

A G E N D A
ISLE OF WIGHT COUNTY PLANNING COMMISSION
January 26, 2021

1. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

2. ROLL CALL/DETERMINATION OF A QUORUM

BRIAN CARROLL, CHAIRMAN

BOBBY BOWSER, VICE-CHAIRMAN

CYNTHIA TAYLOR

JAMES FORD

THOMAS DUERIG

EDWARD HULICK

JENNIFER S. BOYKIN

BOBBIE VARNER

GEORGE RAWLS

THOMAS J. DISTEFANO

A. ELECTION OF CHAIRMAN FOR 2021

B. ELECTION OF VICE-CHAIRMAN FOR 2021

C. APPOINTMENT OF SECRETARY FOR 2021

D. ADOPTION OF 2021 PLANNING COMMISSION MEETING SCHEDULE

**E. ADOPTION OF 2021 PLANNING COMMISSION INVOCATION
SCHEDULE**

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

4. APPROVAL OF AGENDA

5. CONSENT AGENDA

A. DECEMBER 22, 2020 PLANNING COMMISSION'S MEETING MINUTES

6. CITIZENS' COMMENTS

7. PUBLIC HEARINGS

8. OLD BUSINESS

9. NEW BUSINESS

A. RUSHMERE VILLAGE MASTER PLAN OVERVIEW

Rushmere Village Master Plan Overview

B. COUNTY ATTORNEY'S REPORT

1. DISCUSSION ON AMENDMENTS TO THE BY-LAWS

C. PLANNING DIRECTOR'S REPORT

1. 2020 PLANNING COMMISSION DRAFT ANNUAL REPORT

Discussion and Consideration of the Draft 2020 Planning Commission Annual Report

10. CLOSED MEETING

11. ADJOURNMENT

PLANNING REPORT

APPLICATION:

BRIAN CARROLL, CHAIRMAN
BOBBY BOWSER, VICE-CHAIRMAN
CYNTHIA TAYLOR
JAMES FORD
THOMAS DUERIG
EDWARD HULICK
JENNIFER S. BOYKIN
BOBBIE VARNER
GEORGE RAWLS
THOMAS J. DISTEFANO

PLANNING REPORT

APPLICATION:

A. ELECTION OF CHAIRMAN FOR 2021

PLANNING REPORT

APPLICATION:

B. ELECTION OF VICE-CHAIRMAN FOR 2021

PLANNING REPORT

APPLICATION:

C. APPOINTMENT OF SECRETARY FOR 2021

PLANNING REPORT

APPLICATION:

D. ADOPTION OF 2021 PLANNING COMMISSION MEETING SCHEDULE

ATTACHMENTS:

Description	Type	Upload Date
2021 PC Meeting Schedule	Cover Memo	1/19/2021

ISLE OF WIGHT COUNTY PLANNING COMMISSION 2021 MEETING SCHEDULE

Tuesday, January 26th	6:00 p.m.	Regular Meeting
Tuesday, February 23rd	6:00 p.m.	Regular Meeting
Tuesday, March 23rd	6:00 p.m.	Regular Meeting
Tuesday, April 27th	6:00 p.m.	Regular Meeting
Tuesday, May 25th	6:00 p.m.	Regular Meeting
Tuesday, June 22nd	6:00 p.m.	Regular Meeting
Tuesday, July 27th	6:00 p.m.	Regular Meeting
Tuesday, August 24th	6:00 p.m.	Regular Meeting
Tuesday, September 28th	6:00 p.m.	Regular Meeting
Tuesday, October 26th	6:00 p.m.	Regular Meeting
Tuesday, November 23rd	6:00 p.m.	Regular Meeting
Tuesday, December 28th	6:00 p.m.	Regular Meeting
Tuesday, January 25th, 2022	6:00 p.m.	Regular Meeting

WORK SESSIONS

Work Sessions will be held on an as-needed basis on the 2nd Tuesday of the month at 6:00 p.m.

PLANNING REPORT

APPLICATION:

E. ADOPTION OF 2021 PLANNING COMMISSION INVOCATION SCHEDULE

ATTACHMENTS:

Description	Type	Upload Date
2021 PC Invocation Schedule	Cover Memo	1/19/2021

2021 PLANNING COMMISSION MEETING INVOCATION SCHEDULE

MONTH	WORK SESSIONS		REGULAR MEETINGS	
	DATE		DATE	
		RESPONSIBLE FOR SPEAKER		RESPONSIBLE FOR SPEAKER
JANUARY	12th	Jennifer Boykin (Carrsville District)	26th	Brian Carroll (Carrsville District)
FEBRUARY	9th	Thomas Distefano (Newport District)	23rd	Edward Hulick (Newport District)
MARCH	9th	Thomas Duerig (Smithfield District)	23rd	Cynthia Taylor (Smithfield District)
APRIL	13th	James Ford (Hardy District)	27th	Bobby Bowser (Hardy District)
MAY	11th	George Rawls (Windsor District)	25th	Bobbie Varner (Windsor District)
JUNE	8th	Brian Carroll (Carrsville District)	22nd	Jennifer Boykin (Carrsville District)
JULY	13th	Edward Hulick (Newport District)	27th	Thomas Distefano (Newport District)
AUGUST	10th	Cynthia Taylor (Smithfield District)	24th	Thomas Duerig (Smithfield District)
SEPTEMBER	14th	Bobby Bowser (Hardy District)	28th	James Ford (Hardy District)
OCTOBER	12th	Bobbie Varner (Windsor District)	26th	George Rawls (Windsor District)
NOVEMBER	9th	Jennifer Boykin (Carrsville District)	23rd	Brian Carroll (Carrsville District)
DECEMBER	14th	Thomas Distefano (Newport District)	28th	Edward Hulick (Newport District)
JANUARY 2022	11th	Thomas Duerig (Smithfield District)	25th	Cynthia Taylor (Smithfield District)

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
December 22, 2020 PC Meeting Minutes	Cover Memo	1/20/2021

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

CALL TO ORDER

Chairman Carroll called the Isle of Wight County Planning Commission meeting to order at 6:00 p.m. on December 22, 2020 in the Smithfield Center located at 220 N. Church Street, Smithfield, Virginia.

INVOCATION

Commissioner Ford delivered the Invocation.

PLEDGE OF ALLEGIANCE

Chairman Carroll led in the Pledge of Allegiance.

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT

Brian Carroll, Chairman
Bobby Bowser, Vice-Chairman
Cynthia Taylor
James Ford
Thomas Duerig
Edward Hulick
George Rawls
Thomas Distefano

ABSENT

Jennifer Boykin
Bobbie Varner

A quorum was determined.

ALSO IN ATTENDANCE

Robert W. Jones, Jr., County Attorney
Amy Ring, Director of Planning and Zoning
Melinda J. Goodwyn, Secretary

**ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING
AGENDA ITEMS**

There were no items that required action.

APPROVAL OF AGENDA

Chairman Carroll called for Approval of the Agenda.

Vice-Chairman Bowser moved to approve the Agenda as presented. Commissioner Distefano seconded the motion, which was adopted with Commissioners Carroll, Bowser, Taylor, Ford, Duerig, Hulick, Rawls and Distefano voting in favor of the motion; no Commissioners voting against the motion; and, Commissioners Boykin and Varner absent for the vote (8-0).

CONSENT AGENDA

Chairman Carroll called for approval of the Consent Agenda.

November 19, 2020 Board of Supervisors' Action List
December 10, 2020 Board of Supervisors' Action List
November 24, 2020 Planning Commission's Meeting Minutes

Commissioner Ford moved to approve the Consent Agenda. Commissioner Distefano seconded the motion, which was adopted with Commissioners Carroll, Bowser, Taylor, Ford, Duerig, Hulick, Rawls and Distefano voting in favor of the motion; no Commissioners voting against the motion; and, Commissioners Boykin and Varner absent for the vote (8-0).

CITIZENS' COMMENTS

Chairman Carroll called for Citizens' Comments. There were no citizens comments offered.

PUBLIC HEARINGS

Chairman Carroll called for the public hearing on the following application:

WINDSOR PV1 CUP AMENDMENT

The application of Windsor PV1, LLC, to amend a Conditional Use Permit, CUP-9-18, with tax parcel numbers 53-01-007 and 52-01-046 and to establish a Major Utility Service, specifically a Utility Scale Solar Energy Facility, on additional properties zoned Rural Agricultural Conservation located at 24345 Knoxville Road and 8347 Willie Roberts Road with tax parcel numbers 52-01-046E, 53-01-073 and 53-01-074

Trenton Blowe, Planner, presented and discussed the following via a PowerPoint presentation.

Windsor PV1 Solar Facility Conditional Use Permit Amendment Request

Planning Commission Meeting
December 22, 2020
Trenton Blowe -Planner 1

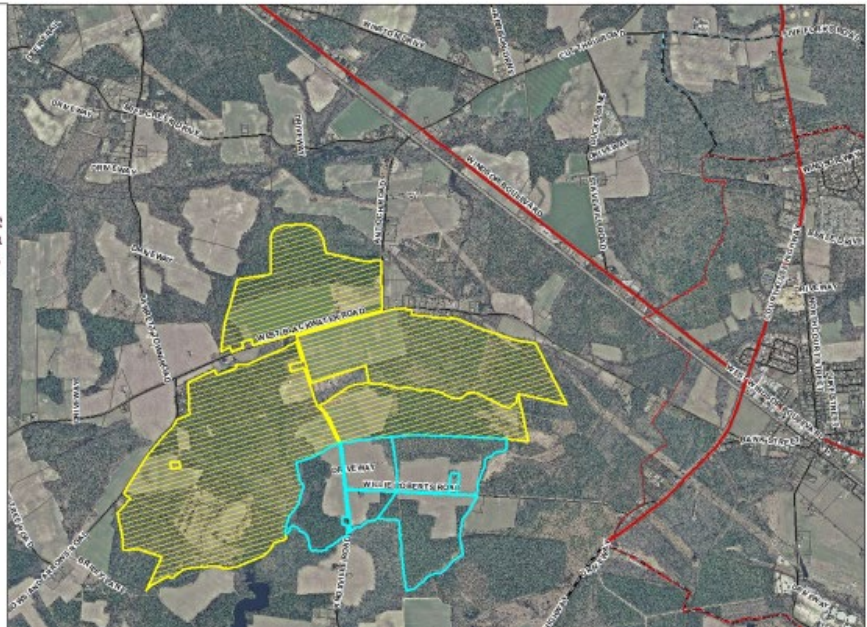
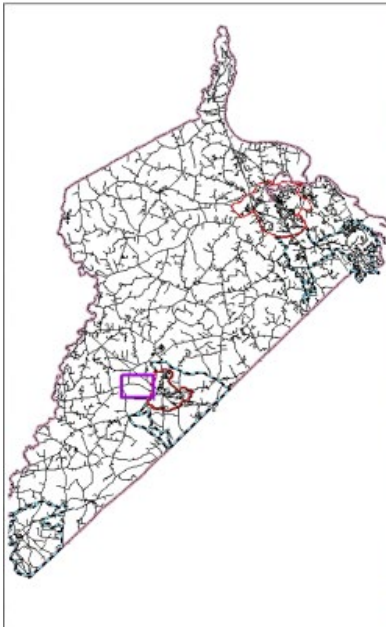
Details

Location:	24345 Knoxville Road and 8347 Willie Roberts
Original Parcels:	53-01-007 and 52-01-046
New Parcels:	53-01-73,53-01-074, and 52-01-046E
Election District:	Windsor and Carrsville
Zoning:	Rural Agricultural Conservation (RAC)
Purpose:	To allow for a major utility service (solar farm) on parcels zoned RAC

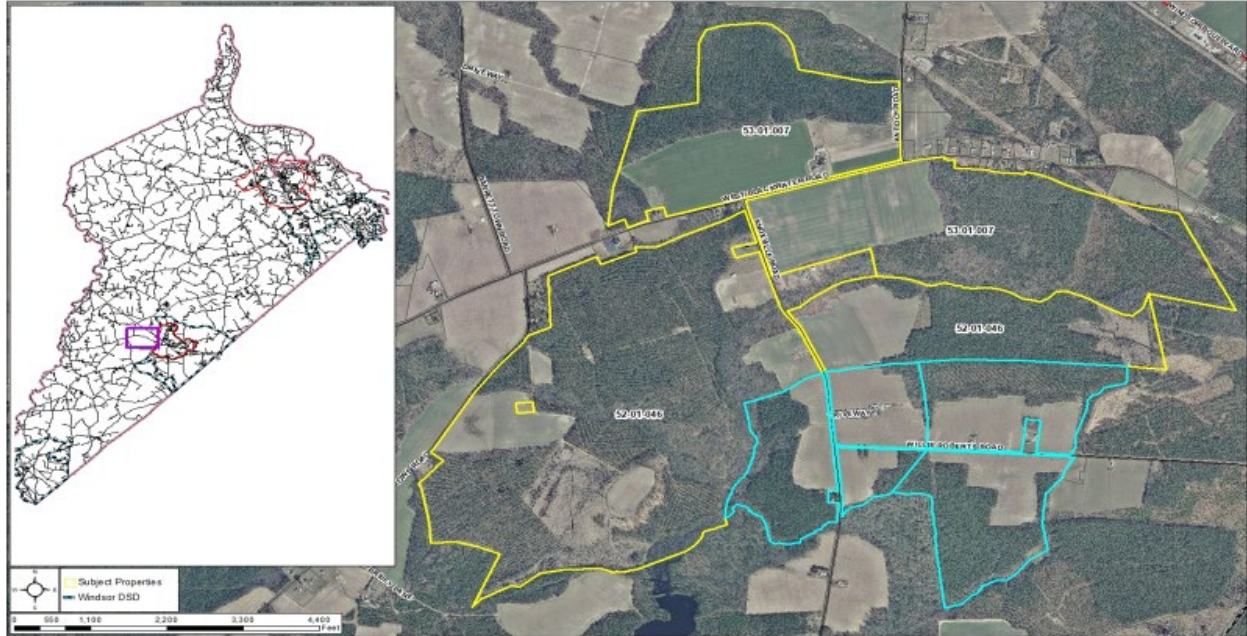
Background

- Original conditional use permit was approved in September 2019.
- Property in question is active farmland and forest.
- Property owners wish to construct a major utility service and a substation on a portion of the property.
- Proposed installation is 730 acres and will generate 85 megawatts of power.

