

Agenda
Planning Commission
Isle of Wight County
February 24, 2026

- 1. Call to Order**
 - Invocation
 - Pledge of Allegiance
- 2. Roll Call/Determination of a Quorum**
- 3. Action on Requests to Withdraw or Table Pending Agenda Items**
- 4. Approval of Agenda**
- 5. Consent Agenda**
 - A. January 27, 2026, Planning Commission Regular Meeting Minutes
- 6. Citizens' Comments**
- 7. Public Hearings**
 - A. Proposed Battery Energy Storage System (BESS) Zoning Ordinance Requirements
An Ordinance to Amend and Reenact Appendix B. - Zoning, Article V. – Supplementary Use Regulations, Section 5-5003.M. Utility services, major of the Isle of Wight County Zoning Ordinance for the purposes of adding regulations for Battery Energy Storage Systems
 - B. AGF-26-1 Old Stage Satellite Communication Facility Moonlight District Removal
Application AGF-26-1 of Deborah Dashiell, Elizabeth Chabot, and Joseph T. Epps Jr., property owners, to withdraw one acre of land located on Old Stage Highway (Rt. 10) on tax map parcel 06-01-043 from the Moonlight Agricultural and Forestal District for the purpose of constructing a communication tower facility
- 8. Old Business**
- 9. New Business**
 - A. County Attorney's Report
 - B. Planning Director's Report
 - C. EXC-25-11 Vertical Bridge Fence Exception
 - D. 2025 Planning Commission Annual Report
- 10. Closed Meeting**
- 11. Adjournment**

**Minutes Planning Commission
Isle of Wight County
17140 Monument Circle, Isle of Wight County
January 27, 2026**

1. Call to Order

Chairman Bowser called the Isle of Wight Planning Commission meeting to order at 6:00PM on January 27, 2026 in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

Invocation

Commissioner Ford delivered the invocation.

Pledge of Allegiance

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

2. Roll Call/Determination of a Quorum

A. Roll Call

Roll was called and the following members were present: Bobby Bowser, James Ford, Jennifer Boykin, Raynard Gibbs, Brian Shotwell, George Rawls, Keith Johnson, Thomas Distefano. The following members were absent: Brian Carroll, Matthew Smith.

A quorum was determined

ALSO IN ATTENDANCE

Amy Ring, Community Development Director
Bobby Jones, County Attorney
Kristi Sutphin, Economic Development Director
Cordell Asbenson, Planner I
Shaunee Beussink, Environmental Planner
Amanda Landrus, Secretary

B. Election of Chairman for 2026

Chairman Bowser opened the floor for nominations for the Chairman of the Planning Commission for 2026.

Commissioner Gibbs made the motion to re-elect Chairman Bowser for Chairman of the Isle of Wight Planning Commission for 2026. Commissioner Boykin seconded the motion. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson and Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

C. Election of Vice-Chairman for 2026

Chairman Bowser opened the floor for nominations for the Vice-Chairman of the Planning Commission for 2026.

Commissioner Boykin made the motion to re-elect Commissioner Smith for Vice-Chairman of the

Isle of Wight Planning Commission for 2026. Commissioner Ford seconded the motion. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson and Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

D. Appointment of Secretary for 2026

Chairman Bowser opened the floor for nominations for the Secretary of the Planning Commission for 2026.

Commissioner Boykin made the motion to appoint Amanda Landrus Secretary for the Isle of Wight Planning Commission for 2026. Commissioner Gibbs seconded the motion. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson and Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

E. Adoption of 2026 Planning Commission Meeting/Invocation Schedule

Chairman Bowser called for the adoption of the 2026 Planning Commission Meeting and Invocation Schedule as presented.

Commissioner Ford moved to adopt the 20206 Isle of Wight Planning Commission Meeting and Invocation Schedule as presented. Commissioner Shotwell seconded the motion. Chairman Bowser asked all in favor to say aye. The motion passed unanimously.

3. Action on Requests to Withdraw or Table Pending Agenda Items

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

4. Approval of Agenda

Chairman Bowser called for a vote to approve the agenda. Commissioner Distefano made the motion to approve the agenda with the adjustment to move the special presentation from Economic Development to before the public hearings. Commissioner Gibbs seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

5. Consent Agenda

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

A. Board of Supervisors Action List

1. October 16, 2025, Board of Supervisors Action List
2. November 20, 2025, Board of Supervisors Action List
3. December 11, 2025, Board of Supervisors Action List

B. Planning Commission Minutes

1. October 14, 2025, Work Session Minutes
2. October 28, 2025, Regular Meeting Minutes

3. October 30, 2025, Annual Retreat Minutes
4. November 18, 2025, Regular Meeting Minutes

6. Citizens' Comments

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

7. Public Hearings

- A. Application EXC-25-9 of Paul S. and Heather M. Porter, property owners, for an after-the-fact exception under the Chesapeake Bay Preservation Area Ordinance for an unauthorized deck in the fifty-foot seaward Resource Protection Area buffer located at 3123 South Shore Drive on tax map number 04B-03-J001

Shaunee Beussink, Environmental Planner, gave the following presentation.

<h3>EXC-25-9 PORTER CBPA EXCEPTION REQUEST</h3> <p>Planning Commission Meeting January 27, 2025 Shaunee Beussink, Environmental Planner</p>	<h3>DETAILS</h3> <p>Applicants: Paul S. & Heather M. Porter</p> <p>Location: 3123 South Shore Drive</p> <p>Tax Map #: 04B-03-J001</p> <p>Request: After-the-fact exception under the Chesapeake Bay Preservation Area (CBPA) Ordinance for an unauthorized deck/sitting area in the fifty-foot seaward portion of the Resource Protection Area (RPA) buffer</p>
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BACKGROUND



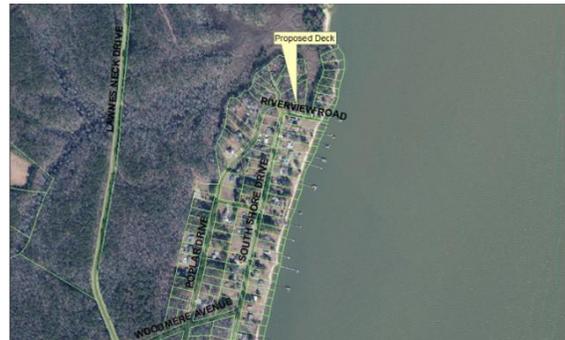
1963:
HOME CONSTRUCTED



2010:
DECK AND SHED
CONSTRUCTED



2025:
VIOLATION FOUND-
DECK UNDER
CONSTRUCTION



Porter Exception (EXC-25-9) Location Map

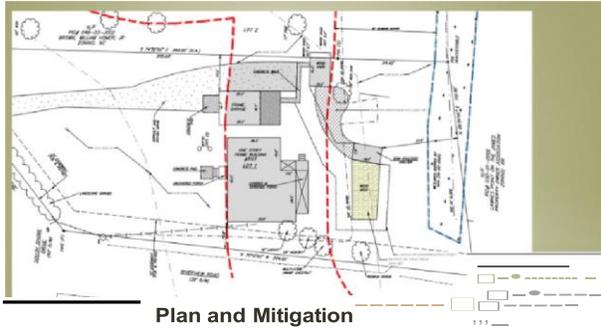


Legend
Parcels
0 20 40 60 80 Feet

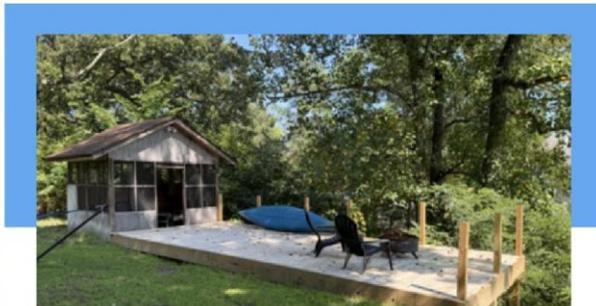
Porter Exception (EXC-25-9) Location Map



Legend
Parcels
0 20 40 60 80 Feet



Plan and Mitigation



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

- I. That the strict application of the ordinance would produce an undue hardship and will not conform upon the applicant any special privilege granted by this ordinance to other property owners in the CBPA or:
 - Other projects in Watershed are not subject to the development standards in the CBPA Ordinance - not unique to this property.
 - Project may continue to be used for its intended purpose of a single-family residence without a detached deck in the seaward RPA.
 - Strict application of this Ordinance to the deck does not constitute a hardship and would grant a special privilege to the applicants, if approved.
 - This property already has a sitting area attached to the rear of the home, this detached deck would be a second sitting area on the property.

- 2. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances, either permitted or non-conforming that are related to adjacent parcels;

Both the demolished and the partially constructed new deck are unpermitted and are located in the RPA buffer, therefore the need for an exception is a self-created circumstance.

- 3. The exception request is the minimum necessary for relief;

Detached, accessory structures are not considered necessary for the single-family residential use of the lot, therefore they do not qualify as the minimum necessary to afford relief to be able to use the property.
Existing sitting area attached to the rear of the home.

if. The exception request will be in harmony with the purpose and intent of this ordinance, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality;

The placement of the detached deck does not meet the purpose or intent of the ordinance, which is to safeguard water quality through protection of existing buffer and establishment of buffers where they do not exist.
The detached deck is in the fifty-foot seaward buffer. The new impervious coverage is not in harmony with the CBPA

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

- If this exception is approved, staff recommends the following conditions:
 - A. Applicant shall install the minimum mitigation landscaping as proposed in the WQIA within the RPA; and
 - B. No further major exceptions be granted.

STAFF CONCLUSIONS:

Strengths
The landscaping mitigation proposed in the WQIA meets the requirements of the Riparian Buffers Guidance Manual.

Weakness
The applicants' request does not meet the five criteria for an exception.

- 2. All encroachments were added without prior permits.
- 3. Accessory structures are not permitted in the IWA buffer.
- 4. The structural stability of the deck is unknown.

STAFF RECOMMENDATION

Based on the above findings, staff recommends denial of the exception request.

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

Mr. Paul Porter, 103 Warner Lane, Smithfield, stated that he and his wife purchased the property for their son and daughter-in-law and used cash to buy and repair the home due to its condition. He explained that the existing deck was originally intended to be repaired, but once work began, it became clear that more extensive repairs were necessary to protect the structure from weather exposure. He noted that a stop-work order was issued during the repairs, at which point work ceased. Mr. Porter stated that the deck was not expanded or altered in size and that the screened-in porch portion was left intact. He indicated that the deck existed at the time of purchase and serves as an important safety and gathering space due to the limited backyard area. He further stated that he is willing to comply with all required permits and conditions, has already incurred significant engineering costs, and will meet all requirements once the approval process is complete.

Chairman Bowser invited anyone present to speak for or against this application.

Ms. Lori White, 3133 South Shore Drive, stated that she is a neighboring property owner with long-term familiarity with the area, having resided there since 1989. She noted that the deck in question was constructed following Hurricane Isabel due to damage to the bank and watershed area, which she stated had already been impacted by debris from the storm. Ms. White expressed support for the project, stating that the deck improves safety by providing a barrier near a steep drop-off and may help reduce erosion by protecting the bank from the elements. She also commented on the challenges homeowners face when repairing older homes and expressed a desire for clearer guidance from the County rather than punitive measures. Ms. White stated her support for the project and believed it to be an enhancement to the property and the neighborhood.

