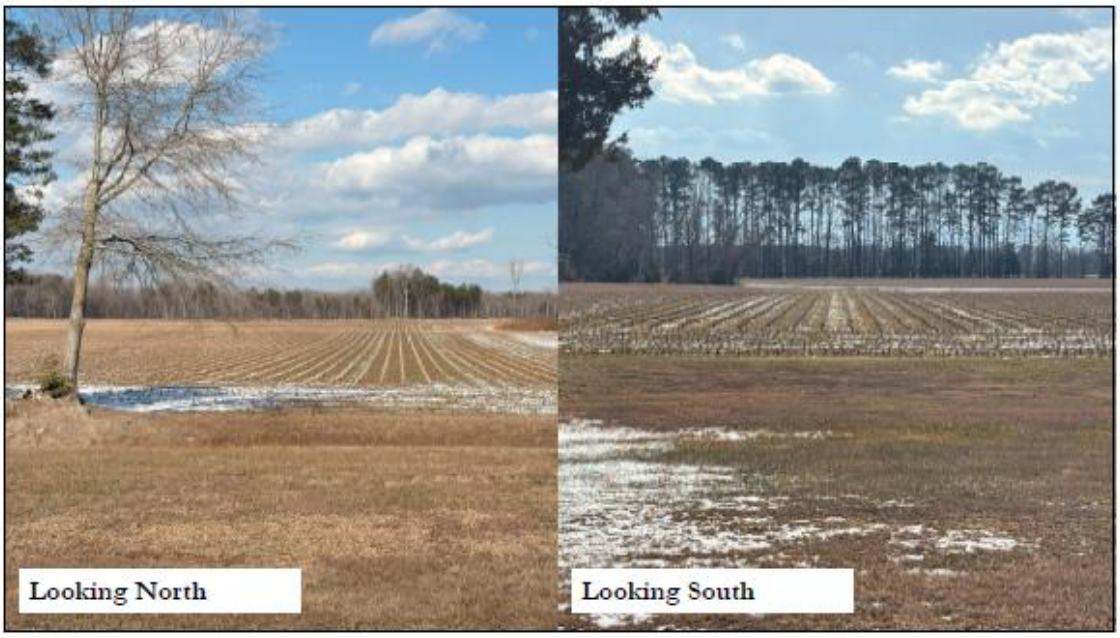

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Event Center

- An Event Center is defined as a multipurpose facility with flexible indoor/outdoor space, typically used for activities such as weddings, conventions, meetings, job fairs, and trade shows.
- The applicant has proposed to use the property for weddings, banquets or similar events.
- 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.

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The Planning Commission and Board of Supervisors shall consider the following criteria before the granting of a conditional use permit:

1. Will not be detrimental to or endanger the public health, safety, and general welfare;
2. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially impair the use of other property within the immediate proximity;
3. Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements will be provided;
4. Ingress and egress so designed as to minimize traffic congestion on the public streets;

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The Planning Commission and Board of Supervisors shall consider the following criteria before the granting of a conditional use permit:

5. Not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;
6. Shall conform to all other applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and
7. Will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

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Board may impose additional conditions or limitations on CUPs. Such conditions may include, but are not limited to:

1. Number of persons living or working in the immediate area and the proposed hours of operation;
2. Traffic conditions, sidewalks, parking facilities, vehicle access, peak periods of traffic; and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future;
3. Orderly growth of the neighborhood and community and the fiscal impact on the County;
4. 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

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Board may impose additional conditions or limitations on CUPs. Such conditions may include, but are not limited to:

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 resource landmarks.

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Agency Review

- **Economic Development**-Concerns addressed
- **Health Department**- 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.
- **Sheriff's Office**- No concerns with the application as submitted, however, security measures should be considered for events of 100 guests or more.
- **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.

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Agency Review CTD

- **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.
- **IOW Museum** - After reviewing the application for the conditional use permit for the 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.

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Strengths & Weaknesses

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.

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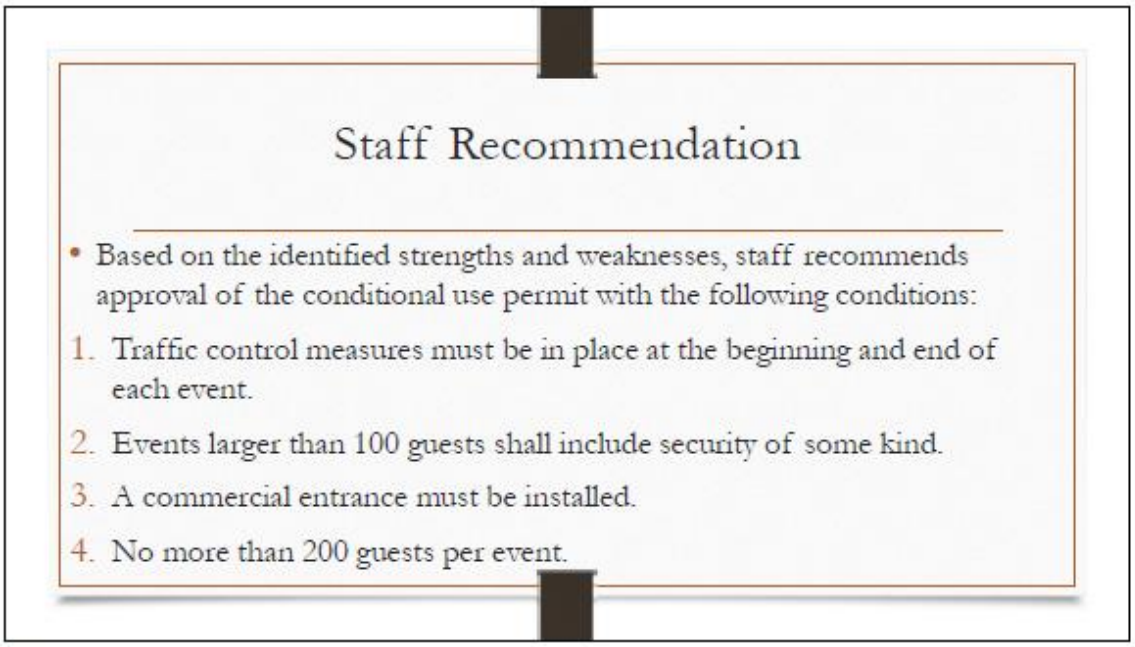

Chairman Bowser opened the public hearing and invited the applicant to speak.

Joshua Mathias, 15107 Courthouse Highway, stated that it is the family's goal to keep the property in the family name and the land being farmed.

There being no public comments, Chairman Bowser closed the public hearing and called for discussion from the Commissioners.

Commissioner Gibbs stated there is a need for event centers in our community.

Commissioner Taylor stated this is a good location, doesn't negatively impact the surrounding area, and provides a service to the community.

Commissioner Taylor made the motion to recommend approval to the Board of Supervisors with the conditions put forward by staff. Commissioner Gibbs seconded the motion. The motion was adopted with Commissioners Boykin, Distefano, Ford, Rawls, Taylor, Gibbs, Smith and Bowser voting in favor and no commissioners voting against.

The motion passed unanimously, and the item will go to the Board of Supervisors on March 20, 2025.

Chairman Bowser called for the next public hearing on the following 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.

Trenton Blowe, Planner III, gave the following presentation.

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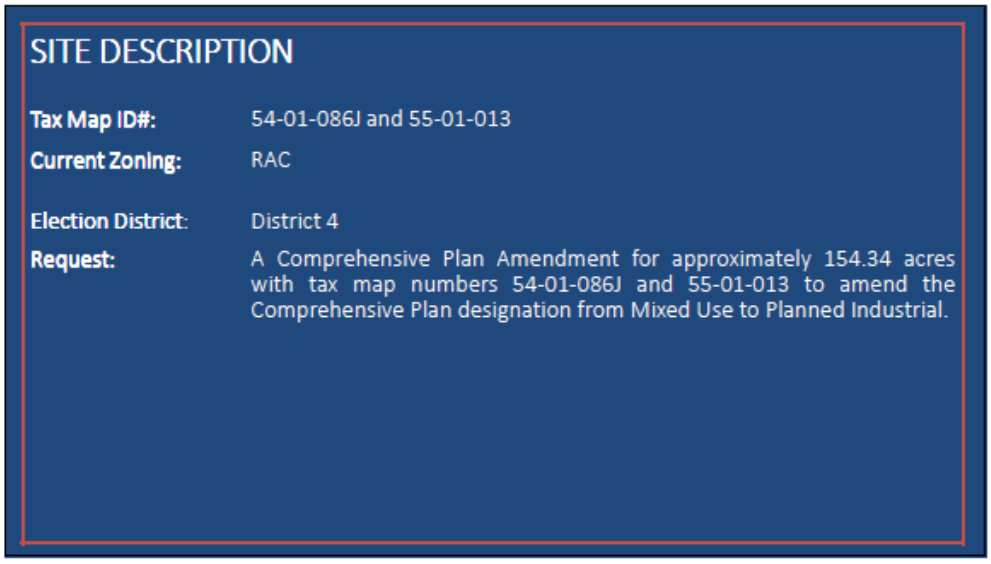

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PROJECT DESCRIPTION

- 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.
- Applicant bases their request on the significant and growing demand for warehousing and distribution centers in the Hampton Roads region.
- Applicant asserts that establishing the future land use designation for the subject property would be consistent with the industrial designation south of 460 and create a much more consistent and compatible land use scenario

3

Revisions To The Application

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

4

Revisions To The Application

- The applicants have reduced the number of buildings from five to four and relocated them to avoid environmentally sensitive areas on the site.
- 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 along the portion of the property closest to Lovers Lane.
- 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 resulted in substantial changes to the application as determined by the zoning administrator.

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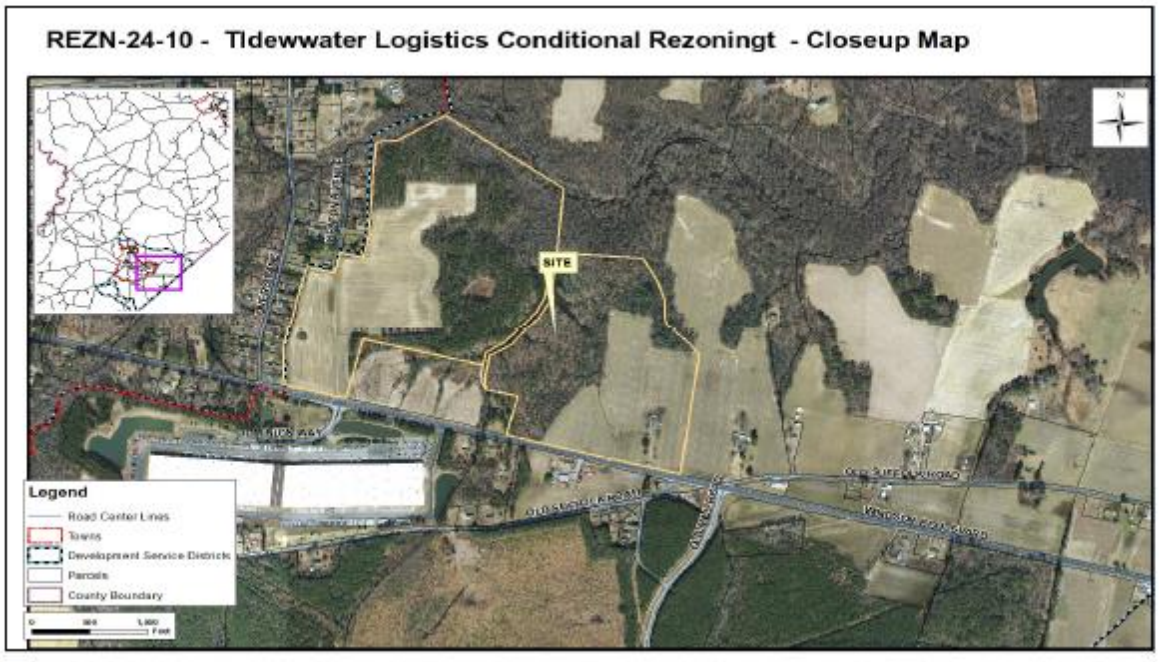

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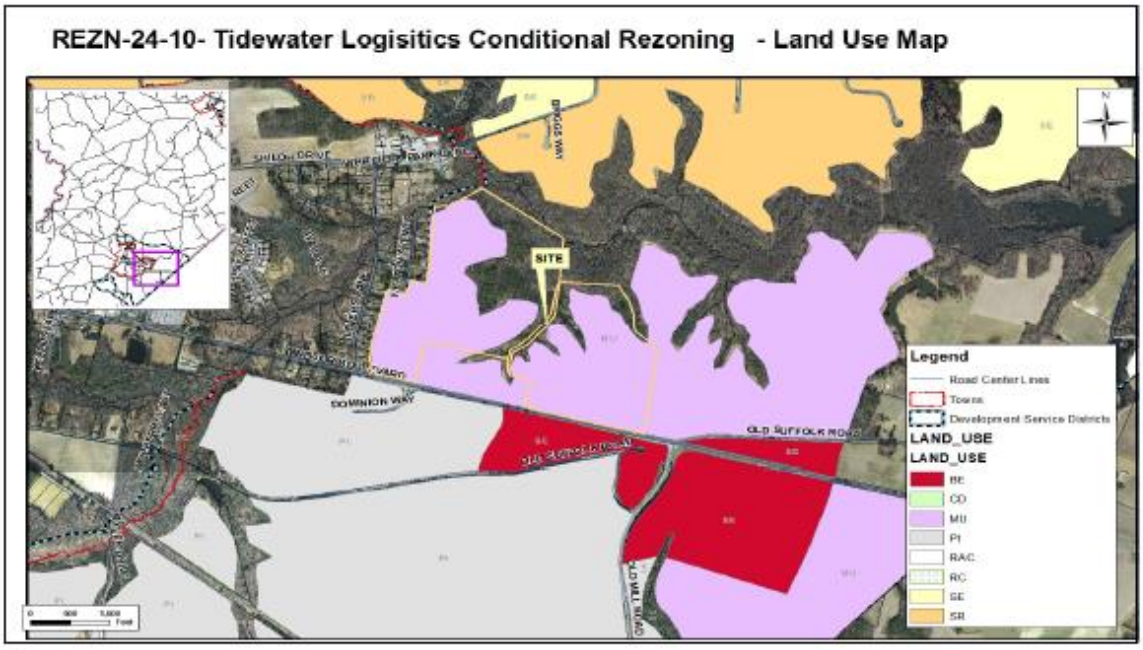
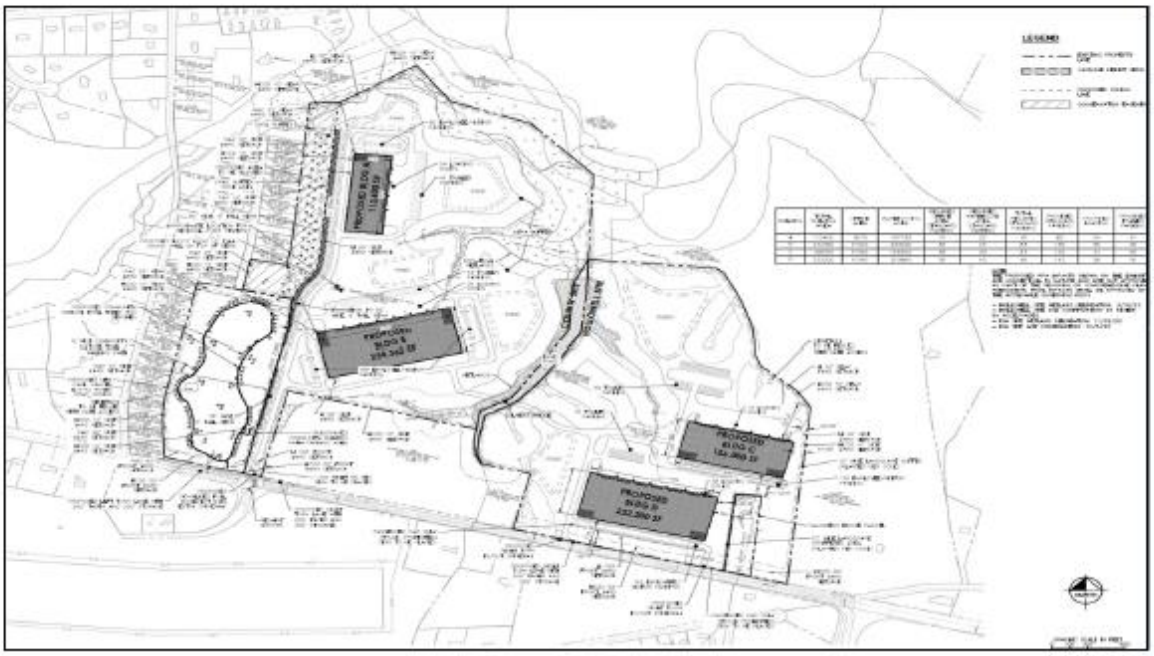

REZN-24-10- Tidewater Logisitics Conditional Rezoning - Land Use Map
SITE
DOMINION WAY
OLD SUFFOLK ROAD
Legend
Road Center Lines
Towns
Development Service Districts
LAND_USE
LAND_USE
BE
CD
MU
PI
RAC
RC
SE
SR

7

LEGEND
TMG
TIDEWATER LOGISTICS CENTER
ARCO
DESIGN/BUILD

8



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COMPREHENSIVE PLAN

- Comprehensive plan future recommended land use designation for the property is currently a combination of Mixed Use (MU) and Environmental Conservation (EC).
- Applicant 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).
- Plan recommends that PI areas be developed in a way to provides 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 that may impact surrounding development due to noise, smell, dust, or similar features.

10

COMPREHENSIVE PLAN

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 and potential impacts to environmentally sensitive features as shown on the concept plan.

11

STAFF ANALYSIS

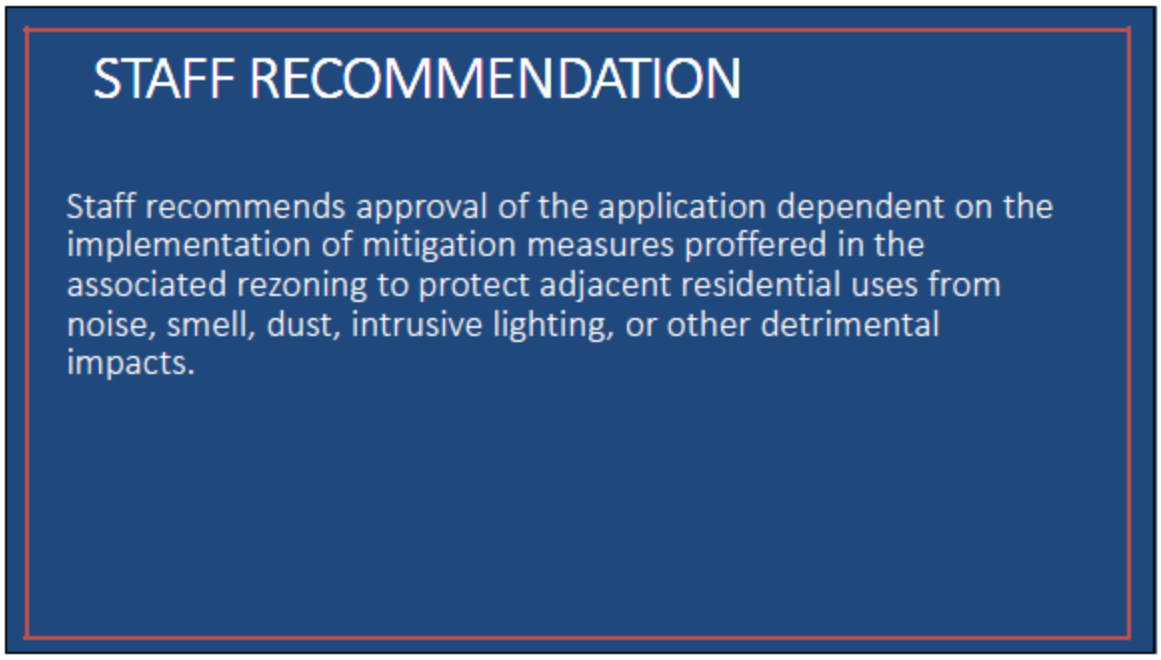
Strengths:

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

Weaknesses:

1. 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.

12

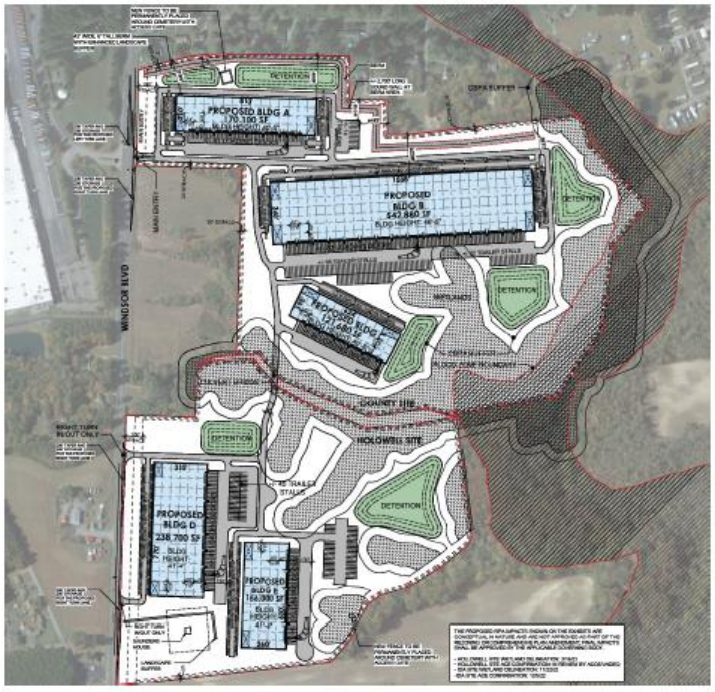


Chairman Bowser opened the public hearing and invited the applicant to speak.

Tom Boylan, Meridian Group, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814, represented his application by giving the following presentation.

TIDEWATER LOGISTICS CENTER

May 2024 Concept Plan



TMG 1

TIDEWATER LOGISTICS CENTER

June 2024 Concept Plan

TMG 2

TIDEWATER LOGISTICS CENTER

Town of Windsor Coordination:

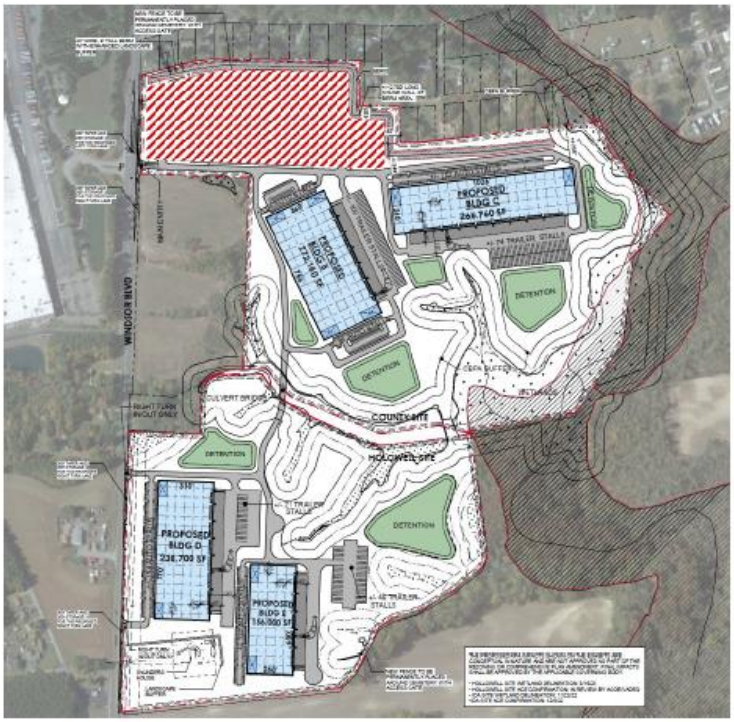
- Town Council Work Session – August 2024
- Community Town Hall Meeting – September 2024
- Initial Rezoning Application Submitted to Windsor – November 2024
- Town Council Meeting – December 2024
- Town Council Meeting – January 2024 (no discussion on TLC)
- Final Rezoning Application Submitted to Windsor – January 2025

TMG 3

TIDEWATER LOGISTICS CENTER

Concept Plan Revisions:

1) Eliminate Building A and associated stormwater detention

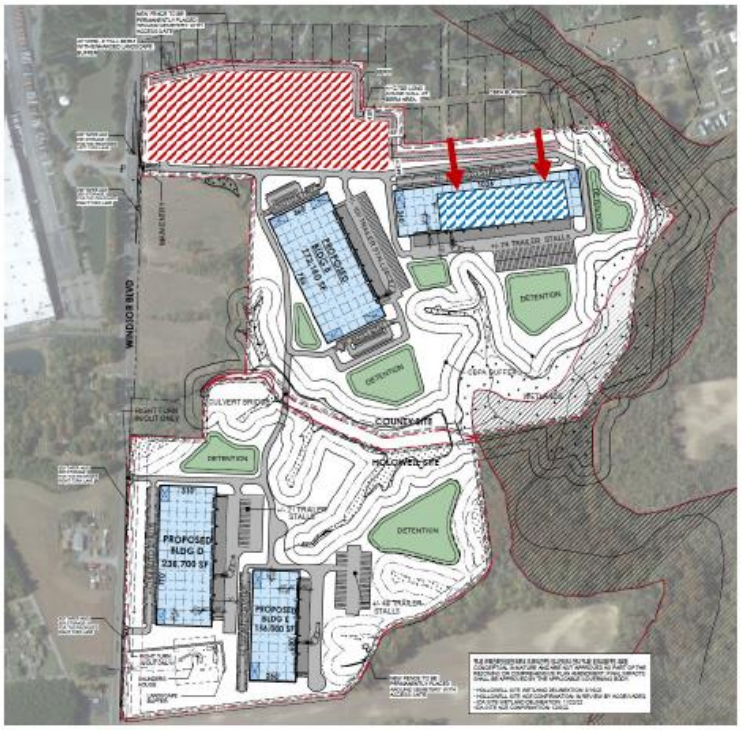


TMG 4

TIDEWATER LOGISTICS CENTER

Concept Plan Revisions:

1) **Eliminate Building A and three stormwater detention ponds**
2) **Reduce Building C by 153,360 square feet and increase setback from residential property line to 280'**

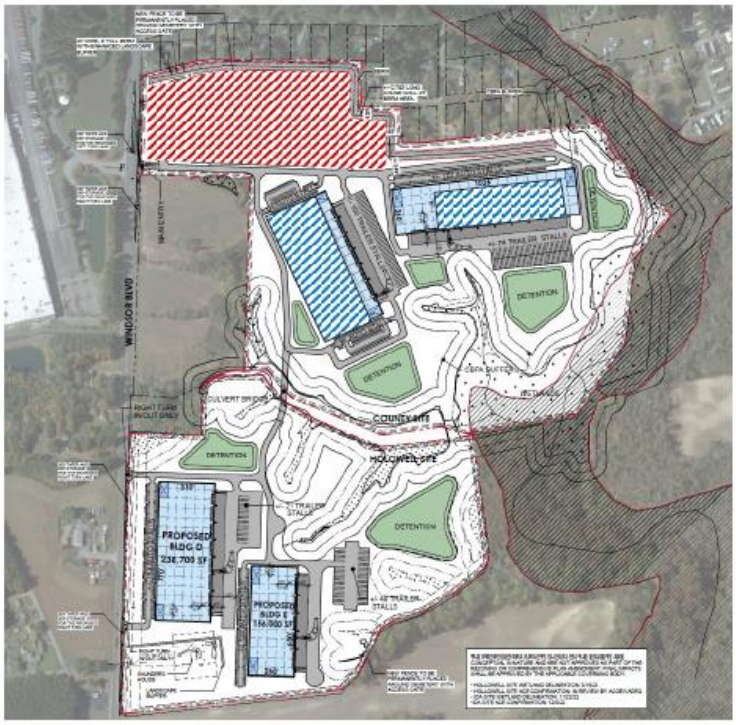


TMG 5

TIDEWATER LOGISTICS CENTER

Concept Plan Revisions:

1) **Eliminate Building A and associated stormwater detention**
2) **Reduce Building C by 153,360 square feet and increase setback from residential property line to 280'**
3) **Reduce Building B by 37,800 square feet**

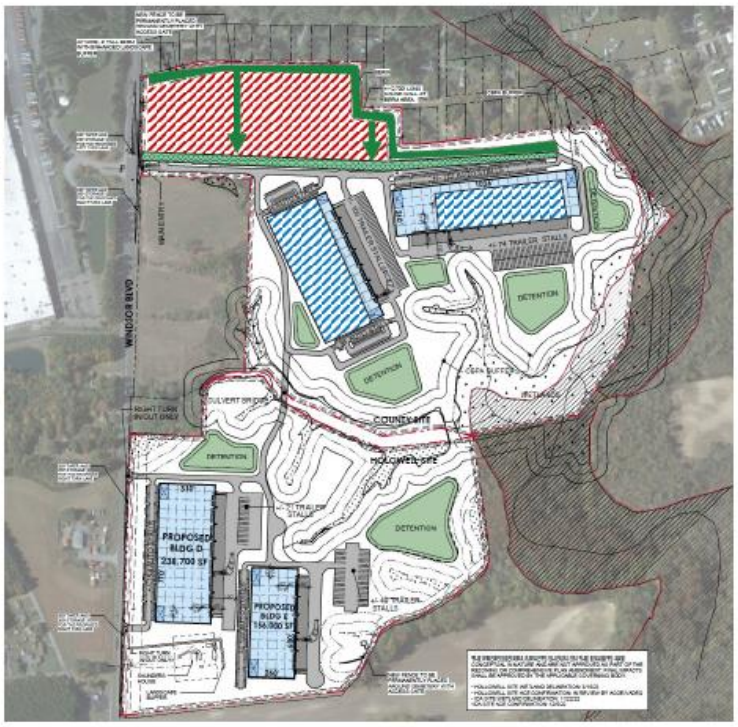


TMG 6

TIDEWATER LOGISTICS CENTER

Concept Plan Revisions:

1) **Eliminate Building A and associated stormwater detention**
2) **Reduce Building C by 153,360 square feet and increase setback from residential property line to 280'**
3) **Reduce Building B by 37,800 square feet**
4) **Relocate landscaped berm with noise wall on top to access road**

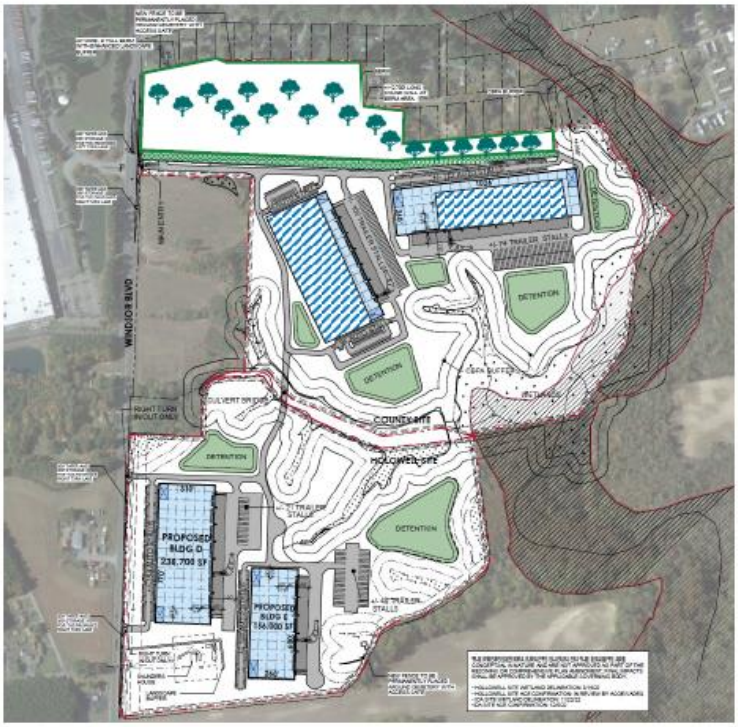


TMG 7

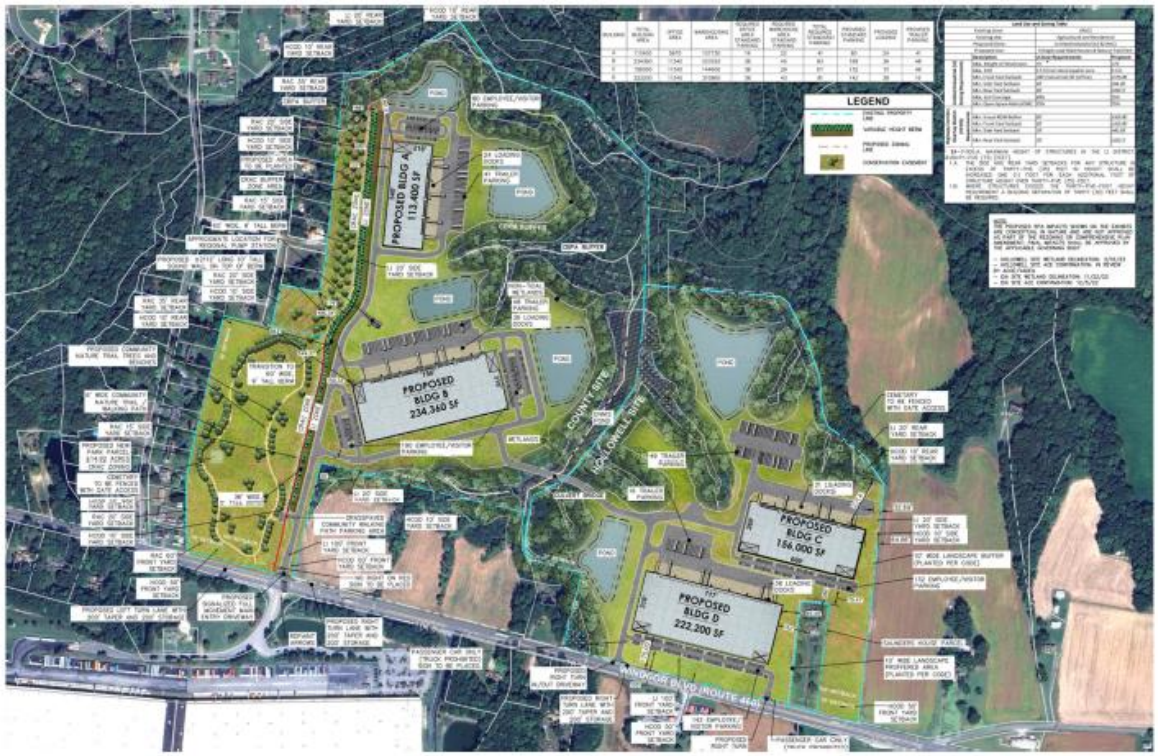
TIDEWATER LOGISTICS CENTER

Concept Plan Revisions:

1) **Eliminate Building A and associated stormwater detention**
2) **Reduce Building C by 153,360 square feet and increase setback from residential property line to 280'**
3) **Reduce Building B by 37,800 square feet**
4) **Relocate landscaped berm with noise wall on top to access road**
5) **Increase berm height to 9' (60' wide) near Building C and add community walking path park**

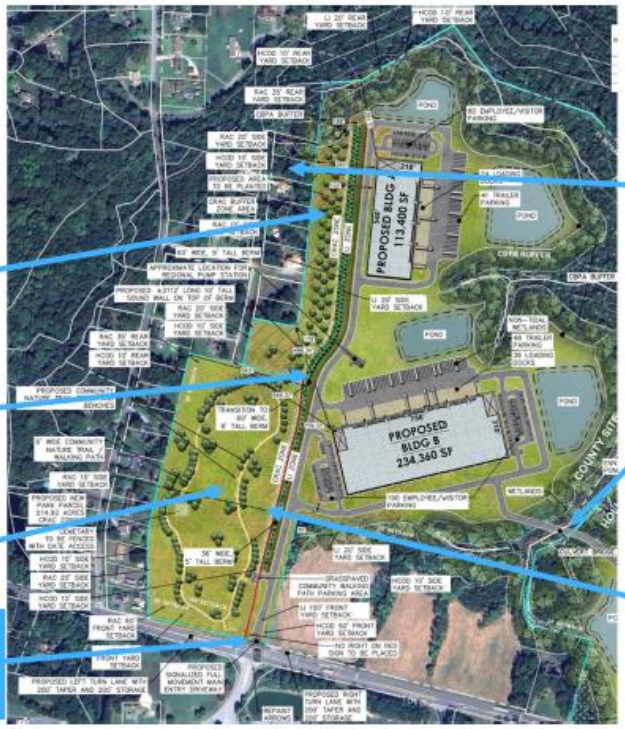


TMG 8



TIDEWATER LOGISTICS CENTER

January 2025
Proposed Plan
IOW County Parcel



Dense tree buffer in front of 9' tall, 60' wide landscaped berm and 10' sound wall

Enlarged berm where residential is in close proximity (60' wide, 9' tall berm)

15-acre community park with walking path with landscaping, benches and dedicated parking

No right on red signage to prevent acceleration lane issues on Windsor Blvd

280' minimum proposed industrial setback from residential property line at TLC western border

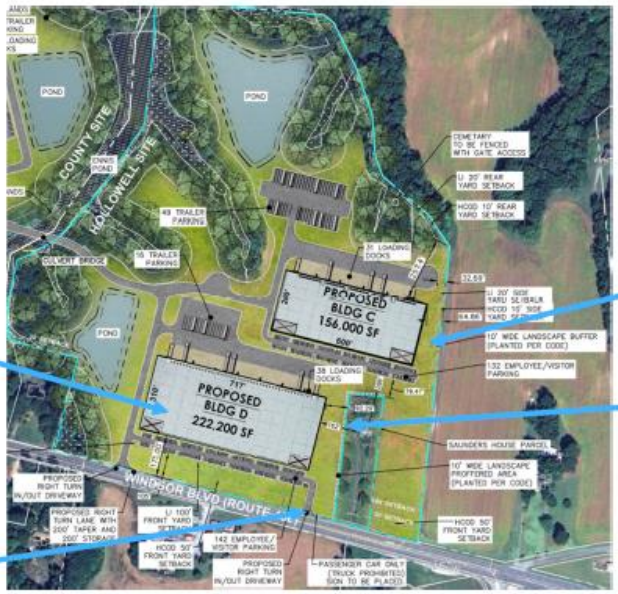
Only CBPA / wetland impact shown with inter-parcel connecting bridge

Split zoning and conservation easements proposed for area west of landscape buffer

TMG 10

TIDEWATER LOGISTICS CENTER

January 2025
Proposed Plan
Hollowell Parcel



Reduced size of Building D to avoid impact to CBPA / wetland area

10' wide landscape buffer proposed on TLC eastern border

10' wide landscape buffer around Saunders House parcel with 162' minimum setback

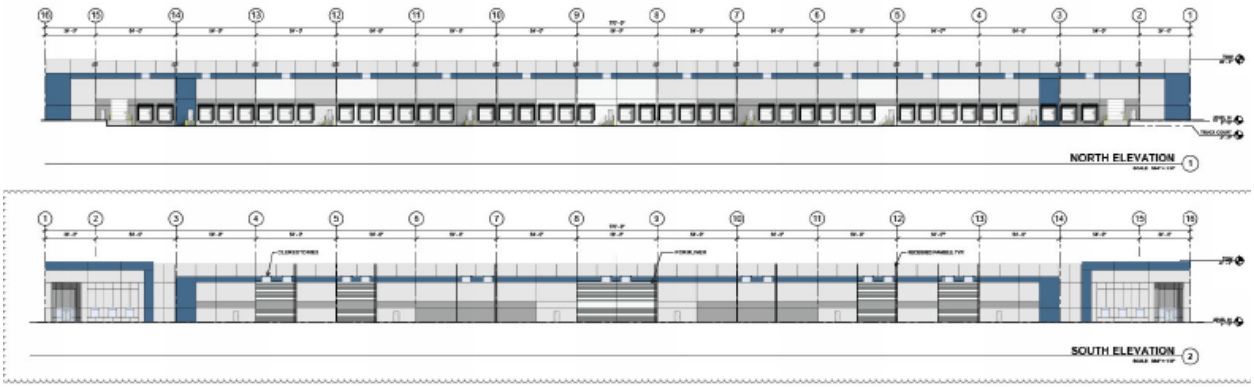
Restricted truck access

TMG 11

Conceptual Building Rendering

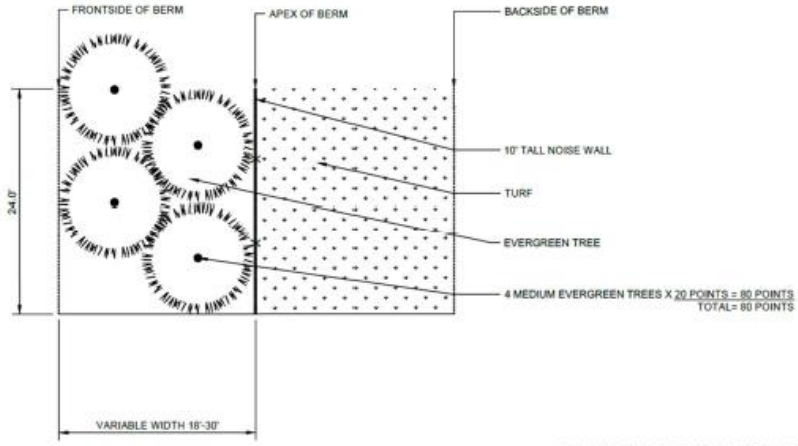
TMG 12

Conceptual Building Elevation



PRELIMINARY ELEVATIONS - BUILDING D

Landscape Buffer Zone
Enhanced Screening



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 Buffer – Conceptual Evergreen Tree and Noise Wall Options

Evergreen Buffer Example

Evergreen Buffer Example

Evergreen Buffer Example

Acoustic Fence Example

Aluminum Sound Wall, Source Silentium

PVC Sound Wall, Source Durisol Walls

Landscape Buffer – Conceptual Community Park

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

George Stubbs, 8 Community Drive, Windsor, Mayor of Windsor, stated that he supports this application and asks for the Planning Commission's favor in approving this application. Mayor Stubbs stated that throughout this process the developer has listened to and addressed the concerns that have been raised. Mayor Stubbs stated that the Town is willing to accept maintenance responsibility of the proposed park once more details are worked out.