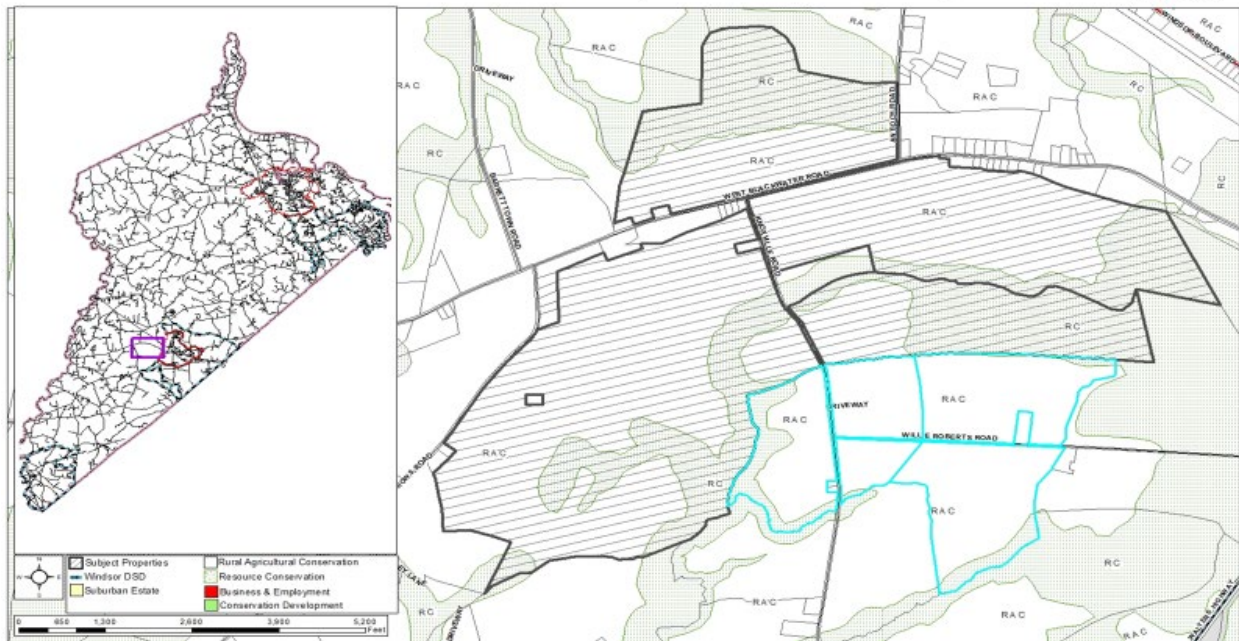
Ecoplexus Solar Facility CUP - Location



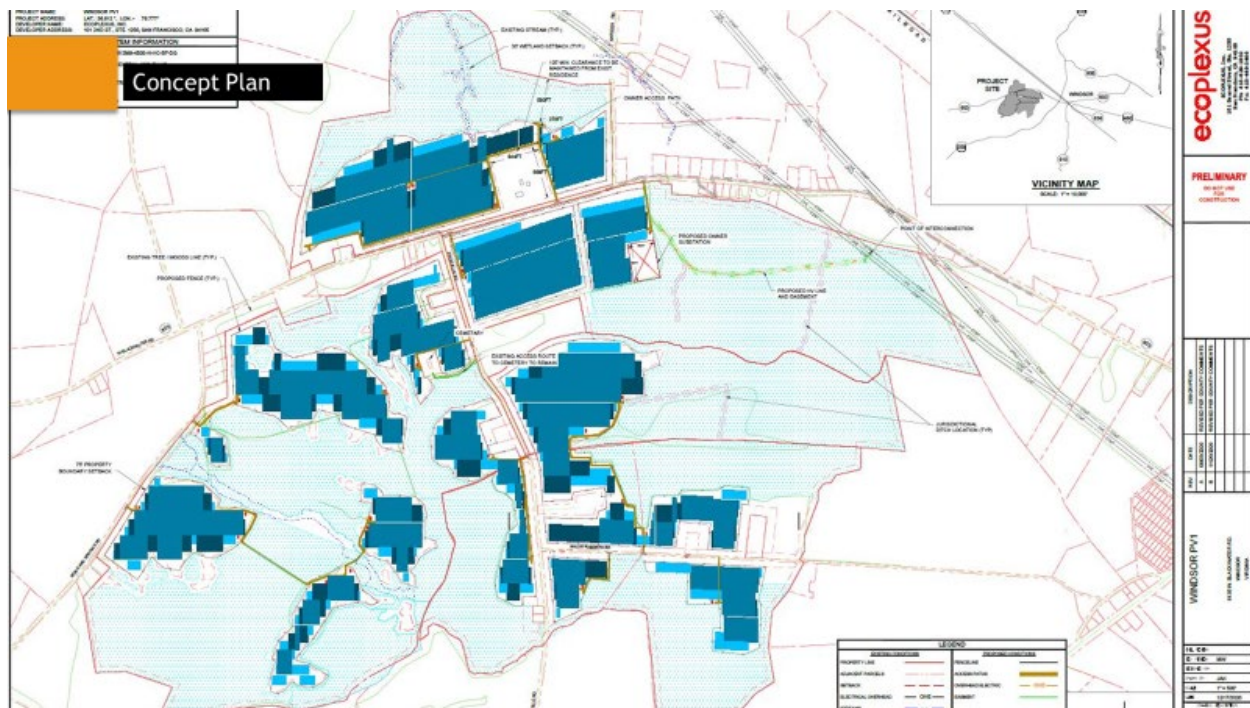
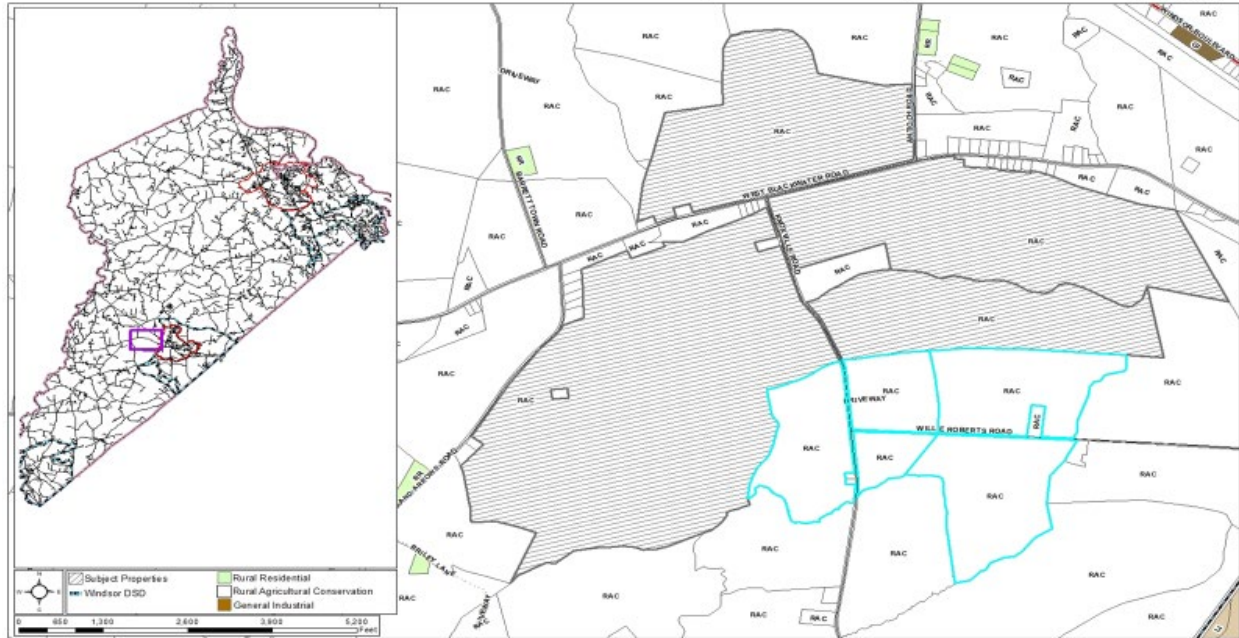
Windsor PV1 Solar Facility CUP - Location Closeup

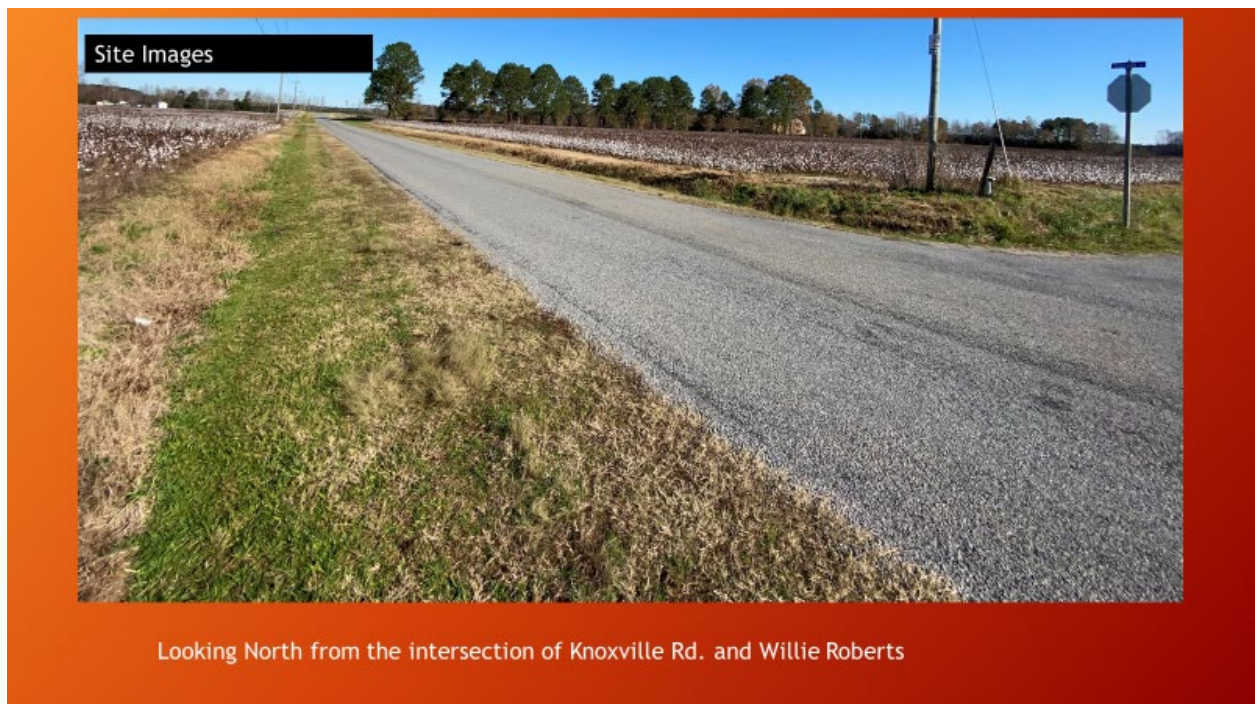
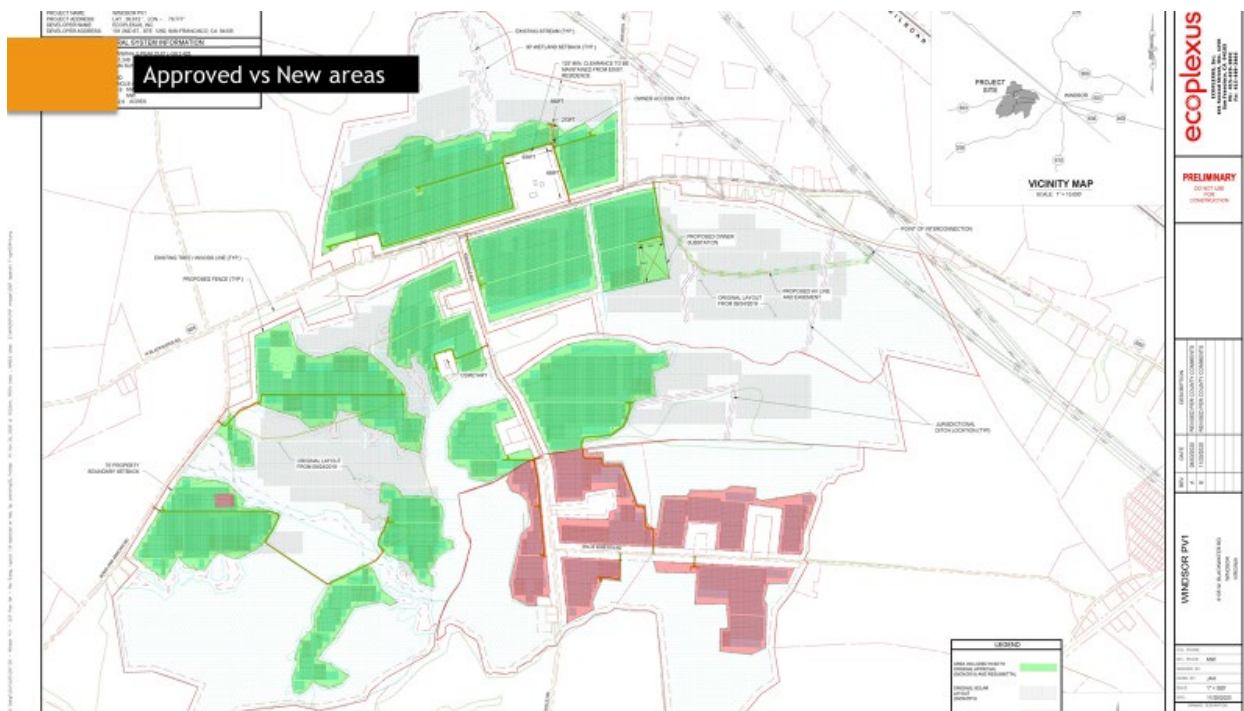