Ms. Frances Kolet, 3149 South Shore Drive, spoke in support of the Porters, stating that the improvements made to the home are a significant enhancement to the neighborhood. She described the work as a positive investment by a young family and expressed neighborhood support for the project, encouraging the County to assist where possible.

Commissioner Boykin asked whether the screened-in porch would be replaced.

Mr. Paul Porter responded that it is structurally sound and will not be replaced at this time, though it may be addressed in the future if needed.

Commissioner Boykin also inquired about the recommended plantings and their location.

Mr. Porter explained that the mitigation plan includes six plantings on both sides of the porch, consisting of a white oak, eastern redbud, magnolia, and three dwarf yaupon hollies, placed according to the designer's plan.

Chairman Bowser asked Mr. Porter about costs incurred to date.

Mr. Porter stated that he has spent approximately \$5,000 on engineering, reports, and applications, and approximately \$4,500 on the deck, with an estimated additional \$1,000 remaining to complete the work.

Commissioner Boykin noted that she conducted a site visit and confirmed that the deck remains within the original footprint and has not been expanded.

Commissioner Distefano asked staff to confirm that the mitigation plan meets minimum requirements, which staff confirmed.

Commissioner Gibbs asked whether any alternatives existed to reduce costs.

Ms. Beussink explained that detached structures within the regulated area require the current review process and no administrative workaround is available.

Commissioner Boykin commented on the steep drop-off behind the property and raised a question regarding the size of the proposed magnolia tree.

Ms. Beussink responded that the mitigation requirements include one canopy tree, two understory trees, and three shrubs, and that the specific species selection is at the applicant's discretion as long as requirements are met.

Commissioner Boykin moved to approve the exception with the conditions recommended by staff. The motion was seconded by Commissioner Distefano. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

The application will go to the February 19, 2026, Board of Supervisors meeting.

- B.** REZN-25-9 William Riddick, applicant, and Joel and Teresa Ross, Trustees, owners, to remove the existing proffered condition on tax map 39-01-026G prohibiting any family member transfers subdivision from the property.

Cordell Asbenson, Planner I, gave the following presentation.

REZN-25-9
13376 Bowling Green Road
Proposed Proffer Revisions

Planning Commission Regular Meeting
 January 27, 2026

Loeal Roots,
 Global Reach

Site Description

- m** Tax Map IDj: 39-01-026G
- 9** Location: 13376 Bowling Green Road
- Current Zoning: Conditional - Rural Residential (C-RR)
- J||||** Election District: D4
- e** Request: To amend existing proffer conditions

Site Location



Zoning Map



Future Land Use Map



Background

- In 2005, property owned by JLB LLC was subdivided into 7 lots. A proffer was put on the lots during the subdivision that prohibited additional subdivision, even through a family member transfer.
- Lot 6 was sold later in 2005 to W. C. Sawyer with the proffers attached.
- In 2006, W. C. Sawyer sold the lot to Joel and Teresa Ross with the proffers and restrictions still attached.
- In 2022, the property was placed in a trust of Joel and Teresa Ross.



Ordinance Review

Zoning:

- Conditional Rural Residential zoning district
- Chesapeake Bay Preservation Area Overlay district
- If approved, any new subdivision would be required to meet all the Zoning and Subdivision Ordinance requirements.

Family Member Transfer:

Section 3.2.4 of the Subdivision Ordinance allows for the transfer of a lot of an individual to an immediate family member in accordance with Section 15.2-2244 of the Code of Virginia.

Staff Analysis

Strengths:

1. There is sufficient school, road, fire rescue, and public safety capacity in the southern service area to accommodate the projected impacts from the single-family dwelling.

Weaknesses:

1. The amendment would allow a benefit to one of the seven original lots that is not afforded to the other lots.
2. It increases the number of residential lots located outside of the DSD.
3. Any additional residential units would continue to decrease the level of service for parks and recreation facilities, therefore triggering the need for capacity expansion.

Mr. Joel Ross, property owner, addressed the Commission and stated that the request is intended to allow his daughter and grandchildren to live nearby so the family can remain close. He noted that the request would not be necessary but for a proffer condition placed on the property in 2005 and expressed appreciation for the Commission's consideration.

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

Commissioner Boykin questioned the rationale for the weaknesses identified in the staff report, stating that she found them inconsistent given that the remaining lots lack sufficient acreage to subdivide.

Mr. Asbenson responded that when a proffer condition is placed on a property, staff evaluates the original intent and applicability of that condition. He explained that because the proffer applies only to the subject parcel due to its size, staff considered whether granting relief could be viewed as conferring a benefit not available to the other lots, and that this analysis formed the basis for the identified weaknesses in the report.

Commissioner Gibbs moved to approve rezoning request to remove the existing profit condition on tax map 39-01-026G, prohibiting family and family members to transfer subdivisions from property. The motion was seconded by Commissioner Boykin. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

The application will go to the February 19, 2026, Board of Supervisors meeting.

8. Old Business

A. Five Year Comprehensive Plan Review Proposed Revisions

Amy Ring, Community Development Director, introduced the proposed Comprehensive Plan revisions under Old Business. She reminded the Commission that a public hearing was held at the November meeting, followed by a preliminary discussion during which several Commissioners suggested corrections. Ms. Ring stated that staff reviewed those comments and made revisions accordingly, which are outlined in a memorandum included with the staff report.

Ms. Ring explained that certain formatting and display issues remain within the PDF, including a section on page 94 where text does not display correctly when uploaded to the Civic Plus system. She clarified that the affected section includes updated data regarding the percentage of veterans in the County and revised employment statistics related to manufacturing, warehousing, and distribution, as well as discussion of transportation and warehousing as growth industries important to economic development and business attraction efforts. She noted that these issues are related to software limitations and will be addressed with the County's graphic artist following final revisions and the Board of Supervisors' public hearing. Ms. Ring requested patience, noting that similar post-adoption formatting adjustments were required following adoption of the 2020 Comprehensive Plan.

Ms. Ring stated that she was available to answer questions and invited the Commission to continue its discussion.

Commissioner Johnson commented that many of the proposed revisions reflected his earlier feedback and expressed appreciation for staff's efforts to address and clarify Plan language. He stated that his comments had been satisfactorily addressed.

Commissioner Distefano raised a comment regarding the Capital Improvement section, using Parks and Recreation as an example. He noted that the revised three-page format includes both current per-capita levels and recommended standards from the National Recreation and Park Association and suggested that linking to more frequently updated information could be beneficial given that the Comprehensive Plan is updated on a five-year cycle.

Ms. Ring responded that the document includes webpage links to allow access to more current information.

Commissioner Shotwell commented that a similar approach had been taken with the bridge data to avoid reliance on outdated information, and Commissioner Boykin agreed with the observation.

Commissioner Rawls asked if an update was provided from the Growth Rate Study.

Ms. Ring stated an update on the fiscal impact and growth analysis was presented at the most recent Board of Supervisors meeting, which is available online. Ms. Ring explained that the consultant updated the original Spring 2025 analysis to align with the School Division's subdivision yield analysis so that both studies would utilize consistent student generation rates, as requested by the Board.

Ms. Ring noted that the analysis was intended as a snapshot of how potential growth scenarios could affect the County's fiscal sustainability, including impacts to both the operating budget and the Capital Improvement Plan. She explained that the study was based on conditions existing at the time of analysis, including current tax rates, population projections, employment data, assessed property values, and the adopted Comprehensive Plan. Ms. Ring emphasized that changes to any of these variables—such as tax rates or average assessed home values—could significantly alter the outcomes of the analysis.

Ms. Ring stated that the study is intended to provide a general framework for understanding potential long-term impacts and to help identify when and where future capital improvements may be needed over a 5-, 10-, 15-, or 20-year horizon. She noted that the results should be viewed as a planning tool rather than a fixed forecast and that policy decisions can be adjusted over time to address projected outcomes. She concluded that the analysis was a valuable exercise and noted that it represents one of the first comprehensive efforts by the County to evaluate fiscal impacts associated with future growth.

Commissioner Gibbs moved to recommend approval of the resolution and send the Five Year Comprehensive Plan Revisions to the Board of Supervisors. The motion was seconded by Commissioner Shotwell. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

The Plan will be advertised for public hearing at the February 19, 2026, Board of Supervisors meeting.

B. Rushmere Village Master Plan

Amy Ring, Community Development Director, introduced the continued discussion of the draft Rushmere Village Master Plan. She reminded the Commission that a public hearing was held at the November 18, 2025, regular meeting, followed by Commission discussion and requested revisions. Ms. Ring stated that staff addressed each of the Commission's comments and summarized those changes in a memorandum included with the staff report. She noted that a revised draft of the Plan, with changes highlighted, is attached to the staff report and available online for public review.

Ms. Ring acknowledged that formatting and visual consistency issues remain within the draft document and requested the Commission's patience as those items continue to be refined. She stated that a resolution is included with the staff report recommending approval of the Rushmere Village Master Plan and its incorporation into the Comprehensive Plan as an appendix. Ms. Ring concluded by offering to answer questions during the Commission's discussion.

Chairman Bowser asked staff for perspective on the public comments received at the November public hearing, noting that he was unable to attend that meeting.

Ms. Ring responded that many citizens expressed concern that the master plan was a proposal for immediate development rather than a planning document. She clarified that the Rushmere Village Master Plan is intended as a guiding document for future decision-making and not as a development proposal. Ms. Ring explained that the Plan was initiated in response to the extension of sewer service by HRSD between Surry County and Smithfield, which can create development pressure by introducing public utilities to previously unserved areas.

Ms. Ring noted that during the 2020 Comprehensive Plan community meetings, Rushmere residents expressed interest in having additional residential options and services within their village area. She stated that the purpose of the small area plan was to provide guidance so that, if future development occurs, it would be compatible with the existing character of Rushmere and appropriately located. She emphasized that the land use designations for the area were established during the 2020 Comprehensive Plan process and were not reconsidered as part of this effort.

Ms. Ring further stated that staff responded to public feedback by removing language related to potential waterfront access at Burwells Bay, as that area lies outside the Rushmere Village study area, and confirmed that the revised draft reflects this change.

Commissioner Johnson moved to approve the resolution for the amendment to the Comprehensive Plan to include the Rushmere Village master plan. The motion was seconded by Commissioner Ford. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

The Plan will be advertised for public hearing at the February 19, 2026, Board of Supervisors meeting.

9. New Business

A. County Attorney's Report

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

B. Planning Director's Report

1. Proposed Battery Energy Storage System (BESS) Zoning Ordinance Requirements Discussion

Amy Ring, Community Development Director, provided an update on the draft Battery Energy Storage System (BESS) zoning ordinance. She reminded the Commission that the draft ordinance was previously discussed under the Planning Director's report at the November meeting, at which time no additional revisions were requested. The Commission agreed to allow one additional meeting for further comment before advertising the ordinance for public hearing.

Ms. Ring reported that staff received limited recommended revisions from Dominion Energy, primarily related to indoor battery energy storage facilities. She explained that the proposed changes, highlighted in blue within the draft ordinance, clarify requirements for secondary containment, cooling and ventilation systems, fire suppression systems for indoor BESS facilities, and 24/7 automated fire detection. Additional language clarifies that while the Battery Management System monitors conditions such as voltage and temperature, the fire alarm panel would control emergency actions such as ventilation, door operation, and fire or gas detection. Ms. Ring stated that these were the only changes requested by Dominion Energy, and noted that staff found them acceptable, but deferred to the Commission for further discussion.