Marlin Sharp, 23408 Courthouse Highway, Windsor, a member of Windsor Town Council, stated that he is opposed to this application. Mr. Sharp stated that he doesn't want warehouses in his backyard and cannot support them going into someone else's backyard. Mr. Sharp added that this project is detrimental to the Town of Windsor and the Town does not receive any benefit.

Geoffrey Poston, 1018 Magnolia Avenue, Norfolk, previous resident at 5527 Ducktown Road, stated that he is a commercial real estate broker and will be a leasing agent for this project. Mr. Poston stated that industrial real estate and the jobs they create are an important facet of the economy and has to be considered along with housing, affordable housing and office jobs. Mr. Poston stated that this tax revenue will relieve stress. Mr. Poston stated that because of the investment going into the Port of Virgina, our traffic and roads will be impacted regardless, as the trucks will travel through Isle of Wight to Richmond, and we will miss capturing this revenue yet still be impacted.

Mike Powers, 24235 Lovers Lane, stated that he is opposed to this application. Mr. Powers stated that he does not want this in his backyard. He stated that a park next to an industrial facility is also not a good idea. Mr. Powers stated that traffic is already a problem and asked what is going to be done to mitigate this.

Walt Freeman, 12215 Keaton Avenue, stated that the proposed facility will be directly in front of his house and shared several reasons why he does not support this application. Mr. Freeman has concerns with the location of the truck bays, berm, sound wall, noise study requirements, actual size of the park and the sanitary improvements.

Lewis Edmonds, 24327 John Henry Street, Windsor, asked what the job and tax status is now that the project is reduced in size. Mr. Edmonds stated there should be a written agreement for the park maintenance and asked why the Town of Windsor would assume responsibility for the only non-profitable piece to this project. Mr. Edmonds is disappointed that the developer is getting credit for addressing the concerns only when the Board of Supervisors denied the application the first time. He also added that removing the 24 hour operations would help to further eliminate the residents' concerns. Mr. Edmonds asked why this was able to be advertised against the Comprehensive Plan in the first place.

Glyn Willis, 24291 Lovers Lane, Windsor, stated he is opposed to this application, because it is a very broad zoning change with no end user. Mr. Willis asked what the updated economic impacts are since the size change, and can the park receive a new rezoning later, and will there be a Windsor sewage fund.

Chris Gullickson, Director of Development Engagement for the Port of Virginia, 101 W. Main Street, Norfolk, spoke in support of the application. Mr. Gullickson stated that there is a shift in

the global supply chain from the West Coast to the East Coast along with continued growth in E-Commerce. This trend is what is driving industrial development, like Tidewater Logistics. He added that this will create jobs and non-residential tax revenue that the county desperately needs.

James J. Villers, Jr., 12262 Keaton Ave, Windsor, stated he is opposed to the comprehensive plan amendment. He believes the industrial uses should stay on the south side. Mr. Villers stated the measurements in the pictures do not match the proffers.

Jeff Zeigler, Director of Institutional Advancement for Paul D. Camp Community College, 100 N. College Drive, Franklin, spoke in support of the application of behalf of Corey McCray, President of Camp Community College. Mr. Zeigler stated the college is excited about providing workforce preparation through their workforce development program.

Dana Gibson, Engineering and Consulting Services, 804 Professional Place West, Chesapeake, spoke in support of the application. Ms. Gibson stated that progress will happen, and the Port is making that happen. She stated that this is progress, jobs, and tax revenue.

Mike Ritz, 24433 Lovers Lane, stated he is opposed to this application. Mr. Ritz stated that there are warehouses in the area that are not being used. Mr. Ritz stated that parks in industrial areas are not safe.

Aleksandra Kostakis, 24421 Lovers Lane, Windsor, states she is opposed to this application. Ms. Kostakis retired here because of the natural rural beauty, not for industrial buildings. She added that her family isn't going to want to come back from college to warehouses.

Kristi Sutphin, Director of Economic Development, stated that her staff has been working with the Meridian Group since 2022, and the EDA has had this property under contract since March of 2023. Ms. Sutphin stated that the EDA and Economic Development Department support these applications, and that they fit the Economic Development mission. Ms. Sutphin stated that this development will have major economic impacts for Isle of Wight Couty and the Town of Windsor. She stated it is believed to create 250 to 500 jobs, and the development as proposed would generate an estimated 7.2 and 7.7 million dollars over the next ten years.

Michael Evans, Hampton Roads Alliance, 3 Commercial Place, Norfolk, supports the application and believes this project is a good fit for Isle of Wight. Mr. Evans stated this project is expected to bring in 7.2 million dollars of tax revenue over the next 10 years. He stated it would generate 3.8 million dollars from real estate revenue, $754,000 in personal property taxes, and an additional 2.6 million dollars in machinery and tools tax. Mr. Evans stated that once development is completed, this project should provide $840,000 annually in tax revenue. Mr. Evans stated that this development is needed, and that we are running out of space to support new businesses.

Ray Lin Klepac, 24206 Twin Circle, Windsor, stated she is against this application. Ms. Klepac stated she searched for nine months before finding her dream home and once she moved in, she learned there are warehouses being proposed behind her property. She added that she moved here for peace, and a sense of community, not for industrial warehouses. Ms. Klepac asked how many of the people that spoke in favor of the application live in the County.

Justin Hensley 24195 Twin Circle, Windsor, spoke against this application stating he moved to the County to get away from the city and crime. Mr. Hensley stated that shootings happen around warehouses, and this will plummet property values. Mr. Hensley added that the last job he had when he got out of the military was a warehouse job making minimum wage and questioned where they are getting their salary numbers from.

The following letters of support/opposition were received for this application.

Commissioner Boykin stated that she was in contact with the School Board regarding the letter received from Natalie Street, and they were not aware of her representing the school system.

Received from Kristi Sutphin on 1.26.25 @ 12:51p via email.

Mrs. Natalie Street, Ed.S.
Instructional Coordinator of PD & CTE, Isle of Wight County Schools
820 W. Main Street
Smithfield, VA, 23430
January 23, 2025

Dear Members and Staff of the Planning Commission,

I am writing to express my strong support for the Tidewater Logistics Center project that will be presented during the public hearing on Tuesday, January 28th. This proposed development, encompassing four industrial buildings totaling 726,000 square feet along Route 460, represents a transformative opportunity for our community.

As an active member in our community and the Instructional Coordinator of Isle of Wight County Schools (IWCS) Career and Technical Education (CTE) Programs, I am particularly encouraged by the potential workforce and economic benefits this project offers. By extending the Shirley T. Holland Intermodal Park, the Tidewater Logistics Center will not only enhance Isle of Wight County's appeal to light manufacturing and warehousing/distribution businesses but also drive substantial growth in local employment opportunities. With the possibility of 250-500 permanent jobs and additional temporary construction jobs, this development has the potential to significantly impact our students, offering meaningful employment right here in our community.

The project also aligns with our workforce development goals. With the anticipated influx of businesses and industries, IWCS students and residents will have increased opportunities to find employment locally, fostering career pathways and strengthening the connection between education and industry. From a workforce development perspective, this project is an excellent match for the skills and career pathways being cultivated through IWCS' CTE programs. Students training in trades such as mechatronics, engineering, welding, building trades, and manufacturing technologies will have direct opportunities to apply their skills locally. This connection between industry needs and CTE training creates a robust talent pipeline, ensuring our students graduate ready to meet the demands of employers within the Tidewater Logistics Center and beyond.

I understand that concerns were raised during the previous hearing regarding the project's size and density. It is encouraging to see that the developer has revised the proposal based on community feedback. This demonstrates a commitment to addressing local concerns while advancing economic growth for Isle of Wight County.

For these reasons, I support the Comprehensive Plan Amendment and Rezoning for the Tidewater Logistics Center. This project will serve as a catalyst for economic development, workforce opportunities, and community growth.

Thank you for your time and thoughtful consideration.

Sincerely,
Mrs. Natalie Street, Ed.S.
Instructional Coordinator of PD & CTE, Isle of Wight County Schools
nstreet@iwcs.k12.va.us

Received via email 1.27.25@ 10:25p

VIRGINIA MARITIME ASSOCIATION

January 27, 2025

Re: Support for TMG's Tidewater Logistics Center

Dear Chairman Bowser,

The VMA is the 105-year-old trade association representing nearly 450 businesses engaged in the flow of waterborne commerce through Virginia's ports, to include the Virginia Port Authority, vessel operators, terminal operators, exporters and importers, trucking and warehousing operators, and all manner of companies involved in logistics. As the "Voice of Port Industries," we write in support of the proposed Tidewater Logistics Center to be located off Windsor Blvd.

Since attending the Board of Supervisors meeting in May of 2024, it is our understanding that the TMG team has held several working sessions with the residents of Windsor and Isle of Wight County to address their concerns, ultimately revising the design of the proposed Tidewater Logistics Center in order to reduce its overall impact to the local community. We applaud TMG for this thoughtful approach, and the timing couldn't be better.

According to a recent study from William & Mary, over 14% of the Commonwealth's GSP comes from the maritime & supply chain sector in FY22. As the second largest port on the East Coast, we are the premier East Coast gateway bringing goods into the nation, as well as exporting our own goods abroad. Isle of Wight clearly understands and benefits from this, as major national brands such as Safco and World Market have chosen the county to establish operations. It's also important to mention that several of our member companies are located in Isle of Wight County, as well as members of the workforce that contribute daily to the sustained growth of our regional maritime industry.

Over the last several years the General Assembly has invested over a Billion dollars into Virginia's supply chain, by dredging to the deepest water on the East Coast and optimizing our container terminal infrastructure. These incredible investments create capacity, yet our increased capacity needs improved fluidity in order to generate long-term benefits. In short, we need to receive large volumes of cargo at our port terminals and move it out quickly and efficiently.

Moving forward, the next link in the supply chain that needs increased capacity is our warehousing and distribution center sector. New warehouse space in Hampton Roads, such as what TMG in planning to develop off Windsor Blvd, is desperately needed to ensure that we don't simply move the bottle neck of cargo congestion down the supply chain, creating a net-zero benefit for the Commonwealth's investments and Isle of Wight's businesses. An increasing number of warehouses are needed in proximity to our port terminals to increase and maintain the fluidity of our supply chain. This also benefits our workforce - the higher-paid positions in management, IT, maintenance, logistics, and administration that will be created with these investments will allow the next generation to stay local if desired.

In conclusion, one of the great things about Southeast Virginia is our historic role as a major port and logistics center. It's a large part of who we are, and who we should be, leveraging our naturally deep

VIRGINIA MARITIME
ASSOCIATION

water, world-class infrastructure, and second-to-none workforce to do what we do well – moving cargo better than anyone else.

TMG's proposed Tidewater Logistics Center is the next step in our future as the number one port on the East Coast, and they have demonstrated a willingness to respond to the thoughtful concerns and feedback from the community. Therefore, we strongly urge the Planning Commission's support of this project.

Sincerely,

Will Fediw
Senior Vice President

Received via email 1·28·25 @ 8:24a

THE PORT OF VIRGINIA.

VIRGINIA PORT AUTHORITY
600 World Trade Center, Norfolk, VA 23510
(757)683-8000

January 28, 2025

Isle of Wight County Planning Commission
P.O. Box 80
Isle of Wight, VA 23397

Re: COMP-24-2 and REZN-24-10- Tidewater Logistics Center

Dear Chairman Bowser and Members of the Isle of Wight County Planning Commission:

The Port of Virginia is writing to express its support for the comprehensive plan amendment and rezoning for the Planned Industrial (PI) use proposed by The Meridian Group at the Tidewater Logistics Center off Windsor Boulevard (Rt. 460). This comprehensive plan amendment and rezoning are vital to addressing the growing demands on the supply chain and fostering economic growth opportunities in Isle of Wight County. The enhanced use of this site will help sustain jobs within the transportation, warehousing, and manufacturing industries, representing over 20% of private employment in the county. Additionally, we acknowledge the numerous revisions and proffered amenities The Meridian Group has made to the project from the original application, demonstrating their values as a good corporate citizen to meet the needs of the Town of Windsor and Isle of Wight County residents.

Recent years have underscored the critical importance of the supply chain and the necessity for "Class A" warehousing distribution space to support local businesses and ensure the safe and smooth movement of cargo throughout the Commonwealth. Virginia's exceptional performance during the supply chain crisis and subsequent realignments of transportation systems from West Coast Ports to East Coast Ports has attracted numerous businesses seeking to diversify their supply chain networks into Virginia.

The Port of Virginia's core mission is to foster economic development and job creation across the Commonwealth. To further this mission, the Port is strategically investing $1.4 billion over the next five years in land and waterside infrastructure projects, ensuring Virginia remains America's most modern gateway for international trade and a strong economic engine for Isle of Wight County, the region, and the state.

We ask for your favorable consideration of this comprehensive plan amendment and rezoning. Additionally, we remain available for further discussion at your convenience.

Sincerely,

Barbara Nelson
Vice President, Transportation and Government Affairs

cc: Mr. Randy Keaton, County Administrator, Isle of Wight County
Ms. Amy Ring, Director of Community Development, Isle of Wight County
Ms. Kristi Sutphin, Director of Economic Development, Isle of Wight County
Ms. Amanda Landrus, Planning Services Coordinator, Planning Commission Secretary, Isle of Wight County

Amanda M. Landrus

From: David Adams <dadams@windsor-va.gov>
Sent: Tuesday, January 28, 2025 5:09 PM
To: David Adams
Subject: Proposed Rezoning Application for Tidewater Logistics Center - RECOMMEND DENIAL!

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Good afternoon Isle of Wight County Planning Commission Members.

My name is David Adams, I serve as a council member for the Town of Windsor and have been a citizen of Isle of Wight County for the past 13 years. I have been and remain opposed to the proposed rezoning of the parcels being considered for the Tidewater Logistics Center.

For brevity, I will enumerate each reason I oppose this rezoning application:

1. The proposed development is inconsistent with the comprehensive plan. Why create a comprehensive plan if it has no intent of being followed or adhered to?
2. The traffic impact analysis shows that 2400 vehicular trips will be made to the facility each day, nearly 500 of which will be tractor trailers.
    a. I find it very interesting that the traffic impact analysis isn't included in the public packet available on the County website!!
3. There are insufficient available workforce members within the Town of Windsor and the surrounding areas to staff the proposed warehouses. The majority of workers at this facility will come from the City of Suffolk equating to marginal at best increases in county or town revenue. This is easily verifiable by looking at the percentage of workers from Isle of Wight County at the Cost Plus World Market and Keurig/Dr. Pepper warehouses across from the proposed development and on Old Mill Rd respectively.
4. The lack of acceleration lanes will cause accidents as trucks merge into 55 MPH traffic on the east side of Windsor.

I remain staunchly opposed to this development. The Windsor Town Council has twice voiced their opposition to this development.

When you hear Mr. Holowell undoubtedly speak as "for" this project, please keep in mind that he has a financial interest in this moving forward. His support should hold zero bearing on how the people who live in and around this development will feel as he counts his money somewhere else.

Sincerely,

David T. Adams
Councilman
Town of Windsor, VA
dadams@windsor-va.gov

There being no further comments, Chairman Bowser closed the public hearing and called for discussion from the commissioners.

Commissioner Taylor asked if there was a deadline or conditions in the contract with Meridian.

Kristi Sutphin stated yes, there is a zoning approval deadline by March 2025.

Commissioner Boykin asked if there was a reason that the EDA did not make application to rezone these parcels prior to being advertised as industrial.

Ms. Sutphin said that conversations were had with Community Development, Board of Supervisors, EDA Board and County Administration before the change was made on how to market the property.

Commissioner Distefano asked for clarification on the projected employment numbers.

Tom Boylan stated that the numbers are based on a speculative development prediction, and factors like who the end user is and how big the office component is will impact these numbers.

Commissioner Distefano asked if there was any data available for the median wage for these sites.

Mr. Boylan stated that he could follow up with more information.

Commissioner Boykin asked if there has been any cost sharing conversation on the sewer proposed.

Trenton Blowe stated that there was a conversation with the previous Public Utilities Director, but he was not a part of that conversation.

Commissioner Boykin asked if the residents on Lovers Lane were able to join a cost sharing agreement if they wanted to tie in.

Trenton Blowe stated Public Utilities should be able to answer that question.

Commissioner Taylor asked the County Attorney, if Mr. Blowe could do the presentation on the rezoning, then vote on each application independently.

Chairman Bowser called for the following Public Hearing item.

> 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 154.34 acres with tax map numbers 54-01-086B, 54-01-086J, and 55-01-013 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.

Mr. Blowe gave the following presentation:

Tidewater Logistics
Conditional Rezoning Request
REZN-24-10

Planning Commission Regular Meeting

January 28, 2025

1

SITE DESCRIPTION

Tax Map ID#:	54-01-086B, 54-01-086J, and 55-01-013
Current Zoning:	RAC
Election District:	District 4
Request:	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 154.34 acres with tax map numbers 54-01-086B, 54-01-086J, and 55-01-013 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

2

Description

- Applicant requests conditional RAC and LI zoning for the subject parcels.
- Proffered conditions will limit the permitted uses to the following: Custom manufacturing, Industry Type 1, Warehousing and distribution, Industry Type 2, and Reconstructed wetland and a community park.
- Proffers specifically prohibit the following uses: Fertilizer Storage Assembly and Repair of Storage Equipment, Forestry, Silvicultural, Agricultural Farming Operation, Timbering, Sawmill, Adult Care Center, Adult Entertainment Establishment, Laundry, Lawn and Garden Services, Mini Warehouse, Motor Vehicle Repair Service/Major, Construction Yard, Convenience Center, Meat Packing, Recycling Center, Abattoir or Livestock Processing, Asphalt Plant, Industry Type III, Industrial Landfill, Rubble Landfill, Transfer Station, Resource Extraction, Scrap and Salvage Service, Petroleum Storage for resale purposes, Manufacture of production of aluminum, Sand, gravel, or brick operations, and General Aviation Facility.

3

Revisions To The Application

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

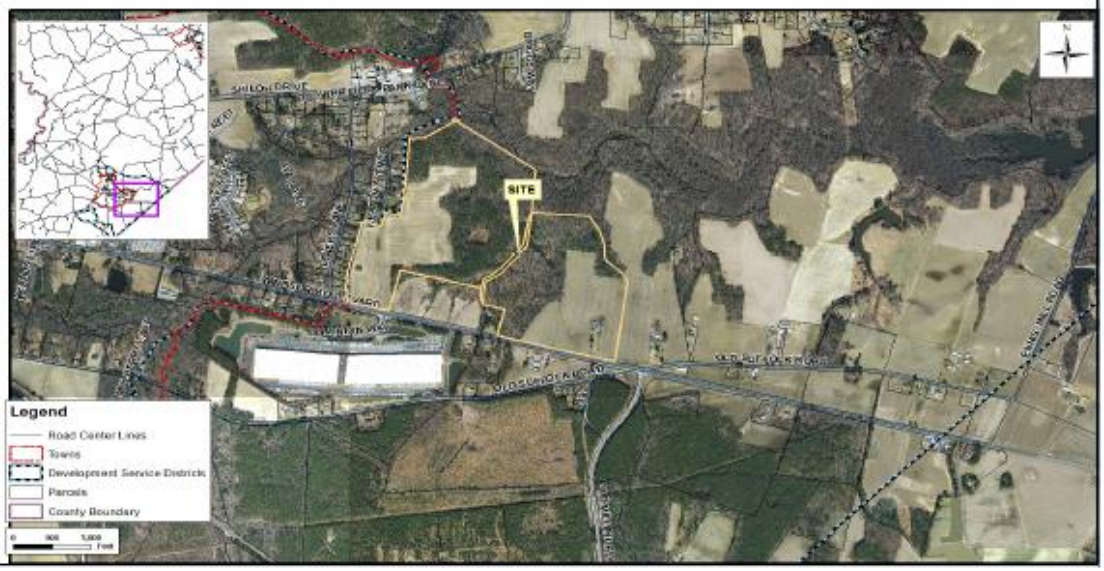
4

Revisions To The Application

- The applicants have reduced the number of buildings from five to four and relocated them to avoid environmentally sensitive areas on the site.
- 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 along the portion of the property closest to Lovers Lane.
- 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.

5

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

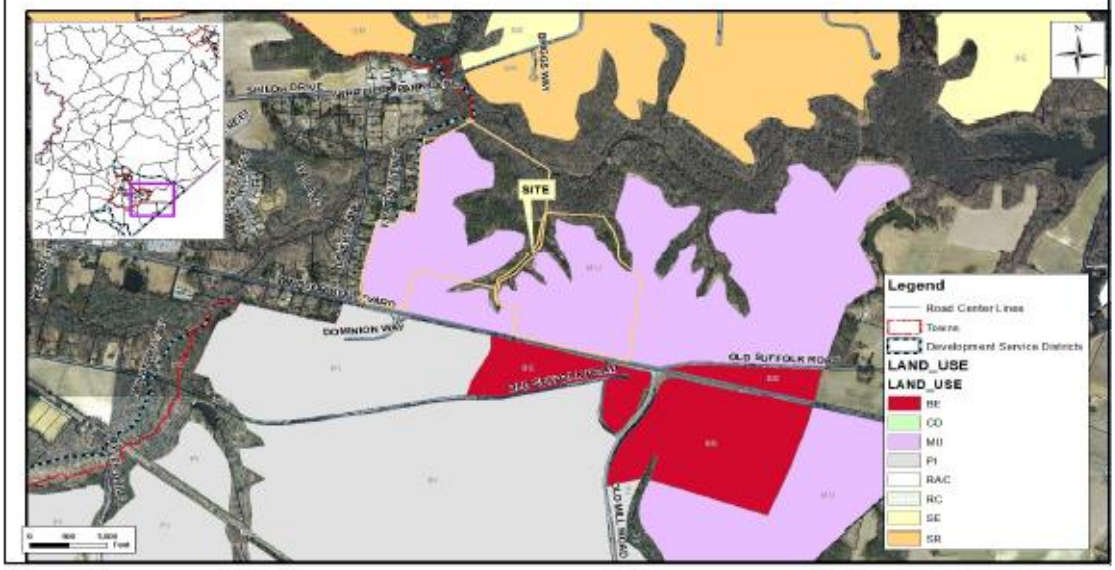


6

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

7

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



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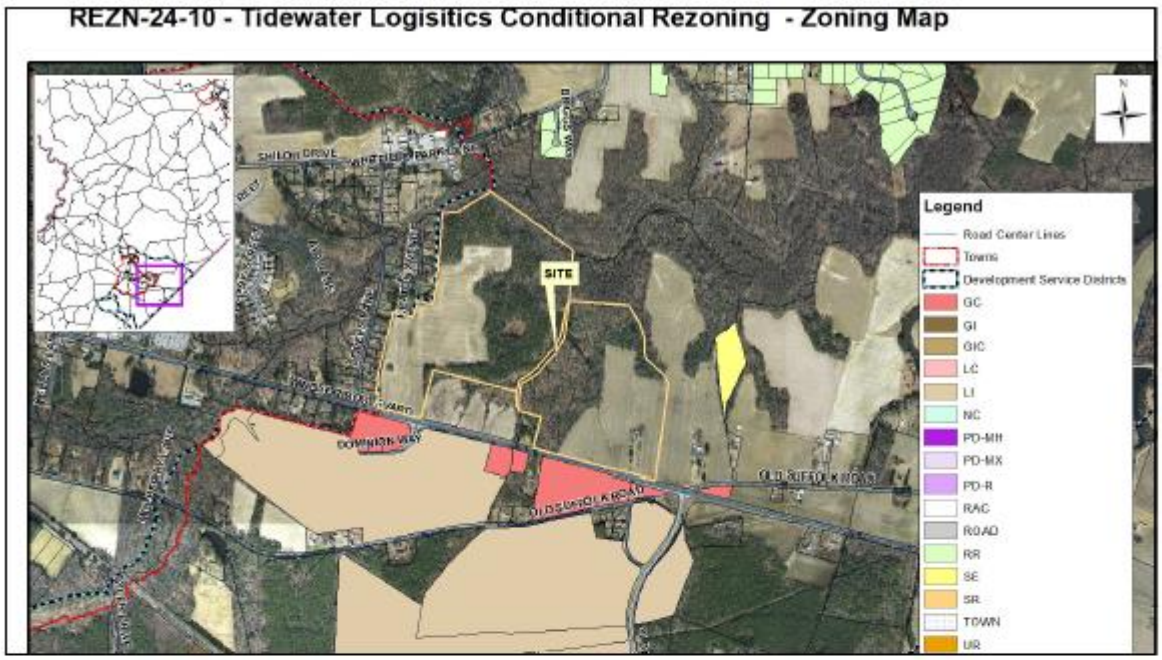
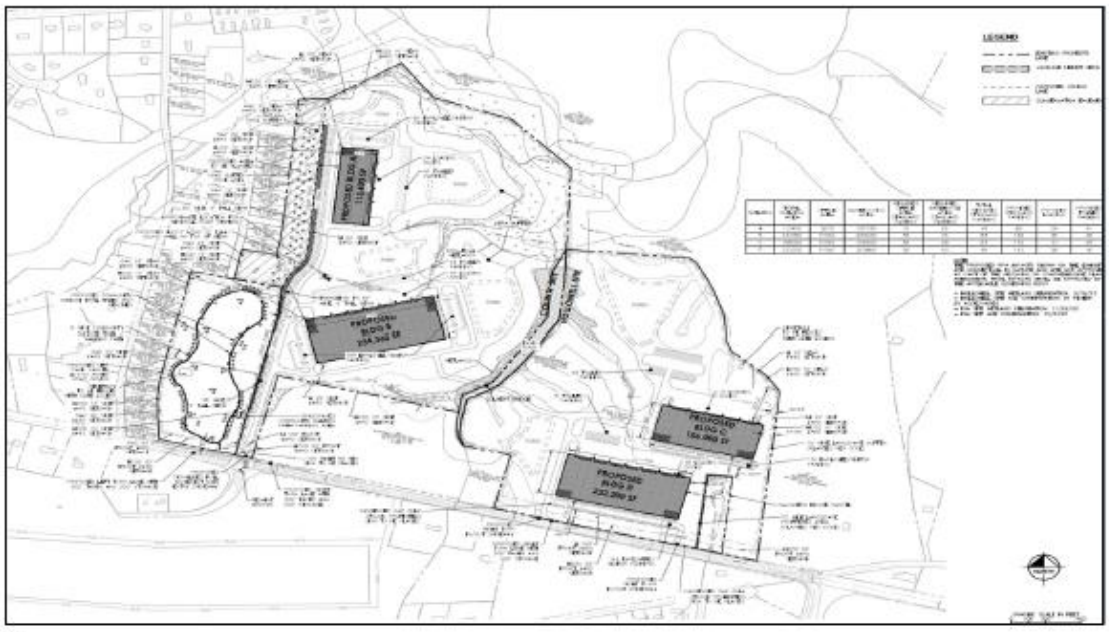

REZN-24-10 - Tidewater Logisitics Conditional Rezoning - Zoning Map
SITE
DOMINION WAY
OLD SUFFOLK ROAD
Legend
Road Center Lines
Towns
Development Service Districts
GC
GI
GIC
LC
LI
NC
PD-MH
PD-MX
PD-R
RAC
ROAD
RR
SE
SR
TOWN
UR

9

TMG
TIDEWATER LOGISTICS CENTER
ARCO
DESIGN/BUILD

10



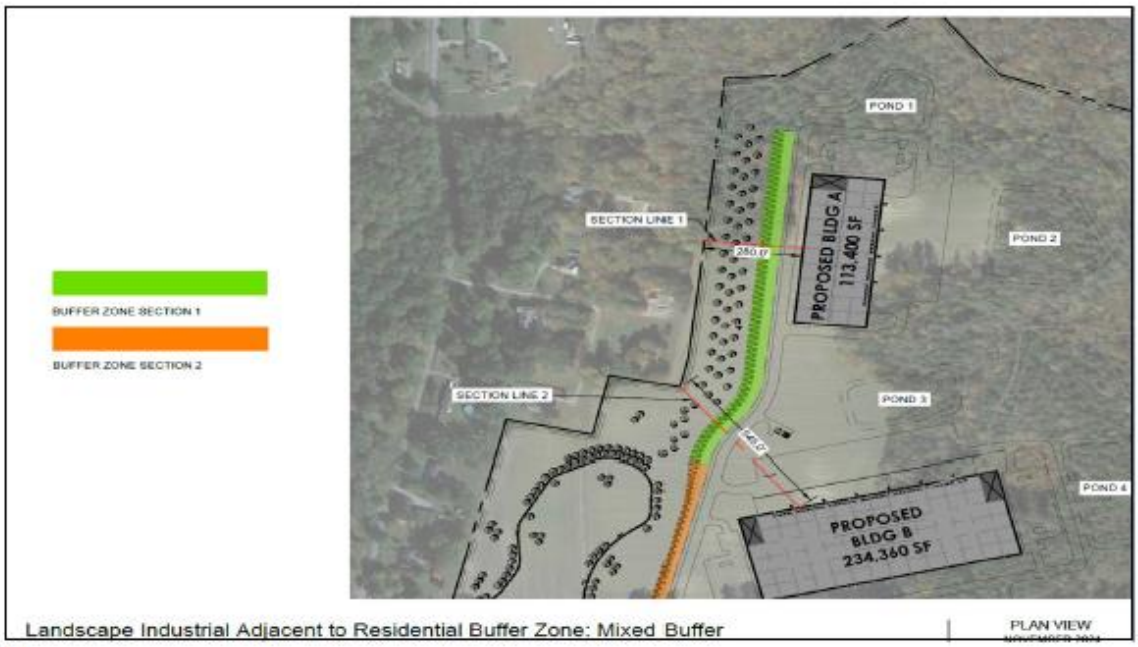
11

ADB DESIGN SERVICES
TMG
PRELIMINARY BUILDING DESIGN
ARCO
DESIGN/BUILD

12

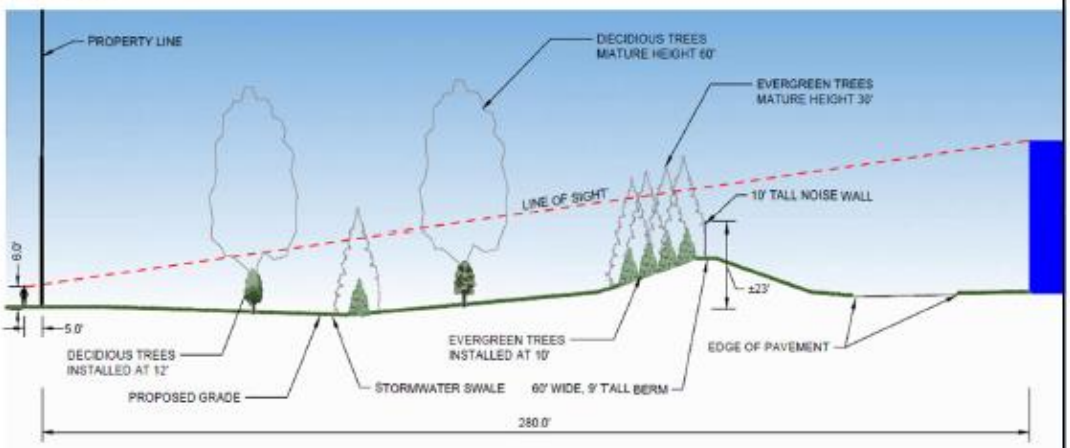
NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
ADB | DESIGN SERVICES
TMG
PRELIMINARY ELEVATIONS - BUILDING D
ARCO
DESIGN/BUILD

13


BUFFER ZONE SECTION 1
BUFFER ZONE SECTION 2
SECTION LINE 1
SECTION LINE 2
280.0'
140.0'
POND 1
POND 2
POND 3
POND 4
PROPOSED BLDG A
113,400 SF
PROPOSED
BLDG B
234,360 SF
Landscape Industrial Adjacent to Residential Buffer Zone: Mixed Buffer
PLAN VIEW

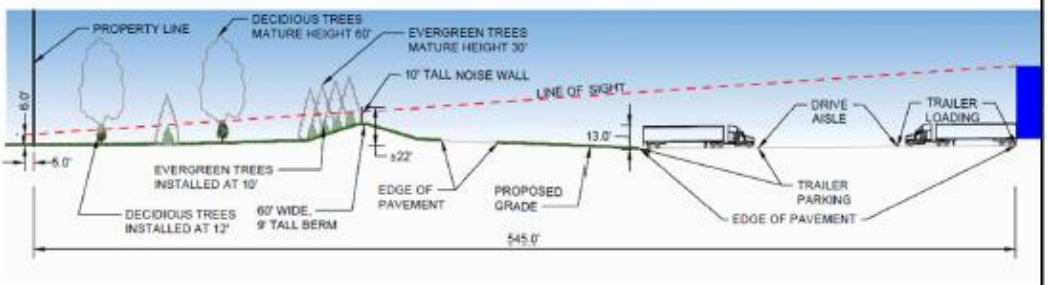
14

SECTION 1



15

SECTION 2



GIS TOPO DATA USED FOR OFF SITE TOPOGRAPHY

APEX OF BERM INCREASED TO 9'

16

Looking North From the
Saunders House entrance
toward proposed building D.

17

Looking North towards the
Saunders House toward
proposed building D. 10'
Landscape buffer proposed

18

Looking West From the
Saunders House toward
proposed building D. 10'
Landscape buffer proposed

19

Looking North From the 460 toward proposed buildings A & B. Nearest building to residence is 280'

20

21

STAFF ANALYSIS – Public Services and Facilities

- The proposed development will be connected to public water facilities.
- The existing sanitary sewer infrastructure around the project consists of the 20-inch Hampton Roads Sanitation District (HRSD) force main along Route 460.
- A regional pump station is shown on the western boundary of the project. The size and capacity of the pump station will be determined if approved during the preliminary site plan process.

22

STAFF ANALYSIS – Traffic Impacts

- The primary access to the development will be at the intersection of Dominion Way and Windsor Boulevard (U.S. Route 460)
- The proposed Tidewater Logistics Center development has the potential to generate a total of 2,004 total daily trips and 400 total heavy vehicle trips. There are 243 total trips, and 261 total trips are expected to occur in the AM and PM peak hours, respectively.
- A turn lane with a 200-foot taper and storage are shown along the western and eastern access points.

23

STAFF ANALYSIS – Financial Impacts

- The projected total number of jobs will be determined by the final total square footage constructed.
- Using tax years 2025-2035 the Commissioner's Office is estimating that the project would generate approximately $7.7 million in local taxes. The local property taxes include real estate, personal property, and machinery and tools.

24

STAFF ANALYSIS – ENVIRONMENTAL RESOURCES

- The concept plan shows the impact on CBPA buffers with the proposed construction of a culvert bridge. The impact on the CBPA buffers has been reduced from the previous submission.
- There is a proposed culvert bridge used for parcel connectivity that remains in the CBPA buffers and can be approved administratively.

25

STAFF ANALYSIS – Historic Resources

- The Henry Saunders House is located within the project area and is included on the National Register for Historic Places (NRHP).
- The applicant has included a ten-foot-wide landscape buffer along the boundary of the Sanders house and the outbuildings to shield the home from development.
- A family cemetery was identified along the forested area to the east of parcel 55-01-013. A cemetery known as the Butler-Jones cemetery is located along the western edge of parcel 54-01-086J. A permanent fence has been proposed for both cemeteries so that they remain undisturbed.

26

STAFF ANALYSIS – Visual Impact

- The project site lies mostly in a vacant farm field with frontage along Route 460. There is a cluster of residential developments along the west and northwest of the project area.
- A nine-foot tall by 60-foot-wide landscaped berm has been proposed along the western portion of the site with existing landscaping being proposed to remain along the northwest to minimize the impact to the viewshed of the residential development.

27

COMPREHENSIVE PLAN

- The current recommended future land use designation for all properties is Mixed Use (MU) and Environmental Conservation (EC).
- This application is associated with an accompanying application for a comprehensive plan amendment from MU to Planned Industrial (PI).

28

DEPARTMENT AND AGENCY REVIEW

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

Economic Development: The EDA and the Economic Development Department support these applications and view this property as an extension of Shirley T. Holland Intermodal Park. Amending the Comprehensive Plan from Mixed Use to Planned Industrial and Rezoning from RAC to C-LI makes the land use and zoning consistent with the existing park. Although reduced in size from the original application, this project will still have a major economic impact on both Isle of Wight County and the Town of Windsor, creating a significant number of jobs and benefitting local businesses. Concerns with the ownership of the proposed park have been addressed.

Town of Windsor: Forwarded revised application documents. No comments provided at this time. The town council discussed the project but made no motion either for or against.

General Services: The size and location of the future pump station will be determined if approved during the preliminary site plan process.

Virginia Department of Transportation (VDOT): Recommend that the proposed park entrance be moved farther from the signalized intersection to avoid conflicts with inbound site traffic and queued vehicles at the intersection. The applicant has shifted the entrance to the north to provide 300 feet from the right-of-way line to the center of the drive entrance. Other concerns addressed.

County Attorney: Concerns addressed.

29

DEPARTMENT AND AGENCY REVIEW

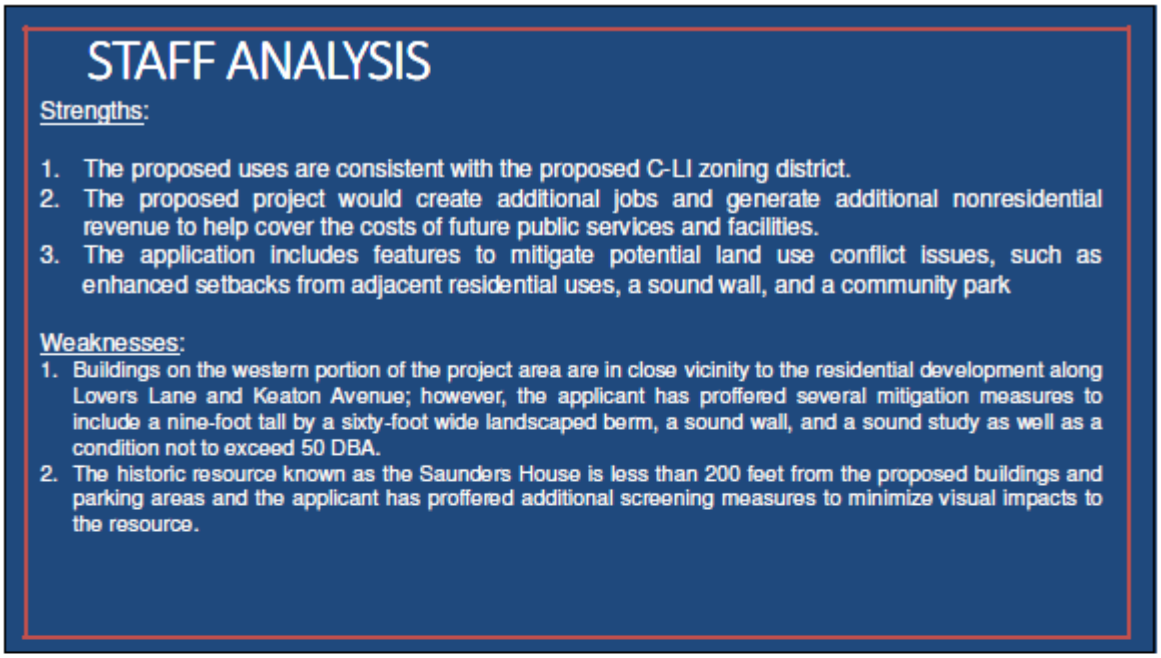
Staff distributed the application to the following departments for review and comment:

Commissioner of Revenue: 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 note that, should the conditional rezoning request be approved, the project will be subject to site plan review and approval from all necessary agencies.