Windsor PV1 Solar Facility CUP - Land Use Map



Windsor PV1 Solar Facility CUP - Zoning





Site Images



Looking East toward 53-01-074

Site Images



Looking West towards 53-01-074

Site Images



Looking southwest on Willie Roberts

The applicant recognizes the visual impact of a solar facility, and in their narrative, they have offered to provide the following:

- A minimum setback of 75 feet from property line to fence throughout the project area;
- Where the project property lines abut residential parcels, a setback of 125 feet to the fence;
- Along roadways with a ROW greater than 50 feet, if there is no existing mature vegetation, an increase to 75 points per 100 linear feet (75 points per 125 linear feet is required by ordinance);
- Along roadways with a ROW less than 50 feet, if there is no existing mature vegetation, an increase to 25 points per 100 linear feet (25 points per 175 linear feet required by ordinance);
- If there is no existing vegetation where the property abuts residences, increase the buffer by 2.5 times (25 feet instead of 10 feet) and to use the industrial use type buffer which is the most stringent in the zoning ordinance and nearly triple the points value (120 points instead of 45 points);
- Where residential properties abut and vegetation exists, this vegetation will be maintained for 125 feet;
- Where there are residences and associated out buildings within property boundaries of the parcels in this application, industrial use type landscape buffers (120 points per 500 square feet of buffer zone) will be used; and
- Where existing vegetation does not match the standard of the landscape buffer being planted, additional vegetation will be added to ensure a continuous buffer.

Frontage Buffer



Industrial Buffer



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;
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.

Criteria Review

Staff conducted a review of the application using the list of criteria in section 1-1017.H and finds the following:

- The impacts of the proposed facility on public infrastructure are minimal and will occur primarily during construction.
- In establishing the solar farm, the enjoyment of neighboring properties may also be temporarily impacted by traffic and noise generation during the construction phase.
- The primary long-term impact on the surrounding properties would be visual, which is addressed by the supplementary standards in section 5-5003 of the Zoning Ordinance and by the conditions
- The project is not in close proximity to any other approved or proposed solar projects in the general neighborhood.

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
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.

Agency Review

- Stormwater- Complete design review will be conducted at the plan review stage.
- Building Inspections - No concerns
- Emergency Services - No concerns. Request that the company provide training sessions to first responders on emergency response to the facility.
- Economic Development - Provided a memo with relevant information on the conversion of agricultural land to solar farm use on initial CUP submittal, noting that the proposed land use conversion to solar farm use would represent a tax base enhancement due to the improvements to be installed on the site. In support of the additional acreage. Noted that additional parcels will also be assessed at a tax rate of \$15,000 per acre.
- Sheriff's Office - No concerns
- VDOT - No additional impact beyond what was previously noted. Staff collaborated with VDOT at the time of the original application to develop a recommended condition to address potential road infrastructure impacts. That condition is recommended to remain.

Staff Conclusions

Strengths

- The total acreage dedicated to panels and equipment of the original approval will not be increased.
- The application is consistent with the Comprehensive Plan.
- The proposed use would result in increased tax revenues to the County in the future.
- The proposed use will have minimal impact on the community due to the low impact nature of the use, including no traffic or noise generation after the construction of the facility.
- The project is not in close proximity to any other approved or proposed solar projects in the County.

Weaknesses

- The proposed would remove agricultural land from production.
- Some temporary impact to nearby residential development in the area is expected during the construction phase.

Staff Recommendation

Staff recommends approval of the CUP with the following previously approved conditions pertaining to increased landscape requirements, limiting of construction traffic to identified routes, and time allowance for establishment of the use:

1. Where residential properties abut and vegetation exists, this vegetation will be maintained for 125 feet;
2. Where there are residences and associated out buildings within property boundaries of the parcels in this application, industrial use type landscape buffers (120 points per 500 square feet of buffer zone) will be used; and Where existing vegetation does not match the standard of the landscape buffer being planted, additional vegetation will be added to ensure a continuous buffer. No silvicultural activities or removal of required landscaping shall be permitted within the require bufferyards.
3. Vehicular traffic for solar farm construction equipment shall be restricted to those routes identified in the Project Transportation Plan.

Staff Recommendation Ctd.

Staff recommends approval of the CUP with the following previously approved conditions pertaining to increased landscape requirements, limiting of construction traffic to identified routes, and time allowance for establishment of the use:

4. During and at the end of project construction, any damage done to W. Blackwater Road, Antioch Road, Bows and Arrows Road, Willie Roberts, and Knoxville Road by solar farm construction equipment shall be repaired in accordance with VDOT standards and specifications. Post construction damage shall be identified based on inspections by VDOT with the Developer or their agent, prior to construction and upon completion, identifying the items for repair. Additionally, at the request of VDOT, in order to ensure the safety of the traveling public, some damages may need to be addressed immediately.
5. The use must be established on the property within five years of the date of approval by the Board of Supervisors.

Chairman Carroll called for persons to speak in favor of or against the application.

Tom Terrell, Attorney for the applicant, addressed the Commission stating that he thinks that it is important for the Commission to know that there is not going to be one single additional solar panel as a result of this amendment. The reason that this amendment is being sought is to better protect the wetlands that are internal to the site.

Phillip Martin, Director of Community Engagement, 600 Park Offices Drive, Durham, NC, provided and discussed the following PowerPoint presentation:



Corporate Overview - ECOPLEXUS

Ecoplexus is a leading international, integrated midsize renewable energy and energy storage developer, owner, and operator with a proven record of development, growth and profitability.

- Based in Durham, NC, with US offices in California and New York, international offices in Mexico, Japan, Korea, Thailand, Vietnam and Taiwan
- Downstream vertically integrated renewable energy and energy storage project developer with a focus utility scale solar and wind (20-250MW), and energy storage (integrated and stand-alone) facilities
- Investment partnerships with Fortune 500 companies, global banks and equity investors

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Site Details - Application

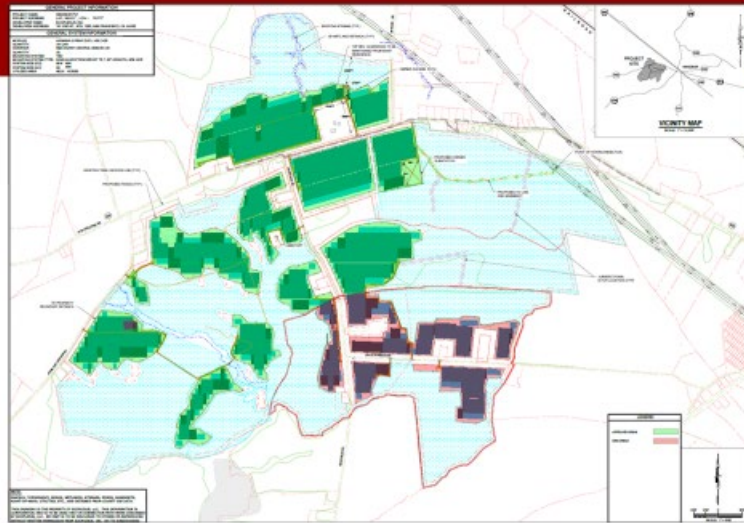
Request: Conditional Use Permit amendment for the development of a Solar Facility

Amending CUP for Windsor PV1, approved September 2019 to include 3 additional parcels in order preserve environmental resources

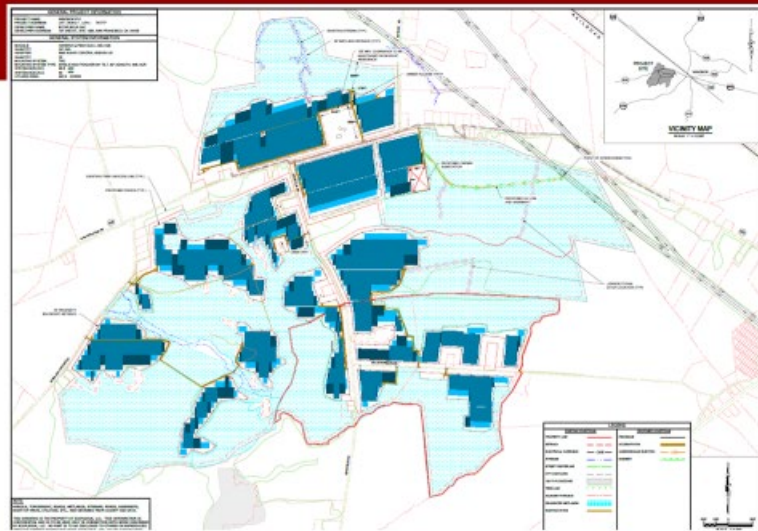
- Will accept all previously applied conditions of approval
- Maintaining same development acreage: maximum 730 acres

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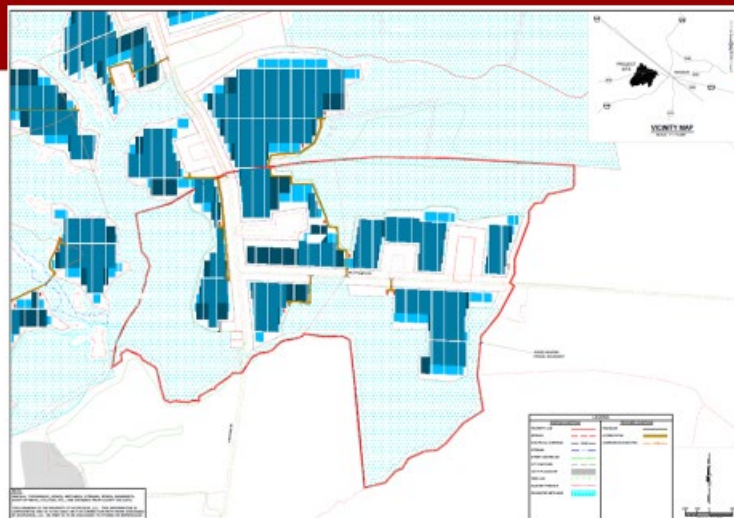
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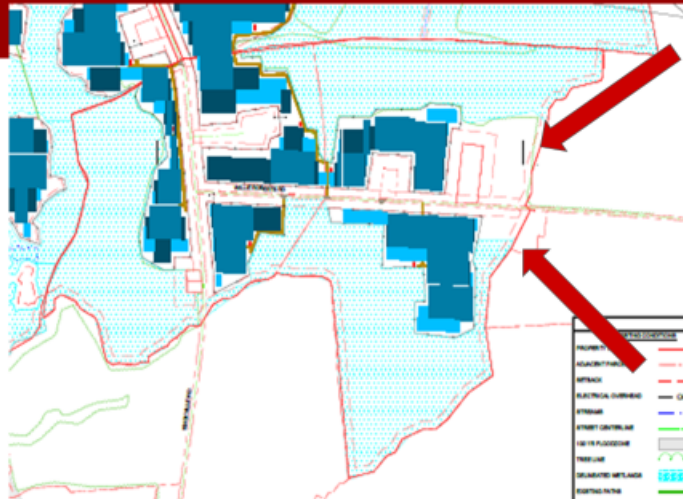


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After conversations with adjoining property owners, panels were removed from the eastern-most portions and reconfigured internal to the project area



Mr. Martin stated that he spoke with one of the land owners (Mr. Reynolds) who had concerns about the solar facility surrounding his home. Mr. Martin explained that they have removed the panel in the area to the west of the two parcels at the land owners's request. He further stated that they will install industrial buffers and they are trying to work with Mr. Reynolds to provide some additional buffering, which may be that of wooden fences around those parcels or additional points to the landscaping plan. He would like to get the plan done and finalized before going to the Board of Supervisors. Mr. Martin stated that they revised the site plan, which was sent out late last week.