Ms. Ring explained that other edits shown in red and blue reflect revisions previously discussed with the Commission and changes recommended following coordination with Fire and EMS staff and the applicant's fire safety coordinator. She noted that these revisions updated references and aligned the ordinance with current technology and safety standards. She highlighted that Fire and EMS staff recommended minimum setback standards consistent with the Fire Administration Code, resulting in setbacks of 100 feet from facility structures to the security fence and an additional setback from property lines and public roads, creating an overall setback of approximately 350 feet. She stated that the ordinance also includes a 500-foot setback from existing dwellings at the time of conditional use permit approval.

In response to Commission questions, Ms. Ring stated that the proposed setbacks are consistent with state code and comparable to those adopted by other localities, and in some cases exceed state minimum standards. She noted that increased setbacks may limit siting flexibility for applicants but provide additional safety buffers. She confirmed that BESS facilities would require conditional use permit approval and would continue to be reviewed by the Planning Commission.

Ms. Ring further stated that the draft ordinance includes noise standards consistent with those applied to solar energy facilities and requires a noise study as part of the application process. She explained that applicants are also required to submit an emergency response plan coordinated with County Fire and Rescue staff.

Commissioner Distefano raised questions regarding potential airborne contaminants during a fire event and how public notification and emergency response levels would be determined.

Ms. Ring responded that applicants are required to submit an emergency response plan for review by County Fire and Rescue at the site plan stage, and that most discussions to date have focused on

preventing runoff contamination and ensuring adequate fire suppression systems. She noted that fire suppression systems are typically designed to address incidents at the container level and that emergency planning and enforcement related to fire behavior and hazardous materials fall under NFPA 855 standards and the Virginia Statewide Fire Prevention Code.

Ms. Ring explained that while emergency response planning is required as part of the ordinance, highly technical fire response and public alert determinations fall outside the enforceable scope of the zoning ordinance and are more appropriately addressed through fire and building codes administered by Fire and Rescue professionals. She confirmed that Fire and Rescue staff are involved throughout the review process, including review of site plans and emergency response plans, and provide comments prior to approval.

Following discussion, Ms. Ring stated that staff is seeking direction from the Commission on whether to proceed with advertising the proposed BESS zoning ordinance for public hearing. Planning Commission moved to send this to public hearing.

Commissioner Johnson made the motion to send the Proposed Battery Energy Storage System ordinance to public hearing. The motion was seconded by Commissioner Ford. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

The proposed

2. Special Presentation from Economic Development

Kristi Sutphin, Director of Economic Development, provided an update on department activities and 2025 highlights. She reported the department is now fully staffed following the hiring of a Business Development Analyst to support business attraction, retention, and marketing efforts. Major accomplishments included the opening of the Isle Maritime Trades Academy, issuance of a certificate of occupancy for the 460 Commerce Center, an announcement of Darden Hams' \$1.2 million investment, 142 new business licenses countywide, nine ribbon cuttings, and 19 pre-application meetings. Target industry sectors include manufacturing, food and beverage processing, transportation, warehousing, and defense.

Ms. Sutphin also presented an overview of planned signage improvements in the Shirley T. Holland Intermodal Park, noting that civil work is nearing completion and sign fabrication and installation are expected within six to twelve weeks. She provided updates on the 460 Commerce Center, which is available for immediate occupancy and actively being marketed, roadway improvements along Gwaltney Way, the vacant and marketed former Keurig facility, rezoning considerations for Shirley T. Holland Phase II, and the Tidewater Logistics Center project, with a projected closing date of February 18.

Economic Development Update

Isle of Wight Planning Commission
January 17, 2024

2025 HIGHLIGHTS

- Hired a **Business Development Analyst** to support Business Attraction & Retention activities
- Celebrated opening of **Isle Maritime Trades Academy** with Governor Youngkin
- 460 Commerce Center **rec'd Certificate of Occupancy**
- Hosted **Darden Hams Announcement Event** with Secretary of Agriculture - new ham processing facility (\$1.2M)
- New Business Licenses = 142** compared to 262 in 2024
 - Promoted/attended 9 ribbon cuttings
- Coordinated 19 Pre-Application Meetings

TARGET INDUSTRY SECTORS

- MANUFACTURING
- FOOD & BEVERAGE PROCESSING
- TRANSPORTATION & WAREHOUSING
- PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES
- DEFENSE
- MANAGEMENT OF COMPANIES & ENTERPRISES

SHIRLEY T. HOLLAND SIGNAGE

One new monument sign (two-sided) at **US 460/Old Mill Road** with solar lighting and landscaping

SHIRLEY T. HOLLAND SIGNAGE

SHIRLEY T. HOLLAND SIGNAGE

SHIRLEY T. HOLLAND SIGNAGE

Diagram D1: PRIVATE DRIVE 25400 (RIGHT) and EXIT (UP) signs.

Diagram D2: PRIVATE DRIVE 25400 (RIGHT) and a blank sign.

Diagram D3: PRIVATE DRIVE 12375 (RIGHT) and PRIVATE DRIVE 12400 (LEFT) signs, and EXIT (UP) sign.

Diagram D4: PRIVATE DRIVE 12375 (RIGHT) and PRIVATE DRIVE 12375 (LEFT) signs.

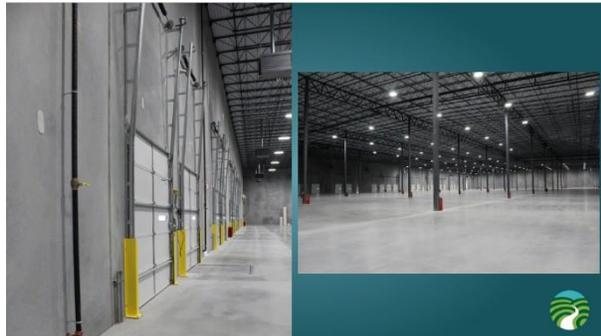
SHIRLEY T. HOLLAND SIGNAGE

- Survey and civil engineering work is wrapping up
- Sign Design/Shop Drawings nearing completion
- Preparing applications for **building permits** and **VDOT Land Use Permits**
- Get bids for **landscaping** installation based on planting designs
- Sign fabrication can take 6-12 weeks and installation
- Sequencing: existing monument panels and driveway signs first



460 COMMERCE CENTER – STH II

- 352,000 SF cross-dock facility (Light Mfg/Warehouse)
- Building received Certificate of Occupancy Dec. 30th
- WM Jordan is now focused on operational readiness
- Building is available for immediate occupancy
- Marketing campaign continues to build strong visibility
- Brokers have been showing the building
- Tours/Broker's Open House event possible



GWALTNEY WAY EXTENSION

- Final paving should be completed in the next week or two, depending on weather
- Street trees & 16 light poles to be installed upon road completion



FORMER KEURIG DR PEPPER FACILITY (25400 Old Mill Road)

- Building is vacant
- Final close out work underway
- Security measures in place (north gate closure, cameras, security patrols and Sheriff's Dept. drives through the park daily)
- For sale with CBRE
- ED actively marketing with broker, VEDP and Hampton Roads Alliance





10. Closed Meeting

Bobby Jones confirmed there were no items for closed session.

11. Adjournment

There being no further information to discuss, Chairman Bowser adjourned the meeting at 7:31 PM.

Adopted this ___ day of _____. 20XX.

Bobby Boswer, Chairman
Isle of Wight County Planning Commission

Attest: _____
Amanda Landrus, Secretary

PLANNING REPORT

Application:

Proposed Battery Energy Storage System (BESS) Zoning Ordinance Requirements
An Ordinance to Amend and Reenact Appendix B. - Zoning, Article V. – Supplementary Use Regulations, Section 5-5003.M. Utility services, major of the Isle of Wight County Zoning Ordinance for the purposes of adding regulations for Battery Energy Storage Systems

Background:

In February 2023, the Board of Supervisors established the Energy Task Force (ETF) to assess Isle of Wight County's current energy infrastructure, the remaining capacity of high-voltage transmission lines, potential future energy generation projects, emerging energy technologies, and other related items. The ETF made several key recommendations for the County's next steps. Implementation steps with the highest priority include consideration of location requirements for battery storage and data center facilities as well as a review of emergency management protocols for emerging energy technologies.

Staff developed a draft ordinance based on models from several other jurisdictions as well including performance criteria from the County's existing utility scale solar requirements. A copy of the first draft Ordinance was discussed by the Planning Commission at their June 24, 2025, regular meeting.

Staff subsequently revised the draft ordinance to reflect the feedback and to apply the County's current utility scale solar energy requirements to BESS facilities. Staff then distributed the revised draft ordinance to the county Fire EMS department, Building Inspections, and Dominion Energy for feedback. Community Development, Fire Rescue, and Dominion Energy staff met on September 25, 2025, to discuss the proposed Ordinance where further changes were suggested. The Planning Commission also toured the Drybridge Battery Energy Storage facility in Chesterfield County at its annual retreat on October 30, 2025.

The Planning Commission continued their discussion of the proposed Ordinance at their November 18, 2025, regular meeting and continued their discussion to their next regular meeting. Dominion Energy also submitted several suggested revisions which are highlighted in blue in the most recent version of the draft regulations attached to this staff report. At their January 27, 2026, regular meeting, the Planning Commission approved holding a public hearing on the draft BESS Ordinance at their February 24, 2026, regular meeting.

Description:

Staff revised the draft BESS Ordinance based on feedback received from Dominion Energy as well as ordinances from Amelia, Middlesex, Surry and Sussex Counties. Revisions include the removal of the berm requirement, reduction of setback requirements as well as the addition of a noise study requirement and maximum noise level. A copy of the draft ordinance is attached to this staff report.

Comprehensive Land Use Plan:

Ordinance Review:

Agency Review:

Fire Rescue and Building Inspections reviewed and commented on the draft ordinance.

Staff Conclusions:

Staff Recommendation:

Staff recommends approval of the proposed BESS Ordinance.

Attachments:

- 1. Draft Battery Energy Storage System Regulations Clean copy 021826

**Draft Battery Energy Storage System Regulations
Revised February 18, 2026**

Article V. - Supplementary Use Regulations

M. Utility services, major.

5. Battery Energy Storage Systems.

1. As used in this section, the following terms shall have the meanings indicated:

Battery(ies): A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this article, batteries utilized in consumer products are excluded from these requirements.

Battery energy storage system (BESS): One (1) or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A battery energy storage system is classified as a Tier 1 or Tier 2 battery energy storage system as follows:

- a. Tier 1 battery energy storage systems have an aggregate energy capacity less than or equal to six hundred (600) kWh for onsite use only and, if in a room or enclosed area, consist of only a single energy storage system technology.
- b. Tier 2 battery energy storage systems have an aggregate energy capacity greater than six hundred (600) kWh or are comprised of more than one (1) storage battery technology in a room or enclosed area.

Cell: The basic electrochemical unit, characterized by an anode and cathode, used to receive, store, and deliver electrical energy.

Dedicated-use building: A building that is built for the primary intention of housing battery energy storage system equipment, as defined in the latest adopted editions of the Virginia Uniform Statewide Building Code ("Uniform Code") and the International Building Code, and complies with the following:

- a. The building's only use is battery energy storage, energy generation, and other electrical grid-related operations.
- b. No other occupancy types are permitted in the building.
- c. Occupants in the rooms and areas containing battery energy storage systems are limited to personnel that operate, maintain, service, test, and repair the battery energy storage system and other energy systems.
- d. Administrative and support personnel are permitted in areas within the buildings that do not contain battery energy storage system, provided the following:
 - i. The areas do not occupy more than ten (10) percent of the building area of the story in which they are located.