30



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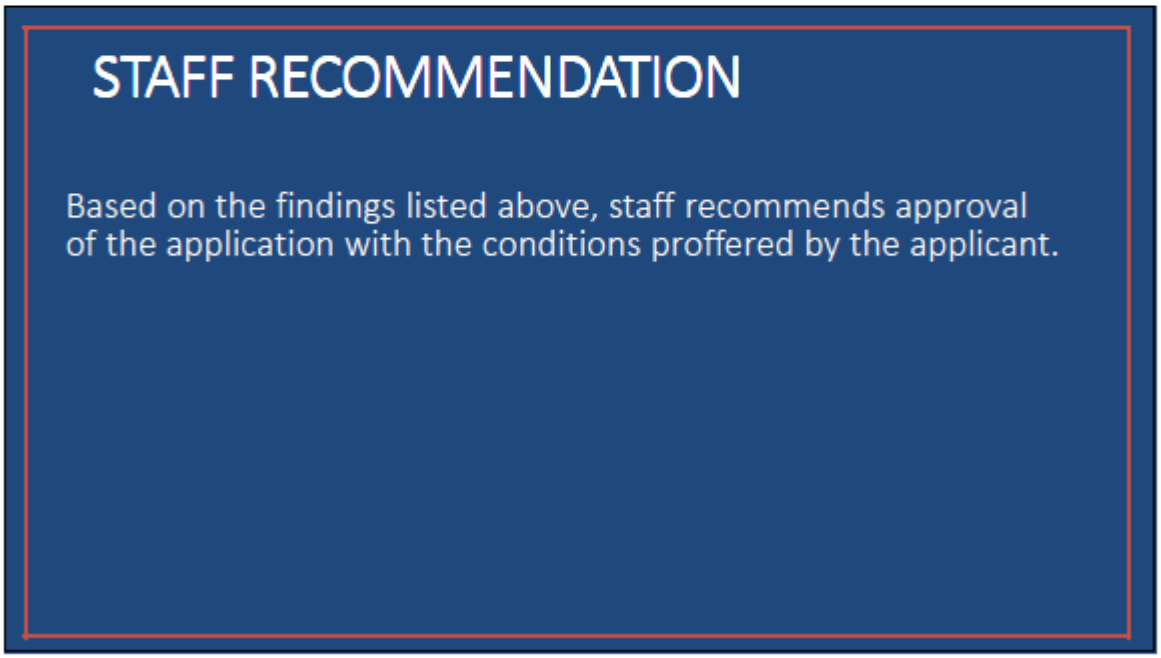


32

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

Tom Boylan, Meridian Group, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD, stated he has listened to the community. The project has had a 41 percent reduction in density, a reduction in truck traffic, and is more compatible with the surrounding community. Mr. Boylan stated that he believes the plan represents a fair compromise, represents smart planning, and economic growth.

Michael Evans, Hampton Roads Alliance, 3 Commercial Place, Norfolk, stated that across all NAICS codes that involve manufacturing, transportation and warehousing, the current advertised annual median wage is $62,300 across seventeen hundred job postings that have advertised wage data posted. Mr. Evans stated that these wages are on an upward trend.

Jacob Klepac, 24206 Twin Circle, Windsor, spoke against this application and asked if the property values would decrease for the houses adjacent to the proposed rezoning, and stated that if it did, that would reduce the income the County would receive from personal property taxes. Mr. Klepac shared his concern with the traffic problems this would create on Lovers Lane.

Lewis Edmonds, 24327 John Henry Street, Windsor, stated his concern with the discrepancies in the numbers provided regarding employment numbers and salary amounts. Mr. Edmonds added that the Board of Supervisors met eight times regarding this application in closed sessions in 2022. Mr. Edmonds stated they had ample time to request a rezoning prior to his application. Mr. Edmonds stated that for two and a half years this has been going on against the comprehensive plan and suggested that this is not a Planning Commission problem.

Marlin Sharp, 23408 Courthouse Highway, Windsor, a member of Windsor Town Council, stated that the last time the Windsor Town Council voted on this application the vote was five opposed and one abstention, and that vote has not been changed. Mr. Sharp stated that another project would be more profitable for that area.

Glyn Willis, 24291 Lovers Lane, Windsor, stated the numbers from the job salaries do not match. Mr. Willis also stated that the contract deadline had been extended previously.

George Stubbs, 8 Community Drive, Windsor, Mayor of Windsor, stated that if the Town does not get on board with development, it will pass us by. Mayor Stubbs asked the commissioners to consider approving this application.

James J. Villers, Jr., 12262 Keaton Ave, Windsor, spoke in opposition to this application advising the commissioners to not fall for the bait and switch. Mr. Villers stated that everything about this is speculation at this point. Mr. Villers stated that out of 360 employees from Keurig, only 50 are Isle of Wight County residents.

Commissioner Bowser closed the public hearing and called for discussion from the commissioners.

Commissioner Boykin asked if what is shown on the master plan could not be changed, such as the setback decreased or the building size increased.

Mr. Blowe stated the berm and sound wall is proffered.

Amy Ring stated that a change in the building size would represent an increase in density and would not be permitted.

Commissioner Distefano asked if a change in the master plan would be required to come back for approval.

Trenton Blowe stated that the preliminary site plan is required to be in conformance with the master plan.

Commissioner Taylor stated she did not see a substantial change in the application and is disappointed in the developer for not working closer with the community the first time.

Commissioner Boykin stated that all these changes are only a result of a denial from the Board, and that Windsor could benefit from a mixed-use development, not an industrial facility. Ms. Boykin added that there should have been more of a collaboration effort with the Town of Windsor.

Commissioner Taylor made the motion to recommend denial of the comprehensive plan amendment (COMP-24-2) to the Board of Supervisors. Commissioner Boykin seconded the motion. Commissioners Boykin and Rawls voted in favor of the motion and Commissioners Distefano, Taylor, Gibbs, Smith, and Bowser voted against the motion. Commissioner Ford abstained. (2-5-1)

The motion failed.

Commissioner Boykin made the motion to recommend denial of the rezoning (REZN-24-10) to the Board of Supervisors. Commissioner Taylor seconded the motion. Commissioners Boykin, Rawls and Taylor voted in favor of the motion and Commissioners Distefano, Gibbs, Smith, and Bowser voted against the motion. Commissioner Ford abstained. (3-4-1)

The motion failed.

Commissioner Smith made the motion to recommend approval of the comprehensive plan amendment (COMP-24-2) to the Board of Supervisors. Commissioner Gibbs seconded the motion. The motion was adopted with Commissioners Distefano, Gibbs, Smith and Bowser voting in favor and Commissioners Boykin, Rawls, and Taylor voting against the motion. Commissioner Ford abstained. (4-3-1)

The motion passed, and the item will go to the Board of Supervisors on March 20, 2025.

Commissioner Smith made the motion to recommend approval of the rezoning (REZN-24-10) to the Board of Supervisors. Commissioner Gibbs seconded the motion. The motion was adopted with Commissioners Distefano, Gibbs, Smith and Bowser voting in favor and Commissioners Boykin, Rawls, and Taylor voting against the motion. Commissioner Ford abstained. (4-3-1)

The motion passed, and the item will go to the Board of Supervisors on March 20, 2025.

NEW BUSINESS

Commissioner Ford presented the Resolution of Appreciation for Cynthia Taylor:

WHEREAS, Cynthia Taylor of Election District 2, Isle of Wight County, Virginia, has tendered her resignation as a member of the Planning Commission of Isle of Wight County, Virginia; and

WHEREAS, Cynthia Talor has served ten years and ten months as a member of the Isle of Wight County Planning Commission representing Election District 2 from March 2014 to January 2025; and

WHEREAS, Cynthia Taylor, in her capacity as a member of the Planning Commission of Isle of Wight County, has worked faithfully and diligently on behalf of all the citizens of Isle of Wight County to promote better planning so as to enable the County of Isle of Wight to progress in its growth in an orderly manner; and

WHEREAS, the members of said Planning Commission wish to acknowledge the outstanding service rendered by Cynthia Taylor, and it is their desire to formally express their sincere gratitude and appreciation.

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

That it is with sincere regret on the part of the Planning Commission members of Isle of Wight County, Virginia, that Cynthia Taylor will no longer continue as a member of the Planning Commission of Isle of Wight County and said Planning Commission hereby commends her for the services performed for the citizens of Isle of Wight County in her capacity as a member of the Planning Commission representing Election District 2.

The Secretary to the Planning Commission is hereby directed to spread this resolution upon the minutes of the Commission as a matter of public record and to forward a copy of the same to Cynthia Taylor and to the Board of Supervisors of Isle of Wight County, Virginia.

Adopted this 28th day of January 2025.

Commissioner Distefano then presented the Resolution of Appreciation for Rick Sienkiewicz:

WHEREAS, Rick Sienkiewicz of Election District 4, Isle of Wight County, Virginia, has tendered his resignation as a member of the Planning Commission of Isle of Wight County, Virginia; and

WHEREAS, Rick Sienkiewicz served two years and one month as a member of the Isle of Wight County Planning Commission representing the Election District 4 from August 18, 2022 to September 24, 2024; and

WHEREAS, Rick Sienkiewicz, in his capacity as a member of the Planning Commission of Isle of Wight County, has worked faithfully and diligently on behalf of all the citizens of Isle of Wight County to promote better planning so as to enable the County of Isle of Wight to progress in its growth in an orderly manner; and

WHEREAS, the members of said Planning Commission wish to acknowledge the outstanding service rendered by Rick Sienkiewicz, and it is their desire to formally express their sincere gratitude and appreciation.

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

That it is with sincere regret on the part of the Planning Commission members of Isle of Wight County, Virginia, that Rick Sienkiewicz will no longer continue as a member of the Planning Commission of Isle of Wight County and said Planning Commission hereby commends him for the services performed for the citizens of Isle of Wight County in his capacity as a member of the Planning Commission representing the Election District 4.

The Secretary to the Planning Commission is hereby directed to spread this resolution upon the minutes of the Commission as a matter of public record and to forward a copy of same to Rick Sienkiewicz and to the Board of Supervisors of Isle of Wight County, Virginia.

Adopted this 28th day of January 2025.

COUNTY ATTORNEY'S REPORT

Mandy Rogers confirmed there were no items for the county attorney's report.

PLANNING DIRECTOR'S REPORT

Jamie Oliver, Transportation Administrator, gave an update on the Route 17 Third Lane Widening Projects, and asked for the Planning Commissions help in advocating for these projects.

Amy Ring gave a brief update on the third submittal for the Promontory project in the Town of Smithfield.

The Planning Commission continued their discussion on the proposed changes to industrial setback requirements adjacent to residential uses.

Kristi Sutphin, Economic Development Director, stated that with the four EDA parcels, they would have a net loss of 19.7 developable acres, if the 300-foot setback was to be approved. She added that this could result in a loss of 1.3 million dollars of land sale revenue to the EDA and a loss of two hundred thousand dollars of annual real estate tax to the County. Ms. Sutphin stated that the EDA is recommending a fifty-foot setback adjacent to residential uses.

It was decided that Ms. Ring would bring back the suggestion revisions for more discussion at the next Planning Commission meeting.

There being no further information to discuss, Chairman Bowser adjourned the meeting at 9:41 PM.

Adopted this _____day of _____, 2025

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

Attest: _____
Amanda Landrus, Secretary

PLANNING REPORT

APPLICATION:

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

ELECTION DISTRICT:

D5

LOCATION:

The parcel contains over 215 acres and is located off of Carrsville Hwy. The property is in the Rural Agriculture Conservation (RAC) zoning district. The property is adjacent to single family residential, agriculture, and wetland areas.

BACKGROUND:

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. (Rte. 58) 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.

DESCRIPTION:

The Subdivision Ordinance stipulates that all roads which provide access to more than three lots must be a public road which meets VDOT construction standards. The property owners request a waiver from Section 3.2.4.A.4 of the Subdivision Ordinance to allow the creation of a family member lot on a private road that serves more than two lots as well as a waiver from Section 5.9.1.C which

requires that all streets serving three or more lots be public roads built to VDOT standards.

COMPREHENSIVE LAND USE PLAN:

The parcel has Environmental Conservation and Rural Agricultural Conservation (RAC) designations on the Future Recommended Land Use Map in the Comprehensive Plan. The new lots are proposed in the RAC area. This designation is intended to maintain and conserve rural character and farmlands and to provide for a full range of agricultural and farming activities and related uses along with scattered, low density residential development. The proposal is consistent with the future recommended land use.

ORDINANCE REVIEW:

Section 3.2.4.A.4, which addresses family member subdivisions, states that no more than one family member subdivision lot may be created from a single tract of land which is accessed from a single easement of right-of-way, unless approved by the Board of Supervisors upon recommendation from the Planning Commission.

Section 5.9.1.C states that unless specifically modified in the ordinance, all new streets must be public and improved to comply with the VDOT road and bridge standards.

Section 3.2.10.E lists criteria for a waiver from the Subdivision Ordinance requirements. In order to approve a request for a waiver, the Board of Supervisors shall make an affirmative finding that all of the following criteria are met:

1. That granting the waiver will not have an adverse impact on land use compatibility.

    Finding: Staff finds the proposed use is consistent with the rural residential and rural uses of surrounding properties.

2. That strict adherence to the general regulations would result in substantial injustice or hardship.

    Finding: Staff does not finds a hardship as the property may continue to be used as a single family residence and farm without a subdivison.

3. The waiver has not been opposed in writing by the county, VDOT engineer, or

health official.

Finding: VDOT does not oppose the application. The Health Department will require a permit for the installation of a well and septic systems.

4. That granting the administrative waiver shall be consistent with the purposes and intent of this Ordinance.

Finding: Staff finds that the proposed subdivision is not consistent with the purpose and intent of the Ordinance which is to promote the orderly development of the County and to protect the public health, safety and welfare by ensuring access by emergency service vehicles.

AGENCY REVIEW:

VDOT has reviewed the request and states that there are no impacts to the state-maintained right-of-way with the proposal.

The owner has had the proposed parcels evaluated by an Onsite Soil Evaluator (OSE) for installation of a septic systems as required for subdivision approval.

County Fire and Rescue have identified no concerns.

STAFF CONCLUSIONS:

Strengths**:**

1. The proposed two lots are consistent with the recommended Future Land Use designation of Rural Agricultural Conservation.
2. There will be a road maintenance agreement to provide maintenance for the new extended easement to provide ingress/egress to the two lots.

Weaknesses:

1. The waiver request does not meet all of the criteria stipulated by the Subdivision Ordinance.

STAFF RECOMMENDATION:

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
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

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

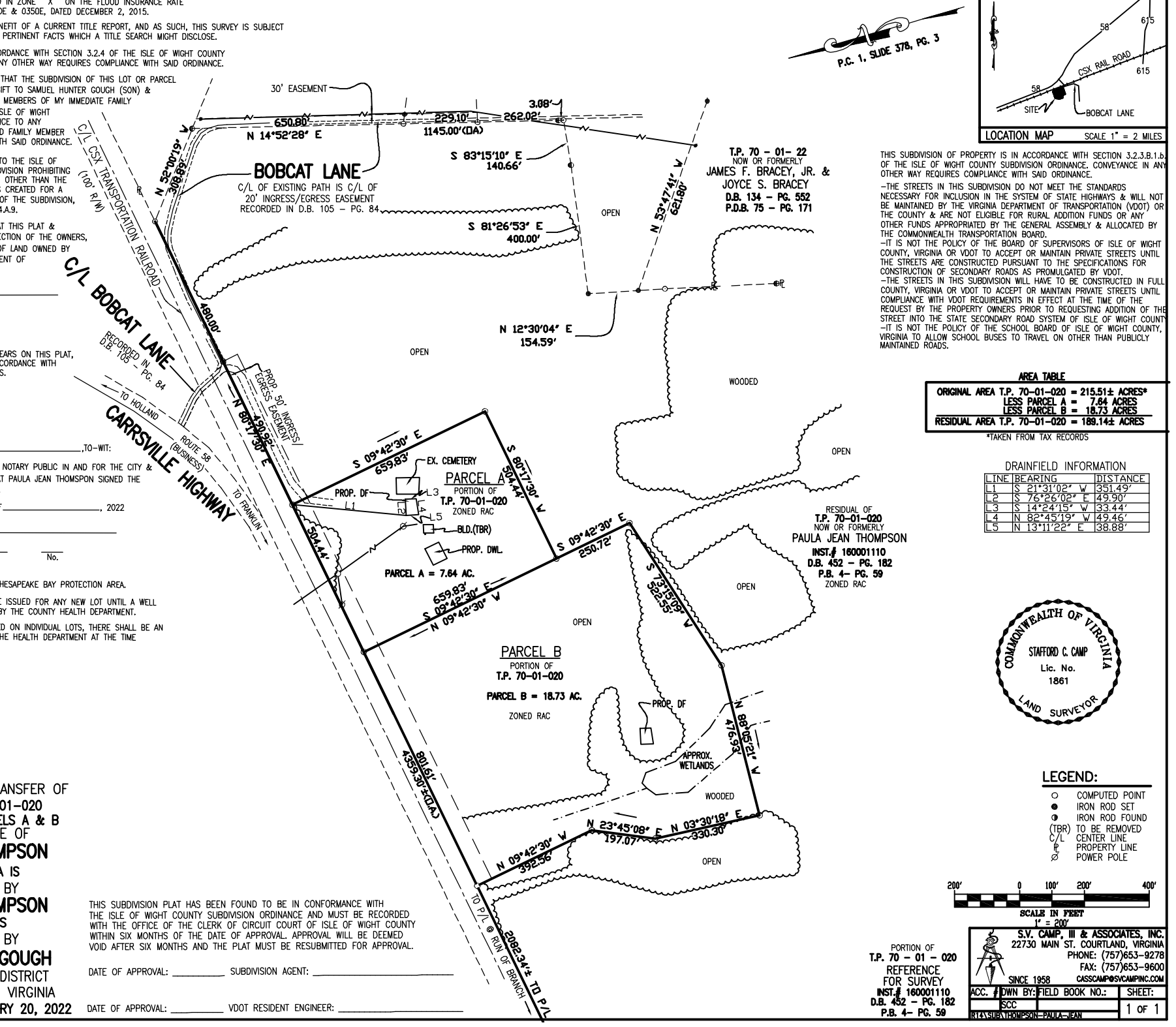
MY COMMISSION EXPIRES _____

_____ _____
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

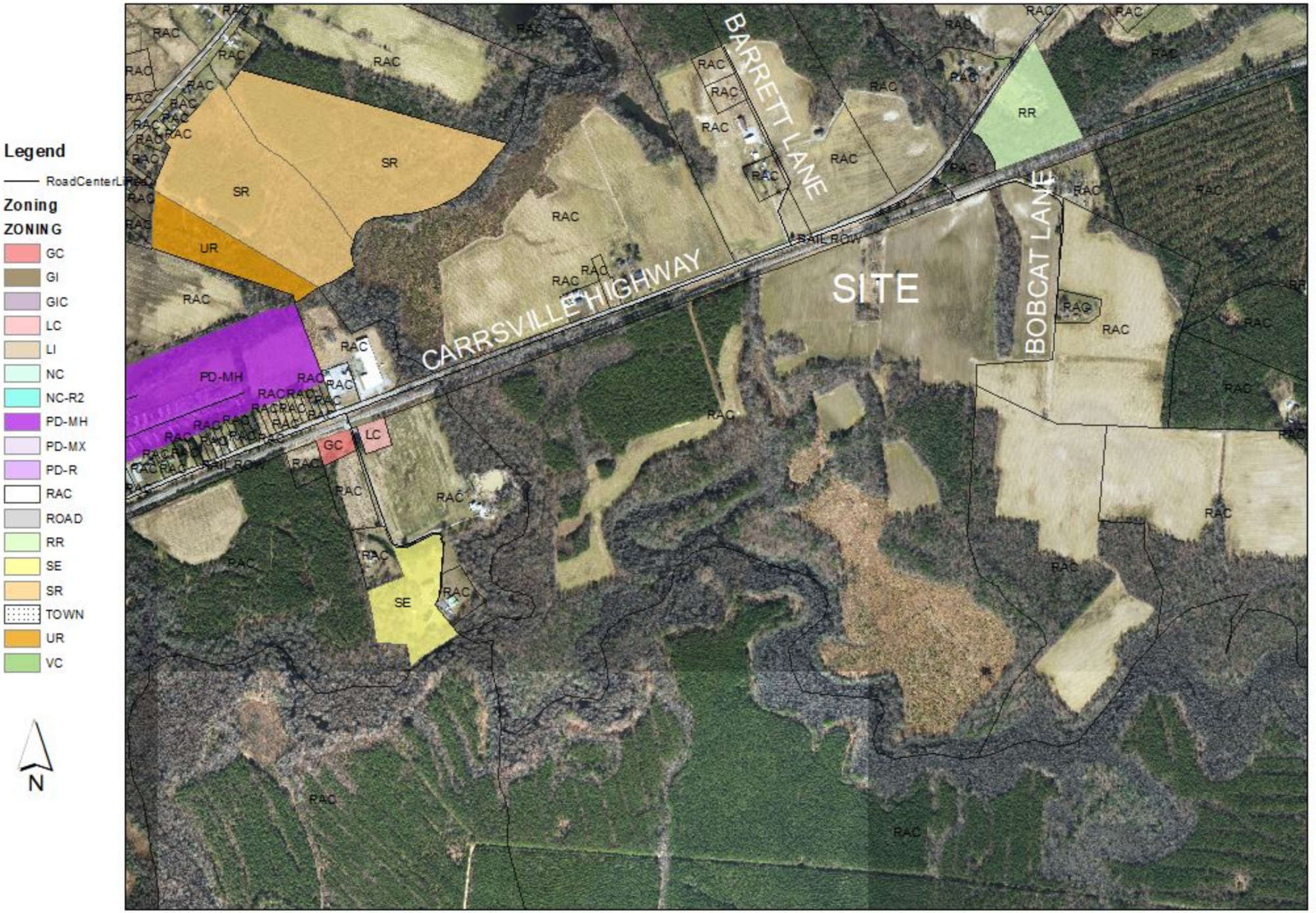
S.V. CAMP, III & ASSOCIATES, INC.
22730 MAIN ST. COURTLAND, VIRGINIA
PHONE: (757)653-9278
FAX: (757)653-9600
SINCE 1958 CASSCAMP@SVCAMPINC.COM

ACC. #	DWN BY:	FIELD BOOK NO.:	SHEET:
	SCC		1 OF 1

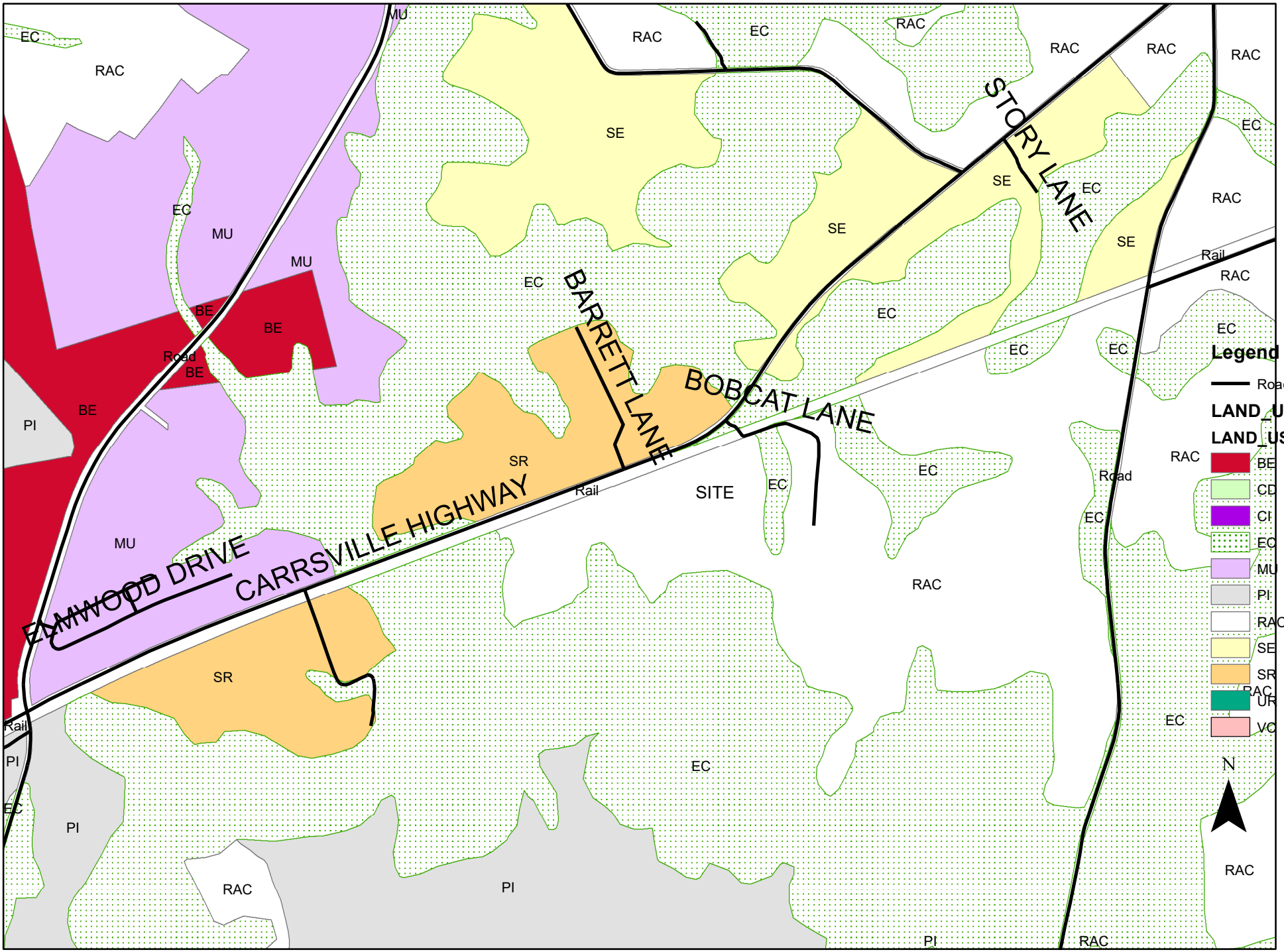
R:\4\SUB\THOMPSON-PAULA-JEAN

THOMPSON EXC-24-6 LOCATION MAP

THOMPSON EXC-24-6 ZONING MAP



THOMPSON EXC-24-6 LAND USE MAP



PLANNING REPORT

APPLICATION:

2024 Planning Commission Annual Report Review

BACKGROUND:

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

DESCRIPTION:

Planning and Zoning staff developed the attached 2024 Planning Commission Annual Report for review and approval by the Planning Commission. The Report includes a description of the types of applications considered by the Planning Commission this past calendar year as well as a general description of its long range planning activities, the meeting attendance statistics of its members, and the overall development activity in the County.

STAFF RECOMMENDATION:

Staff recommends approval of the 2024 Planning Commission Annual Report.

ATTACHMENTS:

Description	Type	Upload Date
2024 Planning Commission Annual Report	Backup Material	2/18/2025

ISLE OF WIGHT COUNTY PLANNING COMMISSION
2024 ANNUAL REPORT

ADOPTED BY THE
ISLE OF WIGHT COUNTY PLANNING COMMISSION
FEBRUARY 20, 2025

CHAIRMAN'S MESSAGE

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

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

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

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

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

Bobby A. Bowser, Chairman

2024 ISLE OF WIGHT PLANNING COMMISSION

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

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

ISLE OF WIGHT COUNTY PLANNING AND ZONING STAFF

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

OVERVIEW

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

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

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

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

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

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

MEMBERSHIP UPDATE

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

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

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

BY-LAW AMENDMENTS AND PROCEDURAL CHANGES

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

LONG RANGE PLANNING PROJECTS

The Planning Commission

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

DEVELOPMENT ACTIVITY

Notable development activity in 2024 include the following projects:

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

GOALS FOR 2025

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

Adopted this _____ day of _____ 2025.

_____
Chairman, Isle of Wight County
Planning Commission

Attest:_____
Amanda Landrus, Secretary

2022 Planning Commission Actions Summary Tables

ZONING DISTRICTS LEGEND

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

REZONINGS (10)

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

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

CONDITIONAL USE PERMITS (9)

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

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

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

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

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

ZONING ORDINANCE AMENDMENTS (1)

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

SUBDIVISION ORDINANCE AMENDMENTS (0)

COMPREHENSIVE PLAN AMENDMENTS (1)

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

AGRICULTURAL/FORESTAL DISTRICTS AMENDMENTS (5)

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

PLANNING COMMISSION ANNUAL REPORT

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

2024 ISLE OF WIGHT COUNTY PLANNING COMMISSIONERS

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

2024 MEETING STATISTICS

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

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

PLANNING COMMISSION REVIEW
FIVE YEAR DEVELOPMENT APPLICATION COMPARISON CHART

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

PLANNING REPORT

APPLICATION:

Continued Discussion on Proposed Changes to Industrial Setback Requirements adjacent to Residential Uses in the Zoning Ordinance

ELECTION DISTRICT:

All

LOCATION:

County-wide

BACKGROUND:

The Planning Commission continued its discussion of proposed changes to the industrial zoning district setback requirements adjacent to residential uses at their January 28, 2025, regular meeting. At this meeting, staff presented the results of a comparison with other localities for industrial setback requirements adjacent to existing residential uses. The Planning Commission weighed options of whether to impose a threshold of an existing residential subdivision of five lots or more for enhanced setbacks or to impose a sliding scale for increasing setbacks based on a set distance from an existing residence. The Planning Commission also expressed the desire to be consistent with the maximum setbacks imposed by neighboring localities.

Kristi Sutphin, representing the Economic Development Authority (EDA), also presented information on the financial impact of the loss of buildable area as a result of the most recently proposed 300 foot setback. The EDA proposes a setback of fifty feet for industrial uses adjacent to residential uses.

The Planning Commission requested staff to revise the draft Ordinance changes for continued discussion at their next regular meeting.

DESCRIPTION:

Staff developed draft Ordinance changes for Planning Commission review and discussion. A copy of the draft revisions is attached to this staff report. The most recent redline version of the proposed industrial setback requirements include the

following revisions:

- The setback of 100 feet would apply to the side and rear property lines of industrial development with one building and 200 feet for industrial development with two or more buildings adjacent to residential subdivisions of five lots or more recorded on the same plat as of July 1, 2025,
- A buffer of at least three rows of staggered evergreen landscaping planted a maximum of ten feet on center would be required in addition to the berm of at least ten feet in height,
- The development would be required to construct a sound wall or other mitigation measure as recommended in the sound study as approved by the Zoning Administrator, and
- The Board may grant an exemption to these requirements following a recommendation by the Planning Commission.

Staff modified the required setback to 100 feet and 200 feet instead of 300 feet to be consistent with other Virginia localities and recognize the increased impacts of planned development with more than one user. Staff also specified the enhanced setbacks apply to side and rear property lines of the industrial lot as the Ordinance currently requires a 100 foot setback for industrial uses and 35 feet for associated office uses from the front, or street, property line. As a result, the other proposed performance criteria for industrial uses located adjacent to an existing residential subdivision would not apply if they are across the street.

Staff explored the option for sliding scale setback requirements from adjacent residences, but does not recommend this option due to the potential to create nonconforming industrial properties. Conceptually, a sliding scale option would be based on a minimum separation distance from an existing residence at the time of site plan submittal for the new industrial development. For example, if the Ordinance required a minimum 200 foot separation from any existing residence, the setback for the new industrial development from any particular property line would vary depending on how far it was set from the residence, however, current minimum setbacks in these zoning districts would still apply. The disadvantage of the sliding scale option is if the existing house is demolished, and a new residence is built closer to the now existing industrial development, it would make the industrial parcel nonconforming as to the minimum setback requirements from adjacent residences.

AGENCY REVIEW:

STAFF RECOMMENDATION:

The information provided in this staff report is for informational purposes only. No action is required.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Redline revised 2/19/25	Backup Material	2/19/2025
EDA November 12, 2024 Presentation	Backup Material	2/19/2025
EDA buildable area loss exhibits Dec 2024	Backup Material	2/19/2025
Setback Comparison Table	Backup Material	1/21/2025

Proposed Industrial Use Setback Zoning Ordinance Revisions
Revised February 19, 2025

The draft revisions are listed by section below. New, proposed language is in red underlined text, and any new changes since the January 28, 2025, regular meeting are also highlighted.

Article IV, Zoning districts and boundaries.

Sec. 4-11005. Limited Industrial - Bulk regulations

C. Minimum setback requirements:

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

g. There shall be an earthern berm with a minimum height of ten (10) feet installed in the required setback between the residential use and the industrial use in addition to a minimum of three rows of staggered evergreen landscaping planted a maximum of ten feet on center.

h. A sound study shall be required with the submittal of the application for the industrial use. The new development shall implement a sound wall or other mitigation measure as recommended in the study in addition to the berm and landscaping requirements as approved by the Zoning Administrator.

i. The board of supervisors may exempt, wholly or partially, any new proposed industrial development adjacent to existing residential subdivisions from the requirements of this section. In granting exemptions, the board of supervisors with a recommendation by the planning commission may impose reasonable conditions.

Sec. 4-12005. General Industrial – Bulk regulations

C. Minimum setback requirements:

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

engineering practices recommended or required by the Virginia Department of Transportation;

f. The trimming of existing limbs or branches of preserved trees is permitted when approved by the zoning administrator;

g. There shall be an earthern berm with a minimum height of ten (10) feet installed in the required setback between the residential use and the industrial use in addition to a minimum of three rows of staggered evergreen landscaping planted a maximum of ten feet on center.

h. A sound study shall be required with the submittal of the application for the industrial use. The new development shall implement a sound wall or other mitigation measure as recommended in the study in addition to the berm and landscaping requirements as approved by the Zoning Administrator.

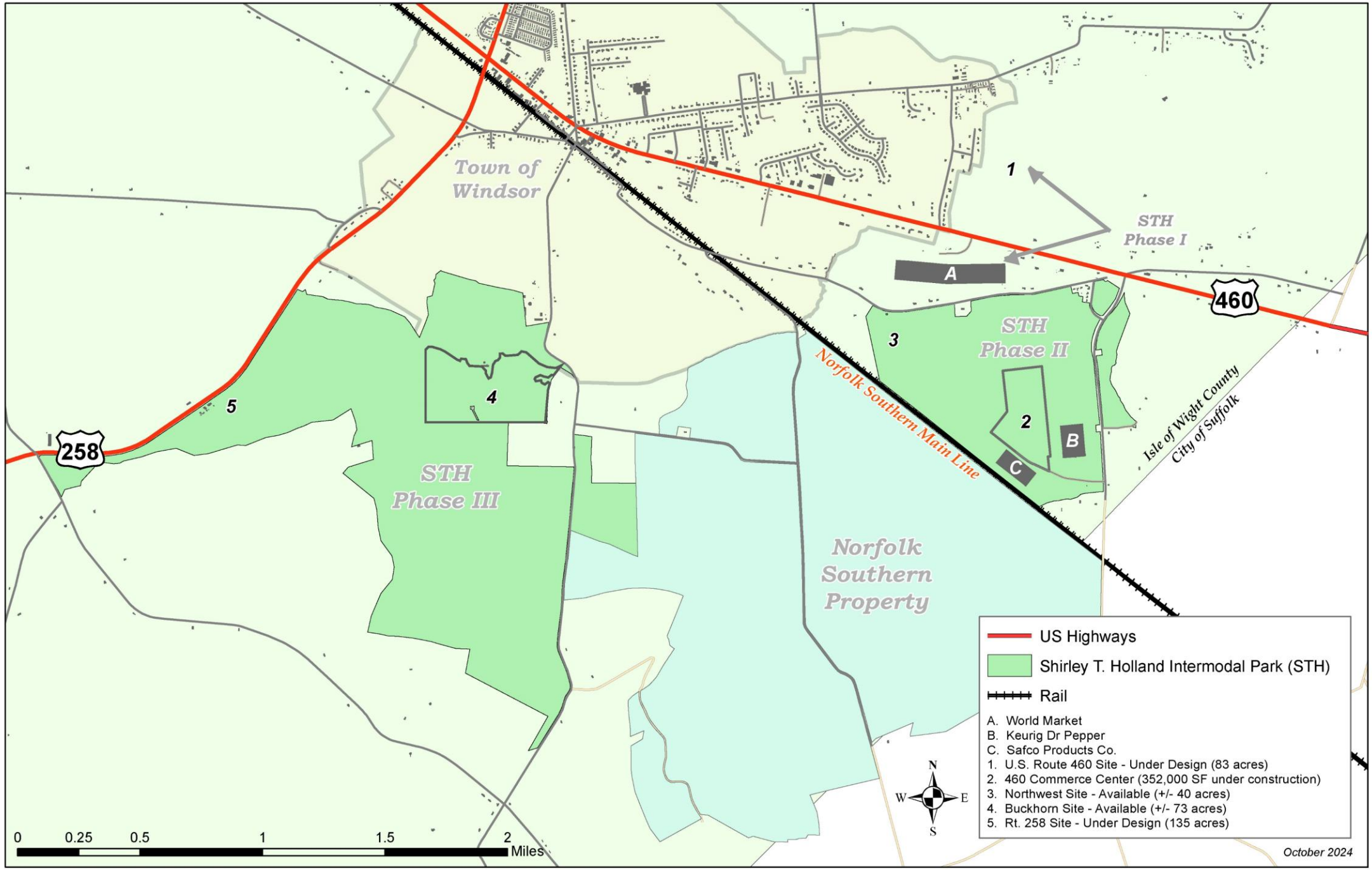
i. The board of supervisors may exempt, wholly or partially, any new proposed industrial development adjacent to existing residential subdivisions from the requirements of this section. In granting exemptions, the board of supervisors with a recommendation by the planning commission may impose reasonable conditions.