Site Details-Development

- Setbacks:
 - 75' minimum from all external property boundaries, including roadways
 - 125' from all adjoining parcels with residences
- Security fence will be 8 feet tall-no barbed wire
- No permanent proposed lighting on site
- Solar panels will have a non-reflective finish and pose no threat to vehicle or aircraft traffic
- Scattered driveway access, limiting traffic in a single location



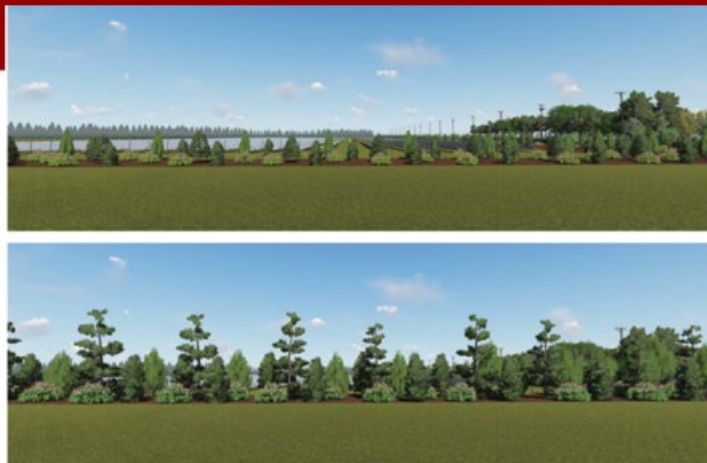
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Enhanced "Frontage Zone" buffer along roadways

9



"Industrial Use Buffer" used where adjoining parcels with residences

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Fiscal Impacts

- All of the land used for the solar farm will come out of Land-use Program and will be assessed at \$15,000/acres in solar land use
- Real Property Tax: (annually)
- Current: \$13,850
 - Projected: \$93,075
- Equipment Tax (SCC-Real Property Rate), including VA 80% abatement of solar equipment and SCC depreciation schedule
- Year 1: \$142,899
 - Year 30: \$15,878

30 Year Equipment and Real Property Tax Total: \$5,051,211

Benefits of Solar - locally

- Solar Facility is the current highest and best use of the property
- Landowners, and their families, are local and spend locally
- Where solar is not planned on these parcels, the landowners will continue to farm and timber property
- Solar is a temporary use, and can safely and quickly go back into agriculture and/or timber after solar is removed.

Jobs

- Short term construction jobs
- Long term landscaping contract on project
- Long term solar maintenance contract
- SE VA has many Solar Technology Training Programs (Southside VA, Paul D. Camp CC, etc.)

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Anticipated Construction Activities, Transportation Plan & Decommissioning

- Estimated 9-11 months of construction
 - Construction phases and associated traffic: (2 trucks to 7 trucks a day during heavy volume)
 - 1.Civil; Clearing, building driveways, erosion and sediment control, seeding grass
 - 2.Mechanical; staking for posts, driving posts, installing panels
 - 3.Electrical; trenching for wiring, installing inverters, stringing together panels, installing communication devices
 - 4.Testing and Commissioning; testing equipment and communication devices
- Ecoplexus will commit to a Decommissioning Bond for Windsor, per previously approved permit conditions. Ecoplexus will provide a 3rd party price for decommissioning and salvage value. Based on that report and planning staff's review we are open to discussing the bond amount.

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Safety and Property Values

Health, Safety, and the Environment

This solar technology is well understood and has decades of experience in the field. There are no emissions to the air, soil, or water during the life of the project and therefore there will be no negative health, safety, or environmental impacts.

Property Value Matched Pairs Analysis

Matched pair analysis shows no impact in home values due to abutting or adjoining solar as well as no impact to abutting or adjacent vacant or residential lands.

- Traffic
- Odor
- Noise
- Environmental
- Appearance

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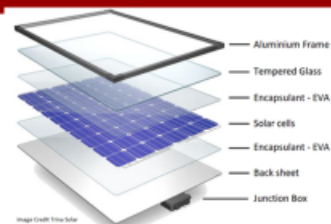
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Solar Panel Components and Site Construction

Panel and Frame Components:

- Galvanized steel posts/stakes
- Aluminum framing
- Wiring
- Glass sheets
- Silicon solar cells

Recyclable



- Steel posts driven into the soil and embedded between 3 and 12ft depending on soil characteristics and County and/or regional specific requirements for wind speeds
- Solar panels are racked in rows throughout the site and stand typically 10-12 feet high
- Inverters, substation for POI, and access roads

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Interconnection and DEQ-Permit by Rule

- Interconnection with PJM
 - Have an Interconnection Agreement with PJM
 - Planning COD 2022
- VA DEQ-Permit by Rule-Submission anticipated Feb 2021
 - Wetland Delineation - Complete
 - Threatened and Endangered Species Survey and Mitigation - Complete
 - Cultural (archaeological and architectural) Survey - Complete
 - County Zoning Approvals - In Progress
 - Environmental Impact Analysis - Complete
 - Operating Plan - Complete

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Thank You

Willing to follow previously accepted conditions:

- Landscape buffering, as discussed
- Follow transportation plan, as discussed
- Address damage to road in preparation for construction and to repair any potential damage
- Surety bond amount established by a third party to be reviewed on 5 year basis
- Provide soil testing before and after construction and every 5 years until decommissioning
- Maximum of 730 acres of development

Phillip Martin
Community Engagement Director
(919)-296-8122
pmartin@ecoplexus.com

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Sound

SMA Central Inverter 2750 kW 2750 kV

Distance	SC 1850-US	SC 2200 (-US)	SC 2500-EV (-US)	SC 2750-EV (-US)
1 m	79	79	77	77
10 m	66	66	64	64
20 m	60	60	58	58
30 m	56	56	55	55
40 m	54	54	52	52
50 m	52	52	50	50
60 m	50	50	49	49
70 m	49	49	47	47
80 m	48	48	46	46
90 m	47	47	45	45
100 m	46	46	44	44



- Solar panels do not make a sound during operation
- Inverters
 - Located throughout the site and used to collect the energy from the panels
 - Placed on small concrete pads typically 6 ft x 10 ft
- Electrical substation
 - Concrete slab ~100 ft x 100 ft
 - Utility poles and cooling systems (HVAC)

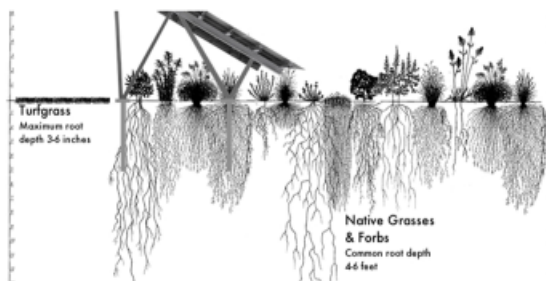
Sound sources (noise) Examples with distance	Sound pressure Level L_p dB SPL
Jet aircraft, 50 m away	120
Threshold of pain	120
Threshold of discomfort	120
Chainsaw, 1 m distance	110
Disco, 1 m from speaker	100
Diesel truck, 10 m away	90
Kerbside of busy road, 5 m	80
Vacuum cleaner, distance 1 m	70
Continuous speech, 1 m	46
Average home	50
Quiet library	40
Quiet bedroom at night	30
Background in TV studio	20
Rustling leaves in the distance	10
Hearing threshold	0

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Native Groundcover

- Benefits of native groundcover:
 - Pollinator services
 - Biodiversity and habitat enhancement
 - Carbon sequestration
 - Stormwater management
 - Reduces need for vegetation management
 - Rebuilds organic matter in soil after years of intensive agriculture or timber



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Dewitt Wilson Holland, Dewitt Automotive Center, addressed the Commission stating that he owns property that is located directly south and adjoining parcels in the application. Mr. Holland stated that he is in favor of the application being approved. He believes that the County and the property owners will benefit from it. He expressed that the goal of every agricultural landowner is to have something of value produced from his property. Most of the crops, corn, cotton, peanuts and soybeans are shipped to China. If electricity is produced on the same property will be used locally in Virginia. Mr. Holland stated that has been in business for 25 years and he considers himself a favorably good businessman and he believes that the pros outweigh the cons on this application. There comes a time when every farmer or agricultural landowner has to look to the future and changes for the positive. He expressed that it is time to embrace the new technology.

James Reynolds, Jr., 8395 Willie Roberts Road, addressed the Commission stating that his property is basically in the middle of this project. Mr. Reynolds stated that when he decided that he wanted to settle down, get marry and raise a family he moved back to Windsor, which was an easy choice for him just because of the great positive experiences as a child growing up in Windsor. He stated that they searched for a number of years trying to find property that would fit their lifestyle and they found it on Willie Roberts Road, which is zoned RAC. Mr. Reynolds referenced Sec. 4-2001. General description of the County's Zoning Ordinance. He also referenced the definition of "agriculture" from the Webster Dictionary. Mr. Reynolds stated that he could not find anything in Conditional Uses, Sec. 4-2003 of the County Zoning Ordinance Uses, that appropriately matches that which includes a power production facility. He expressed that a project such as this located in this area is not suitable. It is the wrong zoning for this type of project. He further expressed that this type of project clearly degrades the environment, culture and aesthetics of the properties around it. It will also have a significant impact on the wildlife habitat in the area. The land will be shut down for a lot of hunters. Mr. Reynolds stated that the vegetation and the barrier that they put up at Woodland Drive is all dead and you can see right through it. It is terrible. He further stated that is what they are proposing to put around his property. Mr. Reynolds expressed that if these projects continue to take over Isle of Wight County there has to be something done to have greater setbacks and berms. The County needs to be mindful of exposure of the decommissioning cost. Approving the project that is proposed does not fit this rural agricultural area.

Milton Eley, 9004 Willie Roberts Road, addressed the Commission stating that last year he talked to Mr. Burden, the property owner of the proposed project. He stated that Mr. Burden knew that he wanted to build a house on Willie Roberts Road and told him that he would not be involved in a project like this. Mr. Eley stated so he continued with his plans to build a house on Willie Roberts Road. Two or three months ago Mr. Burden told him that he was going to have a solar facility out there. He expressed that Mr. Burden changed his mind, and he was counting on him to do what he said he would do, but evidently the money got more enticing than his concerns. Mr. Eley stated that he is in the process of building his home and it is almost complete. He is a disabled vet and he had a vision of living out there on the two acres with his wife and grandchildren. When he heard that they were going to put solar panels out there he started looking at the downside of it. He further stated that the solar panels kill a lot of birds over a period of time. The solar panels will change everything for him. He wants to live the rest of his life looking at something that pleases him, such as the crops, on the farm, flowers, etc. He expressed that it saddens his heart to think that people would care more about money than the livelihood of others. If you were building a house out there you would not want solar panels out there either. Also, they should think about the children out there. Mr. Eley further stated that he did not get a notice about the meeting.

The following letter was presented to the Commission:

December 18,2020

To: Planning and Zoning Department
Isle Wight Coutny, Va
Attn: Trenton Blowe

Re: Solar Farm/ Willie Roberts Rd, Windsor, Va23487
Milton Eley & Donna Roberts Eley (Opposed)

I Donna Roberts Eley, grand father Charles Roberts purchases this land and I was rear on this 126 acres which has been in our family for over 107 years since 1913. Adjacent land of Mr. Jim Burton farm has always been there also. My Neighbor Mr. Burton did tell us he wasn't going to do the Solar Farm and I just new he was a man of his word., But we still love him, just not agreeing with him. I take pride in the Rural community where one can enjoy the sights of beautiful crops, peaceful quiet living.