- ii. A means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing battery energy storage systems or other energy system equipment.

Energy Code: The Virginia Energy Conservation Code, as amended.

Uniform Code: The Virginia Uniform Statewide Building Code adopted pursuant to § 36-98 of the Code of Virginia, as amended.

- 2. BESS shall meet all the ordinance requirements for utility scale solar energy facilities listed above unless otherwise noted to include a decommissioning plan, surety agreement and surety in accordance with the ordinance requirements.
- 3. In addition to the conditional use permit application requirements and application requirements for utility scale solar energy facilities listed above, the applicant shall provide the following at the time of application:
 - i. Before application submittal, preapplication meeting and neighborhood meeting required.
 - ii. An inventory of all solar facilities, existing or proposed, within a four-mile radius.
 - iii. Noise Study. The applicant shall be required to provide a noise study, which shall include equipment and component manufacturers' noise ratings and operating sound pressure level measurements from a reasonable number of sampled locations at the perimeter of the battery energy storage system and at the boundaries of the property in order to demonstrate that the average noise generated from the BESS, components, and associated ancillary equipment at any time shall not exceed a noise level of 50 dBA as measured from the property line of an adjoining parcel and shall not exceed 50 dBA at the outer wall of any occupied structure on an adjacent parcel in existence at the time the project receives its Conditional Use Permit.
 - iv. If, prior to site plan approval, but subsequent to approval of the concept development plan by the Board of Supervisors, modifications to the concept development plan and/or associated permit conditions are required to be in compliance with noise standards, the zoning administrator shall have the authority to permit minor structural additions or modifications to the concept development plan so long as such additions or modifications are limited to addressing noise levels.
- 4. In addition to any conditions of approval, the following requirements shall apply to all BESS facilities:
 - a. The BESS energy storage system shall be placed on an appropriate foundation outside of environmentally sensitive areas, such as, but not limited to, wetlands and special flood hazard areas.
 - b. BESS facilities shall be constructed, maintained, and operated in accordance with national industry standards and regulations including the most current adopted edition of the National Electrical Code, International Fire Code of the International Code Council, and the National Fire Protection Association Fire Code. The batteries will be

NFPA (National Fire Protection Association) compliant. In the event of a conflict between the national industry standards and these conditions, the national industry standards shall control so that, as technology advances, updated technology may be used.

- c. All battery storage equipment shall maintain a minimum of 100 foot setback from the security fence with an additional 250 foot setback from all public roads and property lines. All equipment shall be setback at least 500 feet from any existing dwelling at the time of CUP approval. The Board of Supervisors may approve through the conditional use permit process conditions that allow a battery storage facility to locate closer than 350 feet, but no closer than 100 feet from public roads and property lines, if the specific site conditions, the nature of the project and the permit conditions adequately address public safety concerns and appropriately mitigate impacts of the facility on the surrounding community.
 - a. Setbacks shall be kept free of all structures and parking lots; and
 - b. Setbacks shall not be required along property lines adjacent to other parcels which are part of the BESS facility with the exception of structures with documented historical significance, a cemetery, a cultural resource, or a school, however, should properties be removed from the system, setbacks must be installed along all property lines of those properties remaining within the project and which are adjacent to a parcel which has been removed.
- d. All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way.
- e. Access to all batteries and electrical switchgear shall be from the exterior for normal operation.
- f. The latest applicable product certifications shall be provided.
- g. Battery cells shall be placed in a BESS with a battery management system ("BMS"). The BESS shall provide a secondary layer of physical containment to the batteries and be equipped with cooling, ventilation, and fire suppression systems for indoor facilities only. The BMS shall monitor individual battery module voltages and temperatures, container temperature and humidity, off-gassing of combustible gas, fire, ground fault and DC surge, and door access and be able to shut down the system before thermal runaway takes place.
- h. BESS shall be developed in collaboration with technical experts and first responders to utilize technology-appropriate best practices for safe energy storage systems including, but not limited to, the following:
 - i. Adequate access/egress for the first responders;
 - ii. Adequate facility signage (on battery chemistry and person to contact);
 - iii. Accessible safety data sheets;
 - iv. System-specific emergency response plans;

- v. Training for first responders on the type of system, potential hazards and risks, and system-specific emergency response plans;
 - vi. Adequate water sources and fire suppression appliances for indoor installations for the firefighters if required in the emergency response plans;
 - vii. Signage on hazardous materials present in the vicinity;
 - viii. Emergency lighting;
 - ix. Separate battery modules to make it easier to isolate a failed battery from the rest;
 - x. Sufficient disconnect and shutdown capability including a master kill switch to disable and discharge batteries;
 - xi. System-appropriate sensors and alarms;
 - xii. Air ventilation and fire suppression systems for indoor installations; and
 - xiii. Drainage for water runoff.
- i. The applicant shall submit an Emergency Response Plan (ERP) containing the information listed in the section above at the time of site plan application for review and approval by the County, as well as detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. Each BESS shall install and maintain fire safety systems such as an automatic fire alarm/detection system and/or extinguishing technology built in based on specific hazards, as approved by the County Fire Rescue Chief, under the direction of NFPA 855 standards, as amended, and the Virginia Statewide Fire Prevention Code. Active fire extinguishing technology may not be required if it can be shown that the battery energy storage system meets all applicable code requirements including NFPA 855 and subject to the approval of the County Chief of Fire Rescue.
- j. In addition, the ERP shall include:
- i. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions;
 - ii. Procedures for inspection and testing of associated alarms, interlocks, and controls;
 - iii. Procedures to be followed in response to notifications from the battery energy storage system, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure;
 - iv. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures may include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire;
 - v. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required;
 - vi. Procedures for dealing with battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility;

- vii. A water containment plan;
 - viii. Other procedures as determined necessary by the city to provide for the safety of occupants, neighboring properties, and emergency responders; and
 - ix. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.
 - x. The plan shall include a training program to be provided to emergency responders about safety for on-site incident response. Initiation and frequency of training will be coordinated between the Department of Fire Rescue and the facility operator.
 - xi. The applicant shall install a Knox Box or other remote access technology at the facility to ensure emergency responders have access to the facility should the need arise.
- k. To the extent required by NFPA 855, the 24/7 monitoring shall include individual battery module voltages and temperatures, container temperature and humidity, off-gassing of combustible gas, fire, ground fault and DC surge, and door access.
- l. The battery management system shall be capable of shutting down and issuing an alarm in response to an unsafe condition.
5. The BESS facility operator or owner shall be responsible for any environmental remediation required by the County or the state as well as the costs of such remediation. All remediation shall be completed in a timely manner.

PLANNING REPORT

Application:

AGF-26-1 Old Stage Satellite Communication Facility Moonlight District Removal
Application AGF-26-1 of Deborah Dashiell, Elizabeth Chabot, and Joseph T. Epps Jr., property owners, to withdraw one acre of land located on Old Stage Highway (Rt. 10) on tax map parcel 06-01-043 from the Moonlight Agricultural and Forestal District for the purpose of constructing a communication tower facility

Election District:

District 3

Background:

Background:

The Moonlight Agricultural/Forestal District was established on September 20, 2012, for an initial period of ten (10) years. This district was renewed for another ten (10) years on September 15, 2022.

The purpose of the district is to promote the preservation of farming and forestry, protect agricultural and forestry practices, and ensure that lands used for agricultural or forestal production automatically qualify for agricultural or forestal use-value assessment.

A one-acre site is being proposed for a satellite broadband project, which is defined as a communication tower use in our Zoning Ordinance. A conditional use permit for the communication tower use was approved in April 2025. At its meeting on February 4, 2026, the Agricultural and Forestal Advisory Committee recommended approval of the withdrawal request.

Description:

Description:

Agricultural and Forestal Districts are created to conserve and protect, and to encourage the development and improvement of the Commonwealth's agricultural and forestal land to produce food and other agricultural and forestal products. These lands are protected as valued natural and ecological resources, which provide essential open spaces for clean air sheds, watershed protection, and wildlife habitat, as well as for aesthetic purposes.

The request aims to remove the acre associated with the approved communication tower use from the Agricultural and Forestal district, while the remaining acreage will still be included.

Comprehensive Land Use Plan:

Comprehensive Land Use Plan:

Most of the properties associated with this district are in the Rural Agricultural Conservation (RAC) District, as designated in the Comprehensive Plan. The RAC designation is intended to maintain and conserve rural character and farmlands. This designation is intended to provide for a full range of agricultural and farming activities and related uses, along with some low-density residential development.

RAC represents a majority of the agricultural and forested areas in the County and consists of large contiguous areas of agricultural and forest land, based on both current use and soil data. It also prevents these areas from becoming fragmented, helps maintain their viability for agricultural uses, and preserves the rural character associated with the County.

Ordinance Review:

Ordinance Review:

This request is for the withdrawal of approximately one acre of land from the district pursuant to Appendix D of the Isle of Wight Code of Ordinances and the State Code of Virginia :

- A. At any time after the creation of a district within any locality, any owner of land lying in such district may file with the locality a written request to withdraw all or part of his land from the district for good and reasonable cause. The program administrator shall refer the request to the advisory committee for its recommendation. The advisory committee shall make a recommendation concerning the request to withdraw to the local Planning Commission, which shall hold a public hearing and make a recommendation to the local governing body. Land proposed to be withdrawn may be reevaluated through the Virginia or local Land Evaluation and Site Assessment (LESA) System. The landowner seeking to withdraw land from a district, if denied favorable action by the governing body, shall have an immediate right of appeal de novo to the circuit court serving the territory wherein the district is located. This section shall in no way affect the ability of an owner to withdraw an application for a proposed district or withdraw from a district pursuant to clause (v) of subdivision 1 of § 15.2-4307 or § 15.2-4311.
- B. Upon termination of a district or withdrawal or removal of any land from a district created pursuant to this chapter, land that is no longer part of a district shall be subject to and liable for roll-back taxes as are provided in § 58.1-3237. Sale or gift of a portion of land in a district to a member of the immediate family as defined in § 15.2-2244 shall not, in and of itself, constitute a withdrawal or removal of any of the land from a district.
- C. Upon termination of a district or upon withdrawal or removal of any land from a district, land that is no longer part of a district shall be subject to those local laws and ordinances prohibited by the provisions of subsection B of § 15.2-4312.

Agency Review:

Agency Review:

No outside agency review was required.

Staff Conclusions:

Staff Conclusions:

The request is in keeping with County Codes and Ordinances. Because only one acre of approximately 200 acres is being removed, the withdrawal does not negatively impact the integrity of the district.

Staff Recommendation:

Staff Recommendation:

Staff recommends approval of the withdrawal request.

Attachments:

1. Map
2. AGF Staff Report
3. Withdraw Request

STAFF REPORT

APPLICATION:

The request to withdraw approximately one acre of land owned by Joseph T Epps JR &, Deborah Dashiell, and Elizabeth, from the Moonlight Agricultural/Forestal District. This request is for an on-site communication tower project.

ELECTION DISTRICTS:

D3

LOCATION:

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

BACKGROUND:

The Moonlight Agricultural/Forestal was created on September 20, 2012, for a period of ten (10) years. The district was renewed for a period of ten (10) years on September 15, 2022.