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

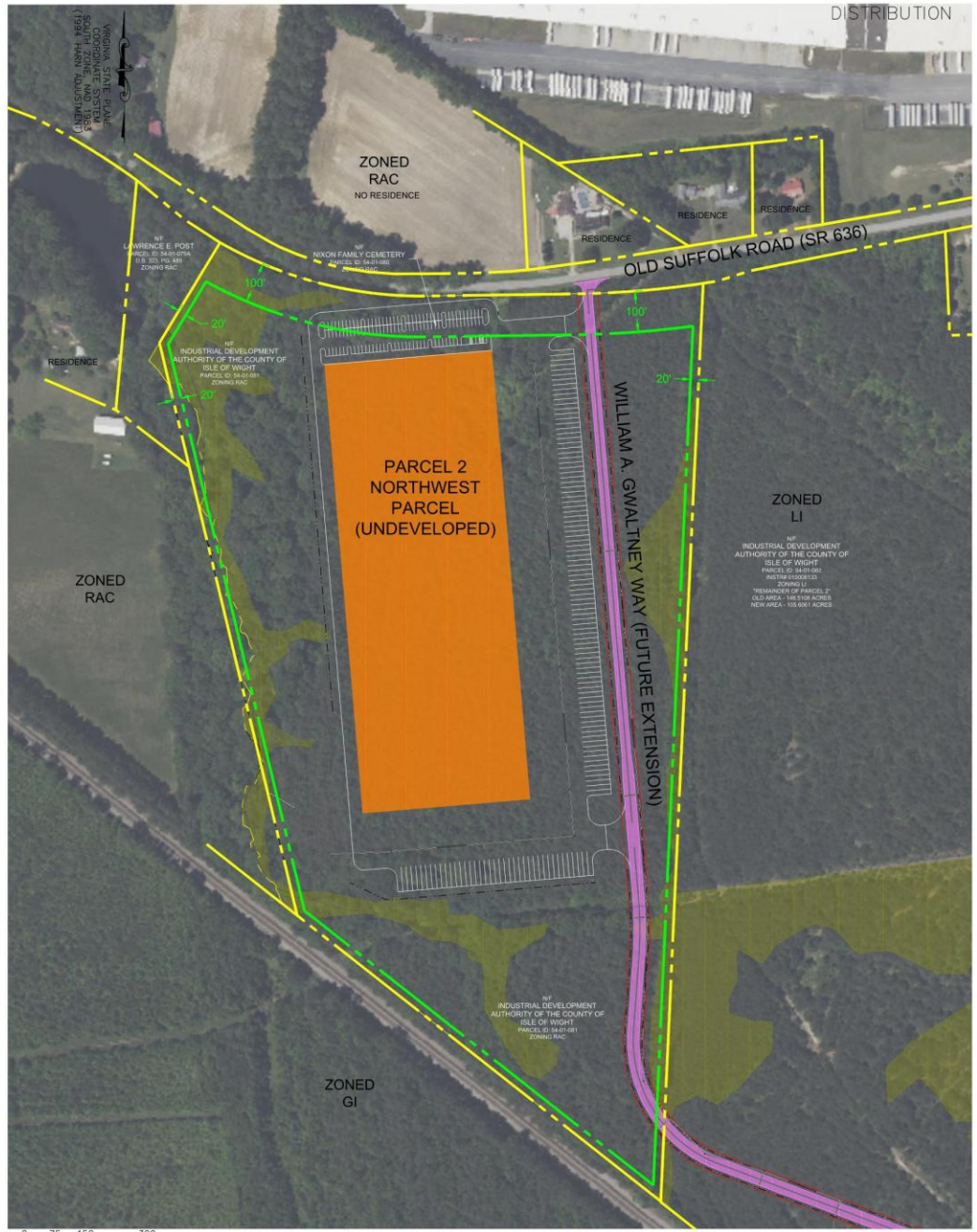
B. Minimum setback requirements:

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

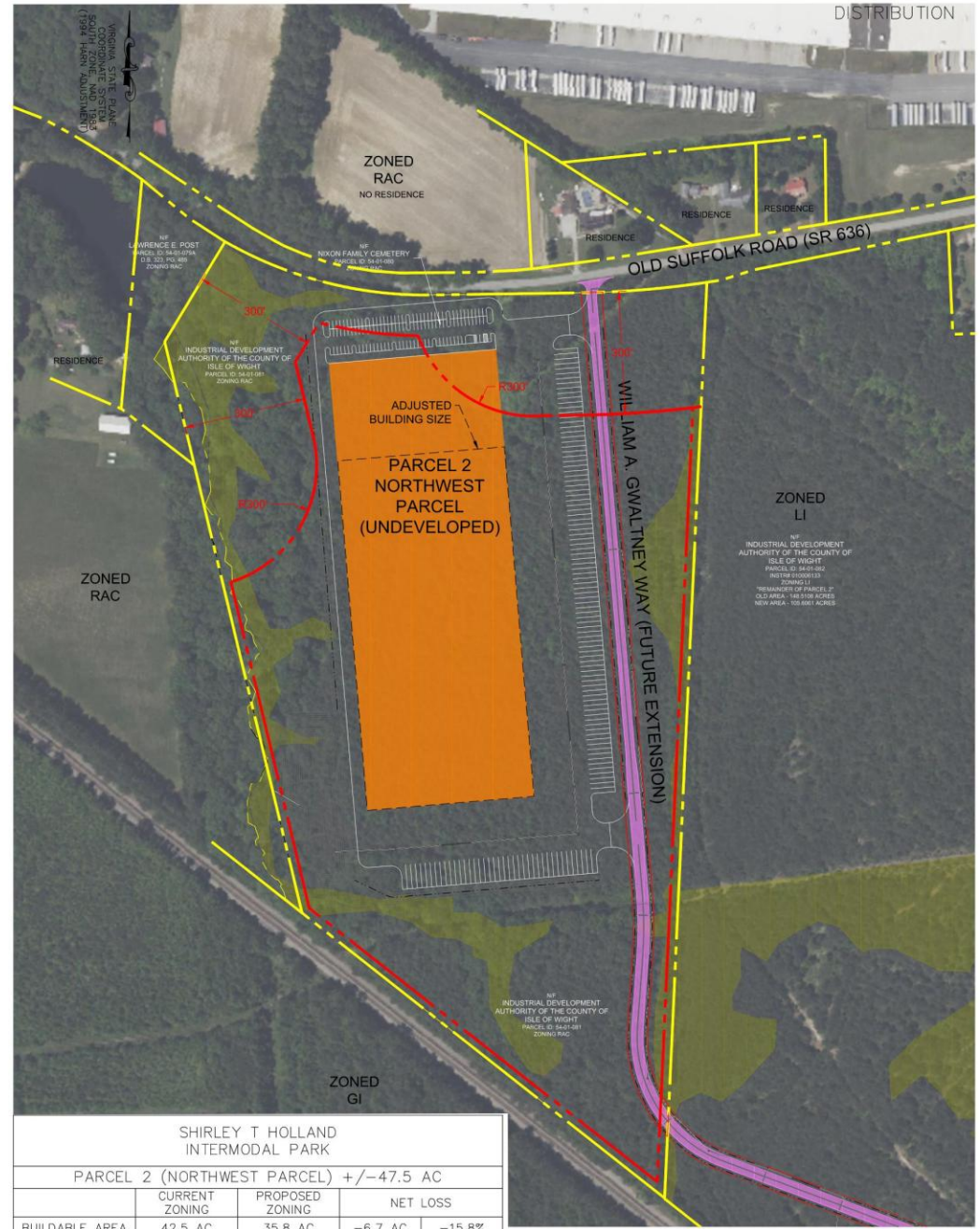
c. Sidewalks, pedestrian pathways and bicycle paths designed to provide continuous connection along the road corridor may be permitted, provided that they can be constructed without materially reducing the screening and visual softening capacity of the required landscaping;
d. Signs are permitted in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


Town of Windsor
1
STH Phase I
A
460
3
STH Phase II
2
B
C
Norfolk Southern Main Line
Isle of Wight County
City of Suffolk
4
5
258
STH Phase III
Norfolk Southern Property
US Highways
Shirley T. Holland Intermodal Park (STH)
Rail
A. World Market
B. Keurig Dr Pepper
C. Safco Products Co.
1. U.S. Route 460 Site - Under Design (83 acres)
2. 460 Commerce Center (352,000 SF under construction)
3. Northwest Site - Available (+/- 40 acres)
4. Buckhorn Site - Available (+/- 73 acres)
5. Rt. 258 Site - Under Design (135 acres)
N
W
E
S
0 0.25 0.5 1 1.5 2 Miles
October 2024

N
W
E
S
WORLD MARKET DISTRIBUTION
WINDSOR BOULEVARD (US RTE 460)
NEW TRAFFIC SIGNAL
OLD SUFFOLK ROAD (SR 636)
PARCEL 2 NORTHWEST PARCEL (UNDEVELOPED)
WILLIAM A. GWALTNEY WAY (FUTURE EXTENSION)
ISLE OF WIGHT INDUSTRIAL DEVELOPMENT AUTHORITY
REMAINDER OF PARCEL 1 ISLE OF WIGHT INDUSTRIAL DEVELOPMENT
PARCEL 1 NEW WAREHOUSE (UNDER DESIGN)
KEURIG DR PEPPER
OLD MILL ROAD (S.R. 607)
SAFCO WAREHOUSE
WILLIAM A. GWALTNEY WAY
EXHIBIT 2
OVERALL MASTER PLAN
SHIRLEY T. HOLLAND INTERMODAL PARK
ISLE OF WIGHT, VIRGINIA
William A Gwaltney Way
Future William A. Gwaltney Way
Parcel Boundary
Future Building
Wetlands (Confirmed)
Wetlands (Presumed)
Storm Water BMP
0
1,000
2,000
Feet



CURRENT ZONING REGULATIONS



PROPOSED ZONING REGULATIONS

SHIRLEY T HOLLAND INTERMODAL PARK				
PARCEL 2 (NORTHWEST PARCEL) +/−47.5 AC				
	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	42.5 AC	35.8 AC	−6.7 AC	−15.8%
BUILDING SIZE	451,000 SF	352,710 SF	−98,290 SF	−22%

CURRENT ZONING REGULATIONS

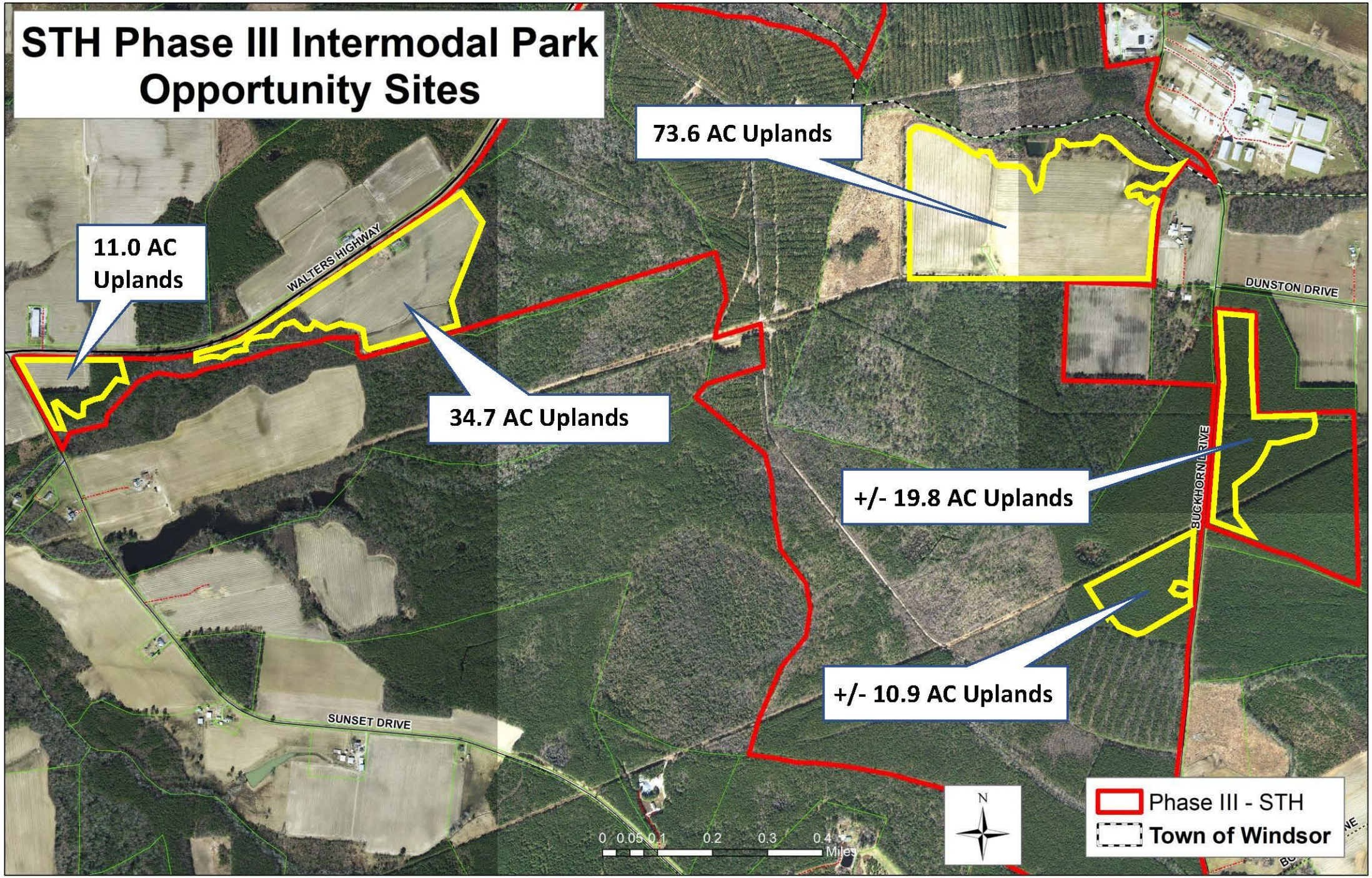
0 75 150 300
SCALE: 1"=150'

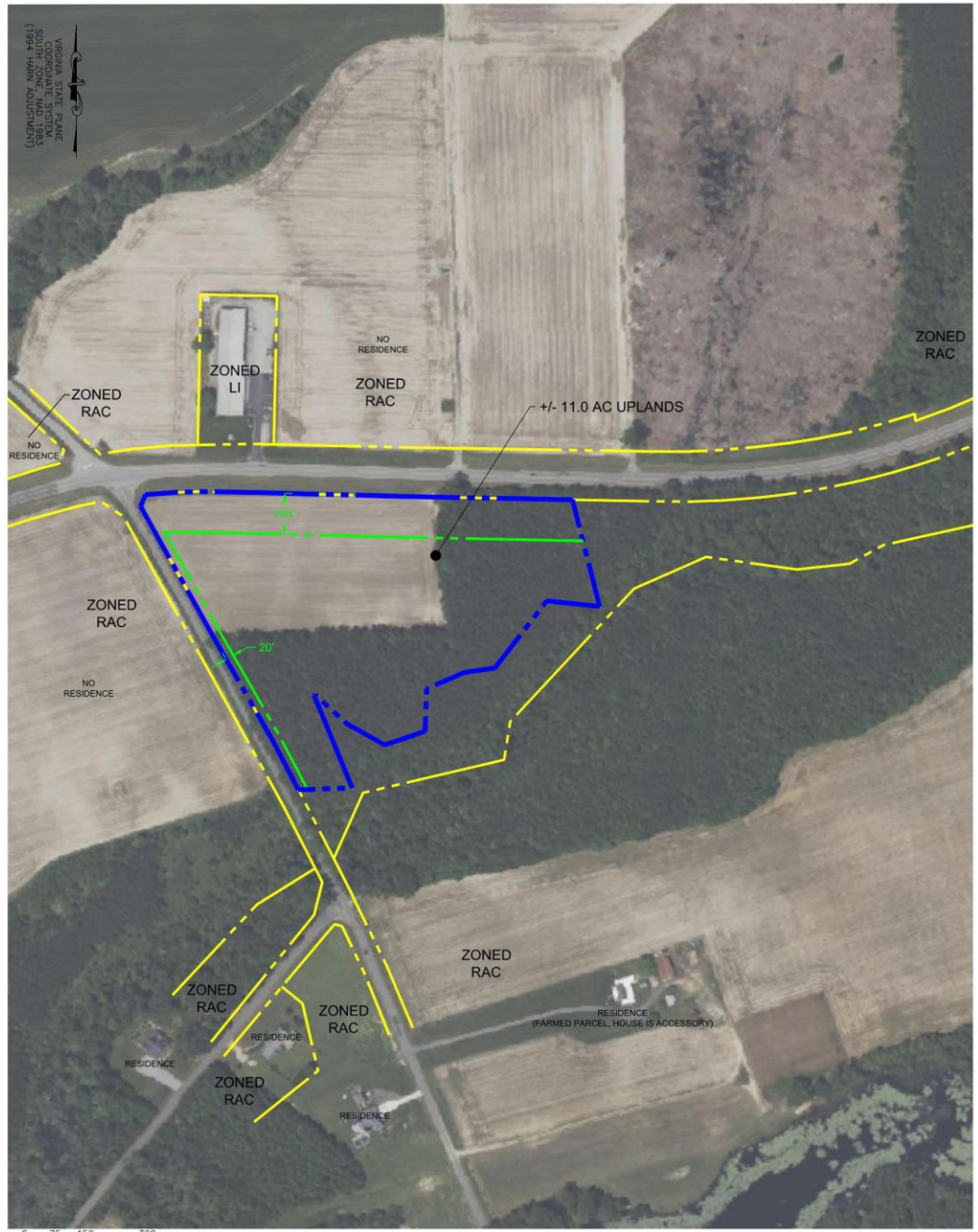
PROPOSED ZONING REGULATIONS

SHIRLEY T HOLLAND
INTERMODAL PARK

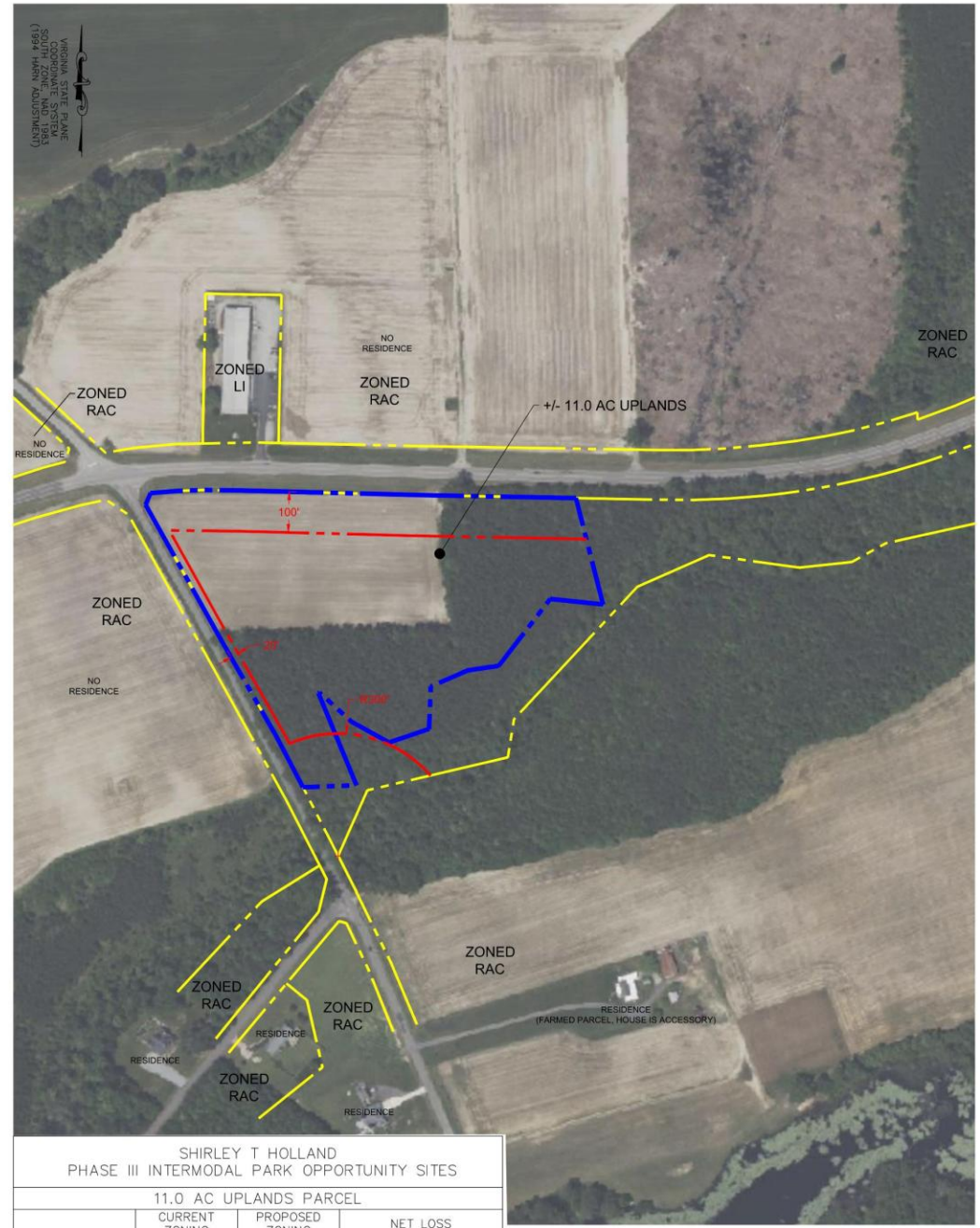
PHASE 2 +/-82.3 AC

	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	72.2 AC	64.4 AC	-7.8 AC	-11%
BUILDING SIZE	1,143,900 SF	880,950 SF	-262,950 SF	-23%


STH Phase III Intermodal Park
Opportunity Sites
73.6 AC Uplands
11.0 AC
Uplands
WALTERS HIGHWAY
34.7 AC Uplands
DUNSTON DRIVE
BUCKHORN DRIVE
+/- 19.8 AC Uplands
+/- 10.9 AC Uplands
SUNSET DRIVE
0 0.05 0.1 0.2 0.3 0.4
Miles
N
Phase III - STH
Town of Windsor



CURRENT ZONING REGULATIONS

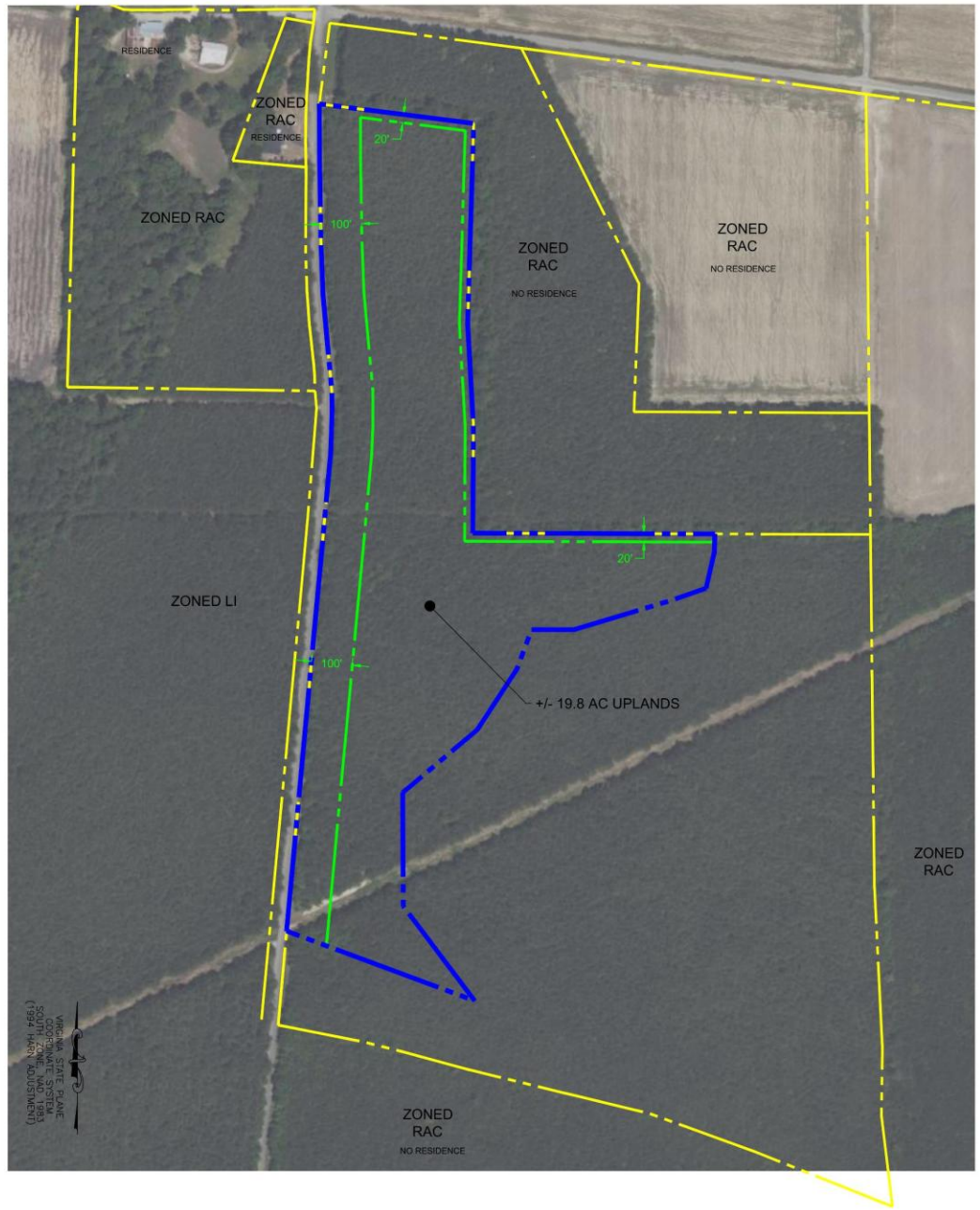


PROPOSED ZONING REGULATIONS

SHIRLEY T HOLLAND
PHASE III INTERMODAL PARK OPPORTUNITY SITES

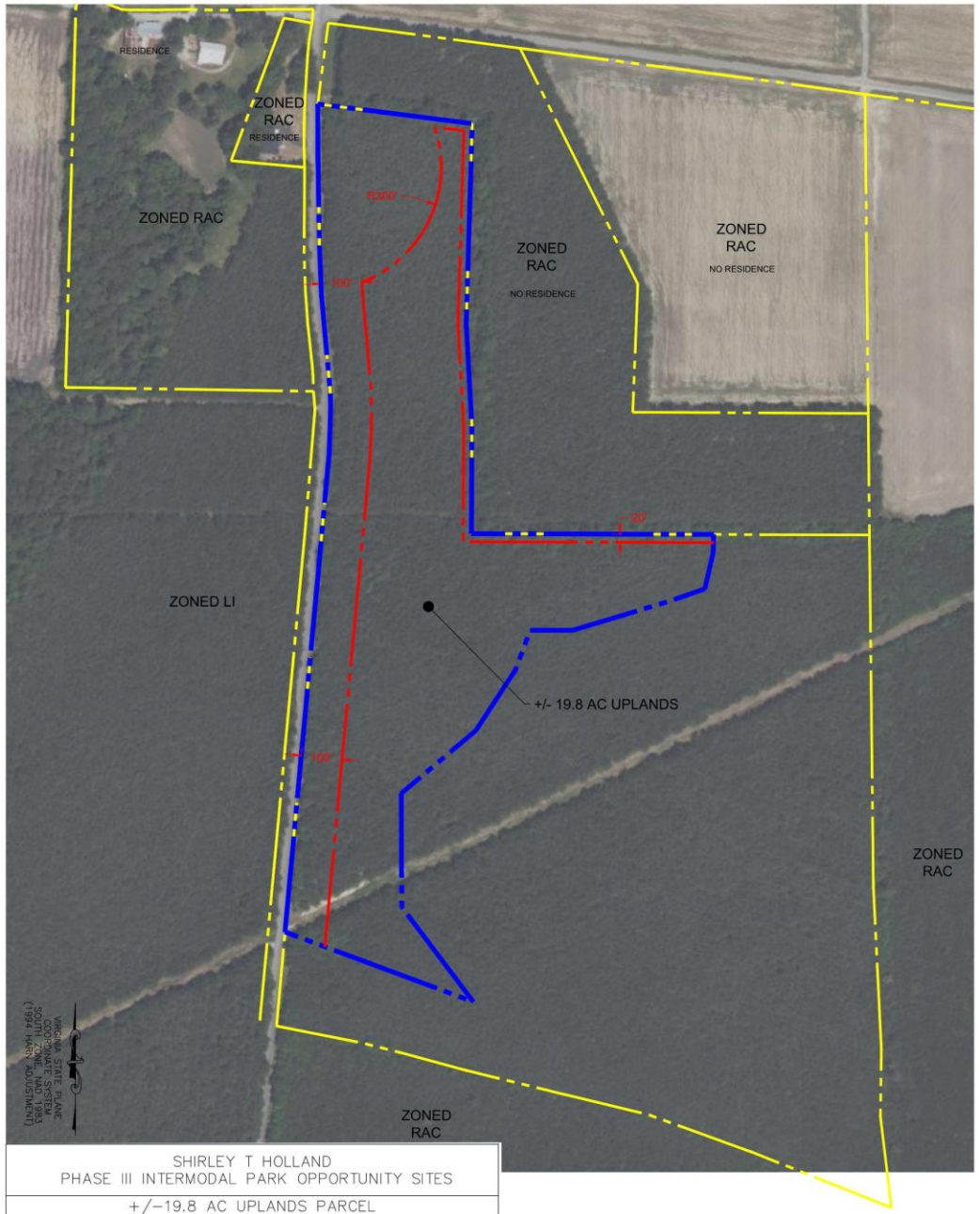
11.0 AC UPLANDS PARCEL

	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	8.25 AC	7.9 AC	−0.35 AC	−4%



0 75 150 300
SCALE: 1"=150'

CURRENT ZONING REGULATIONS

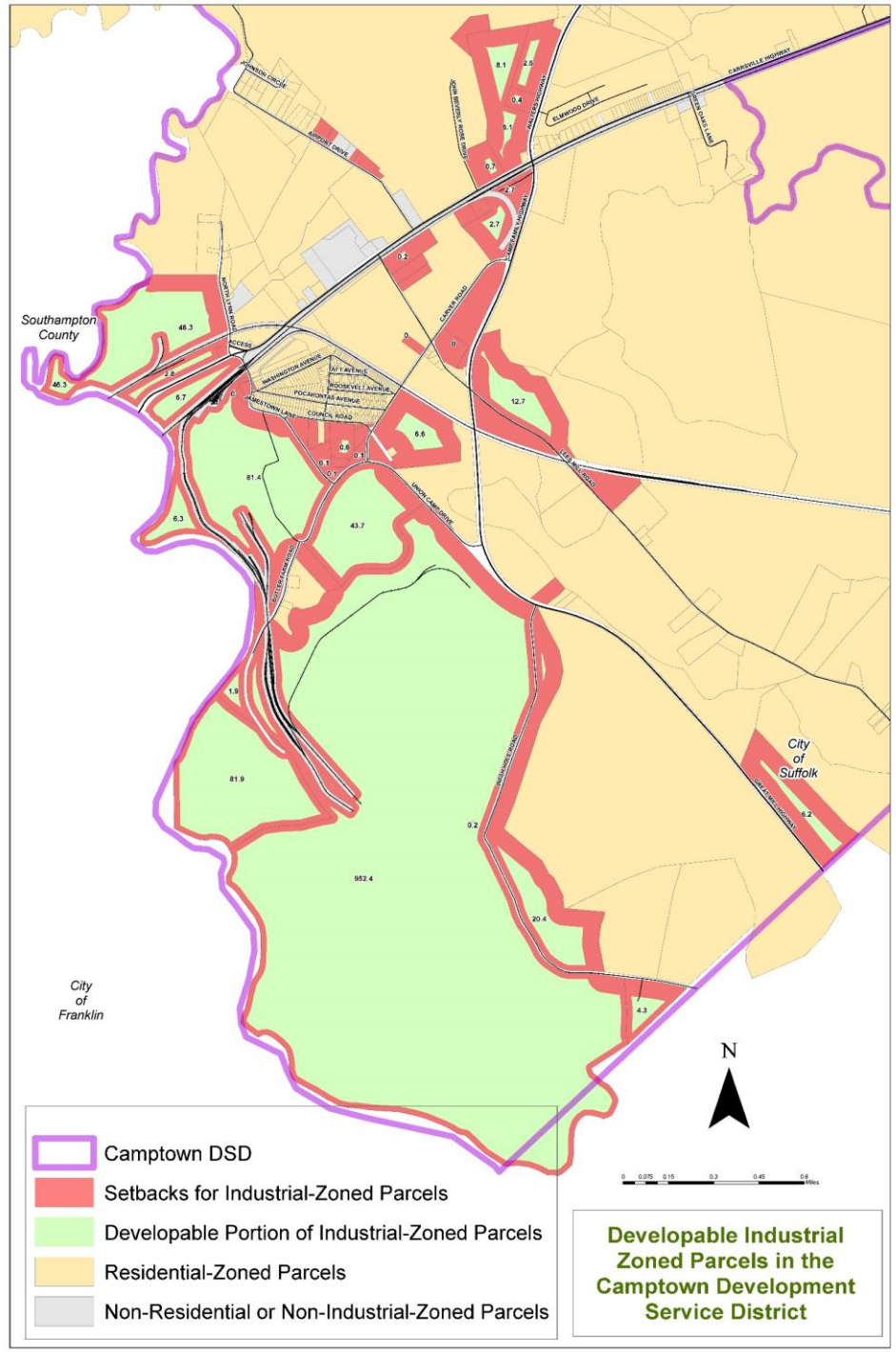


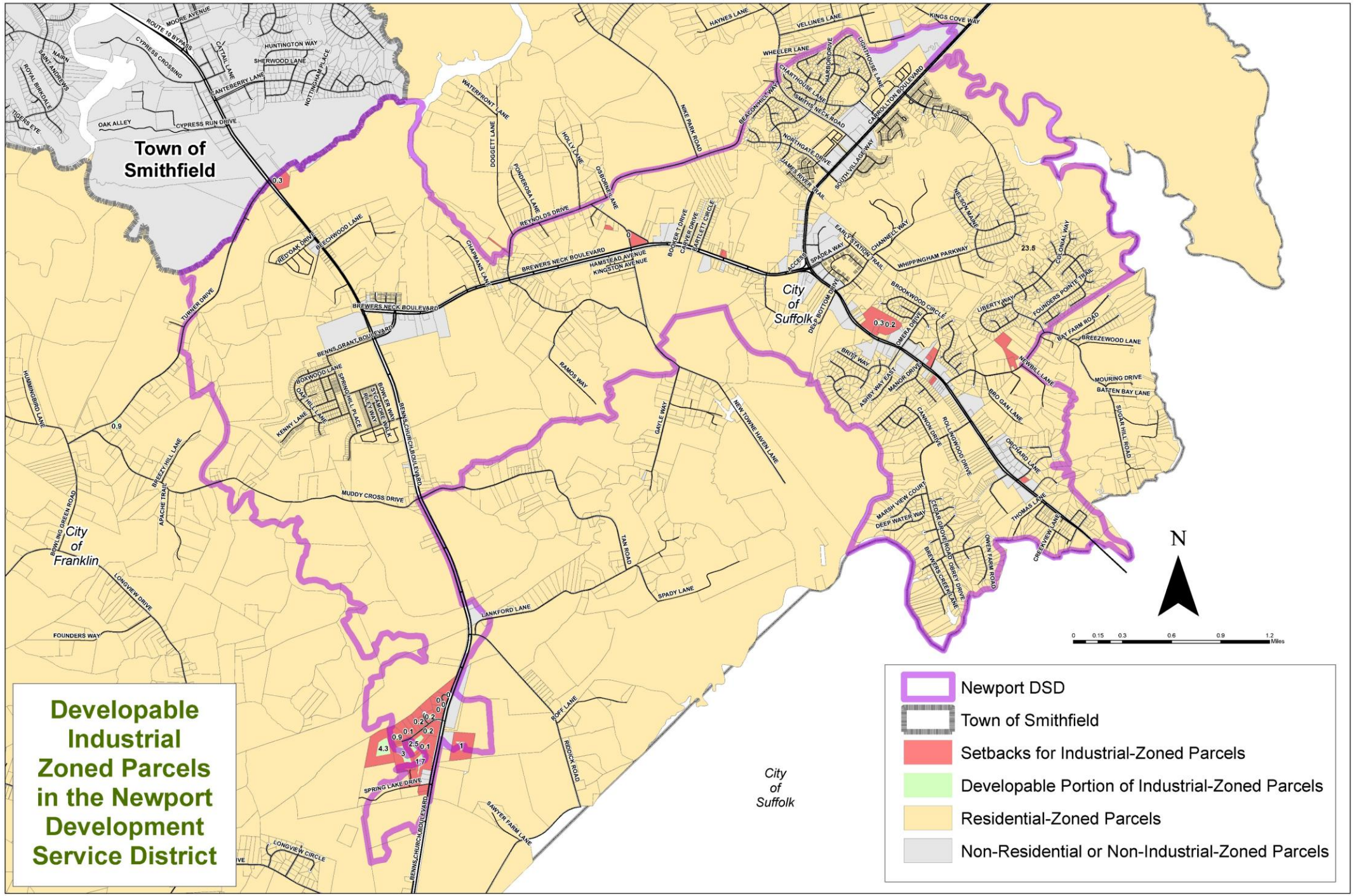
SHIRLEY T HOLLAND
PHASE III INTERMODAL PARK OPPORTUNITY SITES

+/-19.8 AC UPLANDS PARCEL

	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	14.3 AC	12.85 AC	-1.45 AC	-10%

PROPOSED ZONING REGULATIONS


Southampton County
City of Franklin
City of Suffolk
Camptown DSD
Setbacks for Industrial-Zoned Parcels
Developable Portion of Industrial-Zoned Parcels
Residential-Zoned Parcels
Non-Residential or Non-Industrial-Zoned Parcels
N
Developable Industrial Zoned Parcels in the Camptown Development Service District


Developable Industrial Zoned Parcels in the Newport Development Service District
Town of Smithfield
City of Suffolk
City of Franklin
City of Suffolk
N
0 0.15 0.3 0.6 0.9 1.2 Miles
Newport DSD
Town of Smithfield
Setbacks for Industrial-Zoned Parcels
Developable Portion of Industrial-Zoned Parcels
Residential-Zoned Parcels
Non-Residential or Non-Industrial-Zoned Parcels

INDUSTRIAL SETBACKS – OTHER LOCALITIES

Suffolk: All buildings, drives, parking areas, stacking areas, loading/unloading areas, trash areas, and storage areas shall have a minimum **30-foot front, side, and rear yard setback from all adjacent public right-of-way, public property, and all abutting properties containing residential uses, institutional uses, or recreational uses or property zoned as such**.

Gloucester: 50 Foot front yard setback

Dinwiddie: Buildings in industrial district M-1 shall be located **ten feet or more from any street right-of-way which is 50 feet or greater in width, or 35 feet or more from the center line of any street right-of-way less than 50 feet in width**. The minimum **side yard adjoining or adjacent to a residential or agricultural district shall be at least ten feet**. The side yard of corner lots shall be at least 20 feet or more.

Sussex: Buildings in an I-1 district shall be located **50 feet or more from any street right-of-way which is 50 feet or greater in width, or 75 feet or more from the centerline of any street right-of-way less than 50 feet in width. For all other permitted uses in an I-1 district, the minimum side yard adjoining or adjacent to a residential or agricultural district shall be 100 feet. The side yard or corner lots shall be 50 feet or more.**

Rockingham: Primary structures – front yard: **Thirty-five (35) feet is the required distance from the road right-of-way if the right-of-way is fifty (50) feet or greater; or Sixty (60) feet is the required distance from the centerline of the road if the right-of-way is less than fifty (50) feet. Side and rear setbacks if abutting agricultural or residential zoning: 30 feet**

SHIRLEY T. HOLLAND INTERMODAL PARK PHASES II AND III
AVAILABLE PARCEL SETBACK ANALYSIS SUMMARY

SHIRLEY T. HOLLAND PHASE II				
NORTHWEST PARCEL +/- 47.5 AC				
	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	32.5 AC	26.3 AC	-6.2 AC	-19%
BUILDING SIZE	451,000 SF	335,310	-115,690 SF	-26%

SHIRLEY T. HOLLAND PHASE II				
GRAYLAND PARCEL +/- 82.3 AC				
	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	77.1 AC	65.4 AC	-11.7 AC	-15%
BUILDING SIZE	1,143,900 SF	880,950	-262,950 SF	-23%

SHIRLEY T. HOLLAND PHASE III OPPORTUNITY SITE				
11.0 AC UPLANDS PARCEL				
	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	8.25 AC	7.9 AC	-0.35 AC	-4%

SHIRLEY T. HOLLAND PHASE III OPPORTUNITY SITE				
+/- 19.8 AC UPLANDS PARCEL				
	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	14.3 AC	12.85 AC	-1.45 AC	-10%

TOTAL POTENTIAL IMPACTS	
	NET LOSS
BUILDABLE AREA	-19.7 AC
BUILDING SIZE	-378,640 SF

Prepared by ATCS, December 2024

DISTRIBUTION

VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 1983 (1994 HARN ADJUSTMENT)

ZONED RAC
NO RESIDENCE

RESIDENCE
RESIDENCE
RESIDENCE
RESIDENCE

N/F
LAWRENCE E. POST
PARCEL ID: 54-01-079A
D.B. 323, PG. 465
ZONING RAC

N/F
NIXON FAMILY CEMETERY
PARCEL ID: 54-01-080
ZONING RAC

OLD SUFFOLK ROAD (SR 636)

20'
20'
20'
20'

N/F
INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF ISLE OF WIGHT
PARCEL ID: 54-01-081
ZONING RAC

RESIDENCE

WILLIAM A. GWALTNEY WAY (FUTURE EXTENSION)

100'

ZONED LI

N/F
INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF ISLE OF WIGHT
PARCEL ID: 54-01-082
INSTR# 010006133
ZONING LI
REMAINDER OF PARCEL 2
OLD AREA - 148.5108 ACRES
NEW AREA - 105.6061 ACRES

ZONED RAC

PARCEL 2
NORTHWEST
PARCEL
(UNDEVELOPED)

20'

N/F
INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF ISLE OF WIGHT
PARCEL ID: 54-01-081
ZONING RAC

100'

ZONED GI

0 75 150 300
SCALE: 1"=150'

CURRENT ZONING REGULATIONS

DISTRIBUTION

VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD 1983 (1994 HARN ADJUSTMENT)

ZONED RAC
NO RESIDENCE

RESIDENCE
RESIDENCE
RESIDENCE
RESIDENCE

N/F
LAWRENCE E. POST
PARCEL ID: 54-01-079A
D.B. 323, PG. 465
ZONING RAC

N/F
NIXON FAMILY CEMETERY
PARCEL ID: 54-01-080
ZONING RAC

OLD SUFFOLK ROAD (SR 636)

300'
20'

N/F
INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF ISLE OF WIGHT
PARCEL ID: 54-01-081
ZONING RAC

RESIDENCE

300'
R300'
R300'

ADJUSTED BUILDING SIZE

WILLIAM A. GWALTNEY WAY (FUTURE EXTENSION)

100'

ZONED LI

N/F
INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF ISLE OF WIGHT
PARCEL ID: 54-01-082
INSTR# 010006133
ZONING LI
REMAINDER OF PARCEL 2
OLD AREA - 148.5108 ACRES
NEW AREA - 105.6061 ACRES

ZONED RAC

PARCEL 2
NORTHWEST
PARCEL
(UNDEVELOPED)

20'

N/F
INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF ISLE OF WIGHT
PARCEL ID: 54-01-081
ZONING RAC

100'

ZONED GI

PROPOSED ZONING REGULATIONS

SHIRLEY T HOLLAND INTERMODAL PARK				
PARCEL 2 (NORTHWEST PARCEL) +/−47.5 AC				
	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	32.5 AC	26.3 AC	−6.2 AC	−19%
BUILDING SIZE	451,000 SF	335,310 SF	−115,690 SF	−26%

VIRGINIA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE, NAD 1983
(1994 HARN ADJUSTMENT)

ZONED RAC
ZONED RAC
RESIDENCE
ZONED RAC
RESIDENCE
ZONED GC
OLD SUFFOLK ROAD (SR 636)
RESIDENCES
ZONED RAC
ZONED LI
ZONED LI
BUILDING
BUILDING
BUILDING
BUILDING
POND
POND
POND
POND
ZONED LI
ZONED LI
ZONED LI
20'

CURRENT ZONING REGULATIONS

VIRGINIA STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE, NAD 1983
(1994 HARN ADJUSTMENT)