My Husband, Milton Eley and I are in the process of completing a home that we are building on Willie Roberts Rd and right beside where the solar farm ,will start or begin . The property value of my neighbor and myself will decrease tremendously. When we look at this its not just about us but it's the future of our families, grand children , great grand children and the generation to come.

Its seen like everyone concerned about money in this era; but what about health problem along with environmental habitat, includes the vegetations and Birds. In my study on Solar farms in 2016 it states that solar farm kills 149,000 bird annually, has been known to wipe out whole species of birds in certain areas. I love nature especially the birds singing and snow bird walking on ground, letting me know that it going snow soon, and rabbit and squirrels and the list goes on, no price of money can take the place of what God has given us to enjoy.

So to have an industrial property to diminish and come destroy what we have been good steward over. for so many years,, for the benefit of cooperate gain is just wrong. SOLAR Farm has been posted all around Knoxville Rd and Black Water rd already these road are close to Willie Roberts Rd..

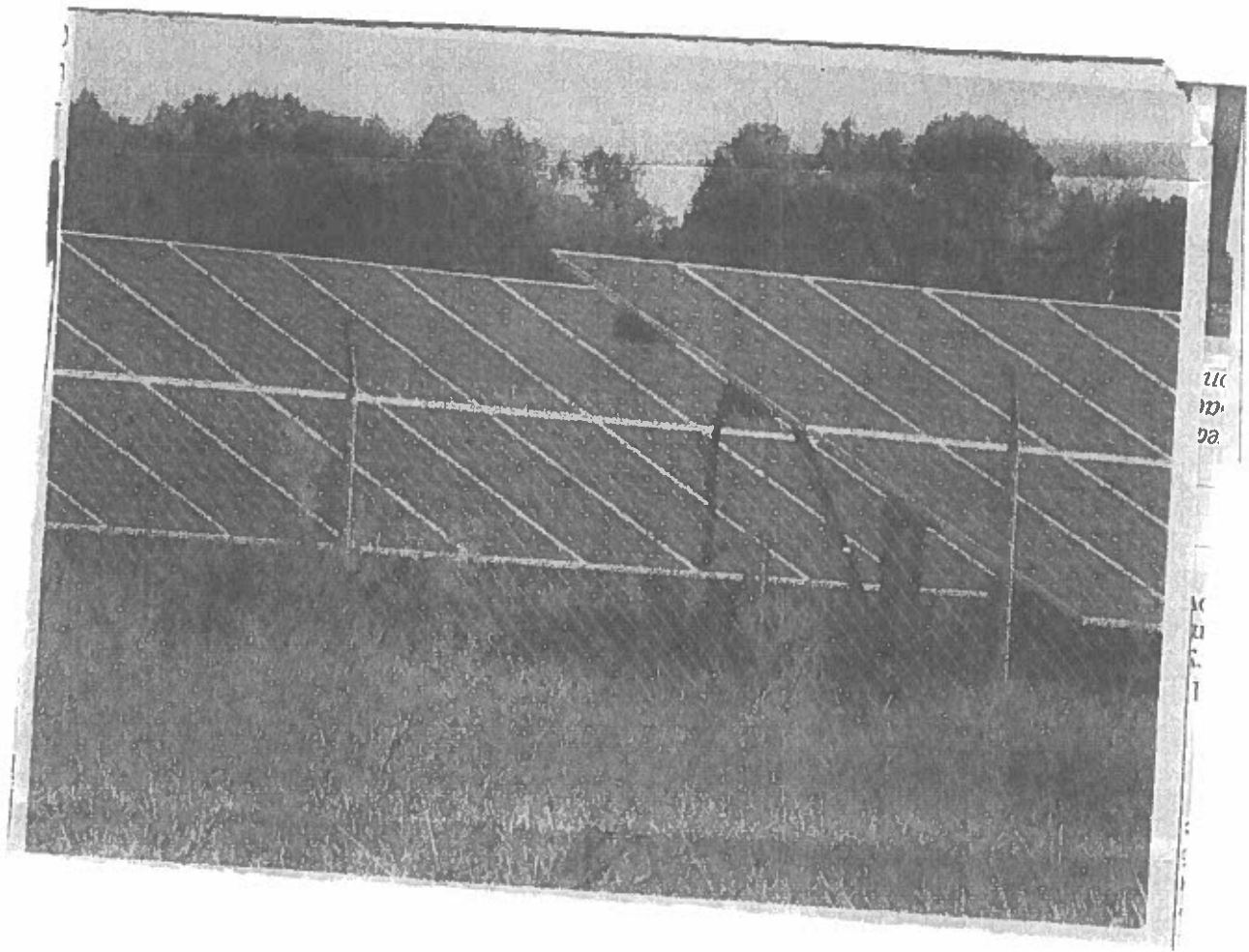
Once solar farm is in process and completed, no one is purchasing properties with a view of an 8 foot chain-link with barbered wire and rows upon rows of solar panel. Will our Taxes go down drastically remain that way for the duration of these solar Farm?

I'm also worried about the health and safety risk of massive solar Farm, one should worry about toxic solar panel , radiation , electro- magnetic fields and what these potential issues would do to our health, possibility of drinking water being contaminated, our lungs breathing the toxic fumes and this really worries me lightning strikes one of the panel it would be a massive fire. or a tornado which I have seen them in the fields several times.

My closing remarks please consider what we have said her in this statement, attached is picture of how it would look every day of our lives no change in the seasons this is what we will be looking at., is this a pleasant scenery? I know clean energy is important but I am sure that there are plenty fields that don't have neighbor hood and residential property.

In my opinion they only using the best farms. What is it looking like for future farmers of America, will raise crops or just solar farm, crops or just as important?

Also received no notification from county on this meeting. Thanks
Have Blessed Christmas and Blessed New Year



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Rich Kirkland, 9408 Northfield Court, Raleigh, NC, addressed the Commission stating that the updated plan is very consistent with the data that he has seen across VA. He has looked at 58 solar farms in VA; looking at sales and the mix uses around them where they are located. This location is consistent with that. He stated that Matched Pairs Analysis sales in VA shows no impact on adjoining property values. Mr. Kirkland stated that this site is a typical location of where you would find solar farms in Virginia. He has looked at over 700 solar farms at this point and Virginia is not unique at this. This is where solar farms are being located up and down the East Coast.

Mr. Martin addressed the Commission stating that they meet the Ordinance as it is laid out in the Land Use Plan. Solar farms are allowed in the RAC district. Regarding wildlife, he stated that it is not one continuous condensed area. There will be multiple wildlife corridors that run through via the wetlands, which will allow the animals to move through. They typically use a deer buster fence in conjunction with the nature of conservancy. He further stated that the panels will not be solar thermal technology panels. So, they will not interfere with the birds. Actually, you will see more birds on this solar farm because of the creatures that find habitats there. He reiterated that this is a good project for the County, and it is the right of Mr. Burden to have his property zoned for a solar farm.

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

Commissioner Duerig inquired if panels were going on the new parcels that were being added.

Mr. Blowe pointed out the parcels that were approved in 2019 and the parcels to be added. He stated that after discussions with the applicant and Mr. Reynolds, the applicant has revised the site plan to move panels from the southeast of the parcels. The panels will not be as close to Mr. Eley's property as they once were.

Chairman Carroll inquired if the County has control of where the panels are to be placed. Is that a condition? Is it the agreement that it won't happen, or is it a possibility that it could happen?

Mr. Blowe responded no. That is the understanding between the applicant and Mr. Reynolds. He is not sure that you could make a condition to the placement of the panels.

Chairman Carroll inquired if only 730 acres would be used.

County Attorney Jones responded that they are only going to have a total of 730 acres of panels. Even after this they may not be able to do the 730 acres after they get all the wetlands and DEQ permits, but they cannot do more than 730 acres.

Mr. Blowe stated that is included in the conditions.

Chairman Carroll stated that there is no written stipulation that this parcel cannot be included in that.

Mr. Blowe stated that the parcel itself is a part of the application.

Commissioner Duerig inquired about the location of the parcels that were being added.

Mr. Blowe pointed out the parcels and stated that the new concept plan showing the panels removed from that side of the parcel property line and the area on the other side of the road was submitted to staff last week.

Chairman Carroll commented that he wants the citizens to know that they do not have any control at the end of the day, if the CUP is approved, about the placement of the panels.

Commissioner Duerig commented unless the applicant does something different between now and the Board of Supervisors' meeting.

County Attorney Jones stated that the applicant can submit any additional conditions that he desires between now and Board of Supervisors' meeting.

Commissioner Rawls moved to table the application until the Commission's January meeting to receive additional information.

Commissioner Rawls withdrew his motion.

Commissioner Ford suggested Commissioner Rawls specify the additional information that he is requesting.

Commissioner Rawls stated that he would like to review the PowerPoint presentation provided by the applicant.

Commissioner Ford inquired about the amount of wetlands on the initial 730 acres.

Mr. Blowe pointed out the areas that they are trying to remain out of.

Commissioner Duerig asked about the amount of acres to be used out of the new parcels

Mr. Blowe responded 100 acres of the new parcels will be utilized.

Forrest Coldren, Ecoplexus, addressed the Commission stating that the original proposed parcels was 1080 acres and they proposed panels on 730 acres. They could not fit all of that with the wetlands. Referencing the site plan, she stated that everything from the green line with an "X" on it, east, about two-thirds of that was covered in panels and have been removed. It has been replaced with approximately 100 acres. She stated that much of the timberland has been classified as wetlands. They did have an initial delineation, but the Army Corps of Engineer came back with more severe requirements. There are approximately 600 acres of wetlands across the property. They are requesting the same acreage of 730 across the board for panels, including buffers. The entire acreage of all the parcels is approximately 1,380. She also stated that there is more room and separation for wildlife movement.

Commissioner Distefano inquired about the wetlands on the additional parcels.

Ms. Coldren responded about 200 acres of the 300 acres have wetlands on it. She stated that they also increased the power output of the panels.

Mr. Martin informed the Commission that they would welcome a condition that would tie them to the conceptual plan that was presented showing the change in the location of the panels.

Chairman Carroll inquired if the Commission could accept that condition.

County Attorney Jones responded that the applicant has not made any such proffer. The Commission does not impose conditions but can approve it subject to things happening. The Commission can approve or deny it and send additional recommendations besides the up or down vote to the Board of Supervisors. The applicant can then make whatever use of those recommendations to adjust the application between now and the Board of Supervisors' meeting.

Chairman Carroll inquired about the total kilowatts.

Mr. Martin responded that it is an 85-megawatt project and not expandable.

Commissioner Duerig commented that it was stated that if they could not get the 730 acres of panels then they may be able to increase the output of them by using a more concentrated or stronger photocell.

Mr. Martin commented that he thinks that they use 400-watt panels in their original design, and they are up to 450 now because they are assuming that by the time, start construction that is what will be on the market.

Commissioner Hulick commented that the 100 acres is based off the higher output panels.

Mr. Martin responded that is correct.

Vice-Chairman Bowser inquired about the number of panels if the full 730 acres is used.

Ms. Coldren responded it depends on the make and model of the panels.

Commissioner Ford commented that it was stated that not one additional panel would be added.

Mr. Martin explained that he meant from a footprint standpoint from the 730 acres that was previously approved. It is not going to expand, which will include the panels and the 125-foot buffers. They just had to shift it.

Commissioner Ford stated that they are really talking about the visual impact and that is why that becomes significant. He can understand some of the concerns that the neighbors have stated, and he also looks at the benefits of the project itself. He inquired if the amount and type of vegetation that they have proposed is consistent with other solar facilities.

Mr. Blowe stated that with previous projects there wasn't a solar facility ordinance, so they followed the requirements of the landscaping ordinance. Now, with the solar facility Ordinance that relates to solar facilities they are going beyond that saying that they are going to install an industrial buffer, which is more intensive to the visual impact.

Commissioner Ford inquired about the comparison with other localities.

Mr. Blowe responded he could not compare with other localities because he was not a part of developing the Zoning Ordinance standards for the solar facility. He further stated that the older facilities in the County, such as the Woodland Solar Facility did not have to add the additional landscaping, just what the landscaping ordinance required.

Commissioner Ford inquired if the County has had any feedback with regards to the earlier projects.

Mr. Blowe responded not to his knowledge. He further stated that in regard to the Woodland Solar Facility, he believes that would be the concern for most because some of the landscaping has died off, but to his knowledge the County's Principal Planner is working with them to replace the landscaping.

Commissioner Rawls moved to table the application until the Commission's regular January meeting requesting that the applicant provide the PowerPoint presentation that was presented during the meeting to the Commissioners for further review. Vice-Chairman Bowser seconded the motion, which was defeated with Commissioners Carroll, Bowser and Rawls voting for the motion; Commissioners Taylor, Ford, Duerig, Hulick and Distefano voting against the motion; and, Commissioners Boykin and Varner absent for the vote (3-5).