The purpose of the district is to encourage the maintenance of farming and forestry, protect farming and forestry practices, and provide that lands used for agricultural or forestal production automatically qualify for agricultural or forestal use-value assessment.

The one-acre site is proposed for a satellite broadband project, defined as a communication tower in our Zoning Ordinance. A conditional use permit for the communication tower was approved in April 2025.

DESCRIPTION:

Agricultural and Forestal Districts are created to conserve and protect, and to encourage the development and improvement of the Commonwealth's agricultural and forestal land to produce food and other agricultural and forestal products. These lands are protected as valued natural and ecological resources, which provide essential open spaces for clean air sheds, watershed protection, and wildlife habitat, as well as for aesthetic purposes.

CODE REQUIREMENTS:

This request is for the withdrawal of approximately one acre of land from the district pursuant to the following:

(A) At any time after the creation of a district within any locality, any owner of land lying in such district may file with the locality a written request to withdraw all or part of his land from the district for good and reasonable cause. The program administrator shall refer the request to the advisory committee for its recommendation. The advisory committee shall make a recommendation concerning the request to withdraw to the local Planning Commission, which shall hold a public hearing and make recommendation to the local governing body. Land proposed to be withdrawn may be reevaluated through the Virginia or local Land Evaluation and Site Assessment (LESA) System. The landowner seeking to withdraw land from a district, if denied favorable action by the governing body, shall have an immediate right of appeal de novo to the circuit court serving the territory wherein the district is located. This section shall in no way affect the ability of an owner to withdraw an application for a proposed district or withdraw from a district pursuant to clause (v) of subdivision 1 of § 15.2-4307 or § 15.2-4311.

(B) Upon termination of a district or withdrawal or removal of any land from a district created pursuant to this chapter, land that is no longer part of a district shall be subject to and liable for roll-back taxes as are provided in § 58.1-3237. Sale or gift of a portion of land in a district to a member of the immediate family as defined in § 15.2-2244 shall not, in and of itself, constitute a withdrawal or removal of any of the land from a district.

(C) Upon termination of a district or upon withdrawal or removal of any land from a district, land that is no longer part of a district shall be subject to those local laws and ordinances prohibited by the provisions of subsection B of § 15.2-4312.

COMPREHENSIVE LAND USE PLAN:

Most of the properties associated with this district are in the Rural Agricultural Conservation (RAC) District, as designated in the Comprehensive Plan. The RAC designation is intended to maintain and conserve rural character and farmlands. This designation is intended to provide for a full range of agricultural and farming

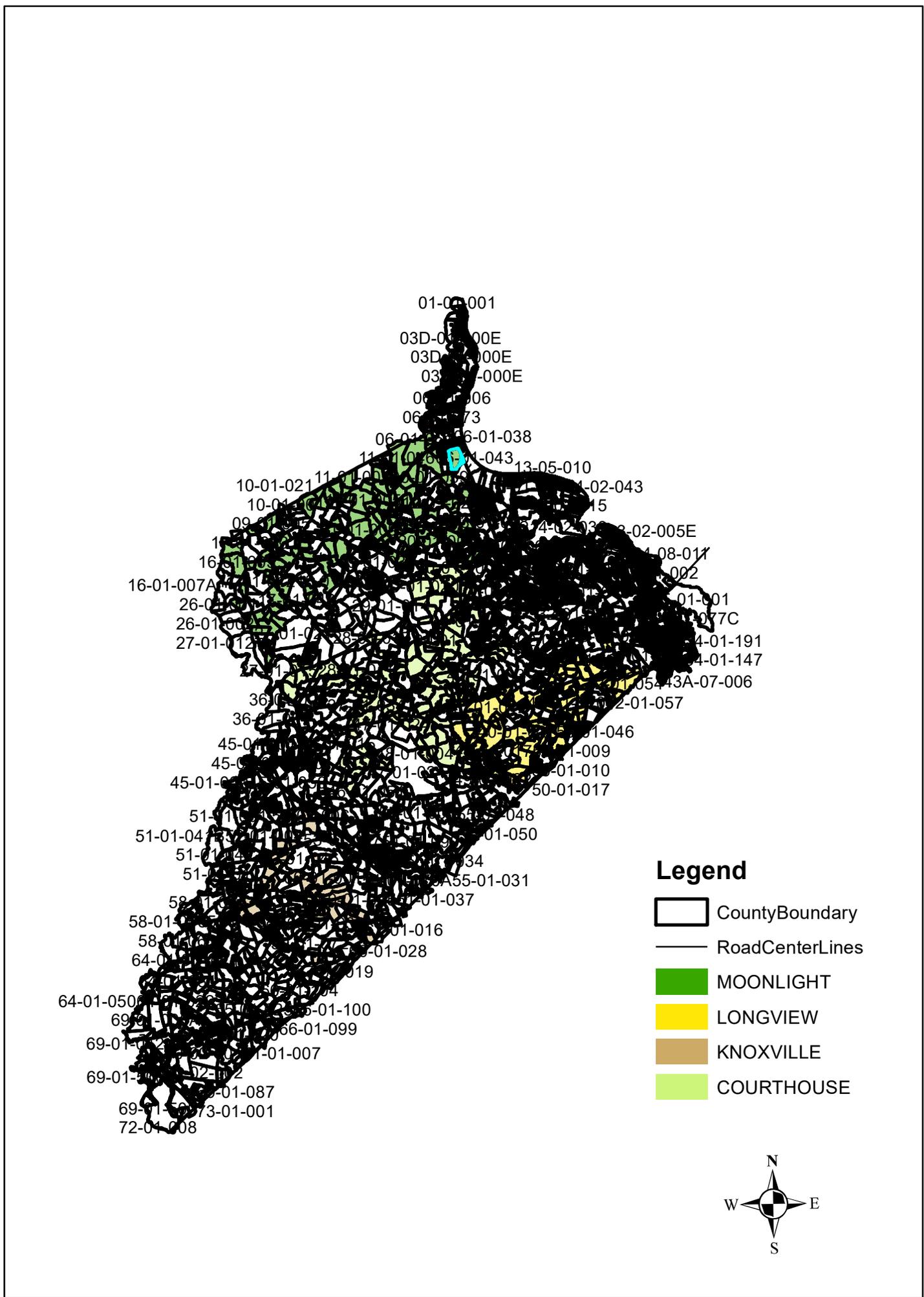
activities and related uses, along with some low-density residential development.

STAFF CONCLUSIONS:

The request is in keeping with County Codes and Ordinances and does not negatively impact on the integrity of the district; therefore, staff recommends approval.

ATTACHMENTS

- Request
- Maps



Legend

-  CountyBoundary
-  RoadCenterLines
-  MOONLIGHT
-  LONGVIEW
-  KNOXVILLE
-  COURTHOUSE



Trenton S. Blowe

From: Debbie Dashiell <DDashiell@wtcsb.org>
Sent: Wednesday, January 14, 2026 5:06 PM
To: Squires, Allison; Colin Camp
Subject: Vertical Bridge Project Epps Property-7094 Old stage Hwy, Smithfield Va.

You don't often get email from ddashiell@wtcsb.org. [Learn why this is important](#)

Good afternoon,

As indicated earlier I have been in contact by phone with Mr. Trenton Blowe, an Isle of Wight County Planer III regarding zone issues.

According to Mr. Blowe an overlay map of Isle of Wight County indicates that the Epps Farm property in question is in fact in the Agriculture/Forestry Zone.

After further discussion today, Mr. Blowe could not provide me with proof of an application denoting my family had applied for this special zone request nor could he advise me of the benefits/disadvantages of removing acreage from this zone. In fact, it was reported to me that this is a property owners elective, however the county has no record of when and who applied for this elective.

To ensure you can move forward with the Vertical Bridge project on the 1 acre in a perpetual lease from the Epps family on parcel 06-01-043 located on Route 10 I am requesting you please provide the county with this email to **remove the 1 acre under perpetual lease with Vertical Bridge from the Agriculture/Forestry zone.**

Specifically, the rest of the property located on both sides route 10 (Old Stage Hwy) Smithfield Va. will remain in Agriculture/ forestry zone until further notice from landowners in writing.

As quoted by Mr. Blowe in a phone conversation with me on 1/14/26 at 2:24pm this one acre can be removed from this type of zone and not affect the other acreage. It was explained this is an optional zone applied by a landowner. Property can be moved in and out this zone as requested in writing by the owner to the county.

Mr. Blowe could not provide information on the benefit/ future impact of property if zones remain or are removed later. If in fact I have misunderstood Mr. Blowe today and the 1 acre cannot be removed without impact to the additional acres or there is some sort of rule regarding acreage amounts to be removed, it is his job to let me know this immediately.

For Isle of Wight County tax purposes all property minus this one acre of the Epps farm on both sides of Rt. 10 is in Land Use.

If Mr. Blowe has any further questions, he can call me at 757-239-1875.

I am happy to attend any further meetings regarding variances as needed.

Deborah Epps Dashiell
10471 Berry Hill Farm Lane
Smithfield, Va. 23430
757-239-1875

Deborah Dashiell, BSW, QIDP, QMHP
Director of Long-Term Care and Rehabilitation Services
ddashiell@wtcsb.org
757-376-7401

 [Book time to meet with me](#)

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Deborah Dashiell, BSW, QIDP, QMHP
Director of Long-Term Care and Rehabilitation Services
ddashiell@wtcsb.org
757-376-7401

 [Book time to meet with me](#)

PLANNING REPORT

Application:

EXC-25-11 Vertical Bridge Fence Exception

Election District:

District 3

Background:

Background:

The project is proposed on one acre of a larger 239 acre property that is zoned for Rural Agricultural Conservation (RAC). Currently, the property is being used as a farm. In the past, four lots were subdivided from the parent parcel. Three of the subdivided lots have residential development on them, and one of the lots is vacant. A conditional use permit was approved for a communication tower use, or a communication satellite array, on one acre in April 2025. The applicant received site plan approval which included a six-foot tall chainlink fence. The applicant began construction and erected the six-foot tall fence, but would like to replace it with an eight-foot tall fence.

Description:

Description:

The applicant is requesting an exception to the fence height standards specified in the supplementary use regulations of the zoning ordinance in order to have an eight-foot tall chainlink fence. Section 5-2000.G.1 specifies that fences or walls not exceeding six (6) feet in height may be located in any required side or rear yard in any district, except for a required yard adjacent to a street.

The applicant proposes to install an eight-foot fence, which will consist of seven feet of chainlink fencing topped with one foot of barbed wire. This project is part of Amazon's Leo Project, and the provider's standards require a minimum fence height of eight feet for security purposes.

Comprehensive Land Use Plan:

Comprehensive Land Use Plan:

The future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) on the future recommended land use map in the County Comprehensive Plan. Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses.

RAC represents a majority of the agricultural and forested areas in the County and consists of large contiguous areas of agricultural and forest land, based on both current use and soil data. It also prevents these areas from becoming fragmented, helps maintain their viability for agricultural uses, and preserves the rural character associated with the County.

Ordinance Review:

Ordinance Review:

Section 5-2000.G1 states that fences, walls, and gates cannot exceed a height of six feet. The zoning ordinance does allow fencing up to eight feet tall, if the fence is open-wire and wholly or partially encloses any public school, park, recreational or playground site, public safety facility, or a public utility. The satellite array communication facility is for private use and is not classified as a public utility. The one-acre site lies outside of the Highway Corridor Overlay District which permits them to use chainlink.