ZONED RAC
ZONED RAC
RESIDENCE
ZONED RAC
RESIDENCE
ZONED GC
OLD SUFFOLK ROAD (SR 636)
RESIDENCES
ZONED RAC
ZONED LI
ZONED LI
ADJUSTED BUILDING SIZE
BUILDING
BUILDING
ADJUSTED BUILDING SIZE
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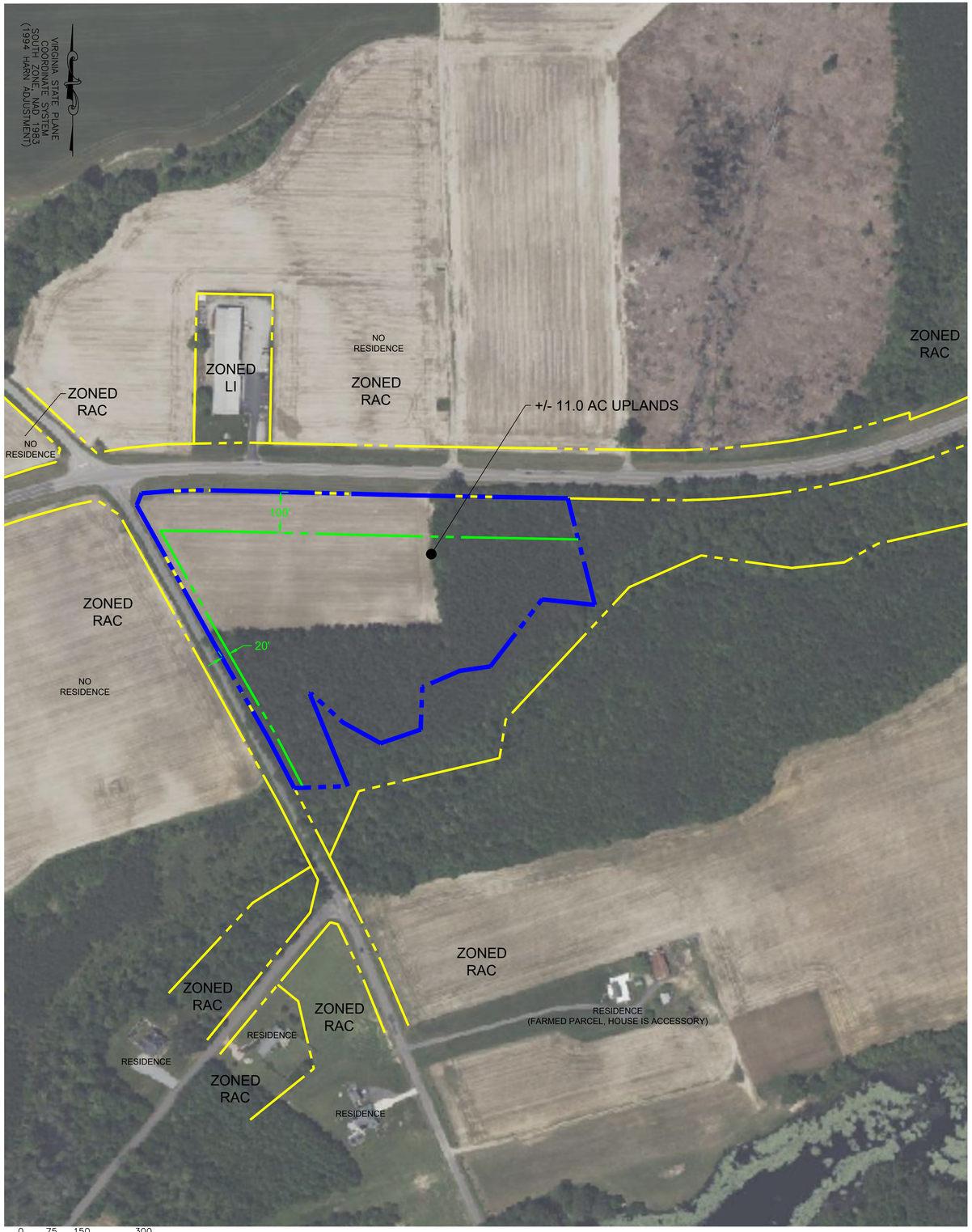
BUILDING
ADJUSTED BUILDING SIZE
POND
POND
POND
POND
ZONED LI
ZONED LI
ZONED LI
20'
R300'
300'
20.0000
100'

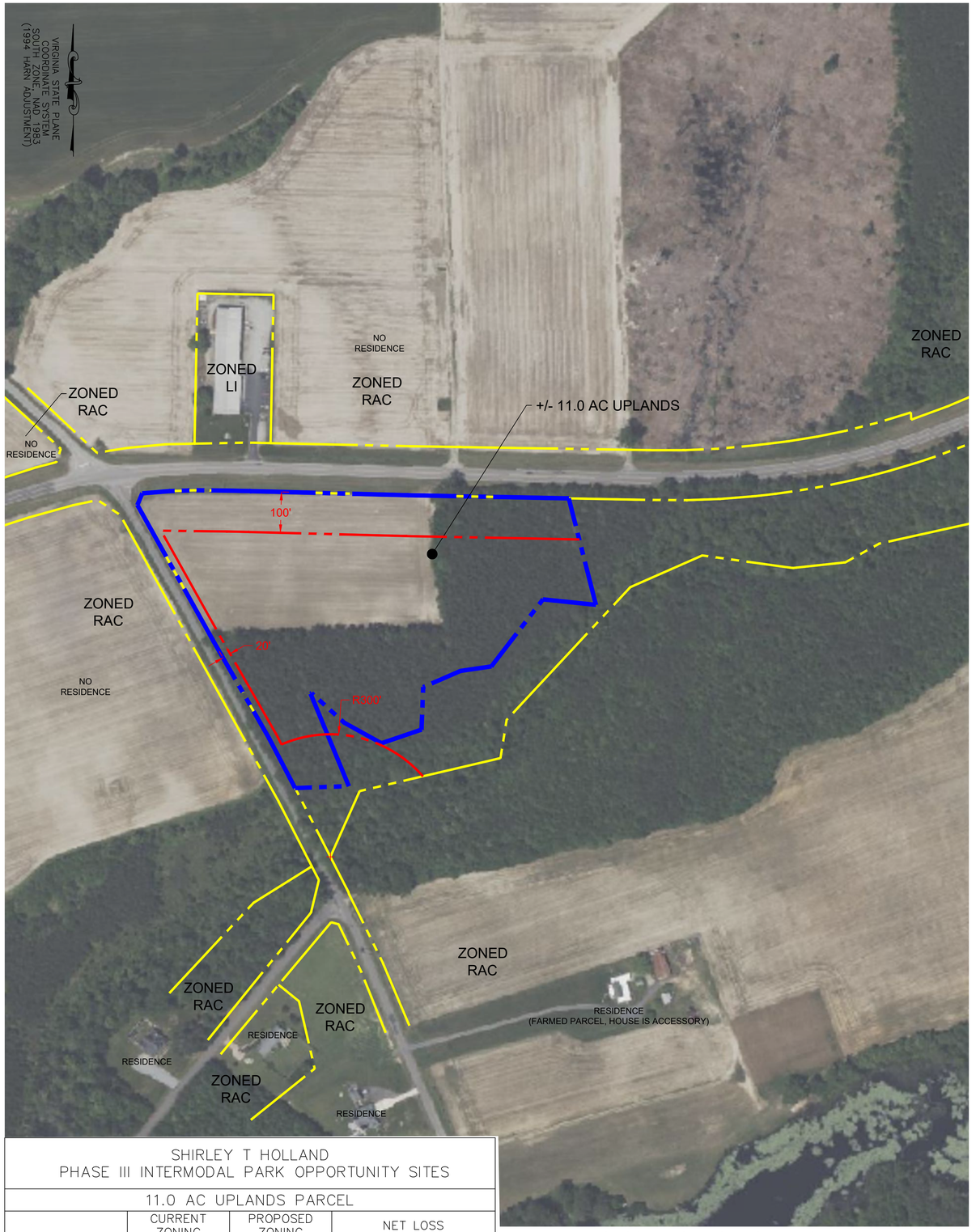
PROPOSED ZONING REGULATIONS

0 75 150 300
SCALE: 1"=150'

SHIRLEY T HOLLAND INTERMODAL PARK				
PHASE 2 +/−82.3 AC				
	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	77.1 AC	65.4 AC	−11.7 AC	−15%
BUILDING SIZE	1,143,900 SF	880,950 SF	−262,950 SF	−23%



CURRENT ZONING REGULATIONS

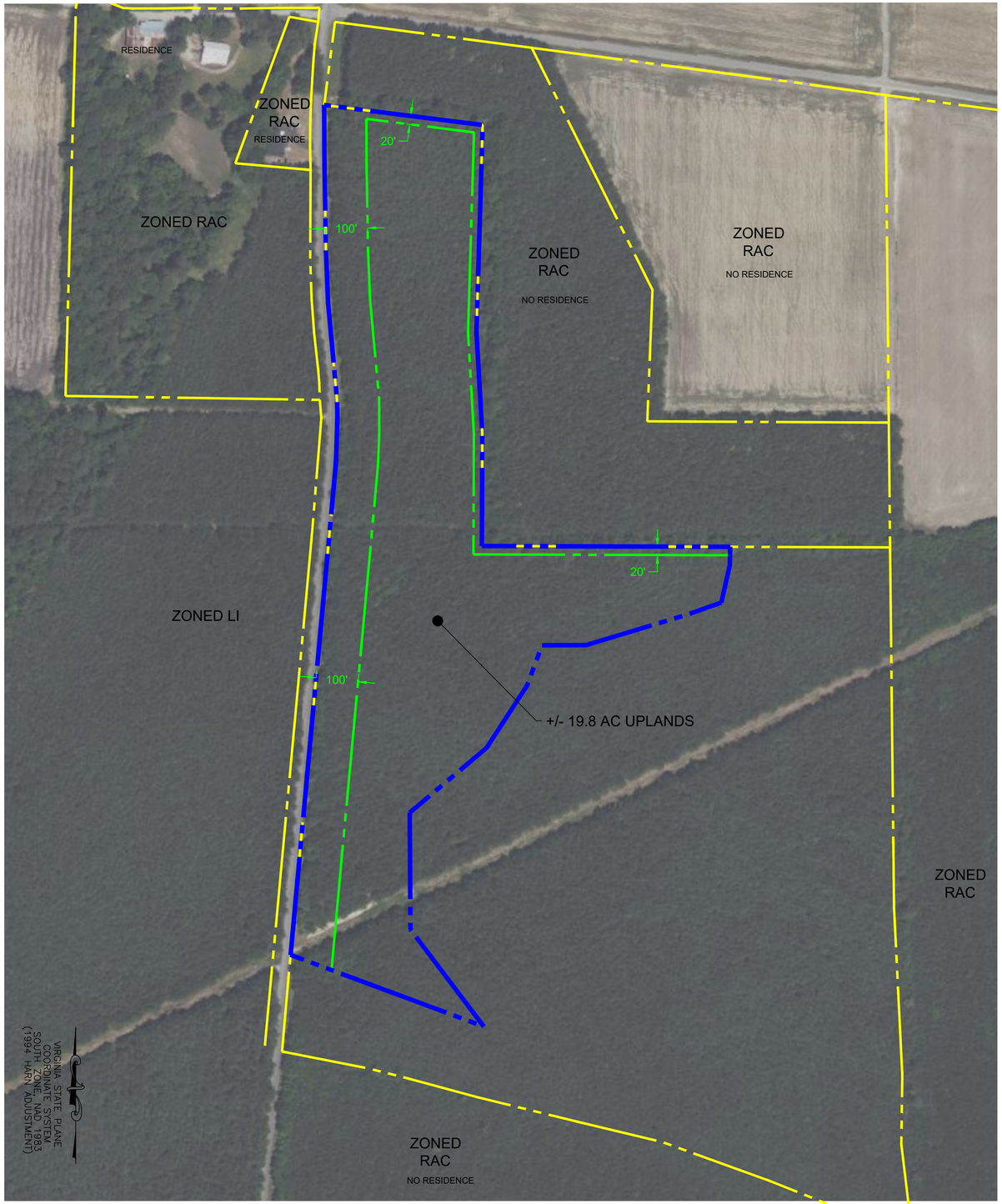


PROPOSED ZONING REGULATIONS

SHIRLEY T HOLLAND
PHASE III INTERMODAL PARK OPPORTUNITY SITES

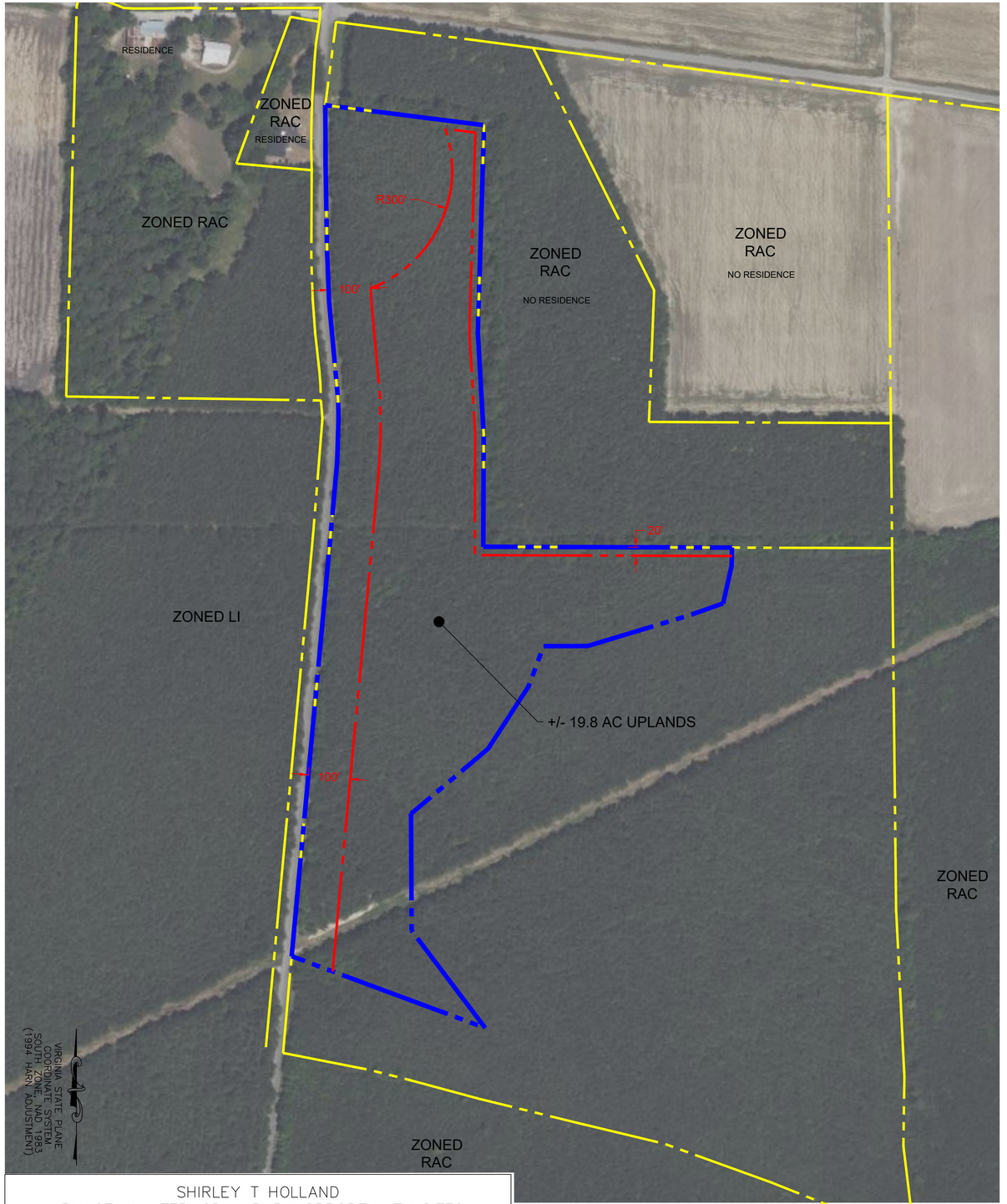
11.0 AC UPLANDS PARCEL

	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	8.25 AC	7.9 AC	−0.35 AC	−4%



0 75 150 300
SCALE: 1"=150'

CURRENT ZONING REGULATIONS



SHIRLEY T HOLLAND
PHASE III INTERMODAL PARK OPPORTUNITY SITES

+/−19.8 AC UPLANDS PARCEL

	CURRENT ZONING	PROPOSED ZONING	NET LOSS	
BUILDABLE AREA	14.3 AC	12.85 AC	−1.45 AC	−10%

PROPOSED ZONING REGULATIONS

Industrial Buffer Zone Setback from Residential District Comparison

1/15/2025

LOCALITY	INDUSTRY TYPE SETBACKS FROM RES IN FEET		ADDITIONAL REQUIREMENTS
	Light Industrial	Heavy Industrial	
Isle of Wight County	20	20	10 foot landscape buffer required
Southampton County	50	50	100 feet for new planned dev; buffer landscaping required
Surry County	15	15	15 foot landscape buffer required
James City County	75 if adjoins a lot line, 100 feet across the street	75 if adjoins a lot line, 100 feet across the street	35-50 feet of landscaping required
Suffolk City	30	30	Requires an 8 foot tall sound wall or 60 foot wide x 8 foot tall berm with 3 tiers of staggered landscaping or in lieu of sound barrier wall, a 60 ft wide buffer with a min 8 ft tall berm shall be provided
Goochland County	30	30	Must maintain and install double row landscaping
Fauquier County	100	100	Transitional screening required between uses
Louisa County	25	25	Landscape buffer required
Albemarle County	50	100	Min 20 foot wide landscape screen with double row of evergreen trees 15 O.C.
Newport News	30 or 40	30 or 40	Adj to MF versus SFD neighborhood
Williamsburg	35 screening yard + normal setback	n/a	Landscape buffer required

PLANNING REPORT

APPLICATION:

Comprehensive Plan Five Year Review Community Survey Results

BACKGROUND:

Community Development staff developed a draft community feedback survey with the help of the Comprehensive Plan Review Stakeholder Working Group as part of the five year Plan review process. The survey was conducted online using the Survey Monkey platform from October until December 2024. Staff presented the preliminary results of the survey to the Stakeholder Working Group at their February 11, 2025, meeting.

DESCRIPTION:

The purpose of the community feedback survey was to assess the community's satisfaction on the overall quality of life in the County as well as with current development trends five years after the adoption of the 2020 Comprehensive Plan. The survey garnered over 900 responses with over 445 individual written comments. A copy of the survey results is attached to this staff report.

STAFF RECOMMENDATION:

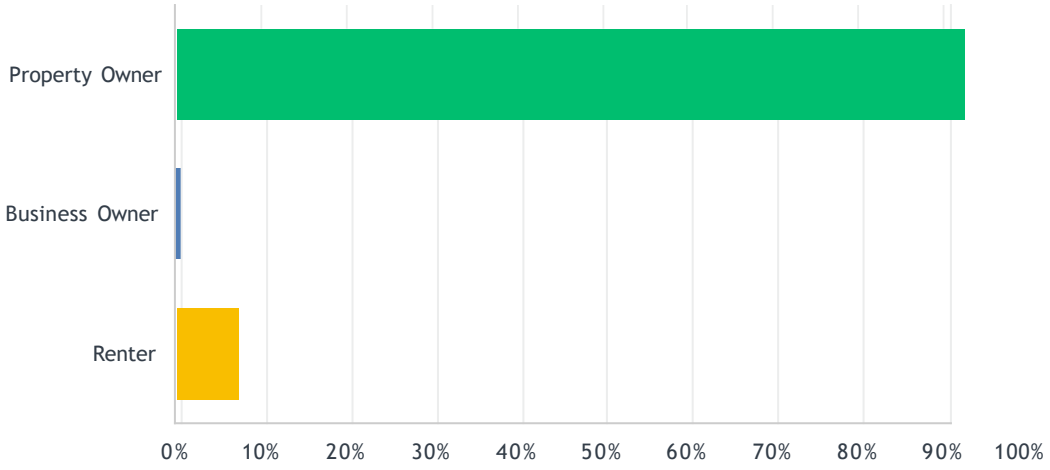
Staff will present a summary of the survey results to the Planning Commission as an informational item only.

ATTACHMENTS:

Description	Type	Upload Date
Survey Results	Backup Material	2/19/2025

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

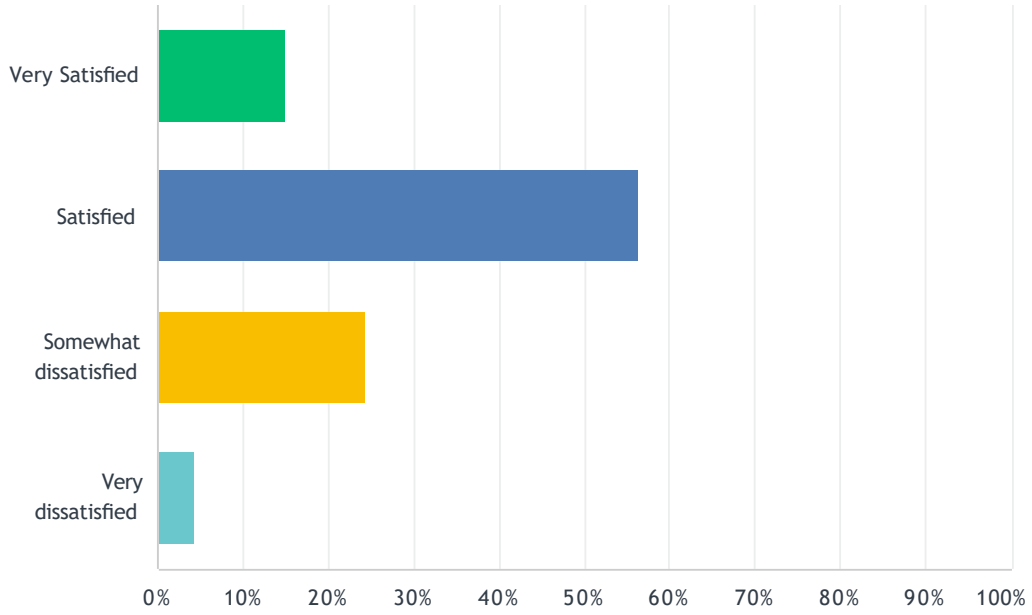
Answered: 906 Skipped: 0



ANSWER CHOICES	RESPONSES	
Property Owner	92.60%	839
Business Owner	9.82%	89
Renter	7.40%	67
Total Respondents: 906		

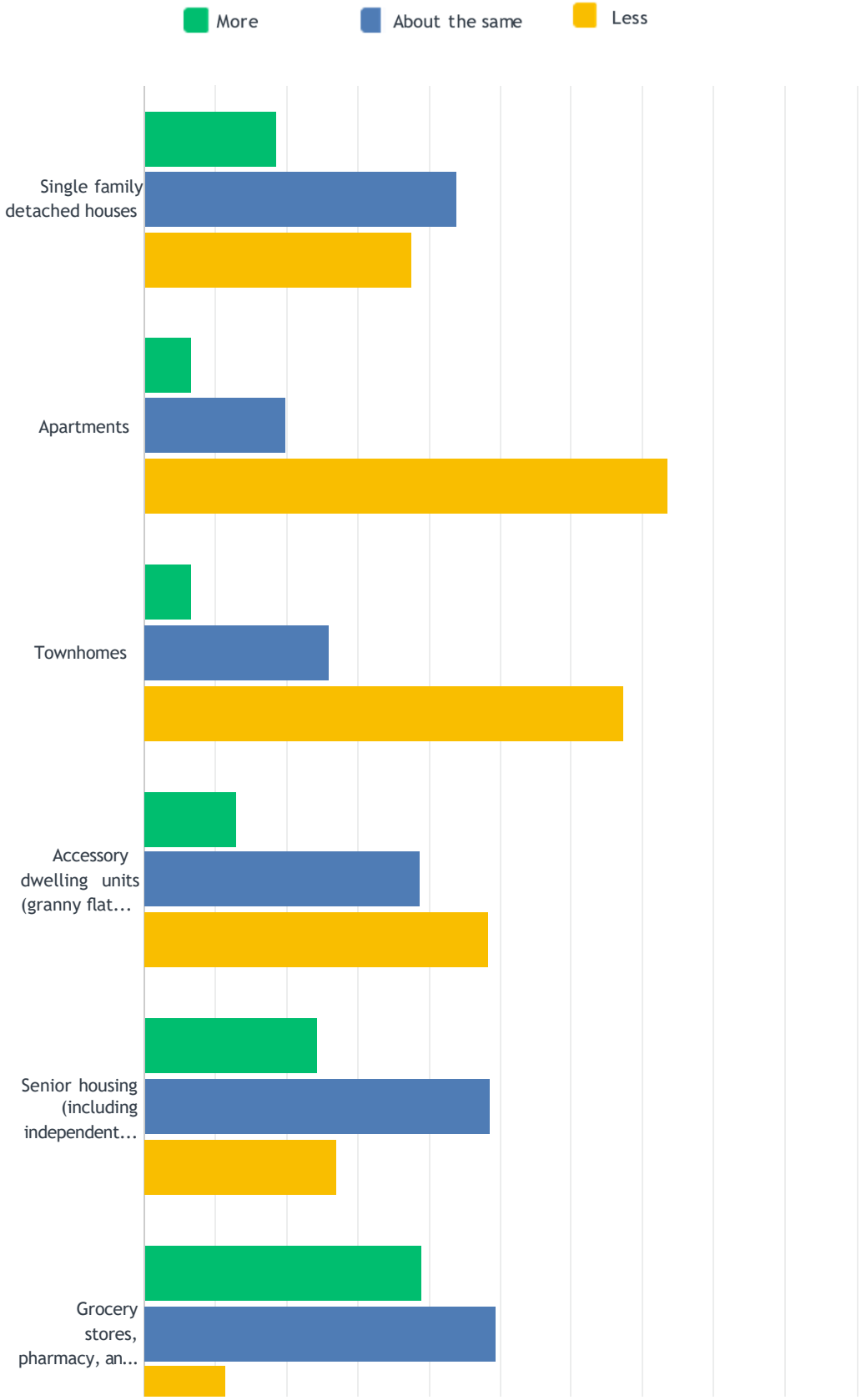
Q2 Please rate your satisfaction with the overall quality of life in Isle of Wight County.

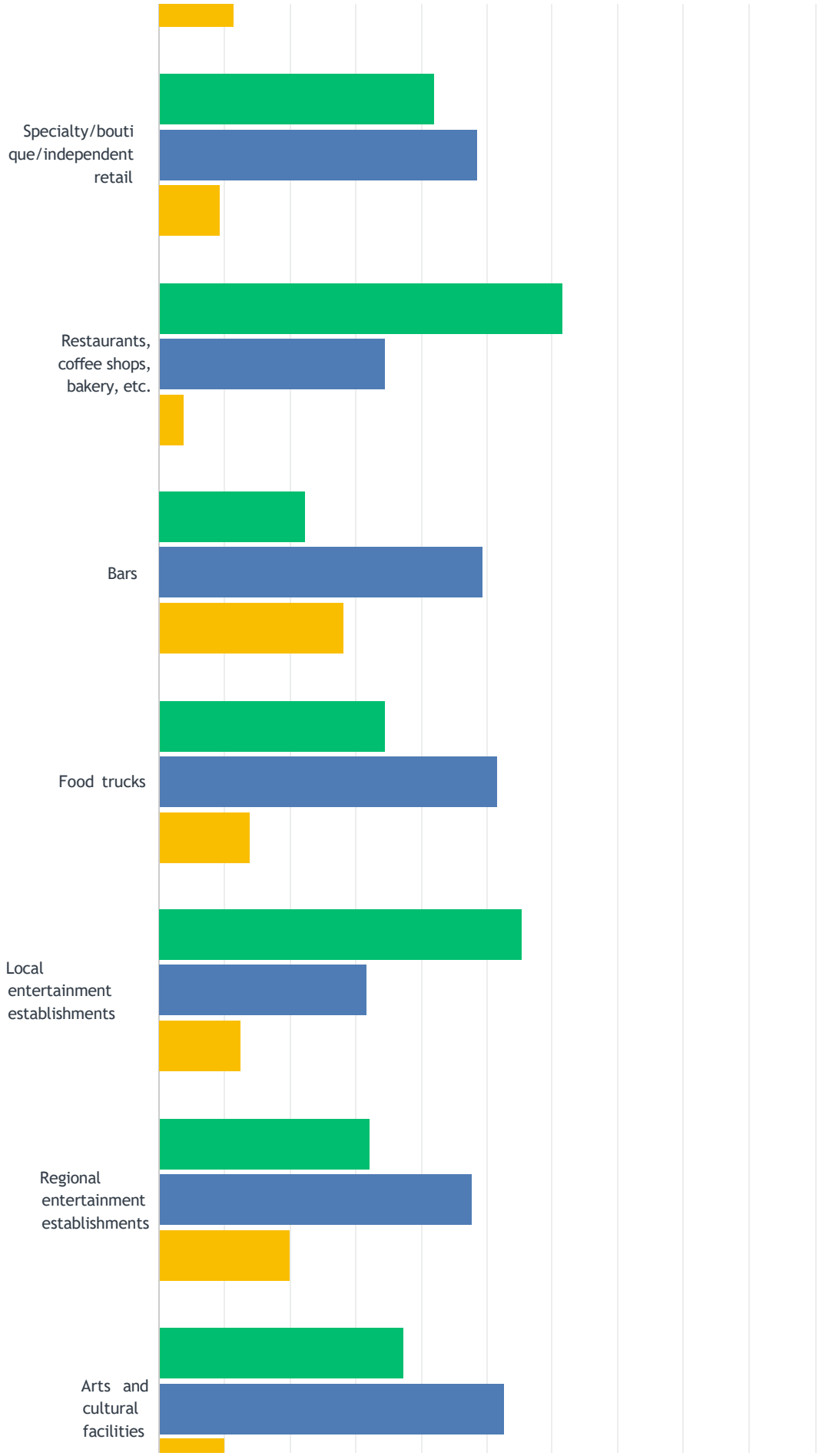
Answered: 903 Skipped: 3

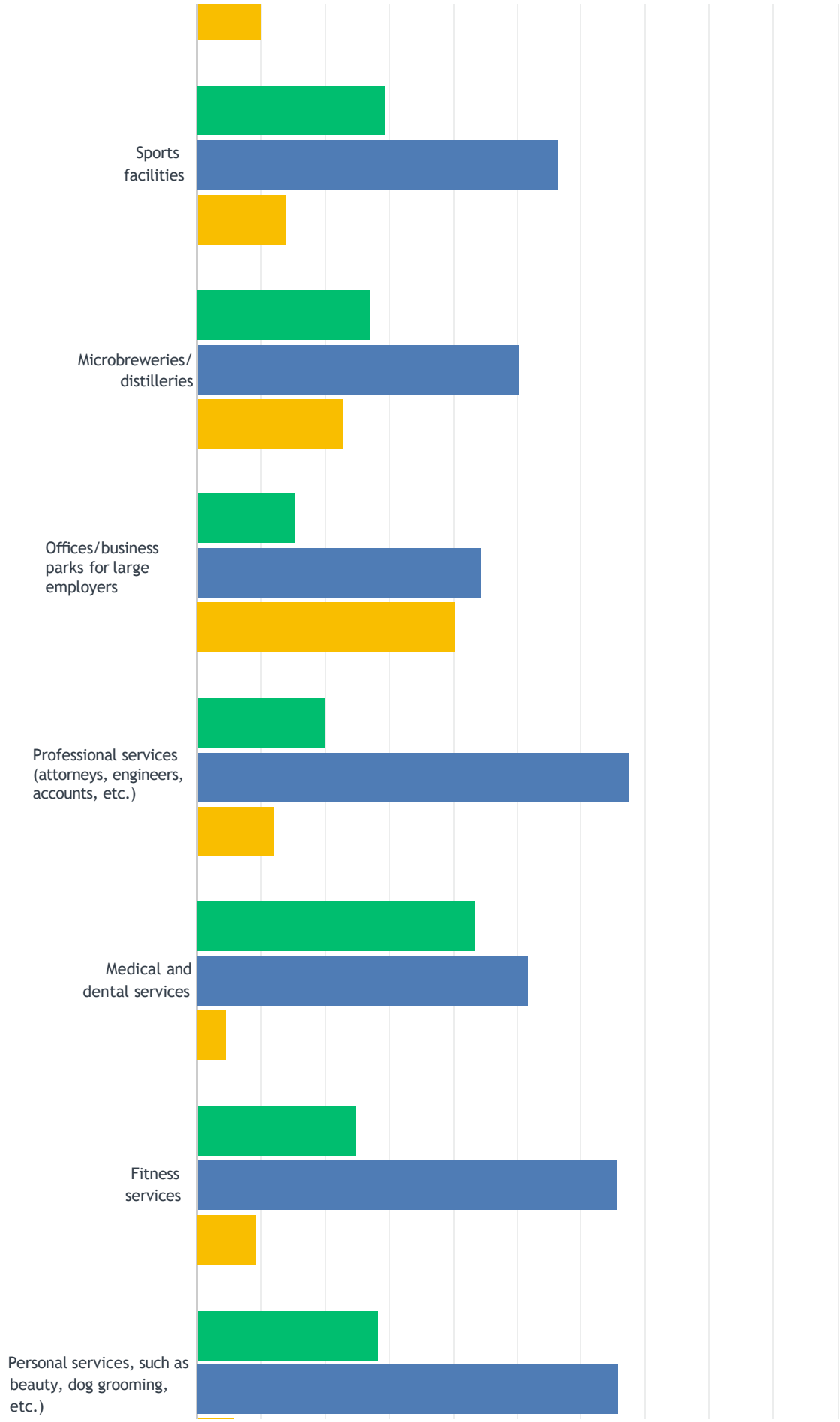


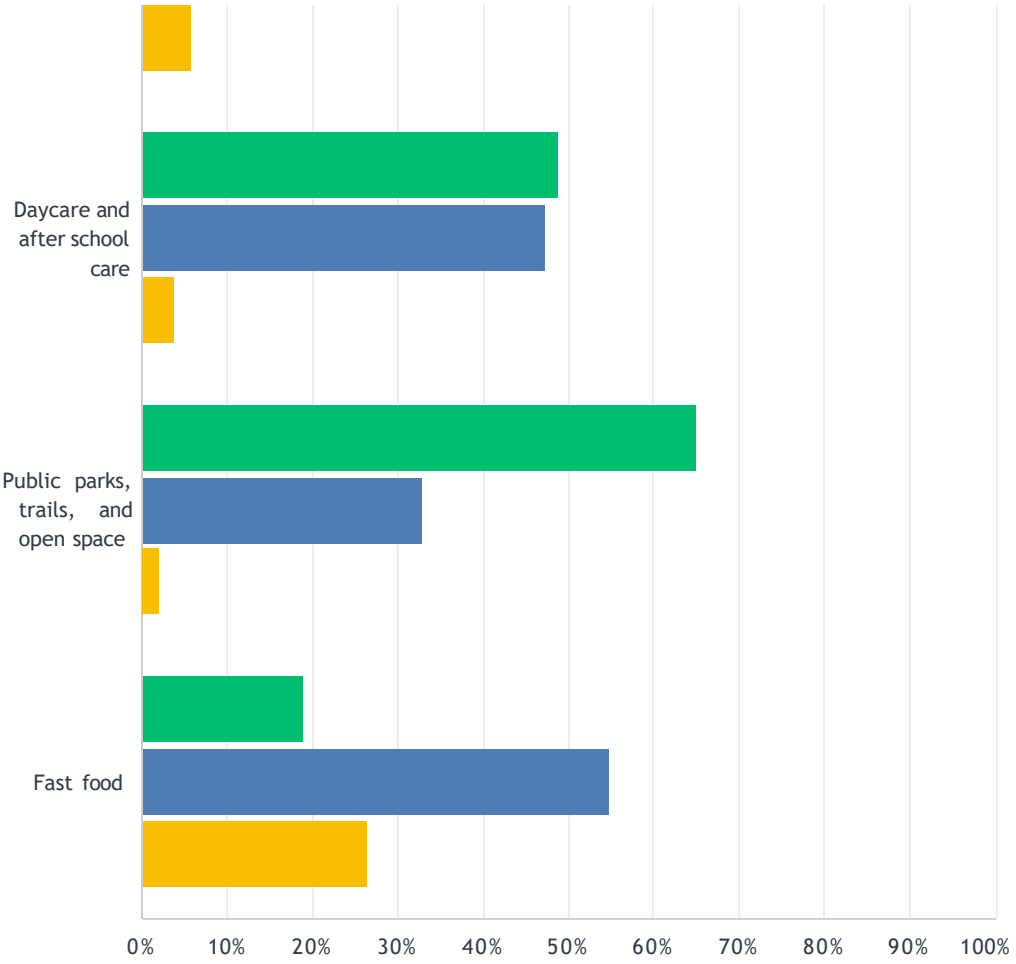
ANSWER CHOICES	RESPONSES	
Very Satisfied	14.95%	135
Satisfied	56.37%	509
Somewhat dissatisfied	24.36%	220
Very dissatisfied	4.32%	39
TOTAL		903

Q3 When you think about the number and variety of places to live, work and shop in Isle of Wight County, would you like to see more, about the same, or fewer of the following types of places?



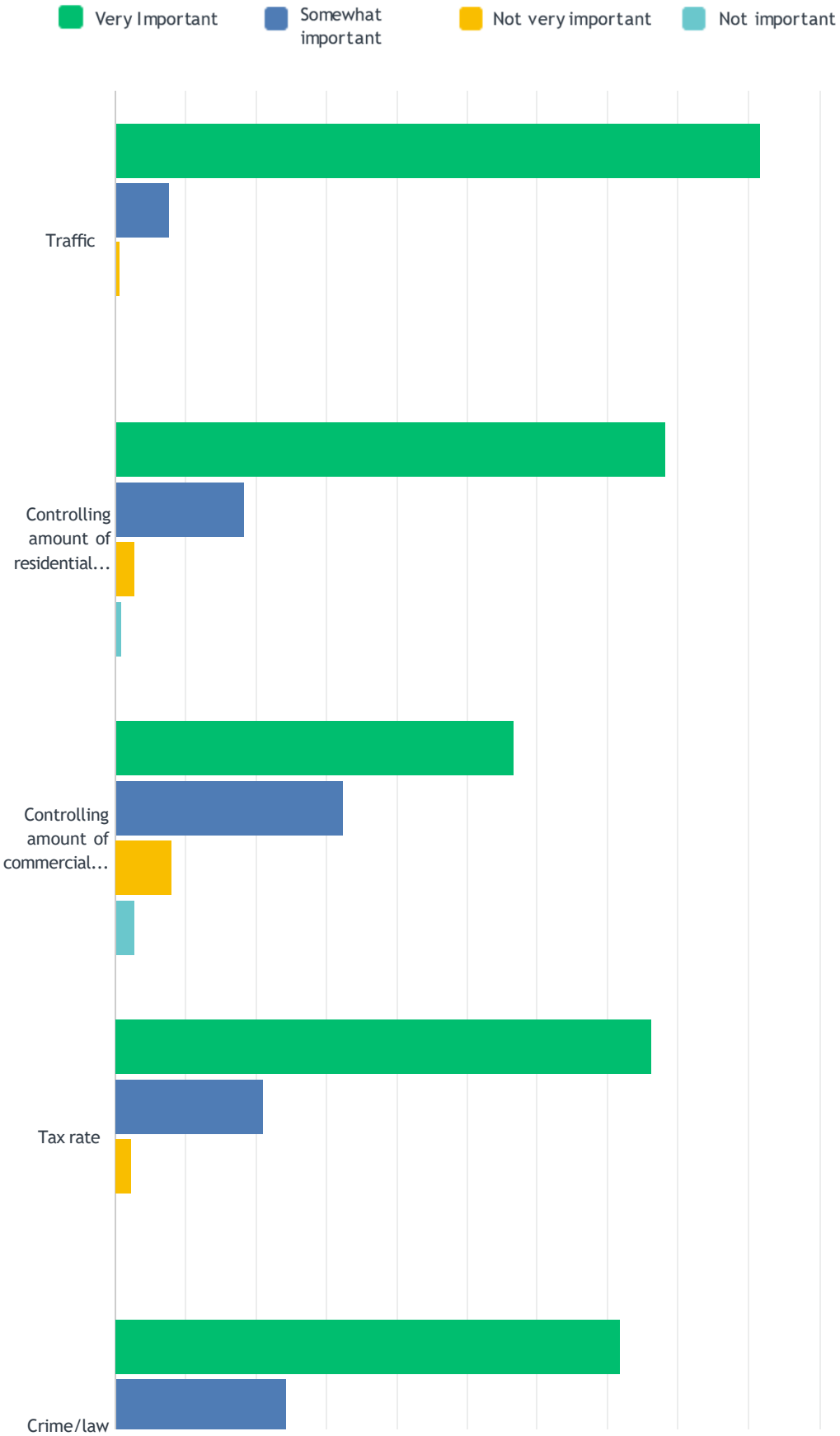

Specialty/boutique/independent retail
Restaurants, coffee shops, bakery, etc.
Bars
Food trucks
Local entertainment establishments
Regional entertainment establishments
Arts and cultural facilities

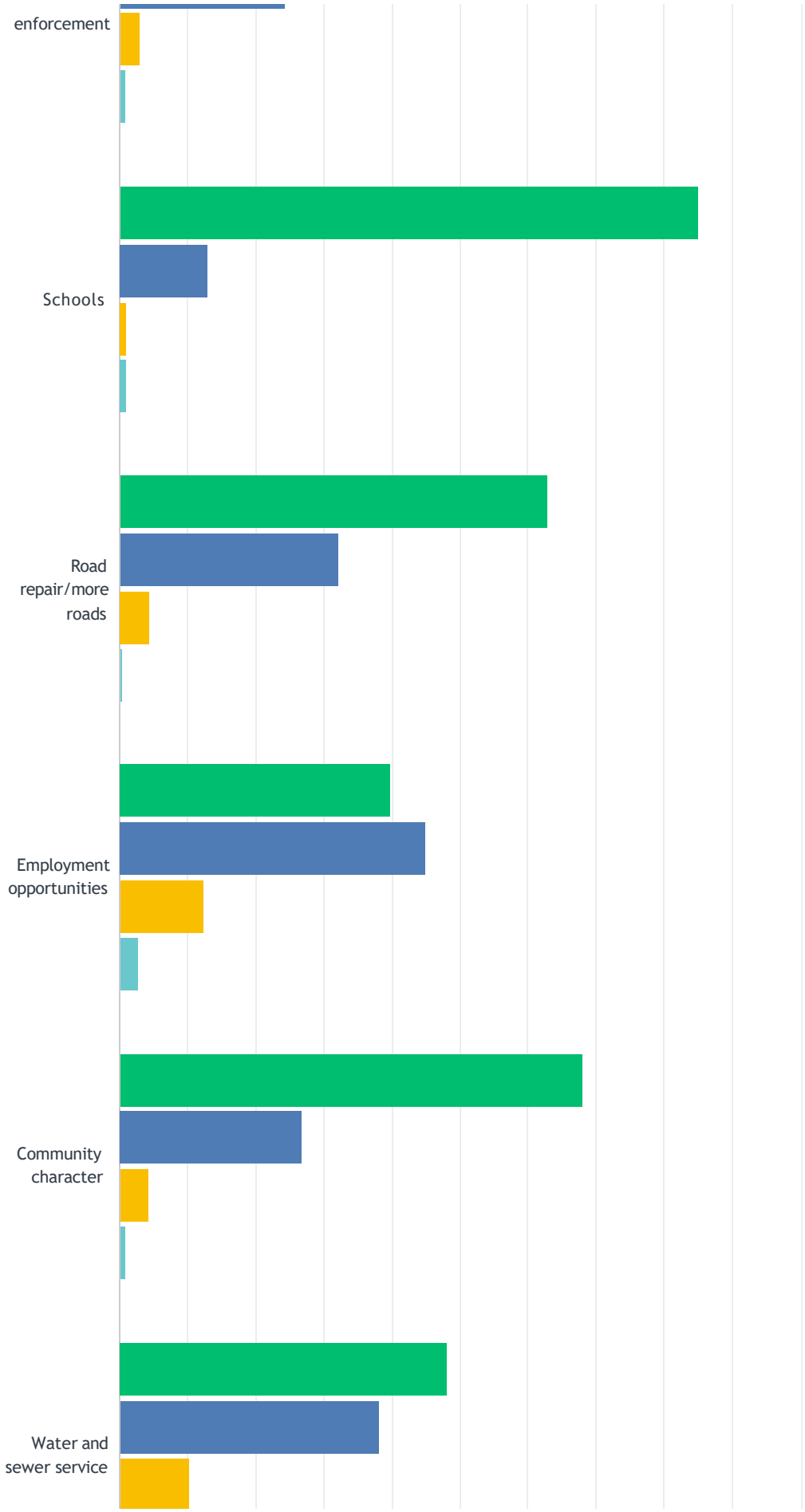

Sports facilities
Microbreweries/ distilleries
Offices/business parks for large employers
Professional services (attorneys, engineers, accounts, etc.)
Medical and dental services
Fitness services
Personal services, such as beauty, dog grooming, etc.)