Commissioner Hulick moved to recommend to the Board of Supervisors approval of the CUP application subject to the applicant making a condition that he will construct the solar panels in compliance with the revised conceptual plan submitted and subject to the following recommendations by staff: 1) Where residential properties abut and vegetation exists, this vegetation will be maintained for 125 feet. 2) Where there are residences and associated out buildings within property boundaries of the parcels in this application, industrial use type landscape buffers (120 points per 500 square feet of buffer zone) will be used; and where existing vegetation does not match the standard of the landscape buffer being planted, additional vegetation will be added to ensure a continuous buffer. No silvicultural activities or removal of required landscaping shall be permitted within the required buffer yards. 3) Vehicular traffic for solar farm construction equipment shall be restricted to those routes identified in the Project Transportation Plan. 4) During and at the end of project construction, any damage done to W. Blackwater Road, Antioch Road, Bows and Arrows Road, Willie Roberts and Knoxville Road by solar farm construction equipment shall be repaired in accordance with VDOT standards and specifications. Post construction damage shall be identified based on inspections by VDOT with the Developer or their agent, prior to construction and upon completion, identifying the items for repair. Additionally, at the request of

VDOT, in order to ensure the safety of the traveling public, some damages may need to be addressed immediately. 5) The use must be established on the property within five years of the date of approval by the Board of Supervisors. Commissioner Taylor seconded the motion, which was adopted with Commissioners Carroll, Bowser, Taylor, Ford, Duerig, Hulick and Distefano voting in favor of the motion; Commissioner Rawls voting against the motion; and Commissioners Boykin and Varner absent for the vote (7-1).

OLD BUSINESS

There was no Old Business offered for discussion.

NEW BUSINESS

Commissioner Duerig inquired about the schedule for next year.

County Attorney Jones stated that the schedule will be adopted at the Commission's January 26, 2021 regular meeting.

Chairman Carroll inquired if the By-Laws could be revised to address virtual meetings of the Commission.

County Attorney Jones responded that he will send it out prior to the organizational meeting for review and it could be acted on at the following meeting.

COUNTY ATTORNEY'S REPORT

There was no Report for discussion.

PLANNING DIRECTOR'S REPORT

There was no Report for discussion

CLOSED MEETING

There was no closed meeting

ADJOURNMENT

There being no further business, Chairman Carroll adjourned the meeting at 7:11 p.m.

Adopted this _____ day of _____, 2021.

Chairman, Isle of Wight County
Planning Commission

Attest: _____
Melinda J. Goodwyn

PLANNING REPORT

APPLICATION:

Rushmere Village Master Plan Overview

ELECTION DISTRICT:

Hardy

LOCATION:

Rushmere Village Center on Stagecoach Highway (Route 10) in northern Isle of Wight County

BACKGROUND:

The County Planning and Zoning Division is coordinating the development of a village area master plan for the community of Rushmere on Virginia Route 10 northwest of the Town of Smithfield. The purpose of the study is to expand upon the recommendations of the new Comprehensive Plan by creating a single, detailed planning document that merges the various concerns and topic areas, from preserving the community's history and unique "sense of place" to expanding desired local services that residents of the village and wider community have identified during previous planning processes. The motivation to create this plan also involves recent trends with respect to growth and development in this area of the County and planned construction of public utilities in the vicinity of Rushmere that may impact such trends in the future.

DESCRIPTION:

The study and plan will identify and prioritize the needs of the Rushmere community and create a plan for implementing the community's shared approach for: (a) preserving and enhancing community assets; (b) attracting appropriate businesses and housing, and (c) instituting wise land use policies and development design criteria. The first step will be to create and distribute a survey to residents to identify their top concerns and preferences with respect to the future of the community. Responses will be used to formulate project goals, create implementation strategies, and recommend development guidelines to inform future County actions and guide public and private investment decisions.

The study overview with a tentative project timeline is attached for your

information.

COMPREHENSIVE LAND USE PLAN:

This study serves as an implementation tool for several policies of the County's Comprehensive Plan, *Envisioning the Isle*, including:

- Perform a corridor study of Rt. 10 between Surry County and the Town of Smithfield, in conjunction with a possible Hampton Roads Sanitation District sewer line, to determine potential service impacts and land use opportunities.
- Develop small area plans to protect historic communities and neighborhoods and other areas of cultural significance, such as the County's village centers.
- Protect rural historic landscapes by ensuring development is consistent with existing community character through performance criteria for new development.
- Review and update where needed the development standards in the County's overlay districts that preserve scenic and historic roadways and vistas.
- Identify possible incentives to encourage the development of a range of housing choices near major activity centers such as employment, commercial areas, schools, and recreation areas.
- Develop new zoning, design standards, and design guidelines to ensure the quality and attractiveness of future development that respects community character;
- Continue to implement the County's Bike and Pedestrian Master Plan to enhance the trail network and create interconnectivity of neighborhoods, commercial areas and other places of interest where feasible.

ORDINANCE REVIEW:

The study will result in policy recommendations which may include revisions to the County's ordinances in order to implement the policies.

AGENCY REVIEW:

Other County departments and outside agencies will be asked to lend technical assistance during the plan development process.

STAFF RECOMMENDATION:

The report is for the Planning Commission's information only. No action is required.

ATTACHMENTS:

Description	Type	Upload Date
Project Outline & Timetable	Backup Material	1/19/2021

Rushmere Village Master Plan

1. Introduction

- a. Purpose of Study
- b. History and Background
- c. Methodology and Process
 - i. Community needs and visual preference survey
 - ii. Draft policies, design criteria, and implementation strategies
 - iv. Community feedback on draft plan

2. Existing Conditions

- a. Planning Areas
 - i. Rushmere Village
 - ii. Rushmere Activity Center
 - iii. Community Planning Area
- b. Development Pattern
- c. Transportation Routes
- d. Natural and Cultural Resources
- e. Land Use and Zoning
- f. Public Utilities

3. Results of Community Survey

- a. Summary of Key Findings and Trends
- b. Conclusions and Recommendations

4. Community Character Strategies

- a. Policies for Creating the Modern Village
- b. Design Guidelines for Rural Villages
 - i. Community gateway features that establish unique identity
 - ii. New development design criteria that celebrates and reflects historical development patterns
- c. Protecting and Enhancing Cultural and Natural Assets
 - i. Identification of cultural and historical resources
 - ii. Preservation strategies

- d. Connecting the Village Center to the Wider Community and Points of Interest
 - i. Identification of historical and cultural connections
 - 1. Walking and biking trail connections
 - e. Future Buildout Scenario
5. Implementation Plan
- a. Capital Projects
 - b. Policy and Regulatory Changes
 - c. Marketing and Tourism

Appendix A: Maps and Exhibits

Appendix B: Public Opinion Survey and Results

Project Timeline

- Introduction and Existing Conditions: **January – March 2021**
- Public Kickoff: **April 2021**
- Public Outreach/Community Input Survey: **May – July 2021**
- Formulate Community Character Area Policies and Design Criteria: **Aug. – Sept. 2021**
- Develop Implementation Strategies and Plan: **October – November 2021**
- PC/BOS Endorsement: **December 2021 – January 2022**

STUDY PURPOSE STATEMENT

The purpose of the Rushmere Village Master Plan is to enhance points of entry and develop design criteria to guide future development in the village of Rushmere while preserving and enhancing places of natural and cultural interest and the interconnectedness of these destinations for the benefit of the residents, businesses, and visitors.

PLANNING REPORT

ATTACHMENTS:

Description	Type	Upload Date
2021 PC By-Laws - Revised	Cover Memo	1/19/2021



ISLE OF WIGHT COUNTY PLANNING COMMISSION BY-LAWS

ADOPTED _____, 2021

ARTICLE I

Section I-1. Creation.

The Isle of Wight County Planning Commission was created by the Board of Supervisors of Isle of Wight County on February 3, 1966 pursuant to Title 15.2, Chapter 22, Section 15.2-2210 of the Code of Virginia (1950, as amended).

Section I-2. Name.

The official name of the Commission is the Isle of Wight County Planning Commission herein referred to in these By-Laws as the Planning Commission.

Section I-3. Objective.

The objectives of the Planning Commission, as stated in Title 15.2, Chapter 22, Article I, Section 15.2-2200 of the Code of Virginia (1950, as amended), are to encourage local governments to improve the public health, safety, convenience and welfare of its citizens and to plan for the future development of communities to the end that transportation systems be carefully planned; that new community centers be developed with adequate highway, utility, health, educational and recreational facilities; that the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forestal land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds.

ARTICLE II

Section II-1. Appointment.

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

Section II-2. Terms.

The terms of the members of the Planning Commission shall be four (4) years commencing with the date of the first regular Planning Commission meeting following the appointment by the Board of Supervisors.

Section II-3. Removal.

Notwithstanding Section II-2 above, a Planning Commission member shall serve at the pleasure of the Board of Supervisors, in accordance with Section 15.2-1411 of the Code of Virginia (1950, as amended), and may be removed from office at any time and for any reason as deemed necessary and/or appropriate by the Board of Supervisors.

ARTICLE III

Section III-1. Election of Officers.

Annually, at the regular meeting of the Planning Commission held in the month of January of each year, the Planning Commission shall elect a Chairman and a Vice-Chairman and shall appoint a Secretary, who may or may not be an appointed member of the Planning Commission. The officers may succeed themselves. The terms of the office of each officer shall begin with the February meeting. Nominations of officers shall be made from the floor and a candidate receiving a majority vote of the membership of the Planning Commission in attendance and voting at said meeting shall be declared elected and serve for one (1) year or until his successor shall take office. Vacancies in office shall be filled immediately by regular election procedures.

Section III-2. Duties of Chairman.

The Chairman shall preside at all meetings of the Planning Commission and at other meetings and Public Hearings called by the Planning Commission. He shall call special meetings of the Planning Commission when required; make appointments to all standing and special committees, except as noted hereafter; transmit reports, plans and recommendations of the Planning Commission to the appropriate governing authority; and, in general, shall act as spokesman for the Planning Commission. The Chairman is specifically authorized to cast a vote on all motions made and duly seconded. (1-27-09)

Section III-3. Duties of Vice-Chairman.

The Vice-Chairman shall serve as Chairman in the absence or the disability of the Chairman. In the event of the death or resignation of the Chairman, the Vice-Chairman shall perform the latter's duties until such time as the Commission shall elect a new Chairman.

Section III-4. Duties of Secretary.

The Secretary shall assist the Chairman in the preparation of the agenda for Planning Commission meetings, shall prepare and send out notices for regular and special meetings, shall prepare and distribute minutes of Commission meetings and shall establish and maintain the Commission's files.

Section III-5. Additional Duties.

The Chairman, Vice-Chairman and Secretary shall perform such other duties and functions as may from time to time be required by the Commission or by these By-Laws.

Section III-6. Parliamentary.

The County Attorney shall serve as the Parliamentarian for the Planning Commission at all of its meetings.

ARTICLE IV

Section IV-1. Regular Meetings.

Regular meetings of the Planning Commission shall be held on the fourth Tuesday of each month at 6:00 p.m. in the Board of Supervisors Room, Isle of Wight Courthouse, Isle of Wight, Virginia, provided that if this should be a legal holiday, the meeting shall be held at the same time and place on the first succeeding day not a holiday. Each member shall be notified of each regular meeting at least five (5) days prior of the meeting by written agenda prepared by the Secretary to the Planning Commission.

Section IV-2. Special Meetings.

Special meetings of the Planning Commission may be called at any time by the Chairman or in the absence or unavailability of the Chairman, by the Vice-Chairman. The Secretary shall mail to all members, at least five (5) days in advance of a special meeting, a written notice, fixing the time and place of the meeting and the purpose thereof. Written notice of special meeting is not required if the time of the special meeting has been fixed at a regular meeting.

Section IV-3. Cancellation.

Whenever there is no business of the Planning Commission, the Chairman may dispense with the regular meeting by giving notice to all members at least two (2) days prior to the time set for the meeting, provided that the Planning Commission shall meet at least every two (2) months. In the event of inclement weather that results in the need to cancel a scheduled meeting for the safety and well-being of Planning Commission members, staff and the public, as may be determined by the Chairman, such meeting shall be rescheduled for the next Tuesday, following the regularly scheduled meeting of the Planning Commission, and all hearings and other matters previously advertised for such meeting shall be conducted at the continued meeting and no further advertisement shall be required in accordance with Section 15.2-2214 of the Code of Virginia (1950, as amended).

Section IV-4. Quorum; Majority Vote.

A majority of the members shall constitute a quorum and no action of the Planning Commission shall be valid unless authorized by a majority vote of those present and voting.

Section IV-5. Order of Business.