Agency Review:

Staff Conclusions:

Staff Conclusions:

Strengths:

- 1. The proposed fence will be positioned at a distance that reduces visibility from the roadway.
- 2. The proposed fence will be screened by a required landscaping screening buffer.

Weaknesses:

- 1. The proposed fence height will exceed the maximum permitted in the Ordinance.

Staff Recommendation:

Staff Recommendation:

Based on the strengths listed above, staff recommends approval of the height exception for the fence with the following conditions:

- 1. The fence height shall not exceed eight feet in height; and
- 2. The chain link fencing shall be coated in black or dark green to reduce the visibility from the roadway created by the increase in height.

Attachments:

- 1. Site Image
- 2. Location Map
- 3. Narrative
- 4. Conceptual Plan



EXC-25-11 Fence Exception - Location Map





The Crossroads Group, LLC

WWW.THECROSSROADSGROUPLLC.COM

3625 Washington Pike
Bridgeville, PA 15017
PHONE: (412) 500-9650
FAX: (484) 660-3742

769 STATE STREET
HAMBURG, PA 19526
PHONE: (484) 660-3055
FAX: (484) 660-3742

454 West Valley Ave.
Elysburg, PA 17824
PHONE: (570) 672-2317
FAX: (484) 660-3742

February 9, 2026

Isle of Wight County Department of Community Development
16 Courthouse Square,
Suite 100
Warrenton, VA 20186

Attn: Trenton S. Blowe, Planner 1

Subject: Exception/ Waiver Application
TCG# 5548
Old Stage Communication Tower Preliminary Site Plan

Dear Mr. Blowe:

The following summary represents a waiver that the applicant is seeking from the Zoning Ordinance of Isle of Wight County, Virginia (Z.O.).

1. **Z.O. Section 5-2000.G1 Fences:** Towers and antennas shall be enclosed by security fencing not less than six (6) feet in height and shall also be equipped with an appropriate anti-climbing device; provided, however, that the zoning administrator may waive such requirements, as he/she deems appropriate.

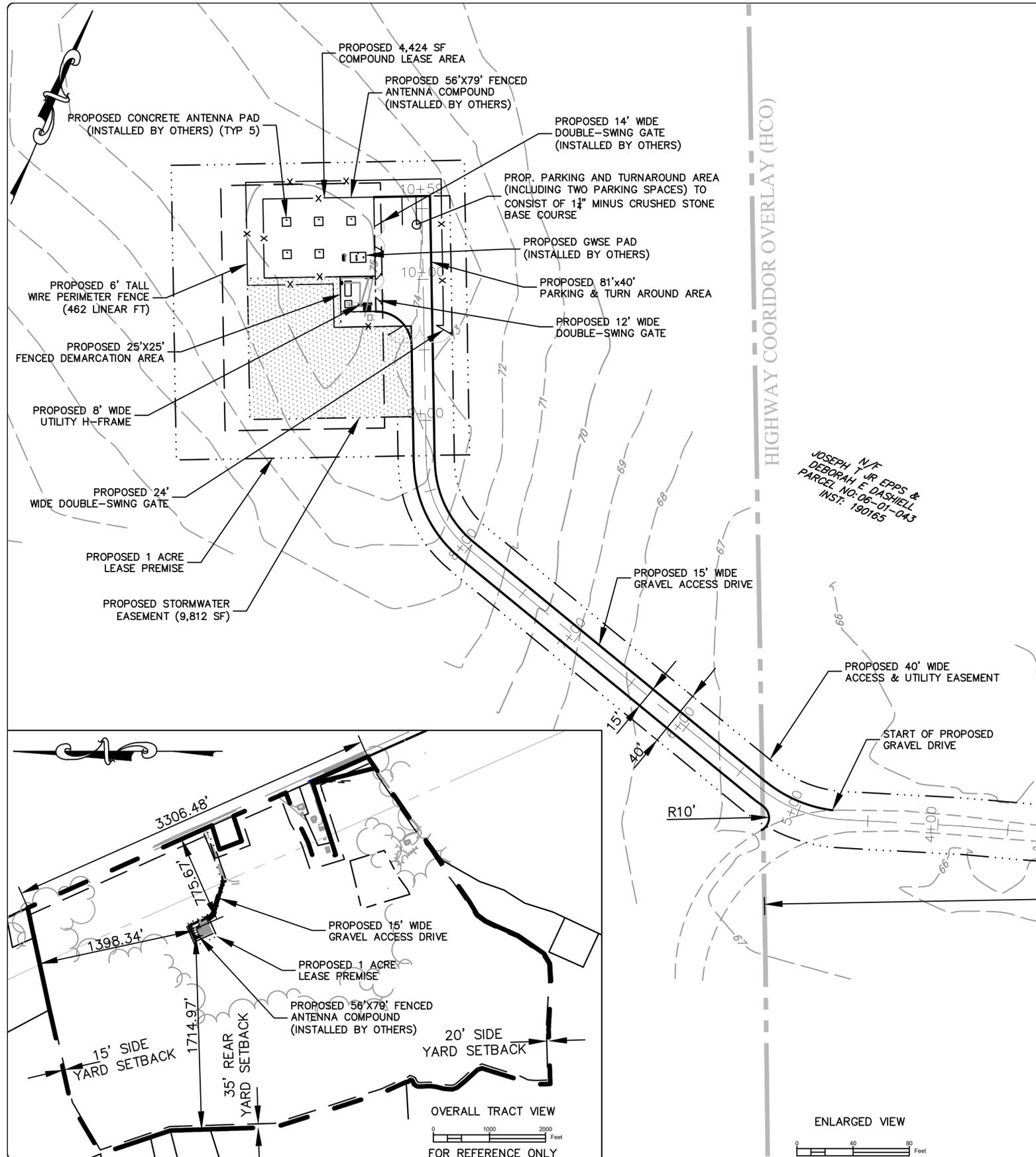
The applicant requests a waiver to allow for an 8-foot-high fence. Antenna Provider will be providing public internet service through its "LEO" satellite internet program. The ground gateway we are constructing in Isle of Wright County must meet provider's security requirements (8 ft in height) to ensure public safety and provide internet continuity. Provider's fence height will not exceed 8 ft in total when measured from surrounding ground.

If you should have any questions please do not hesitate to call.
Sincerely,

The Crossroads Group, LLC,


By: Colin Camp, EIT





ZONING DATA

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

ZONING DISTRICT:	RAC – RURAL AGRICULTURAL CONSERVATION DISTRICT	
EXISTING USE:	AGRICULTURAL	
PROPOSED USE:	COMMUNICATION TOWER (BY CONDITIONAL USE) ¹	
MINIMUM REQUIREMENTS	PERMITTED	ACTUAL
MINIMUM LOT AREA:	40,000 SF/0.92 AC	240 AC
MINIMUM LOT WIDTH (MEASURED AT SETBACK LINE):	150'	512.75'
MINIMUM LOT FRONTAGE (MEASURED AT PROPERTY FRONT):	120'	509.85'
MINIMUM FRONT YARD:	85' FROM ROAD CENTERLINE	775.67'
MINIMUM SIDE YARD:	(15'+20') 35'	1398.34'
MINIMUM REAR YARD:	35'	1714.97'
MAXIMUM BUILDING HEIGHT:	35'	<35'
MAXIMUM LOT COVERAGE:	60%	0.58%
MINIMUM OPEN SPACE:	25%	58.45%

¹ CONDITIONAL USE OF COMMUNICATION TOWER APPROVED BY ISLE OF WIGHT BOARD OR SUPERVISORS ON APRIL 17, 2025. (CSUP-24-5)

750 PARK OF COMMERCE DRIVE,
SUITE 200
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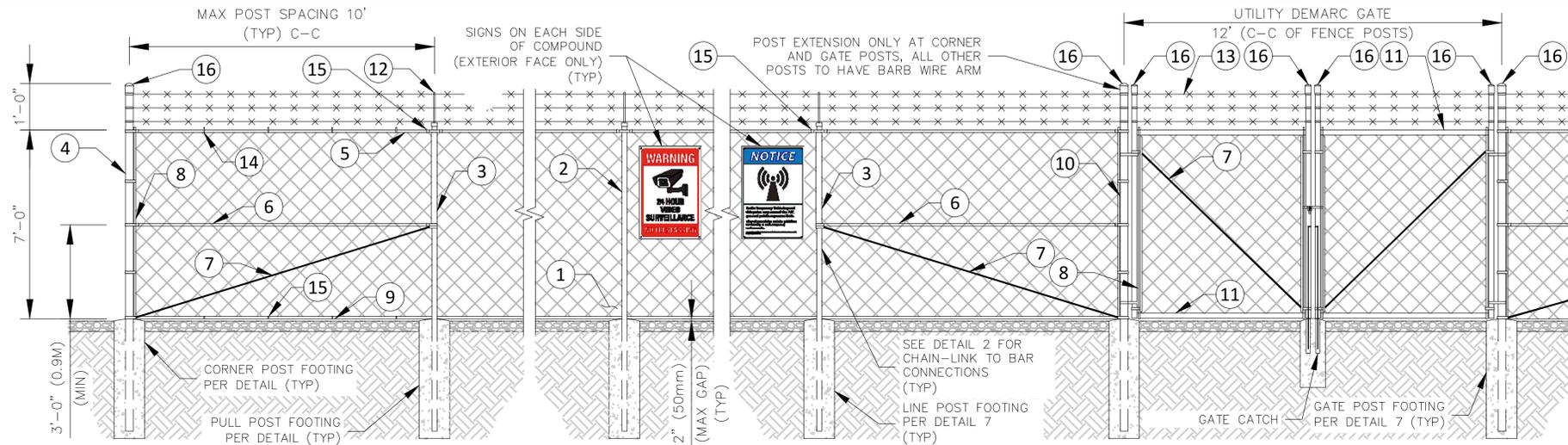
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

SCALE:	1" = 40'
DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

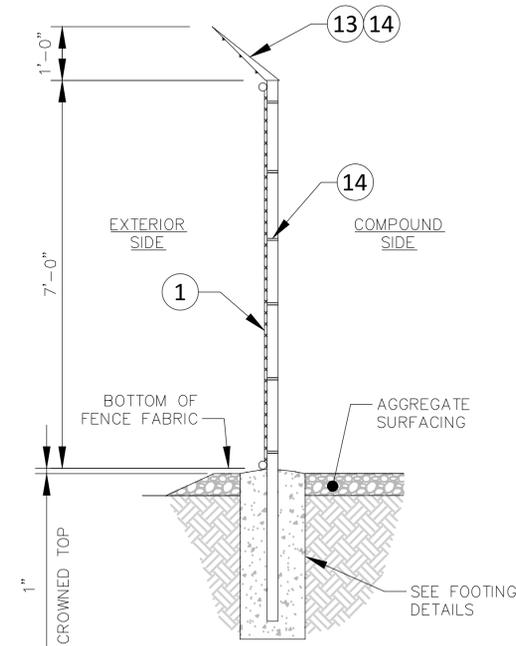
Josua D Hoagland
Lic. No. 0402065911
PROFESSIONAL ENGINEER

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

DRAWING NO.	REVISION:
C-3	



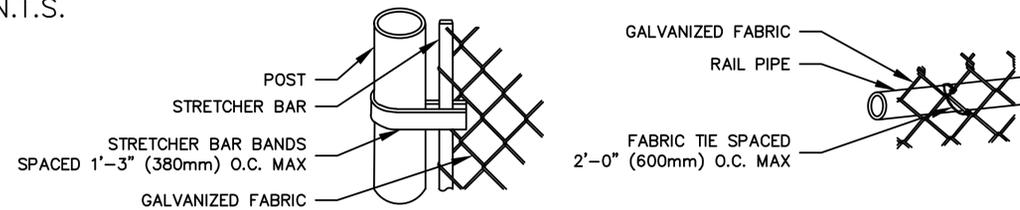
1 SECURITY FENCE ELEVATION
SCALE = N.T.S.