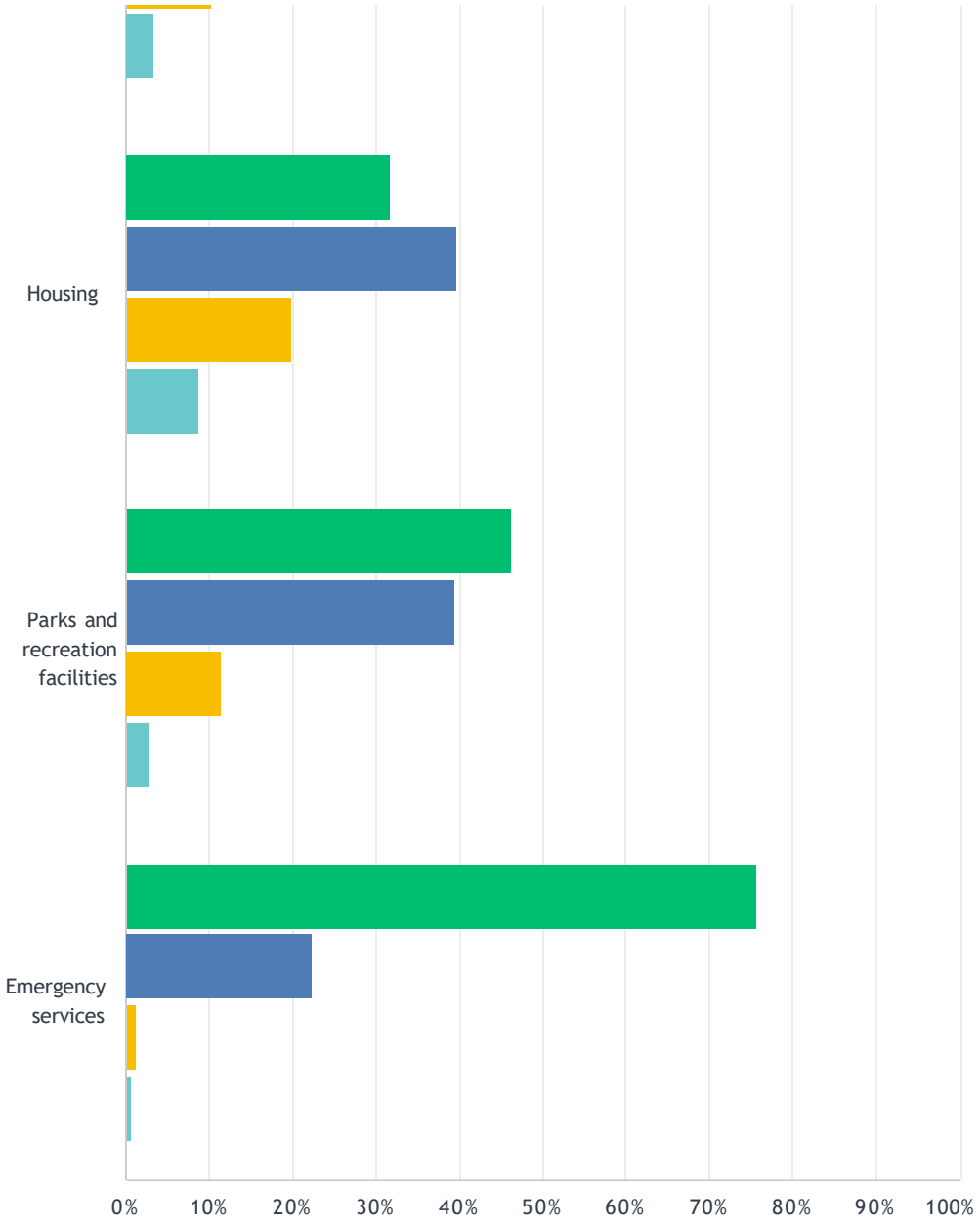

Daycare and after school care
Public parks, trails, and open space
Fast food
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

Q4 What other types of places would you like to see in Isle of Wight County?

Q5 What are the biggest growth issues facing Isle of Wight in the next 5 to 10 years?



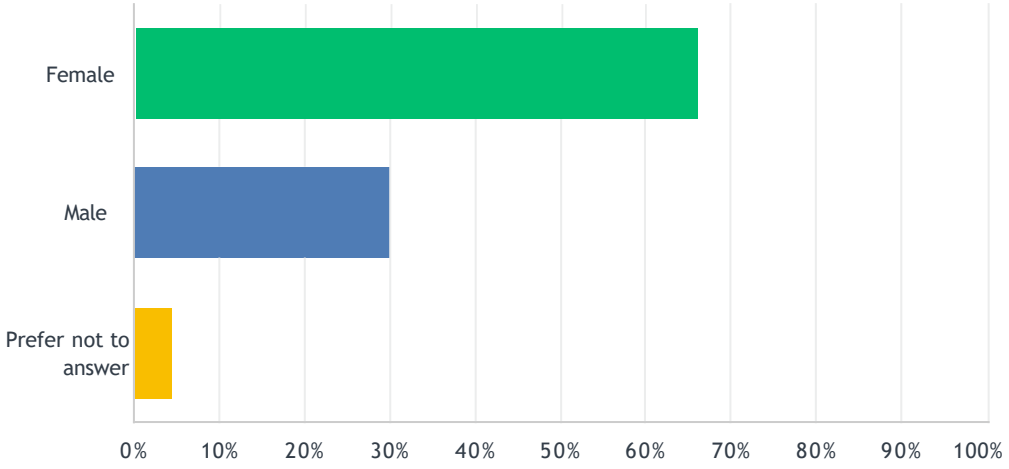

enforcement
Schools
Road repair/more roads
Employment opportunities
Community character
Water and sewer service


Housing
Parks and recreation facilities
Emergency services
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

Q6 What other issues you think are important?

Q7 What is your gender?

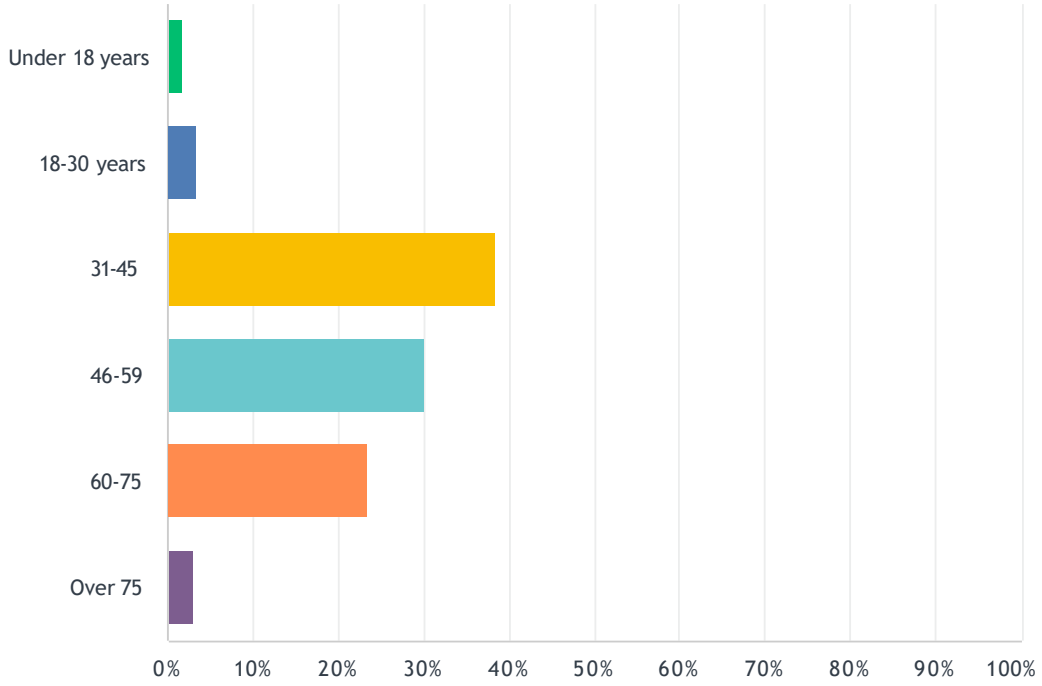
Answered: 904 Skipped: 2



ANSWER CHOICES	RESPONSES	
Female	66.04%	597
Male	29.42%	266
Prefer not to answer	4.54%	41
TOTAL		904

Q8 What is your age range?

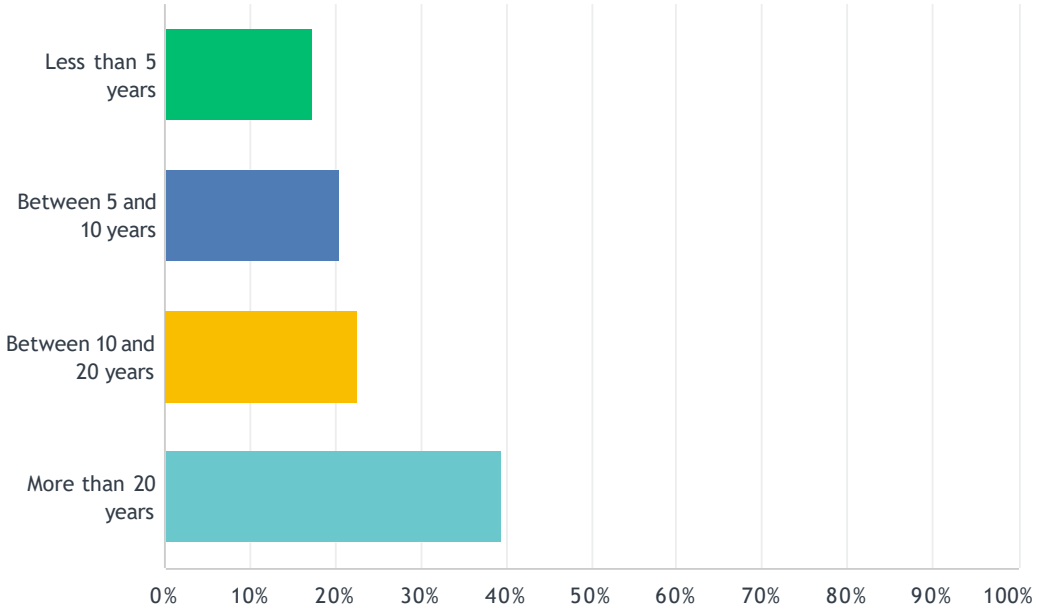
Answered: 903 Skipped: 3



ANSWER CHOICES	RESPONSES	
Under 18 years	1.77%	16
18-30 years	3.43%	31
31-45	38.32%	346
46-59	30.12%	272
60-75	23.37%	211
Over 75	2.99%	27
TOTAL		903

Q9 How long have you lived or owned/operated a business in the County?

Answered: 899 Skipped: 7



ANSWER CHOICES	RESPONSES	
Less than 5 years	17.35%	156
Between 5 and 10 years	20.47%	184
Between 10 and 20 years	22.69%	204
More than 20 years	39.49%	355
TOTAL		899

Q4 What other types of places would you like to see in Isle of Wight County?

Answered: 448 Skipped: 458

#	RESPONSES	DATE
1	Auto dealership, WaWa, chick-fil-a,	12/1/2024 7:39 PM
2	More traditional businesses, like dry cleaners. More high end fast food like Chick-Fil-A. More sit-down restaurant variety. More places that cater to seniors who still live in their homes rather than those serving assisted living facilities.	11/30/2024 3:55 PM
3	Bowling Ally	11/30/2024 6:56 AM
4	New school, too fast growth, will soon overcrowd schools	11/27/2024 1:11 PM
5	I would like to see more affordable apartments built for lower income families- those who work at minimum wage or slightly higher paying jobs, single or two income, who cannot afford $1000 plus a month in rent and still pay other bills and support their families. Not subsidized housing for those who don't/won't work, but decent housing that lower income families can afford.	11/27/2024 9:34 AM
6	Community recreation center	11/26/2024 7:37 PM
7	I would like IOW County to buy pieces of agriculture or other open spaces to preserve green spaces for wildlife, future generations and the environment from excessive development.	11/26/2024 5:05 PM
8	Shooting range, atv park, skate park, game rooms, - things for teens to do.	11/26/2024 8:50 AM
9	I would like the county to keep the small town feel to Smithfield, Carrollton, and Windsor. There is a very obvious build up occurring that current residents DO NOT like, that will develop our community into the next Suffolk and Chesapeake and the problems that come with it. PLEASE STOP IT!	11/25/2024 2:29 PM
10	Local goods - hometown goods - regional specialties	11/25/2024 11:03 AM
11	More things for kids and families. Like play cafés and community center with activities. More parks with play grounds and splash pads.	11/24/2024 5:10 PM
12	Affordable homes for those just starting out on their career paths who want to stay in Smithfield.	11/23/2024 2:57 PM
13	Zaxby’s Chick fil A Bigger playground equipment at Nike/Windsor Castle parks Miniature golf	11/23/2024 12:47 PM
14	New school	11/23/2024 11:22 AM
15	Less low end chain establishments, more local businesses and less high density low quality development. Better schools and before/after school programs	11/23/2024 8:30 AM
16	More family sit down dining restaurant	11/23/2024 8:02 AM
17	A larger variety of restaurants steak houses, Italian etc. No more Mexican restaurants.	11/22/2024 9:22 PM
18	Dept stores senior facilities	11/22/2024 6:05 PM
19	An area for food trucks to set up with outdoor seating for guests would be awesome for Smithfield.	11/22/2024 5:56 PM
20	Less solar, less new housing developments.	11/22/2024 3:34 PM
21	NA	11/22/2024 1:37 PM
22	Grocery store on Carrsville end of county, more development on Carrsville end of the county.	11/22/2024 1:24 PM
23	walmart	11/22/2024 12:32 PM
24	Mentioned above, but parks, trails and open spaces. Playgrounds. A Clean beach (Tyler's	11/22/2024 12:24 PM

	Beach is atrocious- litter everywhere and lots of sharp objects from fishing). Historical trails and interpretive signage. Water craft rentals.	
25	bike and pedestrian trails bike lanes on roads	11/22/2024 11:45 AM
26	Less development and building projects	11/22/2024 11:41 AM
27	I would like to see the small town charm preserved and making use of empty buildings before new buildings are put up.	11/22/2024 11:31 AM
28	WaWa Target Walgreens Full eat in restaurants like Outback Longhorn Chili's Popeyes ChickfilA Firehouse Subs Chipotle Zaxby's FirstWatch	11/22/2024 11:13 AM
29	Target/Walmart	11/22/2024 11:09 AM
30	In IOW County, a bowling alley, laser tag, top golf, maybe a movie theater or an opera house. In Windsor specifically, maybe some nature trails, more restaurants and fast food, more medical care, and a spa. And an actual theater (not a movie theater).	11/22/2024 11:04 AM
31	please don't allow the great county to be over developed	11/22/2024 10:49 AM
32	More diverse food choices	11/22/2024 10:42 AM
33	None. Moved here for the natural rural environment.	11/22/2024 10:23 AM
34	Movie Theater, Bowling Alley, Chick Fil A	11/22/2024 9:43 AM
35	None	11/22/2024 9:30 AM
36	Car washes	11/22/2024 9:28 AM
37	More clothing and shoe stores, more entertainment options more restaurants	11/22/2024 9:19 AM
38	More activities for young people	11/22/2024 8:59 AM
39	Center city venue for arts/ reunions/ weddings/ music etc. Community center and apprentice college for agricultural training. Old McDonald's working farm .....equestrian center .... camping w/ natural access.	11/22/2024 8:46 AM
40	Other food chains and shopping centers	11/22/2024 8:34 AM
41	Disc golf course	11/22/2024 8:24 AM
42	Dedicated Equestrian Center with trails and covered Arena, that citizens can utilize , and generate revenue by renting it out for shows, training clinics etc .	11/22/2024 8:17 AM
43	Schools	11/22/2024 8:11 AM
44	We need more schools. Schools are at capacity and the county is not accounting for the growth that is in the future.	11/22/2024 7:59 AM
45	Off road/ atv park	11/22/2024 7:21 AM
46	Chick fil a	11/22/2024 7:11 AM
47	Neighborhood parks that kids and parents can walk to. Golf cart pathways to downtown.	11/22/2024 6:43 AM
48	Big box stores	11/22/2024 6:30 AM
49	Parks, open spaces, areas for children to play	11/22/2024 6:08 AM
50	Would love to see more upscale places to shop. Please don’t build another dollar store, makes the county appear cheap/poor. Attractive businesses will attract people. Boutiques are nice. A theater would be awesome. Nice restaurants, etc	11/22/2024 5:24 AM
51	Data hub	11/21/2024 11:00 PM
52	Chick Fil A, a store like Walmart	11/21/2024 10:31 PM
53	Affordable housing, Recreation Centers for Children, and Child Mentor Centers.	11/21/2024 9:57 PM
54	Community centers, mental health doctors	11/21/2024 9:30 PM
55	A mall, Walmart, Aldi	11/21/2024 9:22 PM

56	Clothing store. More pharmacies better grocery store	11/21/2024 9:07 PM
57	Bowling Alley	11/21/2024 8:54 PM
58	More things for teens to do	11/21/2024 8:42 PM
59	Sports centers, family and pet friendly establishments.	11/21/2024 8:27 PM
60	We need new school	11/21/2024 8:17 PM
61	Chick fil a, few more chain restaurants, turf athletic fields with lights, retail shopping center	11/21/2024 7:24 PM
62	It would be good to have public soccer fields for and children and teenagers near on in Windsor.	11/21/2024 6:49 PM
63	WALMART, TARGET, LOWES, HOME DEPOT, TJMAXX	11/21/2024 6:45 PM
64	Variety of Food types when it comes to restaurants	11/21/2024 5:50 PM
65	Sidewalks	11/21/2024 5:50 PM
66	No wharehoyses	11/21/2024 5:45 PM
67	Gentlemen’s Clubs, tattoo shops and pot dispensaries.	11/21/2024 5:11 PM
68	Farm Land and staying rural. Stop warehouses and builder grade spec houses and neighborhoods on every corner.	11/21/2024 4:52 PM
69	For our family it is about having things to do here vs. going across the water. Movie theater, jump place, bowling alley, etc. would be great. It would also be nice to have some of the big box stores (Sams Club/Lowes) because of the distance we have to go for those currently.	11/21/2024 4:39 PM
70	Indoor swimming and indoor soccer complex	11/21/2024 4:37 PM
71	Need Walmart and more eating places	11/21/2024 3:45 PM
72	Indoor/outdoor ice skating indoor facility for dogs to play (roller rink?)	11/21/2024 3:30 PM
73	I would like to see places to take the kids to have fun, I would like to see night time fun for adults, I would also like to see better quality restaurants/fast food	11/21/2024 3:28 PM
74	YMCA in Windsor	11/21/2024 3:23 PM
75	Affordable housing	11/21/2024 3:18 PM
76	Trader Joe’s, target, fitness center,	11/21/2024 3:15 PM
77	No cookie cutter houses. Limit amount of new construction homes. Do not turn Smithfield into Suffolk. Traffic is horrendous there. Do not bring it here.	11/21/2024 3:13 PM
78	Chick-fil-A ALDI	11/21/2024 3:04 PM
79	Housing for the young and elderly that they can actually afford.	11/21/2024 3:03 PM
80	Upscale department store	11/21/2024 2:57 PM
81	A larger retail like Walmart or Target	11/21/2024 2:49 PM
82	Nothing else	11/21/2024 2:48 PM
83	Walking trails in Windsor. Wildlife sanctuary	11/21/2024 2:46 PM
84	Would definitely like to see bowling, movies, ice rinks or gymnastics.	11/21/2024 2:41 PM
85	Playgrounds	11/21/2024 2:34 PM
86	Restaurants, small shops, Trader Joes, upscale stores.	11/21/2024 2:33 PM
87	Walmart	11/21/2024 2:32 PM
88	Affordable housing.	11/21/2024 2:31 PM
89	Please don't grow IOW into another Suffolk, keep the country smalltown	11/21/2024 2:25 PM
90	Bowling, laser tag, hobby lobby, Lowe's or home Depot, TJ Maxx, women's clothing, Dick's,	11/21/2024 2:05 PM

	places for students to hold proms and graduation, full service auto shops, car rental, emergency vets, belk or kohls, places to hold trivia nights, more new neighborhoods WITHOUT HOAs and WITH one story homes	
91	Multi-purpose sports complex, fun things for kids	11/21/2024 1:58 PM
92	OB/GYN care. Medical imaging.	11/21/2024 1:55 PM
93	Schools!!! Recreational for children like basketball, fitness center, track that our youth can access	11/21/2024 1:51 PM
94	locally owned cafes/food.	11/21/2024 1:42 PM
95	Shopping Center and movie theater.	11/21/2024 1:36 PM
96	Definitely more homes being built for families. I cannot stress enough, there are several middle class hardworking conservative families like mine who have lived in IOWC for 3 years now who would like to live in neighborhoods like Cypress Creek, Wellington Estates, Gatling Pointe etc that simply cannot afford to because the housing supply is too low for the demand. Finding housing for six figure households but are not military, but plan to stay in IOWC is very difficult because most military can qualify for a VA loan with 0% down or they are not planning to stay in IOW for the long haul.	11/21/2024 1:35 PM
97	Things for our kids to do. Mini Bowling alley, theater,	11/21/2024 1:34 PM
98	Small, locally owned businesses	11/21/2024 1:33 PM
99	Would like to see more infrastructure put in place for all the homes that are being built. A new school or 3 would be good.	11/21/2024 1:28 PM
100	A community center such as an indoor swimming pool, exercise, walking track, etc.	11/21/2024 1:24 PM
101	Coffe shops with longer hours, open later. Chic fil a.	11/21/2024 1:23 PM
102	Remember that most people is IOW county moved here/live here because of the small "Mayberry" town feel. Too much development could easily reverse the charm of the county. Too much development (think Great Bridge in Chesapeake) could have very negative effects (population, over crowding, traffic, infrastructure, crime, etc.).	11/21/2024 1:13 PM
103	Like how it is now	11/21/2024 1:08 PM
104	Playgrounds, walking trails, serious improvements to health/safety of schools	11/21/2024 1:04 PM
105	I'd like to see less growth, more trees, less people.	11/21/2024 12:50 PM
106	More adult sport venues like dancing, gymnastics, and soccer teams. Fitness venues like bungee fitness. Youth centers for kids of various ages can hang out on weekends and during free time.	11/21/2024 12:44 PM
107	NO MORE DOLLAR TREES, THRIFT SHOPS, SMOKE SHOPS! If you want higher quality of life and reputation you need to offer higher quality shops. Also, you don't need to build another thing until you BUILD MORE SCHOOLS! The county needs to at least act like they care about the future residents by offering a good education, not by how many people they can cram into our county for taxes.	11/21/2024 12:41 PM
108	Bowling Alley	11/21/2024 12:38 PM
109	A public pool	11/21/2024 12:32 PM
110	Keep the beauty of isle of wight county the same stop building it up. Crime rate will go higher. I work 6 to 230 I don't have a place to drop my kids off in the morning before school to accommodate for work.	11/21/2024 12:32 PM
111	I would like to see more affordable venues for special events.	11/21/2024 12:31 PM
112	Target	11/21/2024 12:31 PM
113	Land	11/21/2024 12:26 PM
114	I would like to see a Chick-fil-A. Also, the county needs an area of entertainment for young children and teenagers i.e. Chuck E Cheese, Monkey Joes, Stonefire Pizza or a bowling alley.	11/21/2024 12:10 PM

	The skating rink needs an update and competition. We have enough bars for adult entertainment.	
115	Aqua park	11/21/2024 12:03 PM
116	Since no Walmart maybe a Big Lots	11/21/2024 12:03 PM
117	None. Nothing. Nada.	11/21/2024 11:59 AM
118	Get the critical infrastructure up to par before you keep expanding.	11/21/2024 11:59 AM
119	Schools to support the planned growth of the county. Smithfield and Carrollton are growing quickly and the infrastructure is not there to support. Our schools are old, moldy, and unable to support the influx of students should more homes and apartments be built.	11/21/2024 11:58 AM
120	As someone who grew up here. There has NEVER been anything for the teens to do in this town. With the exception of finally having a skating rink. Stop open vape shops and bring in a movie theater and a bowling alley.	11/21/2024 11:51 AM
121	Large general stores-Target or Walmart	11/21/2024 11:51 AM
122	More opportunities for outdoor recreation would be great. Windsor Castle park is good, but additional areas to hike and play would be a great addition to our community.	11/21/2024 11:48 AM
123	Dry Cleaners Alterations Small Venues for smaller groups	11/21/2024 11:48 AM
124	Target, Chick-fil-A, more boutique type stores, restaurants/breweries that are kid-friendly with indoor and outdoor spaces for kids to run and play where adults can sit outdoors/indoors and watch them while they enjoy food, company and alcohol.	11/21/2024 11:47 AM
125	Home Depot / Lowes	11/21/2024 11:47 AM
126	More schools	11/21/2024 11:45 AM
127	Plenty of of open undeveloped areas for nature/wildlife	11/21/2024 11:32 AM
128	Childcare and preschool.	11/21/2024 11:31 AM
129	Movie theater	11/21/2024 11:30 AM
130	Family fun parks	11/21/2024 11:28 AM
131	There are not really any good entertainment options for older teenagers/young adults. No late light diners, no bowling alley, no arcade, nowhere for them to get together in a public setting.	11/21/2024 11:26 AM
132	Mall	11/21/2024 11:25 AM
133	I would like to see the country farm/wooded landscape and environment maintained within the county.	11/21/2024 11:25 AM
134	Family owned restaurants or unique chains. Access to Windsor Castle from east of Rt 10 and Cypress Creek	11/21/2024 11:24 AM
135	More Chinese restaurants and more grocery stores	11/21/2024 11:22 AM
136	1. WAWA!! 2. Hallmark 3. Five and Below 4. First Watch 6. Dunkin' Donuts (in Smithfield)	11/21/2024 11:22 AM
137	Restaurants more areas for physical activity and walking/biking paths	11/21/2024 11:21 AM
138	This county severely lacks food diversity. Indian, Korean, and Vietnamese would all be great. Also for a town founded on ham and bbq it could use a bbq place that is better than mid.	11/21/2024 11:17 AM
139	Walmart wawa a breakfast restaurant more fast food options	11/21/2024 11:13 AM
140	Target and Chick Fil A	11/21/2024 11:12 AM
141	We lack entertainment options: we only have the skating rink which is outdated. A multi-plex that includes movies, bowling, laser tag, bounce, golf would be beneficial for adults and kids. In terms of retail, our options are extremely limited to discount stores. We have to travel elsewhere for quality or dress clothes, especially men.	11/21/2024 11:10 AM
142	Aldi we need some place reasonable to shop for groceries	11/21/2024 11:10 AM

143	Decent large stores.	11/21/2024 11:10 AM
144	Nice country restaurant	11/21/2024 11:09 AM
145	Entering places for family, teens	11/21/2024 11:08 AM
146	We need more restaurants/bars and chick fil a. No more storage units, car washes, vape stores, or gas stations.	11/21/2024 11:02 AM
147	High end Grocery store. Wholefoods or wingmen’s	11/21/2024 11:00 AM
148	Farms. Wide open spaces.	11/21/2024 10:59 AM
149	Drive thru coffee	11/21/2024 10:59 AM
150	Walmart, movie theatre, bowling alley. High end restaurants.	11/21/2024 10:57 AM
151	Anything but more subsidized housing! Another Middle/High School due to overcrowding.	11/21/2024 10:55 AM
152	We need some big box stores. It is ridiculous to have to drive 30 minutes in any direction to get to a Lowes or Target or TJ Maxx type store. Also, there needs to be an increase in the variety of restaurants...a steak house would be great.	11/21/2024 10:55 AM
153	I feel we have a good balance right now, the county needs to stop building on green space.	11/21/2024 10:54 AM
154	we need decent restaurants like Bubba33, Twisted Crabs, TexasRoad House, Longhorn Steakhouse, Movie theater, bowling alley, and affordable housing. Also, we need Chick Fil A, Walmart, target	11/21/2024 10:53 AM
155	More forests.	11/21/2024 10:53 AM
156	More restaurants other than Mexican and Chinese food. A higher end restaurant and area like Bridgeport in Suffolk. Also more stores outside of Dollar Stores or Dollar Generals. Less new car washes and gas stations. Also more access to bike paths etc. Riding on the road has been dangerous and paths do not connect.	11/21/2024 10:52 AM
157	N/a	11/21/2024 10:52 AM
158	It would be nice to have lowes and walmart	11/21/2024 10:52 AM
159	Bigger variety of restaurants on the Windsor end of IOW.	11/21/2024 10:51 AM
160	N/a	11/21/2024 10:51 AM
161	Fast food restaurants, more schools and upgrade to schools	11/21/2024 10:51 AM
162	N/a	11/21/2024 10:51 AM
163	More schools	11/21/2024 10:50 AM
164	Daycares, preschools, and Elementary Schools. Windsor is in need of Daycare and preschools. The classrooms and the schools (especially Elementary) are overflowing. There are Tutors and IA's housed in closets, teaching students, which is not conducive to the students or the educators.	11/21/2024 10:50 AM
165	Improved school facilities	11/21/2024 10:49 AM
166	I would not like to see big name retailers. I don't mind driving across the bridge to shop at them. I would also like to see less building of these established housing developments. I moved here for the country atmosphere, the unique homes and the quiet home life.	11/21/2024 10:48 AM
167	Whole Foods Starbucks Chick fila Taste unlimited Community Pool	11/21/2024 10:48 AM
168	I would love to see a larger fully stocked community center, as you do in the counties and city surrounding us, especially with all of the families, including young children and seniors, and those with disabilities in our area.	11/21/2024 10:44 AM
169	Movie Theater Cinema Drafthouse. Bowling Alley. Skating rink	11/21/2024 10:43 AM
170	Name brand shoe and clothing stores	11/21/2024 10:43 AM
171	Less development, we moved here to be away from everything.	11/21/2024 10:42 AM

172	N/A	11/21/2024 10:42 AM
173	Drive in movie theater, city fountain, outdoor fitness park for walking/riding bike trails.	11/21/2024 10:42 AM
174	We need a Chick Fil A, Panera, Chipotle, Steakhouse, PF Chang's but do NOT need another personal services: hair cutting place	11/21/2024 10:42 AM
175	Places for families to fellowship and have fun as well as more for our youth and teens as well as young adults we are losing our 20-35 group because nothing is here for them	11/21/2024 10:41 AM
176	I think Isle of wight could rock a Drive in movie theater, I would love to see a Cracker Barrel go up in from of Food Lion and we need more shopping like Walmart or Target.	11/21/2024 10:41 AM
177	More sidewalks for bikers to use instead of the roads	11/21/2024 10:41 AM
178	Better playgrounds in Windsor, child activities	11/21/2024 10:41 AM
179	I love the small town feel of Isle of Wight and don't want to loose that with adding more.	11/21/2024 10:40 AM
180	More schools	11/21/2024 10:39 AM
181	Walmart or Target	11/21/2024 10:39 AM
182	Chickfila	11/21/2024 10:36 AM
183	None.	11/21/2024 10:35 AM
184	a chic fila and a walmart or target would bring in tax money that could then go to schools and lower homeowner taxes. Those two companies is where a lot of people in the town spend their money outside of the county.	11/21/2024 10:35 AM
185	Walmart, Wawa, Green Clean car wash that has monthly special, restaurants other than Mexican! Maybe like a diner type of place for home cooking,	11/21/2024 10:34 AM
186	improved school buildings	11/21/2024 10:33 AM
187	Restaurants, parks and trail facilities	11/21/2024 9:11 AM
188	Less solar panels destroying our valuable crop land. PLEASE!!!!, no traffic circles. We spend year getting rid of these dangerous circles at intersections, don't bring them back!	11/20/2024 2:25 PM
189	shooting range	11/20/2024 11:25 AM
190	None. Stop building up IOW	11/20/2024 9:23 AM
191	More hang out spots	11/20/2024 9:20 AM
192	teenage hangout places	11/20/2024 9:19 AM
193	More Local Restaurants	11/20/2024 9:19 AM
194	Local concerts and social gatherings.	11/20/2024 9:18 AM
195	More activities for the youth.	11/20/2024 9:18 AM
196	More things for teenagers	11/20/2024 9:18 AM
197	More entertainment facilities for young adults/teens	11/20/2024 9:18 AM
198	Food Boutiques Schools	11/20/2024 9:18 AM
199	More entertainment places for young adults	11/20/2024 9:18 AM
200	Local restaurants	11/20/2024 9:18 AM
201	Fast food restaurants	11/20/2024 9:18 AM
202	More entertainment for teens and young adults.	11/20/2024 9:18 AM
203	More entertainment for teens.	11/20/2024 9:18 AM
204	I would like to see an all inclusive park built in the south end of the county since we do not have one south of Rte 460. They should bulldoze Airway Shopping Center and have a Dollar General Market (DG Market) there	11/19/2024 10:51 PM

205	for teenagers to gather for fun	11/19/2024 2:56 PM
206	More commercial growth where I do not have to travel outside of the county to shop! Tired of my tax dollars going Suffolk and other places.	11/19/2024 1:23 PM
207	Movie theatre	11/19/2024 11:41 AM
208	I enjoy most of what we have, I would just like to see some of these things enhanced/renovated. An example would be it, would be nice to have a publicly available fitness center or equipment at our parks.	11/19/2024 11:04 AM
209	More schools	11/19/2024 9:21 AM
210	More focus on personally owned business vice chains. Add more waterway restaurants and fishing piers/boat ramps. People visit Isle of Wight due to its hometown feeling. Main streets should bring back the new "old" look and be assisted by businesses that reflect that. Parking is always an issue no matter the venue. Minimize commercial zoning as much as possible.	11/19/2024 8:57 AM
211	In Windsor: Another grocery store and a family restaurant that serves locally grown/seasonal vegetables with daily specials and is open on Mondays.	11/18/2024 10:45 AM
212	New Schools logistically placed with adequate Engineering and not in immediate neighborhoods (i.e. Hardy) causing extreme noise levels from external intercoms, large HVAC equipment noise, taxpayers lights on 24 hrs and parents picking up kids causing near tragic vehicular accidents. School Bus's and citizens are crossing 2 double yellow lines on a 2 lane road to get into residential places, bus into school for pick up, and past the school so not having to wait for the car line pick up pool to move. Avoid School and road approvals with designs that will create a potential large tragedy for citizens. Amazingly school bus's also cross double yellow road lines passing parked parents heading to Hardy to get to school for pick up drop off.	11/16/2024 5:50 PM
213	Cultural centers	11/14/2024 7:31 PM
214	Senior services.	11/14/2024 3:43 PM
215	Harris Teeter/grocery; child care; restaurants; dry cleaning; pet boarding/grooming	11/14/2024 9:12 AM
216	Horse trails for tiding	11/13/2024 3:19 PM
217	Indoor swimming pool so that everyone can learn to swim. Also, be able to swim all year.	11/13/2024 10:14 AM
218	N/a	11/12/2024 11:41 PM
219	Less developments	11/12/2024 8:03 PM
220	Large-chain home improvement store.	11/12/2024 6:05 PM
221	Upscale development of residential as well as Senior retirement facilities. NOT RYAN HOME - Quality! Upscale development.	11/12/2024 10:40 AM
222	LOW COST FAMILY FRIENDLY INDOOR AREAS	11/12/2024 10:19 AM
223	You covered the list. For senior housing, you need to focus on higher quality, not the rammed-together crap that Ryan Homes sells (for entirely too much money, given poor quality). Likewise for single-family housing.	11/12/2024 9:26 AM
224	lower density, more green, more trees	11/11/2024 6:29 PM
225	Recreational lake area	11/11/2024 5:00 PM
226	more/bigger parks and libraries	11/11/2024 1:41 PM
227	More schools	11/11/2024 1:01 PM
228	I'd like to see more farmland less buildings	11/10/2024 6:35 PM
229	Industrial and manufacture sector growth is critical for our county. It will assist with county tax base and provide quality jobs for county residents. We are becoming a “bedroom” locality for other locality’s industries and manufacturing, meaning they get the higher tax base.	11/9/2024 11:51 AM
230	Less solar farms, parks for the children to play, vegetable fields to pick fresh produce.	11/8/2024 11:02 PM

231	Stop making it like harbourview	11/8/2024 7:10 PM
232	NO MORE LIVING QUARTERS SHOULD BE ADDED! THIS IS NOT THE CITY AND SHOULD NEVER RESEMBLE ONE! IT IS THE COUNTRY AWAY FROM THE CITY (City being the Newport News side of the James Riven Bridge)	11/8/2024 6:35 PM
233	A local brewery. Less apartments or townhouses. Do not need the traffic.	11/8/2024 6:12 PM
234	Neighborhoods for affordable tiny homes with enough space in between. No HOAs. Stop building landominiums and condos. People really don't living in such close proximity to one another. It usually results in problems.	11/8/2024 4:56 PM
235	Would love to see Chic fil a	11/8/2024 3:46 PM
236	Chick fil a	11/8/2024 3:04 PM
237	Farmland that is quiet.	11/8/2024 1:53 PM
238	While I listed single family homes as 'more', I don't want to see the level of growth that is a possibility based on the County Supervisors lack of disregard for the Planning Commission's recommendations. We also need more businesses to generate more tax revenue.	11/8/2024 1:32 PM
239	Small business	11/8/2024 12:14 PM
240	We don’t need additional places of business or homes. We have approved enough at this time. What we need is infrastructure to support what has been approved.	11/8/2024 10:54 AM
241	More preservation of the farms given up for development or solar. People are drawn to Isle of Wight for its country charm. We need to maintain that.	11/8/2024 5:51 AM
242	A larger library on the Windsor side of town. An expansive all ability inclusive park and playground for Windsor.	11/8/2024 5:49 AM
243	Entertainment for children of all ages, better sports facilities.	11/8/2024 4:33 AM
244	Shooting range	11/7/2024 11:07 PM
245	Chic fil a, Panera, Popeyes, newer improved Taco Bell, Walmart, target, teen after school spot	11/7/2024 10:48 PM
246	More job opportunities by increasing industrial growth.	11/7/2024 10:27 PM
247	Turf sports complex (perhaps at the fair grounds or at Nike Park) for the high schools to play their games and to rent for club games/matches. Can be a great draw for local businesses such as restaurants and hotels.	11/7/2024 9:59 PM
248	Movie theater, bowling alley or something the teens can enjoy a little freedom but still close to home. Newport News and Suffolk are not options.	11/7/2024 9:51 PM
249	Love it the way it is. Rural. We left Virginia Beach for a quieter place.	11/7/2024 9:47 PM
250	Family friendly activity spaces, children’s museum, jump park, bowling alley	11/7/2024 9:25 PM
251	Gymnastics gym, craft supply, Aldi/Lidl, indoor or covered playground, Trader Joe’s	11/7/2024 9:25 PM
252	Playgrounds Indoor play cafes for children	11/7/2024 9:03 PM
253	A one stop shopping option would be nice.	11/7/2024 9:00 PM
254	Walking track.	11/7/2024 8:58 PM
255	Airbnb and short-term rental restrictions need to be lessened. Providing these places for temporary housing allows for folks that cannot use Hotel areas because they're full constantly or are not family conducive allows visitors to come in and not put a burden on our school systems while spending money in our communities. The restrictions are too much we need availability to have accessory dwellings on our properties as well.	11/7/2024 8:54 PM
256	Less dollar trees and dollar generals. more small businesses. And a decent affordable grocery story like lidl or Aldi.	11/7/2024 8:47 PM
257	More restaurants	11/7/2024 8:29 PM
258	After school activities	11/7/2024 8:27 PM