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

- (1) Call to Order and Roll Call
- (2) Determination of a Quorum
- (3) Action on Requests to Withdraw or Table Pending Agenda
Item

- (4) Approval of Agenda
- (5) Consent Agenda
- (6) Citizen Comments
- (7) Public Hearings
- (8) Old Business
- (9) New Business
- (10) Closed Meeting
- (11) Adjournment

IV-6. Meetings and Records Open.

All meetings of the Planning Commission at which official action is taken shall be open to the public and all records of the Planning Commission shall be public records, except as may be excluded pursuant to the Virginia Freedom of Information Act (FOIA). Minutes of the Planning Commission shall be public record when duly adopted by the Planning Commission. All meetings shall be audio taped; provided, however, that closed meetings of the Planning Commission shall not be taped. The Secretary shall retain such audiotapes for one hundred twenty (120) days from the date of the meeting. On or after the one hundred twenty-first (121st) day, the tapes shall be erased or otherwise disposed of.

IV-7. Electronic Meetings

Except as provided for in this Section, the Planning Commission shall not conduct any meeting wherein the public business is discussed or transacted through telephonic, video, electronic or other communication means where the members are not physically assembled.

A. Quorum Physically Assembled – a Planning Commission member may participate in a meeting through electronic communication means from a remote location that is not open to the public if:

1. on or before the day of a meeting, the Planning Commission member notifies the Chair of the Planning Commission that he or she is unable to attend the meeting due to an emergency or personal matter and identifies with specificity the nature of the emergency or personal matter, and the Planning Commission (a) approves the member's participation by a majority vote of the members present at a meeting and (b) the Planning Commission records in its minutes the specific nature of the emergency or personal matter and the remote location from which the member participated. Such participation by a Planning Commission member shall be limited each calendar year to two meetings or

2. on or before the day of a meeting, the Planning Commission member notifies the Chair of the Planning Commission that he or she is unable to attend the meeting due to a temporary or permanent disability or other medical condition that prevents the member's physical attendance, and the Planning Commission (a) approves the member's participation by a majority vote of the members present at a meeting and (b) the Planning Commission records in its minutes that the member had a disability or medical issue and the remote location from which the member participated.

In deciding whether or not to approve a member's request to participate from a remote location, the Planning Commission shall not consider the identity of the member making the request or the matters that will be considered or voted on at the meeting. A Planning Commission member may participate in a meeting by electronic means pursuant to this subsection A only when a quorum of the Planning Commission is physically assembled at the primary or central meeting location and the Planning Commission makes arrangements for the voice of the remote participant to be heard by all persons at the primary or central meeting location.

B. Quorum Not Physically Assembled – the Planning Commission may meet by electronic communication means without a quorum physically assembled at one location when the Governor of the Commonwealth of Virginia has declared a state of emergency in accordance with Section 44-146.17 of the Code of Virginia (1950, as amended), *provided that*:

1. the catastrophic nature of the declared emergency makes it impracticable or unsafe to assemble a quorum in a single location, and

2. the purpose of the meeting is to address the emergency.

If it holds a meeting pursuant to this subsection B, the Planning Commission shall:

1. give public notice using the best available method given the nature of the emergency contemporaneously with the notice provided members of the Planning Commission;

2. make arrangements for public access to the meeting;

3. make available to the public, at the time of the meeting, agenda packets and all materials, unless exempt, that will be distributed to members of the Planning Commission in sufficient time for duplication and forwarding, as best as practicable given the emergency, to all locations at which public access will be provided;

4. record minutes of the meeting; and

5. record in the minutes votes taken by name in roll-call fashion.

The nature of the emergency, the fact that the meeting was held by electronic communication means and the type of electronic communication means by which the meeting was held shall be stated in the minutes of the meeting.

C. Reporting – if a Planning Commission meeting is held by electronic communication means, the Planning Commission shall:

1. make a written report of the following to the Virginia Freedom of Information Advisory Council and the Joint Commission on Technology and Science by December 1 of each calendar year:

- a. the total number of electronic communication meetings held that year;
- b. the dates and purposes of the meetings;
- c. a copy of the agenda for each meeting;
- d. the number of sites for each meeting;
- e. the types of electronic communication means by which the meetings where held;
- f. the number of participants, including members of the public, at each meeting location;
- g. the identity of the members of the Planning Commission recorded as absent and those recorded as present at each meeting location;
- h. a summary of any public comment received about the electronic communication meetings; and
- i. a summary of the Planning Commission's experience using electronic communication meetings, including its logistical and technical experience.

2. make copies of the public comment form prepared by the Virginia Freedom of Information Advisory Council available to the public.

IV-87. Robert's Rules of Order.

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

ARTICLE V

Section V-1. Advice.

The planning staff, including counsel, are encouraged to provide advice, upon request, to all members regarding the technical aspects of matters before the Planning Commission. The Chairman may request the planning staff, including counsel, to prepare and present special reports as the need arises.

ARTICLE VI

Section VI-1. Attendance.

Planning Commission members are encouraged to attend all meetings, regular and special, including work sessions, and to notify the Secretary or the Chairman if they will be unable to attend a meeting.

Section VI-2. Objectivity.

Planning Commission members shall make every attempt to remain neutral and uncommitted on issues coming before the Commission until said issues have been presented to the Commission and the proponents and opponents concerning same have been heard. Additionally, Planning Commission members shall not represent any applicant before the Planning Commission.

Section VI-3. Citizen Comments Time Limit; Restrictions.

The time limit for Citizen Comments is limited to five (5) minutes per person. The Chairman may, in his discretion, waive or adjust this time limitation, if the circumstances necessitate same due to the complexity of the issues. Members of the public may not use the Citizen Comments portion of the agenda to speak on a matter scheduled for Public Hearing at that Commission meeting.

Section VI-4. Speaking.

All Commission members as well as staff and members of the public in attendance shall not be allowed to speak on any matter before the Commission without first gaining recognition from the Chairman.

Section VI-5. Training.

All current and future appointees to the Planning Commission shall be required to participate and successfully complete the Land Use Education Program, as offered in partnership by Virginia Tech's Center of Public Administration and Policy and the Virginia Cooperative Extension. Such participation shall, for current Planning Commissioners, be completed by December 31, 2017, or be completed within one (1) year of appointment for all future appointees to the Planning Commission. Failure to participate in and successfully complete said program shall be grounds for removal from the Planning Commission by the Board of Supervisors.

Section VI-6. Public Hearings.

The Chairman will make a brief statement identifying the matter to be heard and verify with the Secretary that all legal notification requirements have been met.

The Chairman will call upon the Zoning Administrator or his designee to speak to the issue and present the staff report.

The applicant may appear on his own behalf at the Public Hearing, or be represented by counsel or an agent, and speak to the issue. The applicant, his counsel or agents have a combined total of ten (10) minutes to speak.

The Chairman will open the floor for public comment on the issue, if any, after the Zoning Administrator or his designee, and the applicant or his counsel or agent have spoken. Any private citizen may speak for or against the issue. Private citizens are limited to a maximum of five (5) minutes per speaker. The applicant or his counsel or agent shall be given an opportunity for a final rebuttal, which shall last no more than five (5) minutes. The Chairman may, at his discretion, waive

or adjust these time limitations if the circumstances necessitate same due to the complexity of the issues.

At the conclusion of the public hearing, and upon such deliberation as the Commission deems necessary, the Commission shall, in accordance with those applicable provisions of the Code of Virginia (1950, as amended), make a formal recommendation to the Board of Supervisors as to the approval or denial of a matter. Such formal recommendation shall come in the form of a duly adopted resolution setting forth the specific reasons for the Commission's recommendation, along with a proposed ordinance for consideration by the Board of Supervisors.

ARTICLE VII

Section VII-1. Procedure.

These By-Laws may, within the limits set by law, be amended at any regular meeting of the Planning Commission by an affirmative vote of not less than two-thirds majority of the members present and voting; provided, that such amendments shall have first been presented to all members in writing at a meeting of the Planning Commission at least thirty days prior to the meeting at which the vote is taken.

ARTICLE VIII

Section VIII-1. Special Committees.

Special committees shall be created by motion of the Planning Commission duly adopted setting forth the title of the committee, purpose of the committee, number of Commission members to serve on the committee, and the length of time, if necessary, for which the committee is appointed. The members of the committee will be appointed by the Chairman, except as may be noted hereafter.

Adopted by the Planning Commission on this _____ day of _____, 2021.

Chairman
Isle of Wight County
Planning Commission

Attest:

Secretary, Planning Commission

Submitted to the Isle of Wight County Board of Supervisors and approved this ____ day of _____, 2021.

Chairman

Approved as to form:

Robert W. Jones, Jr., County Attorney

PLANNING REPORT

APPLICATION:

Discussion and Consideration of the Draft 2020 Planning Commission Annual Report

BACKGROUND:

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

DESCRIPTION:

Planning and Zoning staff developed the attached draft of the 2020 Planning Commission Annual Report for review and discussion 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:

The attached draft report is for review and discussion by the Planning Commission only. A final draft will be presented at a future meeting for the Planning Commission's review and approval. No action is required at this time.

ATTACHMENTS:

Description	Type	Upload Date
2020 DRAFT PC ANNUAL REPORT	Backup Material	1/20/2021



PLANNING COMMISSION 2020 ANNUAL REPORT

DRAFT

ADOPTED BY THE
ISLE OF WIGHT COUNTY PLANNING COMMISSION



Local Roots, Global Reach

ISLE OF WIGHT
COUNTY, VIRGINIA

CHAIRMAN'S MESSAGE

To our Board of Supervisors,

The year 2020 presented a unique set of economic and social challenges never before experienced by Isle of Wight County along with the rest of our Country and the world. The year started off with much promise as the Board of Supervisors adopted the County's new Comprehensive Plan, *Envisioning the Isle*, at their regular meeting on January 16, 2020. The County's economy continued to improve based on an increase in the number of permits, sales tax and real estate tax revenues over the last several years. According to the Weldon Cooper Center, the County's population continued its modest increase between July 2019 and July 2020 by (FILL IN AFTER 1/29) people, or (FILL IN AFTER 1/29) over the 2010 US census.

After a promising start to 2020, the COVID pandemic presented a global public health crisis beginning in the second quarter causing severe economic impacts as local schools, businesses, and governments faced temporary and permanent closures due to mandatory restrictions on operations.

Despite COVID restrictions on the size of gatherings, required facial masks, and the need to socially distance, the Planning Commission remained devoted to providing continuity of the public review process for rezoning applications, conditional use permits, exception requests, ordinance amendments, and proposed comprehensive plan amendments as documented in this report.

In addition to continuing to hold public meetings, the Planning Commission held a joint annual retreat with the Board of Supervisors at Smithfield High School on

Friday, October 23, 2020, to discuss the growing short term rental trend and receive presentations on current development activity, improvements to the development review process, parliamentary procedure, and the Chesapeake Bay Preservation Area regulations.

Despite recent operational hurdles, we will continue to make progress towards the implementation of the new comprehensive plan with projects such as the Study on Aging and Rushmere Village Area Plan set to start in the spring of 2021. The Commission and staff will strive to provide convenient and meaningful ways to collect vital community feedback which forms the basis of our studies and plans.

On behalf of the Isle of Wight County Planning Commission, I would like to present our 2020 Annual Report. We hope it provides the Board and the community useful

information on the activities and plans of the County Planning Commission.

We look forward to working together with you all in the new year to continue to make Isle of Wight County a successful and safe community.



J. Brian Carroll
Chairman

2020 ISLE OF WIGHT PLANNING COMMISSION

Brian Carroll, Chair
Bobby Bowser, Vice-Chair
Cynthia Taylor, AICP
Thomas Duerig
Jennifer Boykin
James Ford
Thomas Distefano
Edward Hulick
Roberta Varner
George Rawls
(NEED UPDATED PIC)

Carrsville District
Hardy District
Smithfield District
Smithfield District
Carrsville District
Hardy District
Newport District
Newport District
Windsor District
Windsor District



ISLE OF WIGHT COUNTY PLANNING AND ZONING STAFF

Amy M. Ring, AICP
Claire Jones, AICP
Joshua A. Bateman, AICP
Shaunee A. Beussink
Sandy Robinson
Trenton Blowe
Rachel Bass
Melinda Goodwyn
Amanda Landrus

Director
Assistant Director
Principal Planner
Environmental Planner
Zoning Coordinator
Planner
Codes Enforcement Officer
Planning Services Coordinator
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 eight regular meetings, one worksession, and one special called annual retreat meeting during the 2020 calendar year. The Commission took action on a total of 19 land use applications and various other items to include:

- 5 Rezoning requests;
- 5 Conditional use permit requests;
- 5 Zoning Ordinance waiver requests;
- 1 Chesapeake Bay Preservation Area Ordinance exception request;
- 2 Zoning ordinance amendments;
- 1 Subdivision Ordinance amendment; and
- 2019 Planning Commission Annual Report.