3 SECURITY FENCE ELEVATION
SCALE = N.T.S.

CHAIN LINK FENCE MINIMUM MATERIAL SPECIFICATIONS		
ITEM #	ITEM	MINIMUM SPECIFICATIONS
1	CHAIN LINK FENCE FABRIC	<ul style="list-style-type: none"> GALVANIZED 9-GAUGE (0.148" [3.76MM] THICK) WIRE MESH WITH 2" (50mm) MAX OPENING GALVANIZED ASTM-A392, CLASS 1 (1.2 OZ COATING) TWISTED SELVAGE ON TOP, KNUCKLED ON BOTTOM FOR CORROSIVE ENVIRONMENTS, GALVANIZED ASTM-A392, CLASS 2 (2.0 OZ COATING) FENCE FABRIC SHOULD BE CONSIDERED
2	LINE POSTS	<ul style="list-style-type: none"> SCHEDULE 40 OR EQUIVALENT PIPE SEE TABLE 4/FNC-002 FOR REQUIRED DIAMETER, WALL THICKNESS, AND POST SPACING PER SITE SPECIFIC WIND SPEED
3	PULL POSTS	<ul style="list-style-type: none"> 4" (100mm) SCHEDULE 40 OR EQUIVALENT PIPE 0.226" (5.7mm) WALL THICKNESS
4	CORNER POSTS	<ul style="list-style-type: none"> 4" (100mm) SCHEDULE 40 OR EQUIVALENT PIPE 0.226" (5.7mm) WALL THICKNESS
5	TOP RAIL	<ul style="list-style-type: none"> 1.66" (42mm) SCHEDULE 40 OR EQUIVALENT PIPE 0.14" (3.5mm) WALL THICKNESS
6	BRACE RAIL	<ul style="list-style-type: none"> 1.66" (42mm) SCHEDULE 40 OR EQUIVALENT PIPE 0.14" (3.5mm) WALL THICKNESS
7	DIAGONAL TRUSS ROD	<ul style="list-style-type: none"> 3/8" (9.5mm) GALVANIZED ROD WITH TURNBUCKLE
8	TENSION BAR	<ul style="list-style-type: none"> 3/16"x3/4" (4.8mm x 19mm) GALVANIZED FLAT BAR SECURE BANDS WITH 5/16" (8mm) GALVANIZED STEEL CARRIAGE BOLTS
9	BOTTOM RAIL	<ul style="list-style-type: none"> 1.66" (42mm) PIPE 0.14" (3.5mm) WALL THICKNESS
10	GATE POSTS	<ul style="list-style-type: none"> 4" (100mm) PIPE 0.226" (5.7mm) WALL THICKNESS
11	GATE FRAMES	<ul style="list-style-type: none"> 1.9" (48mm) PIPE 0.154" (4mm) WALL THICKNESS
12	BARBED WIRE SUPPORT ARM	<ul style="list-style-type: none"> GALVANIZED SINGLE ARM TYPE 36" (914mm) ARM LENGTH ARM SHALL BE INCLINED OUTWARD AT AN ANGLE OF 45° PERMANENTLY AFFIXED TO POST
13	BARBED WIRE	<ul style="list-style-type: none"> GALVANIZED ASTM A121 CLASS 3 THREE 14 GAUGE (0.08" [2mm]) MINIMUM STEEL WIRES 4 POINT ROUND 14 GAUGE (0.08" [2mm]) BARBS
14	FABRIC TIES	<ul style="list-style-type: none"> ALUMINUM BANDS OR WIRES ATTACHED TO THE TOP RAILS AND BOTTOM RAILS WITH TENSION WIRE AT 24" (600mm) CENTERS ATTACHED TO THE POSTS AT 15" (380mm) CENTERS ALL ATTACHMENTS ON THE COMPOUND SIDE OF FENCE
15	RAIL COUPLINGS	<ul style="list-style-type: none"> SLEEVE TYPE 6" (150mm) LONG EXPANSION SPRING EVERY FIFTH COUPLING
16	POST CAPS	<ul style="list-style-type: none"> PRESSED STEEL MALLEABLE IRON WITH PRESSED STEEL EXTENSION ARM OR ONE-PIECE ALUMINUM CASTING; WITH HOLE FOR TOP DESIGNED TO FIT OVER THE OUTSIDE OF THE POSTS AND TO PREVENT ENTRY OF MOISTURE INTO TUBULAR POSTS

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



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

LINE POST FOOTING SIZING ^{1,2,3}		
SOIL TYPE	DESIGN WIND SPEED	≤130MPH (209kph)
	MIN. LATERAL BEARING PRESSURE	FOOTING DIAMETER x DEPTH
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT (CL/ML/MH/CH)	100psf (4.79kN/m ²)	1'-4"x4'-0" (0.4m x 1.2m)
CRYSTALLINE BEDROCK	1200psf (57.46kN/m ²)	SEE DETAIL 7/C-10

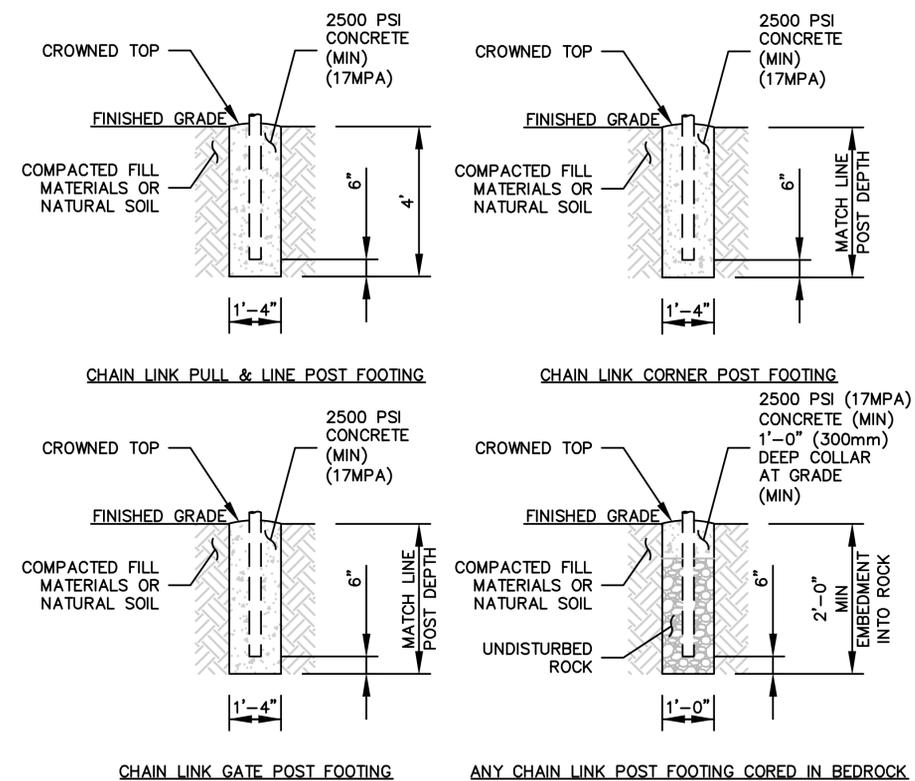
- NOTES:
- FOOTING SIZING APPLIES TO A CHAIN LINK FENCE HEIGHT WITH A MAXIMUM HEIGHT OF 8'-0" (2.4M).
 - FOOTING SIZING APPLIES TO A CHAIN LINK FENCE WITH A MAXIMUM POST SPACING OF 10'-0" (3M).
 - FOR SITE SPECIFIC DESIGN, ENGINEER OF RECORD (EOR) SHALL REVIEW AVAILABLE GEOTECHNICAL DATA TO SELECT APPROPRIATE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

5 LINE POST FOOTING SIZING
SCALE = N.T.S.

LINE POST SIZING AND SPACING ^{1,3}			
DESIGN WIND SPEED	LINE POST DIAMETER	LINE POST WALL THICKNESS	LINE POST SPACING ²
≤110mph (177kph)	2.375" (60.325mm)	0.154" (3.91mm)	10'-0" (3m)

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

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



7 POST FOOTING DETAILS
SCALE = N.T.S.



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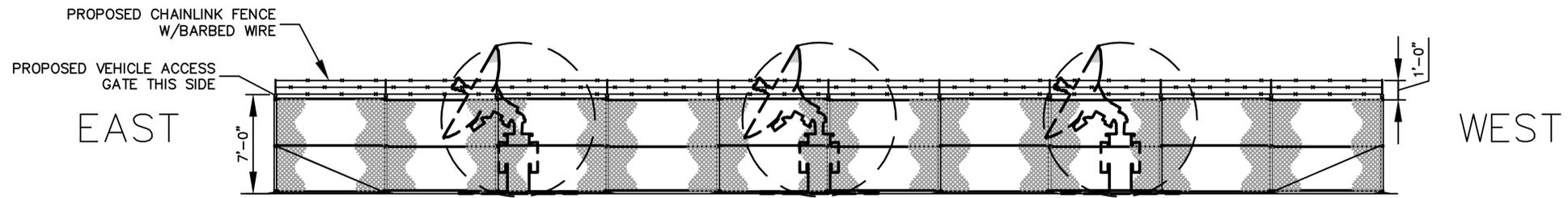
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SCALE:	N.T.S.
DRAWN BY:	TTD
PLAN ORIG. DATE:	01-05-24

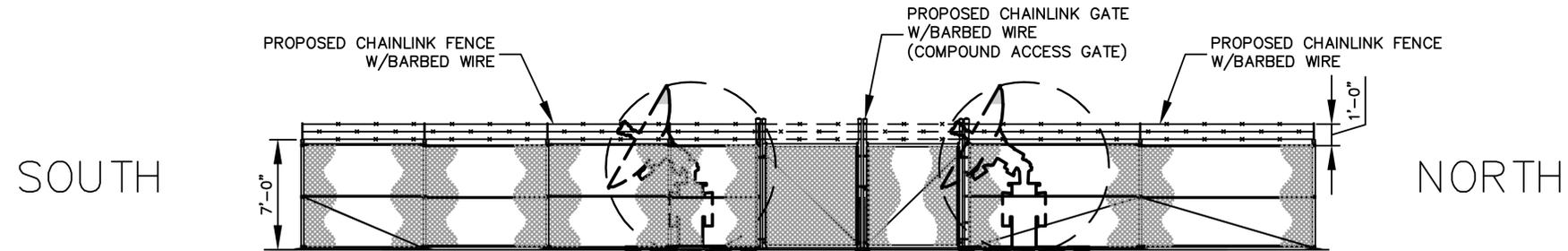
PROJECT No.	5548
SITE NAME:	ORF501 (RUSHMERE, VIRGINIA)
SITE NUMBER:	US-VA-9446
SITE ADDRESS:	7094 OLD STAGE HIGHWAY SMITHFIELD, VA 23430
FILE NAME:	ZDET.DWG