259	Accessible playground and parks for disabled kids to enjoy. More variety of restaurants, entertainment like movietheater, mini golf etc for families,	11/7/2024 8:17 PM
260	Wawa	11/7/2024 8:12 PM
261	Farms	11/7/2024 8:05 PM
262	None - unrestricted growth now.	11/7/2024 7:57 PM
263	Chic fil a with the growth already coming what's the harm in having one close.	11/7/2024 7:53 PM
264	Walmart, 24 hour pharmacy, chain restaurants	11/7/2024 7:44 PM
265	Better schools	11/7/2024 7:40 PM
266	Support for small businesses	11/7/2024 7:34 PM
267	Shooting range	11/7/2024 7:28 PM
268	More Bars with live music	11/7/2024 6:54 PM
269	No more growth and development.	11/7/2024 6:06 PM
270	Chic fil a	11/7/2024 5:55 PM
271	What you did not identify is the pending BOND Referendums to pay for attitional schools due the building of homes, thus who pays for the bond debt? Yes, the tax payer's not the contractors which take the profit dollars to VB or Northern VA. How does this provide for the local residents? Laws need to be changed at the bare mininum.	11/7/2024 4:47 PM
272	None. They have made Smithfield South Mercury Blvd. They have destroyed Isle of Wight. Sitting in traffic between 10-45 minutes every work day. Can't wait for ANOTHER stop light on RT17!	11/7/2024 3:33 PM
273	Low cost cottage type homes for singles who can't afford to leave home and/or elderly without the family assistance or means to afford independent living. This could be restricted to qualified residents of the county for a specific renewable term.	11/7/2024 2:51 PM
274	Aldi grocery store More green space More farm land	11/7/2024 2:37 PM
275	Shooting range	11/7/2024 2:29 PM
276	Chick-fil-A	11/7/2024 1:48 PM
277	Chick FII A A Nice Car Detail or Washing Business More Flex office space for developing businesses. Once called a business incubator module. A NEW local paper - The Times is GARBAGE!	11/7/2024 1:40 PM
278	1-Health food store & restaurant. 2-Create a sidewalk from Nike Park Road to Gatling Pointe South for safety of walkers and cyclists and linking them to Smithfield. 3-A smallish department store like Ben Franklin's but which also includes affordable, basic clothing like quality/durable/non-fancy under garments, work clothes, socks, etc. 4-A Dedicated safe zone in/near a 'public square' on Main Street near the Saturday Market - for civil debate at any time before sundown on any issues affecting citizens…	11/7/2024 1:33 PM
279	Grocery Store like Dollar General Market and a all inclusive park in the south end of the county.	11/7/2024 12:55 PM
280	better quality restaurants	11/7/2024 12:53 PM
281	Carrollton needs some type of park for people.	11/7/2024 12:44 PM
282	Car repair and feed and seed.	11/7/2024 12:38 PM
283	Work hours driven commuter transportation direct to Naval Station via traditional bus or water taxi. Better quality restaurants. Wegmans Grocery store.	11/7/2024 11:59 AM
284	I would like to see IOW County remain a rural county with limited balanced growth. Every comprehensive plan that I aware of states this same principal. But it appears the elected officials do not adhere to it.	11/7/2024 11:36 AM
285	Garden / plants/ nursuries	11/7/2024 10:39 AM

286	Safe places to bike, and public places to swim.	11/7/2024 10:37 AM
287	Playgrounds in Windsor/Southern part of county	11/7/2024 10:34 AM
288	Reduce our population	11/7/2024 10:04 AM
289	None	11/7/2024 9:49 AM
290	More public beaches	11/7/2024 9:49 AM
291	Good black saloons open 7 days a week with walk ins. Like saloon 10. Good family restaurants. No more fast foods	11/7/2024 9:39 AM
292	None	11/7/2024 9:35 AM
293	Outdoors centered businesses	11/7/2024 9:33 AM
294	We could use a home improvement store like Lowes or Home Depot. No Walmart, please!	11/7/2024 9:33 AM
295	PLAYGROUND	11/7/2024 9:14 AM
296	Marina with fuel services. Better playground facility like Newport News' Fort Fun. A kayak launch along the James River by Ragged Island to reduce trespassers launching in our neighborhood.	11/7/2024 8:44 AM
297	It is rolled into the categories above, but large retail stores such as Target, Lowes, etc. Also small boutique restaurants and bars are a huge improvement to the QOL.	11/7/2024 8:35 AM
298	Home Depot and Lowe’s needed	11/7/2024 8:33 AM
299	Affordable housing in the Windsor and Carrsville areas. No warehouse complexes without adequate affordable housing.	11/7/2024 7:33 AM
300	Would love to see a garden center.	11/7/2024 7:30 AM
301	Lowes or Home Depot	11/7/2024 7:25 AM
302	Bowling Alley and or movie theater would be great	11/7/2024 7:25 AM
303	Gun ranges	11/7/2024 7:03 AM
304	None keep it small; that’s why we moved here!	11/7/2024 6:25 AM
305	Big box hardware stores, chain retail, chain sit down restaurants. Too many sales tax dollars leave the county and are spent in Suffolk, Chesapeake, Newport News and Hampton.	11/7/2024 6:13 AM
306	Wawa, chic fil a, del taco, costa Vida, first watch	11/6/2024 5:25 PM
307	Mountain bike trails, disc golf courses, more water access points	11/6/2024 5:11 PM
308	boat ramps	11/6/2024 4:12 PM
309	Trees, untouched spaces	11/6/2024 3:42 PM
310	Fewer Vape shops and more wine shops	11/6/2024 3:33 PM
311	More open space	11/6/2024 2:53 PM
312	Parks.	11/6/2024 2:06 PM
313	nothing	11/6/2024 12:39 PM
314	More businesses to help the tax rate.	11/6/2024 9:46 AM
315	Light manufacturing facilities	11/4/2024 3:51 PM
316	Auto dealership.	11/4/2024 1:21 PM
317	None. We are over crowded already!	11/4/2024 8:02 AM
318	Walmart and a Home Deport or Lowes in Smithfield	11/2/2024 1:58 PM
319	Transportation hubs for buses, carpooling, tec.	11/2/2024 9:02 AM
320	Chain restaurants	11/1/2024 2:39 PM

321	public shooting range	10/31/2024 11:40 AM
322	Stuffuk	10/29/2024 9:09 PM
323	I don’t want the mom-and-pop shops that make this county great to be overwhelmed by big-box stores. Let’s preserve the country feel and avoid the rapid growth we’ve seen in Suffolk.	10/29/2024 7:16 AM
324	No big box stores.	10/27/2024 7:30 AM
325	Parks, public gardens, allotments for rent for gardens. More fun places to dine with variety similar to Summer wind with good food and outdoor dining and entertainment. Put them near one another so you can walk from place to place.	10/26/2024 12:04 PM
326	Walking trails	10/26/2024 10:10 AM
327	Environmental and cultural education center	10/26/2024 10:04 AM
328	Smart Growth. Keep Isle of Wight unique and a place where people want to visit and live. Don’t turn it into another VAB, Chesapeake, etc.	10/26/2024 5:29 AM
329	Target!!!	10/25/2024 6:27 PM
330	Trader Joe’s Market, decent pharmacies	10/25/2024 4:02 PM
331	fewer houses, keep it rural	10/25/2024 9:52 AM
332	Mimicking williamsburg with larger set backs for all things	10/25/2024 8:00 AM
333	Parks with educational programs.	10/24/2024 7:14 PM
334	Family friendly environments.	10/24/2024 2:25 PM
335	More places for our youth to go. There really isn’t much for this age group at all to do here.	10/24/2024 2:14 PM
336	Planet fitness, target/large retail store. The Kroger needs updates. That entire shopping center feels dated. With the increased number of people that live in Smithfield we need to improve that quality.	10/24/2024 1:26 PM
337	sidewalks and bike trails	10/24/2024 12:18 PM
338	NEW SCHOOLS!!!!!!! STOP BUILDING MORE HOMES AND NOT MORE SCHOOLS THEY ARE BEYOND OVER CROWDED NOW AND BUS ROUTES CANT KEEP UP!!!	10/24/2024 12:00 PM
339	Walmart, Chick Fil A, Chipotle, Applebees, Red Lobster, Target, Panera etc I generally have to drive about 25+ minutes from home to access these amenities	10/24/2024 11:55 AM
340	Places that offer kindness, help to others.	10/24/2024 11:55 AM
341	Better school systems, not having kids switch elementary school half way through to go to a different one	10/24/2024 11:39 AM
342	Schools!!!!	10/24/2024 10:48 AM
343	A first rate local garden center/nursery	10/24/2024 10:39 AM
344	Restaurant	10/24/2024 10:28 AM
345	Mid price restaurants like Texas Roadhouse, Olive Garden, etc.	10/24/2024 8:44 AM
346	We need shoe stores, clothing stores, electronics sales and repairs. No more trashy stores like Dollar Tree.	10/24/2024 8:18 AM
347	A bypass for Windsor	10/24/2024 8:17 AM
348	Community pools, parks, playgrounds in different areas not just Smithfield. Ie Carrsville, Windsor, Hardy, Carrollton.	10/24/2024 6:36 AM
349	Bicycle repair business	10/24/2024 5:40 AM
350	Parks with walking trails. Sidewalks in neighborhoods. Lighting on sidewalks.	10/23/2024 11:02 PM
351	Green places staying green!	10/23/2024 9:58 PM
352	Family friendly restaurants, retail shopping, movie theater	10/23/2024 9:26 PM

353	men clothing/shoe stores building supply store/lumber etc	10/23/2024 7:08 PM
354	Less traffic at a standstill on Route 10 from 3 to 6 pm every day. Too many people for the existing infrastructure to handle, yet it seems this survey wants more of everything except the infrastructure to support it!	10/23/2024 7:04 PM
355	Open land	10/23/2024 6:57 PM
356	More & Affordable Senior & Disabled Apartments with Washer & Dryer hookups	10/23/2024 6:50 PM
357	Making new communities walkable, so you can walk from one community to another by joint paths. Include small cafes, coffee shops etc within the communities so we can walk from home (or bike) and have dinner in another neighborhood. They do it in Europe and it works great!	10/23/2024 6:45 PM
358	Walmart	10/23/2024 6:39 PM
359	More golf courses and activities that are affordable for teens and adults can do to be active.	10/23/2024 6:21 PM
360	Things for the kids.	10/23/2024 5:51 PM
361	Expanded walking, biking trails; connect Nike Park trail to Windsor Castle Park	10/23/2024 5:12 PM
362	Stop adding more stuff! No more VAPE stores, no more MEXICAN returaunts, no more STRIP MALLS! Enough is enough!	10/23/2024 5:11 PM
363	Family restaurants	10/23/2024 4:53 PM
364	Chain restaurants	10/23/2024 4:42 PM
365	A movie theatre and one big box store like target or a Trader Joe’s	10/23/2024 4:25 PM
366	Chipotle, OneLife or Planet Fitness, Lowe’s or Home Depot, 7 Brew	10/23/2024 3:41 PM
367	Restaurants,	10/23/2024 3:31 PM
368	Anchor Stores like Target or Walmart, World Market. Warehouse like Costco or office supply stores. Chain restaurants like Panera, Chipotle, Taste. Clothing and department stores like Belk, Loft, Jjill or even Dick's sporting goods. We have zero places to buy basic home staples like pillows, towels, bathroom rugs, school supplies, kitchen appliances, etc	10/23/2024 3:19 PM
369	It would be great to have a few more restaurants that served breakfast. Also it would be nice to have a few more restaurants open on Monday. Although Isle of Wight has a good number of fast food restaurants, it would be great to get a Chik-fil-A or a Panera.	10/23/2024 2:51 PM
370	Healthcare access will not be adequately addressed by Riverside's facility, at least not to the extent that we need. Very limited specialty access onsite will still lead to a need for people to travel outside of the immediate area for care, and the primary care outlets we do have available at present are grossly overbooked and inaccessible. It cannot be highlighted enough that, while smaller towns, peripheral Western Tidewater towns need to be accounted for and likely included for planning here. For example, Surry has one part-time primary care physician and I believe a part-time physician assistant. Windsor has none. While Windsor is a part of the county and Surry not, it is important to acknowledge that these smaller towns/populations still add to the already-present strain felt in healthcare offices within the county. I have long maintained that the first orthopedic office to offer even office consults a couple of days per week would be busier than they know what to do with. At our office alone we routinely see people travelling to Virginia Beach or Richmond for quality but at least travelling to Suffolk or Newport News/Hampton simply because they have no other option. VB is cited as being "too far" for some, leading to selection of a less reputable group that is slightly closer. One surgeon that performed (largely) a singular surgical procedure previously rented space in the Sentara building but has since vacated the area. Speaking objectively, this departure was not because of a lack of traffic/volume, it simply is because he draws enough people from our county to his other office locations as based on his months-long wait operating out of Southampton of all places. Being able to bring in provider groups/providers should be among the highest priorities for the county in terms of addressing the sheer lack of healthcare access here at home. In coming from a small town in Southwest VA, I saw firsthand how a local municipality could put money into parks and rec facilities that could in turn be used as revenue generators (see Moyer Sports Complex). While money has been put into and made nice the Luter complex, this ultimately is something that cannot likely yield both direct and indirect (via money spent at	10/23/2024 2:38 PM

	restaurants/local establishments) returns for the county. If we are to dump as much money into these types of venues, more needs to be done to ensure that they can also be a revenue generator. Otherwise, we don't need grandiose two-story concessions buildings/study halls that are of limited use to a very small portion of our population. The other hard reality is that big retailers are necessities, no matter how much we might prefer to only utilize small businesses. No matter how much we might like the service and help at True Value or Ace, the reality is that they don't have the same stock/inventory as a Lowe's, Home Depot, or even the home improvement section of Walmart. As long as we continue to not have options to meet basic household needs, people will continue to have to spend their money (and contribute to other counties' tax revenues) outside of the county.	
371	Local businesses!	10/23/2024 1:19 PM
372	I am favor of development, but it should be well planned and benefit the entire community. In order to build more homes and expand the tax base, we need more/better schools. Not everyone, needs or wants a large detached homes, I think the county should develop walkable mixed use communities surrounded by protected green space.	10/23/2024 1:05 PM
373	Less bars and vape shops, more family friendly.	10/23/2024 12:12 PM
374	Bike Trails and Green-spaces for Central Isle of Wight.	10/23/2024 11:29 AM
375	Absolutely none. There is too much development. Smithfield in particular has lost it small town feel and soon be as bad a Virginia Beach in the areas of traffic congestion and crime.	10/23/2024 11:29 AM
376	Healthier eating options.	10/23/2024 11:17 AM
377	More outdoor interactive spaces	10/23/2024 11:12 AM
378	More trees and farms	10/23/2024 10:54 AM
379	Better places to shop without taking our money to other areas	10/23/2024 10:45 AM
380	New high school	10/23/2024 10:36 AM
381	We need more restaurants!!! Mid to higher end places.	10/23/2024 10:24 AM
382	Youth centers with music lessons, billiard and sports games.	10/23/2024 9:31 AM
383	Something for the youth in the community	10/23/2024 9:19 AM
384	Medical	10/23/2024 8:55 AM
385	Healthy food choices.	10/23/2024 8:08 AM
386	Slow down the growth.....traffic is terrible and the back roads especially are in dire need if repair.	10/23/2024 8:03 AM
387	A post office with a parking lot	10/23/2024 7:48 AM
388	Chick Fila	10/23/2024 6:40 AM
389	Coffee shops, especially in the Windsor area.	10/23/2024 5:45 AM
390	Chick fil a, Starbucks, Home Depot	10/23/2024 4:39 AM
391	Senior services/senior recreation facilities.	10/22/2024 11:29 PM
392	High end Steakhouse - not Outback	10/22/2024 9:57 PM
393	Walking / bike trails, open spaces	10/22/2024 9:43 PM
394	Nothing, we have everything a town could want.	10/22/2024 9:42 PM
395	Places to rent for event space. Specifically to host birthday parties or small family functions	10/22/2024 9:36 PM
396	Grocery store in the Hardy District would be awesome!	10/22/2024 9:35 PM
397	Bowling, theater, something to do other than drinking establishments and bars.	10/22/2024 9:32 PM
398	I’m fine without more/ but it’s coming. Want it to be good quality buildings.	10/22/2024 9:30 PM
399	farms, agriculture	10/22/2024 9:24 PM

400	Schools!!!!!!! Kid friendly entertainment	10/22/2024 9:19 PM
401	Hospital	10/22/2024 8:52 PM
402	Because there is so much growth..we need more restaurants..police.fire..road improvement... more schools	10/22/2024 8:47 PM
403	Chick fila Home depot Petsmart	10/22/2024 8:46 PM
404	Less buikding period!!!!	10/22/2024 8:34 PM
405	Family Sit Down Restaurants, less subdivisions and more retail and industry. People live here but drive elsewhere to work and shop.	10/22/2024 8:17 PM
406	Walmart, Wawa, target, more restaurants (not Mexican or Chinese)	10/22/2024 8:16 PM
407	None building needs to stop	10/22/2024 8:13 PM
408	Recreational.	10/22/2024 8:04 PM
409	Industrial or something high tech.	10/22/2024 8:03 PM
410	With all of that, better roads and turn lanes.	10/22/2024 7:51 PM
411	I would love to see splash pads added to a few of our parks. These could be free to few dollars to enter, no lifeguards needed. Great fun for children during summer time.	10/22/2024 7:50 PM
412	walmart lowes	10/22/2024 7:47 PM
413	Equestrian facilities and trails . Covered arena, riding showing rings , riding trails	10/22/2024 7:35 PM
414	Chick fil a, Chipotle	10/22/2024 7:30 PM
415	Childcare facilities	10/22/2024 7:28 PM
416	sustainable business growth that does not involve vape, solar farms, warehouses/storage, convenience stores, or Dollar General	10/22/2024 7:26 PM
417	Dental office. OBGYN. Eye Dr. Full service marina. Automotive service center.	10/22/2024 7:22 PM
418	A bowling alley, movie theater or similar for family activities would be great. Small grocery store like Aldi or Lidl is needed.	10/22/2024 7:20 PM
419	Gun/outdoor stores, public ranges, smaller restaurants, local coffee/distilleries	10/22/2024 7:20 PM
420	movie theatre, Panera, Chick fil et, Walmart, Lowes	10/22/2024 5:24 PM
421	Re: housing - the news style townhouses in Williamsburg are attractive, and while higher density would blend better than appt bldgs. Would love to see a Lidl and more diversity in dining options (ie diff ethnicities) though I recognize individual business offerings aren't really in IOW's control. Recreation places like climbing wall/ center, a driving range for golfers (not just the small one at CCGC), pickleball options, well-marked run/walking trails like Smithfield's WCP.	10/22/2024 5:06 PM
422	Keep it small, if not it will lose it's charm.	10/22/2024 4:35 PM
423	Schools	10/22/2024 4:32 PM
424	Quality shopping - kid/adult clothing, shoes etc	10/22/2024 4:27 PM
425	Waterfront park spaces, protected open spaces, small businesses in already-existing buildings, designated public historic sites.	10/22/2024 4:26 PM
426	None	10/22/2024 4:04 PM
427	Less of a monopoly on restaurant ownership. I refuse to go to any owned by The Pack Wannabe Dynasty aka The Restaurant Oligarchy.	10/22/2024 4:02 PM
428	None. Too much growth. Not enough infrastructure to support. Traffic is bad.	10/22/2024 3:47 PM
429	Restaurants with reasonable prices and quality food.	10/22/2024 3:38 PM
430	Not sure	10/22/2024 3:38 PM

431	New school to replace Westside Elementary.	10/22/2024 3:31 PM
432	Chickfila	10/22/2024 3:24 PM
433	Places that are vacated in the Kroger and Food Lion areas need to be filled before new commercial construction. Reduce the number of vape shops, we already have too many.	10/22/2024 3:19 PM
434	Small businesses	10/22/2024 3:15 PM
435	We need another pharmacy that is reliable as well as more selection of restaurants	10/22/2024 3:13 PM
436	RESEARCH CENTERS	10/22/2024 3:08 PM
437	Actual farmland	10/22/2024 3:01 PM
438	Less solar farms	10/22/2024 2:57 PM
439	Parks with places to fish.	10/22/2024 2:56 PM
440	Parks, playgrounds	10/22/2024 2:42 PM
441	24 hour Emergency VET, more Car repair shops, Krispy Kreme, Truist Bank, & chick-fa-La., picnic wooded area parks.	10/22/2024 2:42 PM
442	N/A	10/22/2024 2:37 PM
443	Entertainment, affordable housing options (especially for seniors)	10/22/2024 2:25 PM
444	We need more sidewalks and paths so non-motorized users can get around.	10/22/2024 2:24 PM
445	Chick fila	10/22/2024 2:15 PM
446	Public Equestrian Center	10/22/2024 2:13 PM
447	Baby shop	10/22/2024 2:10 PM
448	A nice department store.	10/22/2024 2:08 PM

Q6 What other issues you think are important?

Answered: 403 Skipped: 503

#	RESPONSES	DATE
1	loss of trees and farm land to solar farms	12/2/2024 2:03 PM
2	Traffic on 17 is already starting to be overcrowded with all of the growth in places like Carrollton and Smithfield. The two lane roads and narrow bridges are chokepoints that will impact commutes for new residents over the next 5-10 years and make certain areas less desirable to live in. Waste management - the trash removal service is unresponsive, and putting it out on the curb is difficult to manage for independents seniors who have to manage the trash by themselves.	11/30/2024 3:55 PM
3	STOP BUILDING SO MANY NEW HOUSES AND NEIGHBORHOODS, SCHOOLS WILL SOON BE TOO OVERCROWED. DO WE REALLY NEED NEW HOUSING DEVELOPMENTS?? SAVE THE GREEN SPACES	11/27/2024 1:11 PM
4	Affordable housing, Community recreation center, Family style restaurants, family entertainment	11/26/2024 7:37 PM
5	Controlling the expansion and build up of the county and keeping the small town/country feel to our communities that make living in Isle of Wight desirable by those who reside here!!!!!	11/25/2024 2:29 PM
6	Keeping small town feel with the ability to accommodate tourism. Smithfield - ham capital of the world (main attraction) needs Smithfield Ham!	11/25/2024 11:03 AM
7	Stop putting up apartments and townhouses and cookie cutter housing development. The infrastructure doesn't support the people we already have. Traffic is terrible, there are accidents all the time. Crime is starting to flow in from Newport News and Hampton.	11/24/2024 5:10 PM
8	Maintaining the counties rural/suburban characteristics, high density low quality housing and chain stores detract from the appeal of the county. Traffic is a significant issue both for commuting and attracting tourism. Sufficient high quality schools are vitally important as the community grows. Water rates are some of the highest in the country and a significant cost on families moving to the area.	11/23/2024 8:30 AM
9	none	11/23/2024 8:02 AM
10	Office of community development should resonate the wants and desires of the citizen not the BOS.	11/23/2024 6:51 AM
11	OVERCROWDING ISSUES. We do not want to see any more developments come into our town/ county. We do not want to turn into Newport News, Chesapeake, Suffolk.	11/22/2024 9:22 PM
12	Rapid development with lack of roadways to hadle the increase in traffic	11/22/2024 7:15 PM
13	IOW has not prioritized parks for families. Nike Park finally had part of the playground equipment replaced. The remaining needs to be replaced. Many communities have multiple park options for families and despite all the space we have so few in IOW.	11/22/2024 5:56 PM
14	We definitely need to address the excessive building and overcrowding that is happening in our “little town”.	11/22/2024 5:14 PM
15	Yall need to stop building! This is getting out of hand- it is getting impossible to leave neighborhoods because of traffic increasing in the areas. I love my small town, but with all the building, it is feeling less like a small town and moving towards a city.	11/22/2024 1:37 PM
16	Being sure our schools are completely funded to give students the best opportunityl	11/22/2024 1:24 PM
17	Schools, schools, schools!	11/22/2024 12:37 PM
18	Making sidewalks and crosswalks leading to schools and turn lanes into developments on two lane roads.	11/22/2024 11:31 AM

19	Affordable Housing Available Employment	11/22/2024 11:13 AM
20	The public schools are over crowded, but new developments keep getting approved.	11/22/2024 11:09 AM
21	Question 5 and it's subsequent qualifiers were poorly worded if you were aiming for accurate responses. My only suggestions regarding growth are that 1- while adding entertainment and medical venues may add to the growth of IOW, it's low population and small town feel is what makes IOW so charming, so I appreciate the delicate balance between keeping the natives happy and introducing enough people/commercial properties to turn it into something it's not. 2- the traffic is bad- on 460, there needs to either be a center lane, or more turning lanes, at least for a portion of 460 as it runs through Windsor. 3- Keep the schools great 4- No bars please/keep the riffraff out 5- We mainly need things to do with our families that don't require us to drive 30 miles away. Even adding one fast food, one dining restaurant, one nature trail, and one town theater would make a world of difference to the families who reside here. Maybe throw in a gym and a batting cage or bowling alley, and we'd rarely have to leave. Add a Walmart, and we may never have to leave, but it may also morph into madness. Maybe a Walmart- or some shopping option that offers more than the limited options we currently have- way down 460 past all the Windsor congestion.	11/22/2024 11:04 AM
22	don't suffolk this county please. keep the farmers keep the farm land, farm land !	11/22/2024 10:49 AM
23	Financial support for public schools in line with other neighboring locales	11/22/2024 10:42 AM
24	Keeping the rural feel of the county. No solar farms, need farmers to produce crops. Keep retail in city limits.	11/22/2024 10:23 AM
25	Adequate street lights on main roads and high frequent traffic areas.	11/22/2024 9:28 AM
26	We don't have enough things to do or enough shopping or restaurants to choose from we always have to travel to do anything.	11/22/2024 9:19 AM
27	Our county is very unwelcoming and does not care about the least among us. Overtly racist.	11/22/2024 8:59 AM
28	Violations with hunting dogs Jake Break driving for 18 wheelers. More game warrens for large spaces. Preservation of black river And river access.	11/22/2024 8:46 AM
29	Internet service providers other than Charter.	11/22/2024 8:24 AM
30	The county infrastructure and public safety need to keep up with growth. More deputies , and start working towards full time Firefighters.in every station . And county needs more fire stations	11/22/2024 8:17 AM
31	The bridge repair needs to be reevaluated on the time it will take due to the traffic.	11/22/2024 7:45 AM
32	Schools and buses!! We are facing major challenges with busing. Every day the schedule and routes change and many drivers have to double back to pick up a second route. The behavior on the buses is out of control. It is a major safety issue, a burden on parents (especially those trying to get to work on time), and results in students missing valuable instructional time since they are often late to school. Funds should be allocated to increase driver pay, regulate behavior on the buses, and make mechanical repairs so that all buses can be kept on the road.	11/22/2024 7:34 AM
33	Reducing/ eliminating solar farms.	11/22/2024 7:21 AM
34	Keeping our community small. It is the reason we all moved over here. If we wanted to be in a city we would live in Suffolk or Hampton.	11/22/2024 6:43 AM
35	More roads, bridges	11/22/2024 6:30 AM
36	Rapid growth of apartments and removal of trees for commercial buildings (storage facilities), concerned about warehouse influx	11/22/2024 6:08 AM
37	Appeal Upkeep of current homes, businesses and schools Access to basic services, hospital schools, etc. upkeep of schools! Westside looks so sad and old!	11/22/2024 5:24 AM
38	Stop approving the building of more houses!!!	11/21/2024 10:31 PM
39	No additional issues at this time.	11/21/2024 9:57 PM
40	N/A	11/21/2024 9:22 PM

41	Infrastructure. Controlling traffic. No roundabouts will be be nightmares	11/21/2024 9:07 PM
42	Higher paying jobs	11/21/2024 8:42 PM
43	School transportation, need for additional first responders, internet options, school system issues addressed	11/21/2024 8:27 PM
44	We need theater for community	11/21/2024 8:17 PM
45	NA	11/21/2024 7:24 PM
46	More sport clubs and fields for kids and teenagers in Windsor area, they have to travel long distances to find clubs or fields to play and practice sports like soccer.	11/21/2024 6:49 PM
47	TRAFFIC AT RT 10 AND 258!!!! COME ON! WHY DOES EVERYTHING TAKE SO LONG TO FINISH? WHY CAN'T THE COUNTY CLOSE THE TRAFFIC GOING ONE WAY AT THE SMITHFIELD STATION BRIDGE SO THAT PEOPLE CAN LEAVE THE PACKING PLANT IN A TIMELY MANNER? AND THEN SWITCH THE TRAFFIC BACK IN THE MORNING FOR THE FOLKS GOING TO THE PACKING PLANT? AND DON'T GET ME STARTED ABOUT RUSH HOUR THE TRAFFIC IN CARROLLTON! DO SOMETHING!	11/21/2024 6:45 PM
48	Definitely need to think about traffic and development. Both ends of the county have seen increases in traffic, need to watch types of housing, some types of housing can decrease value of other properties over time.	11/21/2024 5:50 PM
49	Traffic is of concern, widening roads to accommodate traffic flow safely	11/21/2024 5:50 PM
50	Hunting dogs	11/21/2024 5:45 PM
51	Theft of political signs.	11/21/2024 5:11 PM
52	Properly funding and improving school infrastructure (WSES), improving high school sports fields/facilities as they are a reflection on our town when visiting teams come to play	11/21/2024 5:10 PM
53	Stop turning Isle of Wight county into something that it is not. Warehouses have no place here. Leave the builder grade housing to Virginia Beach. Smithfield is way over built now and I could care less to ever be on that side of the county again.	11/21/2024 4:52 PM
54	The hospital being built solves a primary concern of emergency medical care. We are growing fast but the road infrastructure is not here to support it. Right now if an accident happens on a main road the entire area is impacted. We do not have alternate routes to get places or wider roads to get around.	11/21/2024 4:39 PM
55	Traffic is abysmal when there is an incident, bad weather, or government visitation.	11/21/2024 4:37 PM
56	Traffic is terrible	11/21/2024 3:45 PM
57	Not paying teachers a livable wage or cost of living adjustments District hiring people for Central Office to new/created positions but then teachers, staff do not get rewarded for doing an amazing job getting school district fully accredited. high water bills increase population with old schools with mold, rats, cockroaches, mice, poor air quality	11/21/2024 3:30 PM
58	Sidewalks and school bus stops signs in Zuni on Fire Tower Rd.	11/21/2024 3:23 PM
59	Racial sensitivity towards black and brown people further into Windsor and Carrsville	11/21/2024 3:18 PM
60	IOW county school bus routes/ old buses that keep breaking down/ kids getting home from school after dark due to double backing buses	11/21/2024 3:13 PM
61	After school program	11/21/2024 2:57 PM
62	Schools and traffic are my two biggest concerns. With the growth in the county, I think it is vitally important to plan for future schools and traffic control.	11/21/2024 2:56 PM
63	45 miles per hour speed limits for Nike Park Road, Smithneck, and Battery Park Road is dangerous and should be reduced Roads are not well lit and need to be addressed Roads need the ditches to be maintained to address flooding into the roads and yards along Battery Park Road	11/21/2024 2:49 PM
64	Give the schools what they need. I feel you have the people but the resources for the kids are just not there. We have lived in several states. This is the first time we are looking at private schools to move to. We don't ride the bus but we don't go one day when there aren't	11/21/2024 2:48 PM

	transportation issues. You say attendance is so important but getting to school on time is important. How many of those absences are due to parents having to leave for work and the child is then responsible to get in the bus. I don't feel the school rates at all with the leadership of the town or county. People will move here just for the schools if they're good. Fights, kids threatening to shoot up the school, losing extracurricular participation because practices are chaos. Don't point the fingers at the school level. They are doing what they can but town/county leadership - DO BETTER!!	
65	I just like IOW like it is right now. I don't want another virginia beach or Hampton road. We are perfect like this.	11/21/2024 2:48 PM
66	Schools, busing/transportation issues for students, not enough roads for the population, bridges being problematic.	11/21/2024 2:33 PM
67	Decrease speed limit to 45mph on Nike Park and Battery Park Rd. Poor lighting on roads. Clearing out ditches alongside roads. Delay in construction on bridge.	11/21/2024 2:32 PM
68	HOSPITALS	11/21/2024 2:29 PM
69	Too much growth without proper road and utility support! Moving more people/families in but not making more schools or healthcare resources to help support the growth.	11/21/2024 2:25 PM
70	Carrsville always gets overlooked	11/21/2024 2:25 PM
71	Anything that permits and encourages residents to spend their money in IOW county for normal things instead of funneling it elsewhere. School supplies, entertainment, clothing, home furnishings are all purchased in other counties. Law enforcement and the county boards enforcing parking issues in neighborhoods for residential safety, addressing the overwhelming amount of expired stickers on Virginia registered vehicles in neighborhoods, painting no parking areas in neighborhoods. Avoiding putting a roundabout at or even near the school. Addressing the turner and benns church Blvd intersection issues during school times. People constantly turn right on red from benns church to turner while green lighted traffic has the right of way and end up blocked, out a no right on red on benns church road during school hours like other localities do. The independent stores that are here do not offer enough merchandise and what merchandise they have is drastically overpriced. The water and tax bills here are astounding for an area this size. The fire truck response with virtually every emergency call is a waste and further blocks much needed lanes of traffic. Roads should be gridded, not with roundabouts and abnormal patterns. Daily life here should not be something one wants to get away from or is forced to go elsewhere to obtain items for regular living. The cost to live here, financially and considering time it takes to get things done simply do not match what it could and should be for the average person.	11/21/2024 2:05 PM
72	Stop building and cramming developments everywhere. Carrollton and Smithfield are ruined with tacky townhomes and condensed single family homes. Cookie cutter everywhere which was promised to not happen. Schools are overpopulated and traffic is a nightmare. The BOS member William McCarthy benefits his church by having all this development approved, which is a clear conflict of interest.	11/21/2024 1:59 PM
73	Reduce speed limits.	11/21/2024 1:58 PM
74	Maintenance of current buildings like schools. Infrastructure to manage the growth we have already seen. Recreational places that our youth can access. Stop building houses, apts, townhouses and provide structures for the residents here now. Address the schools concerns, buses, and athletic avenues needed. Stop approving 3 Mexican restaurants in 5 miles and provide variety	11/21/2024 1:51 PM
75	Everything until now is good.	11/21/2024 1:36 PM
76	The bussing situation is worsening every year, we need to get a handle on this. As a resident my taxes are too high to have such a shortage in bus drivers.	11/21/2024 1:35 PM
77	Our schools, traffic, emergency services can't keep up with the growth. There is way too much housing too fast and nothing for people to do. Kids are packed into the schools and such a teacher shortage because of pay.	11/21/2024 1:34 PM
78	All issues are linked. The main problem as I see it is that growth without infrastructure creates serious negative impacts to quality of life for residents. There is a particular Quality of life and experience that residents came for. People that want a more urban environment have so many places in 757 to find that. And most of us moved out here to get away from that. We knew that	11/21/2024 1:33 PM

	the major urban benefits were going to be further away and picked this anyway- we're all fine driving 20+ minutes to a big box store or 45 minutes to a major entertainment venue. We don't need what the cities have, we need things that are unique to IOW, and we need to slow residential and commercial development to allow infrastructure to support it so residents aren't stuck in the nightmarish conditions in other, more urban parts of Hampton Roads.	
79	Three different schools for our children's age groups. Not enough bus drivers/not enough pay for our bus drivers.	11/21/2024 1:24 PM
80	I want to see the county remain small, rural, quiet.	11/21/2024 1:24 PM
81	Lessening traffic	11/21/2024 1:23 PM
82	We are growing too fast and our community can't keep up. Especially our schools!	11/21/2024 1:16 PM
83	County planners and leaders need to consider the value of less development. Again, I remember Great Bridge when it was mainly farms and open fields. Now, due to the amount of development, it is not an attractive/desired location to live.	11/21/2024 1:13 PM
84	Traffic patterns	11/21/2024 12:52 PM
85	Spell check	11/21/2024 12:50 PM
86	We currently do not have the infrastructure to support the commercial and residential growth.	11/21/2024 12:48 PM
87	Mental health establishments to help teach adults and youth about self-care.	11/21/2024 12:44 PM
88	Cut the grass in medians, trash pick up, fixing/updating signs. Take the time to spruce up what we have before we add more. Also, the landscaping around the schools and libraries in the county looks awful.	11/21/2024 12:41 PM
89	We need more places for kids and teens to be able to hang out.	11/21/2024 12:32 PM
90	Keep the beauty of isle of wight county the same stop building it up. Crime rate will go higher. I work 6 to 230 I don't have a place to drop my kids off in the morning before school to accommodate for work.	11/21/2024 12:32 PM
91	We need more affordable housing for the citizens of the county. They are building large scale homes, but the average worker that lives here can't afford them.	11/21/2024 12:31 PM
92	County becoming too crowded	11/21/2024 12:26 PM
93	The up keep of lawn care that the county is responsible for. The lawn care is barely taken care of in the medians of busy roads	11/21/2024 12:22 PM
94	Having sensible growth. Approving the building of an O'Reilly Auto Parts store right beside an Advance Auto Parts does not make sense. The O'Reilly store could have been located in another area of town or in Carrollton. Please do not continue to approve the building of subdivisions, apartments, and townhomes. People move to Isle of Wight County (Smithfield) to get away from massive growth and crime. When you allow more people to move into the area, you are increasing the potential for serious crime therefore, decreasing the feeling of safety and security amongst current residents. Our young children and teenagers need a safe and secure location for entertainment. The increasing growth in the town of Smithfield and in Carrollton regarding housing, traffic, and "big box stores" has become quite disappointing. Please do not spread the housing growth into the northern portion of the county towards Rushmere and Surry County. Lets keep some trees and fields. I hope you seriously take these comments and suggestions into consideration.	11/21/2024 12:10 PM
95	Double tax for town/county	11/21/2024 12:03 PM
96	The emergency services are not up to par compared to neighboring localities.	11/21/2024 11:59 AM
97	Spend less money growing the community and more money funding our school division. The paint at Westside is peeling, sinks do not work, soap dispensers are outside of the bathroom.	11/21/2024 11:58 AM
98	Stop all this building. We love it here because it's a small town. The people that have been in charge are ruining that.	11/21/2024 11:51 AM
99	Absence of basic infrastructure for all. I live within 5 miles of Main Street in Smithfield and I do not have access to internet as everyone else does. Any discussion of growth should include internet access	11/21/2024 11:51 AM

100	Having top-quality schools is critical to our quality of life. Cities with high crime often have poor-quality schools that do not meet accreditation.	11/21/2024 11:48 AM
101	Maintaining the historical areas like downtown Smithfield and keeping them consistent with the smalltown charm that currently exists. Being somewhat strict about new construction facades so that nothing off putting slips in.	11/21/2024 11:47 AM
102	We do not have enough schools to support the growth we have had in the past 5-10 years. We need a place for all of the new families to educate their children.	11/21/2024 11:45 AM
103	We are becoming a characterless community. Ryan Homes - large scale tract housing, traffic, declining quality of life, etc. We are fast becoming the surrounding cities. However, I get it. Money, money, money. Having grown up in Chesapeake when that was the "boonies" and to visit there now, it's disgusting. Concrete jungle lacking any character whatsoever. That is eventually what IOW will become unless there is a major course correction. Do I see a stemming of the tide of "development", nope. I'm nearly 51 and I'm happy that I moved to IOW and enjoyed the once bucolic nature of it all. I will move upon my retirement and sell my properties to people who will willing pay a silly price. Fond memories will remain, but it will only be a memory. Thank you for taking the time to send out an obligatory survey that will result in nothing.	11/21/2024 11:45 AM
104	We have approved a number of residential developments, but it feels like we are not developing any housing that middle-income people can afford. We should have housing that our police, teachers, nurses, etc. can afford so they can both live and work in our community. We should also work to attract more employers, and hopefully diversify our employment some from relying so heavily on Smithfield Food.	11/21/2024 11:26 AM
105	Child safety	11/21/2024 11:25 AM
106	Isle of wight and Smithfield are not a city it's a county with a very nice town and it truly should remain that way. No one wants to leave in the country and have the city follow them.	11/21/2024 11:25 AM
107	It cannot be stressed enough how the size and number of roads are not sufficient for even the current number of homes/residents, let alone the development that's happening.	11/21/2024 11:25 AM
108	Keep character of small town and Main Street appeal	11/21/2024 11:24 AM
109	The school transportations, it’s disappointing to have our kids come home when it’s dark or when the teachers have our kids stay after school at least have a bus drop them off cause some of us parents can’t just drive up there to school while waiting on their younger kids bus to get their middle schoolers or high schoolers after school	11/21/2024 11:22 AM
110	The county is growing too fast. It is no longer the rural area I remember as a child. There are too many warehouses being built, and this has caused a significant increase in truck traffic. Also, too many solar farms have been approved, endangering farm land, and animal habitats.	11/21/2024 11:22 AM
111	Too many houses going up taking away from the small town charm we fell in love with which is the reason why we stayed here.	11/21/2024 11:22 AM
112	The continued construction of housing developments is going to choke the small town vibe and history of this place. If it continues to grow at this rate Smithfield will turn into another town that people want to visit but no one wants to live.	11/21/2024 11:17 AM
113	We need new schools for the growing community. We also need road improvements for the traffic of all the new people that live in the area. Water and taxes are extremely high compared to neighboring areas.	11/21/2024 11:16 AM
114	Too much growth and not enough infrastructure/roads	11/21/2024 11:13 AM
115	Better High School	11/21/2024 11:12 AM
116	Stop adding so many townhouses! If you are going to bring more people at least make the neighborhoods match the area with decent yards and less houses!	11/21/2024 11:10 AM
117	With all the residential growth concerned with over crowded schools	11/21/2024 11:02 AM
118	Too many people, not sufficient infrastructure. Don’t want to lose small town feel.	11/21/2024 11:00 AM
119	Need to temper the building. Part of the charm of the county is the down home country feel.	11/21/2024 10:59 AM