The total number of 20 items considered by Planning Commission in 2020 increased by one over the 19 items considered in 2019. The highest number of applications by type this past year consisted of exception and waiver requests. Five included requests for waivers to zoning ordinance requirements and one was an exception request to the Chesapeake Bay Preservation Area Ordinance. The next highest number of application types included both rezoning and conditional use permit requests. All of the rezoning applications this past year consisted of requests for new residential development. The conditional use permit requests included two for accessory apartments, one for a commercial use, one for a utility scale solar energy facility, and one for a regional pump station.

The Planning Commission recommended approval for all but three of the applications. Of the items considered by the Board of Supervisors as of December 31, 2020, the Board voted consistently with the Planning Commission recommendations 77% 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 (Hardy), appointed in October 2009, Cynthia Taylor (Smithfield), appointed in March 2014, and Brian Carroll (Carrsville), appointed in March 2014. Mr. Carroll served as Chairman in 2020 while Bobby Bowser of the Hardy District served as Vice-Chairman.

BY-LAW AMENDMENTS AND PROCEDURAL CHANGES

The Planning Commission By-Laws remained unchanged in 2020, however, due to the COVID-19 pandemic, the Planning Commission held their regular meetings at the Smithfield Center beginning in August 2020 to allow for social distancing.

LONG RANGE PLANNING PROJECTS

The Board of Supervisors held a public hearing on the County's new Comprehensive Plan, *Envisioning the Isle*, at their January 16, 2020, regular meeting. Following the hearing, the Board adopted the new Plan. Long-range planning projects planned for 2021 include a Study on Aging, the Rushmere Village Area Plan, and an update to the County's 2008 Workforce Housing Study that will help to implement several of the policies in the new Plan.

DEVELOPMENT ACTIVITY

Several large, public and private projects either started or completed construction in the County in 2020. Major projects include:

- Construction is underway for 162 townhome-style apartment units in the master planned Brewer's Station community approved in 2014.
- Construction began on road, drainage, water and sewer improvements needed to support 210 condominium units at the Crossings development originally approved in 2002.
- The County continued construction of the Nike Park Multipurpose Trail that will extend between Nike Park and the Town of Smithfield.
- The Hampton Roads Sanitation District received site plan approval to construct a new sewer force main between the Town of Surry and the Town of Smithfield along Route 10.
- Riverside Pest Control completed a new facility in the Isle of Wight Industrial Park.
- Engineering and design continued for the new Nike Park Road extension that will provide an alternative route between the Town of Smithfield and the Route 17 corridor.

GOALS FOR 2021

It is the goal of the Planning Commission in 2021 to initiate several projects to begin 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 2021 for its members to review its mission, future goals, new planning techniques, and community outreach activities. The Commission also renews its commitment in 2021 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 _____ 2021.

Chairman, Isle of Wight County
Planning Commission

Attest: _____
Melinda Goodwyn, Secretary

2020 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 (5)

Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date	
					PC	BOS
58-01-064 ZA-1-20	Carrsville/ South side of Lawrence Drive (Rte. 630)	Carole L. Harrell Connie A. Glover/ Presson Construction, LLC	1.2	From RAC to RR 1 Single-family residential lot	Approval (10-0) February 25, 2020	Approved (5-0) March 19, 2020
58-01-064A ZA-2-20	Carrsville/ North side of Lawrence Drive (Rte. 630)	Carole L. Harrell Connie A. Glover/ Presson Construction, LLC	1.0	From RAC to RR 1 Single-family residential lot	Approval (10-0) February 25, 2020	Approved (5-0) March 19, 2020
19-01-009 ZA-5-20	Hardy/ Comet Road (Rte. 652) and Raynor Road (Rte. 681)	Jeffrey A. Seward	4.38	From RAC to RR 2 Single-family residential lots	Approval (10-0) July 28, 2020	Approved (5-0) August 20, 2020
39-01-056 ZA-6-20	Windsor/ East side of Bob White Road (Rte. 652)	R. Shawn Darden	5	From RAC to RR 1 Single-family residential lot	Approval (10-0) October 27, 2020	Approved (5-0) November 19, 2020
34B-01-014, 015, 016, 017 & 018 ZA-7-20	Carrollton Boulevard (Rte. 17)	Elliot Cohen Ronald Dashiell	2.38	Amend C-UR zoning to replace the existing proffered conditions to allow single family detached residential homes on five lots	Denial (6-4) October 27, 2020	Approved (5-0) November 19, 2020

CONDITIONAL USE PERMITS (5)

Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date	
					PC	BOS
43A-06-025 CUP-4-19	Newport/ 214 Shivers Mill Lane	Jeremy and Lucy Kooiman	1.92	Accessory apartment	Approval (7-2) January 28, 2020	Denied (5-0) April 16, 2020
13B-02-A009 CUP-3-20	Hardy/ Blount's Corner Road (Rte. 674)	Isle of Wight County/ Hampton Roads Sanitation District	1.5	Major utility service consisting of regional pump station and one million gallon storage tank	Approval (8-0) June 23, 2020	Approved (5-0) July 16, 2020
34B-01-002 CUP-1-20	Newport/ 15220 Carrollton Boulevard	Brian H. White/ Tommy Lightfoot, Smithfield Family Automotive	.94	Used motor vehicle dealership	Approval (9-1) August 25, 2020	Approved (5-0) September 17, 2020
23A-01-022 CUP-5-20	Newport/ 21116 Rescue Road	William E. and Patricia M. Rhodes	1.93	Residential accessory apartment	Approval (8-0) November 24, 2020	Approved (5-0) December 10, 2020
53-01-007, 52- 01-046, 52-01- 046E, 53-01-073 and 53-01-074 CUP 4-20	Windsor and Carrsville/ West Blackwater Road, Knoxville Road and Willie Roberts Road	Windsor PV1, LLC	1080 303	Major utility service, specifically a Utility Scale Solar Energy Facility	Approval (7-1) December 22, 2020	Pending

EXEMPTIONS, WAIVERS, EXCEPTIONS, MODIFICATIONS AND APPEALS REQUESTS (6)

Tax PIN Application Number	Election District/Location	Owner/Applicant	Application Description	Recommendation/Action/Vote/Date	
				PC	BOS
34-01-009 MISC-1-20	Newport/ 14214 Carrollton Boulevard	SC Carrollton, LLC/ James Schauach	An exception to section 6-2009.O.3 of the Newport Development Service Overlay (NDSO) regulations to allow for an exception to the NDSO requirement that areas for delivery area doors, open bays or truck parking are not visible from the abutting street.	Approval (9-0) January 28, 2020	Approved (5-0) February 27, 2020
58-01-064 ZA-1-20	Carrsville/ South side of Lawrence Drive (Rte. 630)	Carole L. Harrell Connie A. Glover/ Presson Construction, LLC	A waiver to Section 4-3004.B.3 of the Isle of Wight County Zoning Ordinance that requires the first two new lots be located on a private shared driveway with no frontage on the public road.	Denial (10-0) February 25, 2020	Approved (5-0) March 19, 2020
58-01-064A ZA-2-20	Carrsville/ North side of Lawrence Drive (Rte. 630)	Carole L. Harrell Connie A. Glover/ Presson Construction, LLC	A waiver to Section 4-3004.B.3 of the Isle of Wight County Zoning Ordinance that requires the first two new lots be located on private shared driveway with no frontage on a public road.	Denial (10-0) February 25, 2020	Approved (5-0) March 19, 2020
23F-03-013 CBPA-1-20	Smithfield/ 104 Mariner's Circle	Robert and Elizabeth Purington	A major Chesapeake Bay Preservation Area Ordinance exception for after-the-fact approval of a patio in the fifty seaward feet of the designated Resource Protection Area buffer.	Approval (9-1) July 28, 2020	Approved (5-0) August 20, 2020
19-01-009 ZA-5-20	Hardy/ Comet Road (Rte. 652) and Raynor Road (Rte. 681)	Jeffrey A. Seward	A waiver to Section 4-3004.B.3 of the Isle of Wight County Zoning Ordinance that requires the first two new lots be located on private shared driveway with no frontage on a public road.	Approval (10-0) July 28, 2020	Approved (5-0) August 20, 2020
39-01-056 ZA-6-20	Windsor/ East side of Bob White Road (Rte. 652)	R. Shawn Darden	A waiver to Section 4-3004.B.3 of the Isle of Wight County Zoning Ordinance that requires the first two new lots be located on private shared driveway with no frontage on a public road.	Approval (10-0) October 27, 2020	Approved (5-0) November 19, 2020

ZONING ORDINANCE AMENDMENTS (2)

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
An ordinance to amend and reenact the following section of the Isle of Wight County Code, Appendix B, Zoning: Article V, Supplementary Use Regulations, Section 5-5003.M. Utility services, major, for the purposes of including additional regulations for utility scale solar energy facilities, such as solar farms.	Approval (10-0) February 25, 2020	Adopted (5-0) March 19, 2020
An ordinance to amend the following sections of Appendix B, Zoning: Article II (Interpretations and Basic Definitions), Article III (Use Types), Article IV (Zoning Districts and Boundaries), Article V (Supplementary Use Regulations), Article VI (Overlay Districts), Article VIII (Landscaping and Screening Standards), and Article IX (Signs). The purpose of the proposed amendments is to reduce and clarify requirements, make editorial corrections, increase flexibility, and make changes to permitted uses in certain zoning districts.	Approval (10-0) October 27, 2020	Pending

SUBDIVISION ORDINANCE AMENDMENTS (1)

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
An ordinance to amend the following sections of Appendix A of the Code of Isle of Wight County, Subdivisions: Article 2 (Definitions), Article 3.2 (Review and Approval Procedures), and add new Section 3.3.1 (Performance Agreements). The purpose of the proposed amendments is to clarify requirements, processes and timelines for required performance and maintenance agreements.	Approval (10-0) August 25, 2020	Adopted (5-0) September 17, 2020

PLANNING COMMISSION ANNUAL REPORT

Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
2019 Planning Commission Annual Report	Adopted (10-0) February 25, 2020	Informational / No Action Required

2020 ISLE OF WIGHT COUNTY PLANNING COMMISSIONERS

NAME	DISTRICT	APPOINTED	TERM EXPIRES
Brian Carroll, Chair	Carrsville	March 20, 2014	February 2022
Bobby Bowser, Vice-Chair	Hardy	April 20, 2017	February 2021
Cynthia Taylor	Smithfield	March 20, 2014	February 2023
Thomas Duerig	Smithfield	February 18, 2016	February 2024
Jennifer Boykin	Carrsville	February 15, 2018	February 2023
James Ford	Hardy	October 15, 2009	February 2024
Thomas Distefano	Newport	February 21, 2019	February 2023
Edward Hulick	Newport	February 16, 2017	February 2021
Roberta Varner	Windsor	August 16, 2018	February 2024
George Rawls	Windsor	August 16, 2018	February 2023

2020 MEETING STATISTICS

Regular Meetings	Members Absent	Attendance Percentage	
January 28 th	Varner	Brian Carroll	100%
February 25 th	-----	Bobby Bowser	70%
June 23 rd	Bowser, Varner	Cynthia Taylor	80%
July 28 th	-----	Thomas Duerig	100%
August 25 th	-----	Jennifer Boykin	90%
October 27 th	-----	James Ford	100%
November 24 th	Varner, Hulick	Thomas Distefano	100%
December 22 nd	Boykin, Varner	Edward Hulick	70%
		Roberta Varner	60%
		George Rawls	100%
WORK SESSIONS/SPECIAL MEETINGS			
September 8 th	Bowser, Taylor, Hulick		
October 23 rd PC/BOS Retreat	Bowser, Taylor, Hulick		

**PLANNING COMMISSION REVIEW
FIVE (5) YEAR PROJECTS COMPARISON CHART**

APPLICATIONS/PROJECTS	2020	2019	2018	2017	2016
Rezoning	5	6	5	5	6
Conditional Use Permits	5	4	7	8	3
Special Use Permits	0	0	1	0	3
Site Plans	0	0	0	1	0
Subdivision Plats	0	0	0	0	0
Comp Plan Update/Master Plans	0	1	0	0	0
Comp Plan Amendments/Land Use	0	2	1	1	1
Zoning Ordinance Amendments	2	2	2	3	9
Subdivision Ordinance Amendments	1	1	0	0	1
CBPA Ordinance Amendments	0	0	0	0	0
Agricultural/Forestal Districts	0	0	2	1	1
Waivers, Exceptions, Appeals	4	2	1	4	2
Miscellaneous	1	0	0	0	0
HCOD/Newport District Waivers	0	0	1	0	0
CBPA Ordinance Exceptions/WQIA	1	1	1	1	3
Historic Overlay Districts	0	0	0	0	0
TOTAL NUMBER OF APPLICATIONS/PROJECTS	19	19	21	24	29