120	Too many solar farms and housing developments. Nowhere near enough infrastructure to properly support the counties growth rate. Lack of support and acknowledgement of citizens concerns from elected officials.	11/21/2024 10:56 AM
121	Roads are very poorly maintained and I have experienced vehicle damage due to too thin roads and large tractor trailers trying to pass.	11/21/2024 10:56 AM
122	Maintaining the southern small town charm of the town of Smithfield. Avoid creating a city-like atmosphere and reducing traffic.	11/21/2024 10:55 AM
123	The roundabout idea is CRAZY outside a school! When 50 plus buses and many cars are departing at the same time and everyone has to yield to incoming traffic, I cannot imagine the accident and traffic jam potential! Additionally, why is all the growth happening on the Smithfield side of the county? There is room for growth, (housing and schools) in Windsor.	11/21/2024 10:55 AM
124	The county needs to make sure the schools have to room and support for all the students moving to IWC.	11/21/2024 10:54 AM
125	We have enough houses and apartments (unless it's affordable housing) let's work on getting entertainment, schools, and roads. Our law enforcement and Emergency services does a great job but with all the building and traffic you all are over stressing them,	11/21/2024 10:53 AM
126	The schools already can't support the population we have. Especially the bussing. Kids getting off the bus 3 hours after school is out is unacceptable. Bus drivers are underpaid. Teachers are underpaid. Traffic is already terrible at peak hours, and nothing is being done about it. There isn't enough dining, and what we have isn't all well managed.	11/21/2024 10:53 AM
127	A new internet provider should be permitted to come in to Isle of Wight. Access via Spectrum has not been consistent and routinely goes down.	11/21/2024 10:52 AM
128	Traffic ,school,taxes	11/21/2024 10:52 AM
129	Limiting growth and traffic while still providing options for current local community. The other thing is a plan to improve bus rides for public schools (kids getting off the bus at 5:15 pm when they get out at 3:50 pm.	11/21/2024 10:52 AM
130	We need to put a huge emphasis on expanding our schools to meet the growing population and enhancing security measures in all schools to include elementary schools. We need weapons detectors at all school entrances not just high schools.	11/21/2024 10:51 AM
131	All these developments need to stop going up if the county isn't going to put money into the schools. Class sizes are way too big, and not enough teachers. You need to start building some schools for all the housing going up.	11/21/2024 10:51 AM
132	The busses are a serious issue for the schools, and need help fixing the issue. We need to fill the vacant commercial spots in the shopping centers before building more commercial buildings. Less vape shops, less approving residential developments without having the infrastructure in place to support the influx of students and traffic.	11/21/2024 10:51 AM
133	School and activities for kids and teenagers	11/21/2024 10:50 AM
134	School facilities	11/21/2024 10:49 AM
135	Stop building developments when our schools are so full and we are struggling to staff them!	11/21/2024 10:49 AM
136	Quit building more and more houses but no more schools.	11/21/2024 10:48 AM
137	Keeping the Small town Feel and beauty Wanting growth but most people move away from the busy city life	11/21/2024 10:48 AM
138	Transportation to accommodate the influx in kids along with the schools to house these kids. There are no where near enough childcare facilities and none I can out my special needs child in in the town of Smithfield.	11/21/2024 10:44 AM
139	Maintaining the character and charm while ensuring the safe environment.	11/21/2024 10:43 AM
140	N/A	11/21/2024 10:42 AM
141	Too much water to use up...cost of water is a concern. I believe the over abundance of water is the reason the county and city planners are allowing all these new housing developments.	11/21/2024 10:42 AM

142	The infrastructure of our roads can NOT handle what has already been built or planned to be built. Westside Elementary is falling down around the students and staff. We have outgrown our schools and need them updated.	11/21/2024 10:42 AM
143	Over population of our schools and not enough space in classrooms. Over population of neighborhoods way to many houses being built the beauty of the town and county are being destroyed and replaced with houses	11/21/2024 10:41 AM
144	safety	11/21/2024 10:41 AM
145	Nothing else	11/21/2024 10:41 AM
146	Our staffing at our local schools	11/21/2024 10:41 AM
147	Overcrowding schools, buses, elderly community cannot afford to live on their own, price of housing.	11/21/2024 10:40 AM
148	Controlling additional housing approvals and the impact on the school system and traffic.	11/21/2024 10:40 AM
149	Keeping our town small but unique	11/21/2024 10:40 AM
150	Less growth, let's keep the "home-town" feel. If I wanted to live in a city, I'd move.	11/21/2024 10:39 AM
151	Lets get infrastructure before we continue to explode with our growth.	11/21/2024 10:38 AM
152	teacher pay so that we can keep teachers in our district.	11/21/2024 10:36 AM
153	Stop building!	11/21/2024 10:36 AM
154	Controlling growth. I don't live in a city for a reason.	11/21/2024 10:35 AM
155	More family practitioners instead of urgent care.	11/21/2024 10:34 AM
156	Continue to invest in bringing in natural gas, & even more importantly, options for fiber internet to support growing, educated population.	11/21/2024 10:34 AM
157	Traffic and ongoing development in carrollton. Most folks working outside the county coupled with route 17 being the primary route in and out has created a traffic mess. Communting to work in NN is getting increasingly challenging and I can see a future where it becomes prohibitive.	11/21/2024 9:11 AM
158	Fix the traffic at Hardy Elimentary	11/20/2024 11:25 AM
159	Lowering taxes. Making the schools great again.	11/20/2024 9:23 AM
160	Mainly traffic	11/20/2024 9:20 AM
161	Road Congestion	11/20/2024 9:19 AM
162	Job opportunity	11/20/2024 9:18 AM
163	Better jobs	11/20/2024 9:18 AM
164	To preserve more land for agriculture	11/20/2024 9:18 AM
165	nature preservation	11/20/2024 9:18 AM
166	Road congestion	11/20/2024 9:18 AM
167	More entertainment	11/20/2024 9:18 AM
168	To preserve the largest employer in Isle of Wight which is AGRICULTURE!!!!! Do not encroach on the Family Farms, by doing this you are placing these multi-generational in jeopardy of facing bankruptcy or worst having to sell out to developers and place more residential housing	11/19/2024 10:51 PM
169	Stop allowing solar farms to ruin our rural areas! BOS keep saying how much money the county is making but none of the members that approved it have to deal with the increased traffic and bad driving daily on the back roads! Listen to your planning board.	11/19/2024 1:23 PM
170	Rapid housing growth without equal enhancements/funding to our schools, roads, and utilities is my biggest concern with the county.	11/19/2024 11:04 AM
171	There is not enough offered for kids to do.	11/19/2024 9:21 AM

172	Encroachment on personal land(s) rights due to area wide population growth. City minded people are moving into the county and are overpowering the vote of those that chose to be here for the farming community. Also, single providers such as Charter also make it difficult to work remotely which could help with some of the traffic concerns. Those that are moving out of IoW due to the growth.	11/19/2024 8:57 AM
173	A building that has apartments for seniors to live and the amount they pay is based on their monthly income.	11/18/2024 10:45 AM
174	Preserve the agricultural traditions in IOWC	11/15/2024 9:05 PM
175	1. Not letting infrastructure growth lag (roads and schools) development growth. 2. Making developers bear more of the cost of infrastructure costs before they are allowed to build. 3. Public Officials need to be better stewards of the taxpayer's funds i.e. the shool board and the board of supervisors.	11/14/2024 3:43 PM
176	Investing in our schools. People with families will not move here if the schools and school facilities are below average, or even average. The ones moving here now are more than likely working outside of the county, so it's not commercial & industrial growth that's bringing in new people. In IOW, they see themselves living in a charming area with excellent schools for their children. The adults would rather commute to their jobs rather than live closer to work because of the environment IOW provides. Schools are also an important community hub (athletics, events, etc.) and connect with many other county services and departments, including Parks/rec, law enforcement, etc., and the school division is the one of the largest employers in the county. IOW has a gem in the school division. Let's acknowledge that fact and fund the schools so they become THE showcase of IOWC.	11/14/2024 9:12 AM
177	No more solar farms please!	11/13/2024 3:19 PM
178	Over development of poor quality townhouses and apartments. Loss of the value of investment of living in a one family one house community. Beautiful farm land being taken over by ugly, crappy packed in housing. This is affecting our $million dollar home we built 25 years ago. Greed and lack of proactive planning are destroying the charm, history and value of Smithfield. That I why we are moving, even trhiugh we initially never intended to. Between the country taxes, town, rising property, real estate taxes, traffic, overcrowding of schools and the sheer ugliness of the developments being built....we are done. Goodbye.	11/13/2024 10:14 AM
179	Controlling solar and industrial growth	11/12/2024 8:48 PM
180	Road safety is critical. Improvements aimed at safety are critically needed on Route 10, and probably other county roads. Road widening and median installation needs to be included in growth plans.	11/12/2024 6:05 PM
181	LESS SOLAR FARMS	11/12/2024 4:58 PM
182	This area’s beauty is its heritage and its rural farm appeal. Those must be respected and preserved. Don’t turn the area into 1 big solar farm!	11/12/2024 10:40 AM
183	TOO MUCH GROWTH AND TOO MANY SOLAR FARMS, EXCESSIVE TRAFFIC AND NOT ENOUGH SCHOOL UPGRADES	11/12/2024 10:19 AM
184	Again good list.	11/12/2024 9:26 AM
185	lower density housing, more green areas, more trees Note: the results of this survey may be skewed as the selected results are not entered - touching a key while answering or moving to the next question changes the previous entry	11/11/2024 6:29 PM
186	Upgraded dog control services.	11/11/2024 5:00 PM
187	More schools	11/11/2024 1:01 PM
188	Controlling residential growth	11/11/2024 9:37 AM
189	This is such a rudimentary survey that it has no intrinsic value! I studied surveying and conducted many during my career. This survey looks like something a high school civics class put together. Sorry... not sorry... if I hurt anyone's feelings.	11/11/2024 7:42 AM
190	Not trying to be like bigger cities, budgeting for the size rural county we have/need. Stop trying to build up the county with tons of houses and solar farms	11/10/2024 6:35 PM

191	Over development in the town	11/10/2024 11:23 AM
192	I am not pro-growth nor am I anti-growth. I believe in smart growth. IOW is a “suberb ” of the bigger cities in the area, and will continue to grow, bad news for the anti-growth folks. However, by utilizing smart growth, the county can evolve in a manner that can satisfy the citizens needs/wants. Such as reasonable tax rates, small town/county charm atmosphere, schools, places to shop/eat, job opportunities, parks/recs, etc. This is a very delicate balancing act. It can be accomplished by proper area designations in the Comprehensive Plan. A very critical element of the growth discussion often overlooked is the land owner’s rights to develop.	11/9/2024 11:51 AM
193	Transportation for schools.	11/9/2024 1:35 AM
194	Keeping Isle of wight from turning into Va Beach.	11/8/2024 11:02 PM
195	Schools infrastructure needs to be strengthened	11/8/2024 7:10 PM
196	It is important to stop building up of Isle of Wight county (Smithfield, Carrollton, county, Windsor).	11/8/2024 6:35 PM
197	Lower taxes all across the board. And stop allowing more solar "farms" everywhere... its just wasting land.	11/8/2024 4:56 PM
198	Senior housing and services.	11/8/2024 4:44 PM
199	Schools are lacking funding to run reliable buses and employ bus drivers with a fair wage. It currently takes my elementary child about an hour to get home making it after 5 PM when they return from school that released at the 3:45. There needs to be a better plan moving forward to ensure the current needs of schools are adequately met.	11/8/2024 3:46 PM
200	improve safe bicycling access	11/8/2024 3:04 PM
201	No more solar panels.	11/8/2024 1:53 PM
202	Lack of transparency in the local County government.	11/8/2024 1:32 PM
203	Lack of schools and school support along with student transportation.	11/8/2024 12:14 PM
204	Less solar panels. Better roads, mainly backroads need to be widened and paved	11/8/2024 6:28 AM
205	Developers and solar companies are here to make money. Commissioners and planners need to focus on the future of what IoW will look like once all the planned developments are done and the contractors have moved on to capitalize on other opportunities while we are stuck with the crowding, ridiculous traffiic and loss of farm land that you can't get back. There's nothing better than driving through this county and enjoying the natural beauty of crops and homes dotting the countryside. That's what draws people to live here. Work and shopping opportunities are readily available nearby. Preserve the country life!!!	11/8/2024 5:51 AM
206	Lack of public transportation in the Windsor side of IOW.	11/8/2024 5:49 AM
207	Infrastructure, access to reliable internet, hiring bus drivers, teachers, expanding police force/presence in community.	11/8/2024 4:33 AM
208	managed growth of all types	11/7/2024 11:07 PM
209	Too many kids in the schools already existing . My kids having to be at 3 different schools because of ages and grades, bus times pick ups and drop offs, lack of bus driver retention. School remodeling update to kids needs	11/7/2024 10:48 PM
210	Increased number of Sidewalks on roads throughout the county to allow for a more fit and active community.	11/7/2024 9:59 PM
211	Westside elementary has seen better days	11/7/2024 9:51 PM
212	No warehouses	11/7/2024 9:47 PM
213	The schools need more money. They need more bus drivers, so pay should be competitive and administrators should immediately handle behavior concerns. Westside School is falling apart. There is a sewage problem making areas of the school unusable. High levels of mold in the STEM room so classes are relocated. Multiple restrooms are currently shut down. The ones that are still open have many, many sinks that do not work and haven’t worked for years. There are not enough classrooms for current employees to work with students.	11/7/2024 9:25 PM

214	Overcrowding. Solar farms have to stop. The amount of car accidents we have here and lack of street light brightness on the road for people that travel to work before sunrise.	11/7/2024 9:03 PM
215	Peoples attitudes toward inevitable growth with the ever growing population and needs of the aging community. Peoples attitudes suck.	11/7/2024 9:00 PM
216	Na	11/7/2024 8:58 PM
217	Parks and Recreation needs to pay more attention to the southern end of the county and provide better services in the Camptown and Carrsville areas for their community members. In addition Isle of Wight County needs to build a large Field House for parks and Recreation usage group rentals and indoor concert and performance areas at the fairground location	11/7/2024 8:54 PM
218	Traffic is a huge concern, this area does not have the infrastructure in place to keep up with all the multi-family residences that are being built.	11/7/2024 8:47 PM
219	Lower town tax	11/7/2024 8:45 PM
220	Building enough roads and stoplights to handle the massive influx of new homes being built. Stop building 55 and up communities.	11/7/2024 8:29 PM
221	Limitations on hunting dog kennels .	11/7/2024 8:27 PM
222	The infrastructure needs to be built to accommodate the home being built and town growth to prevent traffic issues. More schools should be built to accommodate housing growth.	11/7/2024 8:17 PM
223	The schools mold issue and bus driver retention.	11/7/2024 8:12 PM
224	Too much expansion	11/7/2024 8:05 PM
225	The traffic circle planned for the intersection outside the high school is a disaster in the making. You are planning for hundreds of new drivers to navigate a complicated traffic plan with busses in the mix. It's a dangerous dangerous plan	11/7/2024 7:59 PM
226	We have unrestricted growth and are losing the character of our rural area. Solar farms are destroying our roads and land.	11/7/2024 7:57 PM
227	Not enough room in schools. Not enough bus drivers. To many people.	11/7/2024 7:49 PM
228	School quality and overpopulation, school car lines, traffic traffic traffic, racism on police force in all localities	11/7/2024 7:44 PM
229	infrastructure for exv essive growth	11/7/2024 7:40 PM
230	The area developing faster than the infrastructure can keep up with. Building new home but there aren't enough traffic lights in areas that are congested. The narrow two lane roads can keep up with traffic.	11/7/2024 7:38 PM
231	School buses. Replacement of westside	11/7/2024 7:34 PM
232	Not becoming a 15 min city	11/7/2024 7:28 PM
233	More Police presence	11/7/2024 6:54 PM
234	The infrastructure can not support the current growth. ie: traffic conditions, backups and roadways, police, fire and EMS. The current growth is eroding Isle of Wight Co. at a rapid rate. I was born and raised here and I barely recognize the county now. The charm of being in the "country" has been erased. We need to put a stop to any more growth before we become nothing more than asphalt and concrete. I compare this growth to a virus. It continues to replicate and spread until the host is no more.	11/7/2024 6:06 PM
235	Traffic control, overcrowding in schools, better infrastructure	11/7/2024 5:55 PM
236	TRACTOR TRAILERS ON 460 and during school pickup and drop off times near schools.	11/7/2024 5:51 PM
237	Stop the growth of solar farms!	11/7/2024 5:23 PM
238	Support of Seniors	11/7/2024 5:20 PM
239	Controlling growth overall... IOW has allowed housing growth outpace our public services (schools, emergency services, etc.)	11/7/2024 5:13 PM

240	The placement of warehouses, solar farms and other industries to proximity of houses. They are too close. Also keeping the county rural, which is on a fast track to being destroyed.	11/7/2024 4:59 PM
241	The elected body of Supervisors are best informed to think beyond the immediate to the future (5 years) with a focus on the community as a whole, not the me, myself and I .	11/7/2024 4:47 PM
242	Quit passing every development put in front of you!	11/7/2024 3:33 PM
243	Infrastructure - Who is paying for it? Developers should pay a significant portion depending on location and usage.	11/7/2024 2:51 PM
244	There are too many housing developments, they are all too dense, especially in northern IOW county causing too much traffic. Roads and schools can't handle what we already have. Green space is disappearing. Stop approving solar farms. County should take care of what we have and stop building new. Rehab older areas or find areas that can be improved. We are limited on the roads we have because of the water and bridges surrounding the county. Storage facilities on major roads are an eye sore (Rt. 17 in Carrollton). Should have a green (tree) buffer all around Give farmers incentive to keep farmland	11/7/2024 2:37 PM
245	Less local monopoly of restaurants/ hotels	11/7/2024 1:51 PM
246	We have to understand that the county-elected folks MUST allow growth. If not, the rising cost of government services will be on the backs of the existing base, which means a higher tax rate. While everyone screams against growth, as a LIFE LONG COUNTY RESIDENT and business owner, our citizens are ignorant and elect to stay uneducated on the realities of things like growth, energy and the County development plan. Rather than actually learning, they hurl insults on social media and then the local newspaper is trash as they pit the citizens against one another with misinformation and foolish headlines. As a mom and small business owner, I am appalled that we so easily follow the latest loudest voice, which is often NOT a majority and is consistently wrong. I live in the once-called Newport District, now Number 2, and appreciate that many years ago, we came up with targeted growth areas, and I was a part of that process. Sorry for the rant, but I am tired of foolish people in our community who do NOT know what they are talking about.	11/7/2024 1:40 PM
247	1-Need much better Transparency in County & Town government activities. When the people do not trust the government, the leaders are failing in their oaths and duties to the people they serve and their ability to govern fairly is questioned. 2-More Supervisor and staff training on historic town and county rural & urban planning that gives a priority to the attractive character and quality of life of Smithfield and the county. 3-County needs to steadily improve principled negotiation and budget balancing regarding development. County & Town elected officials, staff, and Planning Commissioners need to be stronger when negotiating with developers. I think I see a trend of this being done a little better than a decade ago, but would like to see our county & town being more citizen oriented in their negotiations with developers.	11/7/2024 1:33 PM
248	Infrastructure, particularly roads and bridges.	11/7/2024 12:59 PM
249	if they can control the growth of the population coming into the county so it is not a "catch catch can" approach but a measured approach, then we will be alright. But growth for growth sake is totally wrong. Want to stay rural.	11/7/2024 12:53 PM
250	Regular grass cutting.	11/7/2024 12:44 PM
251	Slowing down the rezoning of prime farm land into commercial (solar panels and warehouses) and residential (spec houses and new neighborhoods) Large amounts of new houses put more burden on the county's schools than the county receives in taxes.	11/7/2024 12:05 PM
252	1. Smithfield maintaining its small town feeling while uncontrolled growth of the county surrounds it. 2. James River Bridge/RT 17 capacity -- e.g. growing rush hour congestion.	11/7/2024 11:59 AM
253	With population growth, the county needs to continue to provide open spaces for farmers to continue to produce food and fiber. This is a critical issue for continued survivability.	11/7/2024 11:36 AM
254	Housing density	11/7/2024 11:23 AM
255	Loss of "small town" character of Smithfield and IOW County	11/7/2024 10:55 AM
256	I marked important to control growth of residential and commercial but I also think we need more of both and I am not opposed to well-managed growth. Did not want to give the impression that by saying control is important that it means I oppose growth.	11/7/2024 10:53 AM

257	, speeding, recycling	11/7/2024 10:39 AM
258	The racial divide is very noticeable in the county.	11/7/2024 10:37 AM
259	Reduce the population	11/7/2024 10:04 AM
260	Building too many neighborhoods	11/7/2024 9:49 AM
261	Lower taxes	11/7/2024 9:49 AM
262	Help for the elderly on low income	11/7/2024 9:39 AM
263	Local Elected Government Officials that listen to the Citizens and not go against the recommendations of their own Planning Commision	11/7/2024 9:35 AM
264	Too much growth	11/7/2024 9:33 AM
265	We need more commercial/industry to build the tax base	11/7/2024 9:33 AM
266	Goverment officials listening to their residents.	11/7/2024 9:07 AM
267	Availability of citizen engagement outside of formal meetings. For instance, Mr. McCarty and Mr. Keaton had a meeting over a year ago to engage with a dozen of us who showed up at Carrollton Elementary with promises of future get-togethers. Haven't seen them since. We hear a lot about "leadership" from public servants. Maybe instead of trying to lead us where they wisely think we should go, they should offer easy opportunities on Saturdays or Sundays to learn what taxpaying constituents actually want done with our money.	11/7/2024 8:44 AM
268	IOW must continue to grow and attract new businesses to remain relevant, and to increase tax revenue to fund public projects. IOW has a unique opportunity to attract higher income households, which will provide better educational and economical outcomes for the county.	11/7/2024 8:35 AM
269	Move Waterworks Rd VDOT facilities to an industrial zone (perhaps next to Smithfield Foods Plant). They should not be located in an agricultural area next to Smithfield Lakes. VDOT is creating an industrial zone as another business (Edwards) with similar industrial footprint is located next door. Do not make Waterworks Rd into an industrial zone .	11/7/2024 8:33 AM
270	New rescue squad station in Windsor to accommodate current needs and needs projected out 15 years.	11/7/2024 7:33 AM
271	Traffic has become a nightmare. Our small town vibe that we treasure is being eroded. Main Streets need attention and clean up/ beautification to attract tourists.	11/7/2024 7:30 AM
272	allowing too many variances to properties which creates overcrowding in neighborhoods	11/7/2024 7:25 AM
273	Paving over highly productive agricultural land with solar farms	11/7/2024 7:03 AM
274	Mass Transit to regional centers. Ferry?	11/6/2024 8:50 PM
275	Way too many new neighborhoods going up. It’s losing its small town charm. That’s why we settled here, might be time to move on.	11/6/2024 5:25 PM
276	Over the last 10 years, traffic has gone from being minimal to almost unbearable getting across the James River bridge and also in town. Knowing that already lives here wants any more housing developments, apartments, townhomes, etc	11/6/2024 5:11 PM
277	no big box stores like walmart	11/6/2024 4:12 PM
278	Keeping farms	11/6/2024 3:42 PM
279	Adherence to the recommendations of the Planning Commission rather than the current "we know what is best"attitude of the Board of Supervisors	11/6/2024 3:33 PM
280	Control growth and less dense development	11/6/2024 2:53 PM
281	Widen roads BEFORE building massive housing developments.	11/6/2024 2:06 PM
282	slow down the growth moving way too fast!	11/6/2024 12:39 PM
283	Limiting solar farm acreage	11/4/2024 3:51 PM
284	Need photo enforced cameras at intersections.	11/4/2024 1:21 PM

285	Stop adding massive complexes! We want to keep our communities the way it is. If we wanted more congestion and these massive complexes we would move to VB, Hampton, or Chesapeake!	11/4/2024 8:02 AM
286	More medical general practice and specialty doctors	11/2/2024 1:58 PM
287	Keep development out of environmentally sensitive areas.	11/2/2024 9:02 AM
288	Definitely traffic issues in Carrollton by JRB; losing our small town feel,	11/1/2024 11:02 PM
289	having elected and appointed officials that can be trusted to listen to constituents	11/1/2024 10:01 PM
290	Stop building stupid bike trails that nobody uses. Just a waste of millions of dollars. Before doing worthless projects that make money for your contractor friends conduct a cost benefit analysis and show it to the tax payers.	10/31/2024 11:40 AM
291	Idk	10/29/2024 9:09 PM
292	Historic Preservation, and adherence to the Preservation Ordinances	10/29/2024 10:06 AM
293	Get the semi trucks off of bows and arrows road. They are using it to cut thru instead of using Walter's highway.	10/27/2024 8:13 AM
294	I moved to IoW for the quaint characteristics of the community, as I believe that is the key difference that makes it a great place to live in comparison to Hampton and NN. I do not want to see IoW expand to replicate other high population cities in the Hampton Roads. I hope IoW stays "small town".	10/27/2024 7:30 AM
295	Stop building solar farms and high density homes and apartments. Take care of what is here, roads, sidewalks, this Historical District. Enforce traffic laws in residential areas (police presence keeps down crime).	10/26/2024 12:04 PM
296	Traffic	10/26/2024 10:10 AM
297	Planning for resiliency for future flooding, extreme heat and high winds.	10/26/2024 10:04 AM
298	Keeping small town small, control overgrowth	10/25/2024 4:02 PM
299	Too many apartments/townhouses. Traffic is a nightmare and is only getting worse. Not that I think any of what I think will matter!!	10/25/2024 5:37 AM
300	The need to preserve land for the coming generations to experience and appreciate the value of nature.	10/24/2024 7:14 PM
301	Change, growth, and safety.	10/24/2024 2:25 PM
302	With all the new developments going on here our roads, schools will not be able to handle the overcrowding in this area.	10/24/2024 2:14 PM
303	Lower property taxes, lower cost of water (and the HsRd bill is crazy!!)	10/24/2024 1:26 PM
304	SCHOOLS!!	10/24/2024 12:00 PM
305	School growth and restructure complete before ANY MORE residential growth	10/24/2024 11:39 AM
306	Providing well lit areas and maintaining roads	10/24/2024 10:48 AM
307	Adequate staffing for fire/ems/law enforcement	10/24/2024 10:29 AM
308	Expansion without roads for traffic- not enough ways in and out	10/24/2024 10:28 AM
309	Stopping the explosive growth the county has been experiencing will take care of many of the other issues.	10/24/2024 8:44 AM
310	Reducing tractor trailer traffic going through Windsor	10/24/2024 8:17 AM
311	Good paying jobs to keep people from having to commute to other areas to make a living. A good public transportation system.	10/24/2024 6:36 AM
312	Amount of police presence increased.	10/23/2024 11:02 PM
313	Growth control is a must	10/23/2024 9:58 PM

314	Do not lose the small town feel regardless of any change being considered!	10/23/2024 7:04 PM
315	I'm 67 years old & I'm limited at what I can do with my disability. Being in a comfortable home would be satisfying to me	10/23/2024 6:50 PM
316	We are growing too fast for infrastructure. When we moved here from Texas everyone at Langley told us to stay away from IOW bc the schools were horrible. They were right. I wish I would have listened. To this day, people in baseball still use word of mouth to keep people away because the schools are so bad.	10/23/2024 6:45 PM
317	Growth!!!!!	10/23/2024 5:54 PM
318	Overcrowding! Stop building!	10/23/2024 5:11 PM
319	Solar Farm approvals in the county are very excessive	10/23/2024 4:42 PM
320	Too much dependency on a few tax revenue sources. The loss of Keurig as a recent example.	10/23/2024 4:25 PM
321	Keeping small time charm vs growth; don’t want to see IOF become another Hampton/Newport News!!	10/23/2024 3:41 PM
322	Crime and the accidents are increasing	10/23/2024 3:31 PM
323	Wasted expenses such as governmental mailings that are unnecessary or the inability to pay certain fees or access certain information online. All IOW departments(governement, schools, emergency agencies, etc) should have flow charts with contact names, numbers and emails for the public to access and updated regularly. Commerical growth doesn't need controlling, it needs to start with basic necessities already. Housing is important, but you have no areas without HOA homes that are single story new builds. You approve HOA documents with zero action from local agencies to assist with parking on the street or commercial parking in residential areas, noise issues and expired tags on vehicles. Your biggest issue is not having clear cut, enforceable guidelines that all agencies are on the same page on for the population you already have. Home ownership here is miserable because newly built neighborhoods are already unruly with roads almost impassible due to parking issues or flood issues. Older homes are not well kept because there are no large box stores for homeowners to DIY easily or contractors to not have to run to another county and get supplies, this drives up the cost of doing anything. The tax to go out to eat here is astronomical, combined with merchant fees to pay via credit and the tip craze so eating out is a huge expense and rarer event for some when it should not be. The water and sewer bills being so expensive and broken down amongst agencies is also absolutely ridiculous and unlike anything I have ever experienced. The response time and no satellite emergency offices is baffling. Additionally, closing all lanes of traffic every time an accident occurs instead of just those that are definitely necessary is frustrating. Very little traffic directing happens at all but lots of lane closures occur. Traffic should be directed each morning and afternoon at Turner and Benns Church Bvd for school arrival and departure. How you expect to get traffic into the middle and high school each day in a 15 minute span safely and then consider adding another school or a roundabout is ludicrous. Roundabouts may be thought to decrease fatalities, but they surely have their increase in accidents in general and lane blockages. I have often been left wondering after moving here if the people governing live near where I do at all and if they have ever had students at the public schools here. Between the significant expense to live in this county, poor selection of reasonable homes and neighborhoods, schools with atrocious bathrooms and vape/drug issues and traffic, and having to go to every surrounding county for medical care and any basic shopping, dealing with powerless HOAs and unseen law enforcement, I wish I had never moved here. If after a few more years and a no more children in the school system, there is no visible improvements then I plan on encouraging my family to leave this county and state. There is nothing constructive for kids or families to do locally past elementary age. This is the most disappointing move we have made by far and many neighbors feel the same way. Those that love it here seem to be ones running from Newport News, Portsmouth or Norfolk due to high crime they have experienced. Expectation vs. Reality here could not be further apart from one another for me in almost every way. Swift action and wise planning are needed.	10/23/2024 3:19 PM
324	With so many proposed new housing subdivisions, it is a must that the infrastructure (roads, schools, water and sewer, etc.) keep up with the growth in our Counties.	10/23/2024 2:51 PM
325	The commercial growth should come with a strong asterisk. We need commercial growth that meaningfully contributes to tax income and that can deliver sales/services that we lack access to. No-strings-attached recruitment efforts that provides incentives/tax breaks to large corporations that can in turn leave the county high and dry without the ability to seek	10/23/2024 2:38 PM

	compensation/penalty ultimately is a short-sighted strategy. School equitability and development seems like a big issue that has not seemed, at least overtly/publicly, to be gaining much traction. How will enrolment levels consistent with 5A for Smithfield impact funding, support for Windsor v. Smithfield High? As the area grows, are we going to have sufficient funding to support growth of/building of new schools to accommodate enrolments? Where will a new potential school go? To the end of school, but also more generally, roadway volume/capacity already seems to be an issue. Once the Cypress Creek bridge project is finally done, I am sure this will alleviate certain traffic patterns somewhat, but I still am concerned as this easing will coincide with the timeline of the addition of all of the proposed/approved new housing in the county. It would appear, at least within the Town of Smithfield, that there isn't much that can be done to expand roadways, but I am concerned for how navigable our roads will be once all of the pending/approved construction is done.	
326	Community walkability and connectivity. Small business growth.	10/23/2024 1:29 PM
327	Not being able to compensate for quick growth of population. We want to keep the small town atmosphere & amenities!	10/23/2024 1:19 PM
328	Schools are the heart of the community. This survey about controlling growth, but that is very broad. Growth can be a net positive, but the community needs the infrastructure to realize the benefits. Zoning is important. Designing walkable or biking communities so that residents don’t need a car is a great strategic objective.	10/23/2024 1:05 PM
329	Stop forgetting about your residents in Central and Southern Isle of Wight. Stop trying to change our small town charm and push traffic, warehouse, and commercial traffic to us.	10/23/2024 11:29 AM
330	Wetland considerations in the area. Ongoing and significant encoachment on the surrounding wetlands in Smtihfield and elsewhere.	10/23/2024 11:29 AM
331	Rec facilities that don’t try to break the bank and we need pickleball courts	10/23/2024 11:17 AM
332	Too much growth too quickly	10/23/2024 10:54 AM
333	Preventing isle of wight from becoming a commuter area by building mass amount of homes in a small area	10/23/2024 10:36 AM
334	Traffic!!!	10/23/2024 10:24 AM
335	Infrastructure and education are very important.	10/23/2024 9:31 AM
336	Stop approving solar farms	10/23/2024 9:19 AM
337	Need term limits on board of supervisors	10/23/2024 8:55 AM
338	The growth of housing is outpacing what the infrastructure can hande	10/23/2024 8:44 AM
339	Gun control, light pollution	10/23/2024 8:08 AM
340	Need to quit building all these townhouses, apartments and houses	10/23/2024 8:03 AM
341	Part of The board of supervisors are corrupt	10/23/2024 7:48 AM
342	There is so much growth on the Carrollton/smithfield end of the county but very minimal on the Franklin/carrsville end. It would be nice to have more focus there.	10/23/2024 7:04 AM
343	Growth of the county needs to be commensurate with the public services available. New growth can't be sustained presently.	10/23/2024 6:40 AM
344	IOW has a wonderful community as is, but too many solar farms and development before infrastructure issues are addressed are ruining it. There are so many major shopping areas available to us in Newport News, Hampton, Suffolk, and Williamsburg that we don't need to bring it to us. Smithfield has already approved overdevelopment before addressing infrastructure of roads and schools. Don't make the same mistakes!!!	10/23/2024 6:13 AM
345	Not Growing Smithfield / Isle of Wight faster than road infrastructure can manage.	10/23/2024 6:10 AM
346	Racism - actual racism experienced by minorities -plus the perception of racism. IOW County is not overall a welcoming place. Overt, visible steps to build trust between people of all races, genders, education, orientation are needed. The churches should take a lead in this. Rarely do you see "black" churches and "white" churches working together in the community.	10/23/2024 5:45 AM

347	I think it's important our council listen to us. Time and time again we come together and say we don't want any more apartments being built, but they approve the plan anyway. It's very frustrating.	10/23/2024 4:50 AM
348	Safety and security	10/23/2024 4:24 AM
349	Planning commission overcharge. Very lazy and embezzling monsy	10/22/2024 11:59 PM
350	At this point, managing growth and all the consequences growth entails is my primary concern. We do not have the infrustructure to support rates of current growth, nor are most insterested in that build up. We would like to keep the small town charm and not add to congestion.	10/22/2024 11:29 PM
351	Too many people for the roads we have, causing more accidents. Schools over crowded. We are losing the quaintness of years past. Don't want our area to be another York County.	10/22/2024 9:42 PM
352	The traffic and over population of housing in crowded areas is ridiculous. It take 20 minutes to pull out of some areas or to get a mile or two down the road	10/22/2024 9:36 PM
353	We're building and bringing in too many people. We live in a rural community for a reason and it's being destroyed.	10/22/2024 9:32 PM
354	Tourism Wish this was worded so that the issues could be ranked-	10/22/2024 9:30 PM
355	Maintaining our rural atmosphere and farming culture. The solar fields are not economical and stripped the land. Carrollton is becoming way too populated with too many subdivisions and shopping centers. Our small town charm is eroding.	10/22/2024 9:24 PM
356	Webm need to hold onto green space.	10/22/2024 9:21 PM
357	I have no problem with the growth. What I have a problem with is the county stuck in their refusal to grow will not address increased infrastructure needs such as more lanes on the roads. A new school is also needed. More amenities. I hate that I have to drive 30 minutes to do any shopping because you refuse to allow any shopping centers here in the county. So far I've seen nothing but poor management and stubbornness thinking that things will stay the same the way they were 50 years ago.	10/22/2024 9:04 PM
358	Too much growth is happening, we don't need more developing. Where are these children going to attend school? Glad my daughter only has 4 yrs left & goes to IWA.	10/22/2024 8:48 PM
359	Roads improvement.... better and more police .. fire....pharmacy's and schools..dissatisfied worth rapid grow without the county being ready for it...	10/22/2024 8:47 PM
360	Not growing faster than our services, such as traffic, road work, utilities can sustain.	10/22/2024 8:46 PM
361	Growth needs to be controlled until we have the infrastructure to support the Growth. Quit bending the rules for new builders.	10/22/2024 8:40 PM
362	Better/more high speed internet options	10/22/2024 8:38 PM
363	Def medical dental roads and schools help!!!!!	10/22/2024 8:34 PM
364	High speed internet fios Parking for big event The bridge by Smithfield station Traffic on route 10	10/22/2024 8:33 PM
365	Controlling growth in Smithfield and Carrollten.	10/22/2024 8:13 PM
366	More citizen input in governance, less spending of tax payer monies, no more development.	10/22/2024 8:04 PM
367	Less solar farms creating unsightly eye sores. Concentrate on schools, police, fire and rescue.	10/22/2024 8:03 PM
368	Traffic and unbridled growth are the biggest issues. I think town leaders need to be held more accountable about poor decisions and policies.	10/22/2024 8:01 PM
369	Need to slow the housing growth a bit and let other things catch up. There should be a slowed growth on residences.	10/22/2024 7:51 PM
370	Keeping the small town charm, people come here to enjoy the small town life. Most are happy to travel to entertainment and bigger stores.	10/22/2024 7:50 PM
371	Infrastructure needs to keep pace with development. A fully staffed career staffed full time fire Ems department. Every station fire and ems adequately staffed every day .	10/22/2024 7:35 PM

372	Stop the multi-family housing developments!	10/22/2024 7:33 PM
373	Expanding school accommodations with the same rate as all the residential building. Over crowded schools and too full classrooms will negatively affect the students and community	10/22/2024 7:30 PM
374	N/A, but I feel strongly that IOW should provide money for school improvement/expansion and especially teacher retention	10/22/2024 7:28 PM
375	NA	10/22/2024 7:26 PM
376	Infrastructure lacking coupled with uncontrolled growth	10/22/2024 7:24 PM
377	Personal property tax reduction.	10/22/2024 7:22 PM
378	Less high developments. Traffic is getting out of control as it is. Schools do not have enough bus drivers to get kids to and from school. Stop adding on when the infrastructure isn't there.	10/22/2024 7:20 PM
379	Over development, solar farms	10/22/2024 7:20 PM
380	elderly care, kids rec, animal parks,	10/22/2024 5:24 PM
381	Traffic & residential growth are hand in hand. Businesses add traffic but within routine hours.	10/22/2024 5:06 PM
382	Where do you plan to school the kids coming into the new houses?	10/22/2024 5:03 PM
383	Loss of open space and historic resources will degrade the character of the county. Growth and economic interests need to be balanced with preserving the county's rural character. Allowing outside developers/investors to build out all possible space in the county may be profitable in the short term but it will not be sustainable after everything is built up and investors have moved on to other locations. Break the Hampton Roads cycle of buildup-decline-flight.	10/22/2024 4:26 PM
384	More transparent governance. The current Council/ Town Attorney/ Mayor need to GO.	10/22/2024 4:02 PM
385	Reduce the inflated housing tax rate!	10/22/2024 3:47 PM
386	Not approving solar farms or large communities with cheaply built homes.	10/22/2024 3:38 PM
387	I think you hit the highlights.	10/22/2024 3:38 PM
388	Holding VDOT accountable for cutting the grass to make our county look like a well maintained community. Not having to pay sewer & water bills separately with better rates. Better funding for all schools because this investment affects our future. Welcoming big businesses to keep revenue flowing because if Smithfield Foods leaves the county economic hardship would change the trajectory.	10/22/2024 3:31 PM
389	Making sure we are using our tax monies to the best of the entire county.	10/22/2024 3:24 PM
390	I think we need less residential growth, especially the high/medium density housing areas. The schools need help by allocating funds for bus issues. Too much growth is overcrowding roads and schools.	10/22/2024 3:19 PM
391	Traffic is a major issue as well as schools getting fully	10/22/2024 3:13 PM
392	Building too much commercial property	10/22/2024 3:01 PM
393	Fiduciary responsibility of county representing and employees	10/22/2024 2:57 PM
394	Having too many developers coming into our area trying to make it bigger. Too many solar farms.	10/22/2024 2:56 PM
395	Protecting natural resources Tourism	10/22/2024 2:55 PM
396	Roads and traffic	10/22/2024 2:43 PM
397	The mass Over-development this county approved, the razing all the trees and wildlife disappearing, the terrible traffic on Rt 17 & on our bridges, the higher crime with all the new developments, including road accidents , more red lights, loss of peace in our county which was one of the best in Hampton Rds., the old septic tanks which should be replaced with underground county septic hookup in all of Carrollton, which helps more folks than bike baths. Common sense leadership.	10/22/2024 2:42 PM

398	N/A	10/22/2024 2:37 PM
399	We may need more transit options (e.g. more bus stops), especially as the northern end of the county grows.	10/22/2024 2:24 PM
400	Not so much controlling commercial growth but encouraging commercial growth is very important. If residents want to control and determine residential growth the county has to have a tax base. Encouraging commercial and growing small business is a very important part of this.	10/22/2024 2:14 PM
401	The bridge closure. We shouldn't have parades with that bridge closed - it leaves people stuck, which is pretty dangerous.	10/22/2024 2:13 PM
402	Too many houses	10/22/2024 2:10 PM
403	My biggest concern is the schools being overcrowded.	10/22/2024 2:05 PM