SHEET TITLE:
UTILITY AREA FENCE DETAILS I

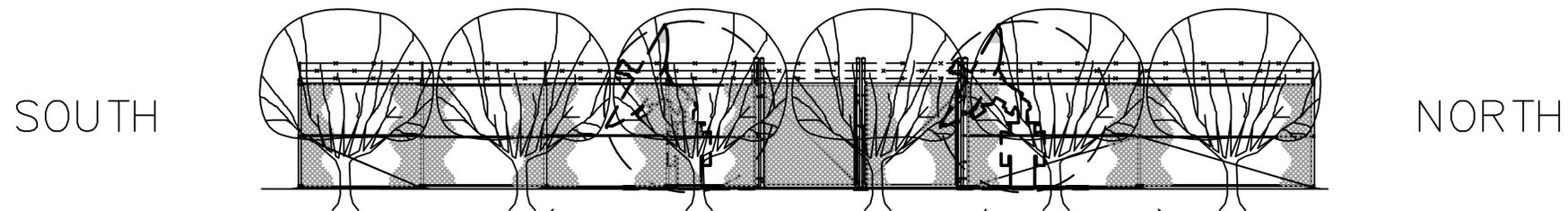
DRAWING NO.	REVISION:
C-11	



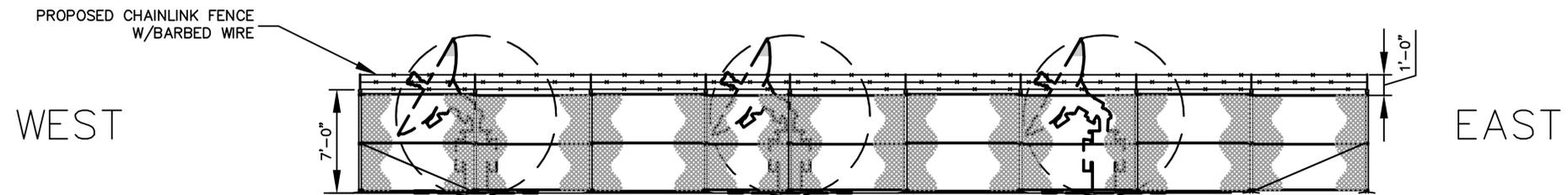
(LOOKING SOUTH)



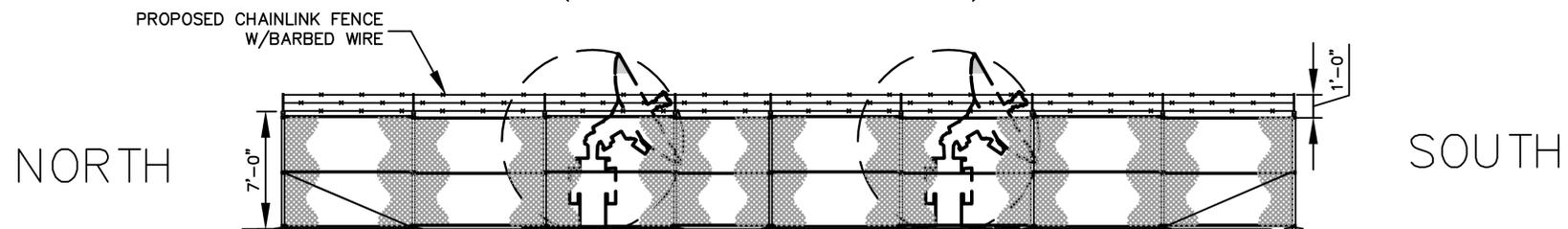
(LOOKING WEST)



(LOOKING WEST W/ TREES)



(LOOKING NORTH)



(LOOKING EAST)

1 PROPOSED COMPOUND ELEVATION VIEW
C-15 SCALE = N.T.S.



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

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

SHEET TITLE:	ELEVATION PLAN
--------------	----------------

DRAWING NO.	REVISION:
C-15	

PLANNING REPORT

Application:

2025 Planning Commission Annual Report

Background:

Background:

The Planning Commission develops an annual report in conformance with Section 1 5.1 -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:

Description:

Community Development staff developed the attached 2025 Planning Commission Annual Report for review and approval by the Planning Commission. The Report includes a description of the types of applications considered by the Planning Commission this past calendar year as well as a general description of its long-range planning activities, the meeting attendance statistics of its members, and the overall development activity in the County.

Comprehensive Land Use Plan:

Ordinance Review:

Agency Review:

Staff Conclusions:

Staff Recommendation:

Staff Recommendation:

Staff recommends approval of the 2025 Annual Report.

Attachments:

1. 2025 PC Annual Rpt with Tables 021826



Local Roots,
Global Reach

ISLE OF WIGHT COUNTY PLANNING COMMISSION 2025 ANNUAL REPORT

ADOPTED BY THE
ISLE OF WIGHT COUNTY PLANNING COMMISSION
FEBRUARY 24, 2026



Local Roots, Global Reach

ISLE OF WIGHT
COUNTY, VIRGINIA

CHAIRMAN’S MESSAGE

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

This is the annual report of the Planning Commission for the year 2025. The report provides information for the residents of the County and any other interested readers.

In 2025, the County experienced steady growth almost consistent with the average growth per year from 2020 – 2024. The Planning Commission has attempted to be as proactive as possible to relate to the issues of growth throughout the County, attempting to following the objectives of the Comprehensive Plan; “Envisioning the Isle.”

In 2025, the Planning Commission along with citizens from the County worked on the five year review of the Comprehensive Plan which will be forwarded to the Board of Supervisor’s for their approval. The County experienced a major development in the construction and completion of the new Riverside hospital. This facility will be an asset for not only residents of the County, but our surrounding neighbors as well. This project will help to expand the commercial tax base and employment opportunities for citizens in the health care industry.

Along with the Riverside project, the County approved the development of a new industrial project in the Windsor district. The project is designed for light manufacturing and warehouse uses. This project is intended to accommodate multiple

tenants, offering flexible space for distribution, assembly, and related operations, and is expected to generate new jobs and long-term tax revenue once fully built out and occupied.

This past year, the Planning Commission has worked on what is known as the Rushmere Village Master Plan. The Plan will seek to revitalize this community and attract new development to the area. Together, with efforts aimed to expand the County’s overall character, this will play a major role in its improvement.

In 2025, we did research on what may be potential projects seeking to come into the County. We looked at “Battery Energy Storage Systems” along with “Data Centers.” These are future developments that the County may have to prepare for in the very near future. Having background research can better prepare us for days ahead. So, as our County continues to grow in residents, housing, manufacturing and technology, we seek to be proactive and not reactive.

For 2026, we welcome back to the Commission our former member Thomas Distefano of District 2. We look forward continuing to function as an advisory body to the Board of Supervisors, playing a vital role in the County’s development review process.

Bobby A. Bowser, Chairman

2025 ISLE OF WIGHT PLANNING COMMISSION

Bobby Bowser, Chair	District 3
Matt Smith, Vice- Chair	District 1
Raynard Gibbs	District 1
Brian Shotwell	District 2
Thomas Distefano	District 2
James Ford	District 3
George Rawls	District 4
Keith Johnson	District 4
Jennifer Boykin	District 5
Brian Carroll	District 5

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

ISLE OF WIGHT COUNTY PLANNING AND ZONING STAFF

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

OVERVIEW

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

In furtherance of this effort, the Planning Commission conducted a total of eleven regular meetings, four worksessions, and one special called annual retreat meeting during the 2025 calendar year. The Commission took action on a total of 27 items to include:

- 7 Rezoning requests;
- 4 Comprehensive Plan Amendments;
- 5 Conditional use permit requests;
- 8 Waiver and Exception Requests;
- 2 Zoning Ordinance amendments; and
- The 2024 Planning Commission Annual Report.

The total number of items considered by Planning Commission in 2025 decreased from the total number of items in 2024 by nine. The highest number of applications by type in 2025 consisted of waiver and exception requests followed by rezoning requests. The majority of the rezoning applications sought to create new residential development, whereas two of the applications were for new commercial or industrial uses. Four of the conditional use permit requests sought to allow new nonresidential uses while the remaining application sought to allow two shipping containers on a residential property. For the exception and waiver applications, there were three Chesapeake Bay Preservation Area Ordinance exception requests, three waiver requests to provisions of the subdivision ordinance, one height exception request for a residential fence, and one request for an exception to the sign ordinance requirements. The Planning Commission did approve two amendments to the County's Future Recommended Land Use Plan in the Comprehensive Plan from mixed use to planned industrial for the proposed Tidewater Logistics Center and another from Rural Agricultural Conservation to General Commercial for Connor's Country Store.

The Planning Commission recommended approval for 24 out of the 27 applications for which they took action in 2025 and tabled consideration for the three remaining items. The Planning Commission did ultimately recommend approval of two of the three continued items at their January 27, 2026, meeting. The Planning Commission did not recommend denial of any of their items in 2025. Of the items considered by the Board of Supervisors as of December 31, 2025, the Board also voted for approval 100% of the time.

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

MEMBERSHIP UPDATE

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

The longest serving members on the Commission are James Ford (District 3), appointed in October 2009 and Brian Carroll (District 5), appointed in March 2014. Mr. Bobby Bowser of District 3 served as Chairman in 2025, while Matt Smith of District 1 served as Vice-Chairman. Cynthia Taylor of District 2, originally appointed in March 2014, retired following the expiration of her term at the end of February 2025.

BY-LAW AMENDMENTS AND PROCEDURAL CHANGES

The Planning Commission did not amend its by-laws during 2025.

LONG RANGE PLANNING PROJECTS

2025 has been a productive year for planning in Isle of Wight County. The following is list of planning activity highlights:

- The Planning Commission completed its five year review of the 2020 Comprehensive Plan with the assistance of the members of the stakeholder working group in accordance with Section 15.2-2230 of the Code of Virginia which stipulates that at least once every five years, the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan. The Planning Commission held a public hearing on the proposed revisions on November 18, 2025, and after further consideration, recommended approval of the draft document to the Board of Supervisors at their January 27, 2026, regular meeting.
- The Planning Commission completed a Growth Rate Scenario study in May 2025 performed by the nationally renowned consulting firm, TischlerBise. The study was later revised to include the latest information from the Public Schools Student Generation Study in October 2025.
- The Planning Commission completed its development of a draft Battery Energy Storage System ordinance and voted to hold a public hearing on the draft at their February 24, 2026, regular meeting.

2025 ISLE OF WIGHT COUNTY PLANNING COMMISSION ANNUAL REPORT

- The Planning Commission completed the development of the Rushmere Village Master Plan and held a public hearing on the Plan at their November 18, 2025, regular meeting.
- The Planning Commission voted to recommend approval of the Plan to the Board of Supervisors at their January 27, 2026, regular meeting.
- The Planning Commission traveled for a tour of the Dry Bridge Battery Energy Storage Facility in Chesterfield County followed by a review of application issues with Chesterfield County staff for their 2025 Annual Retreat on October 30, 2025.
- Planning Commission recommended approval of revisions to the County's Floodplain Management Overlay District Ordinance in preparation for the implementation of the new Flood Insurance Rate Maps effective January 9, 2026. The ordinance revisions reflect new requirements and will further protect personal and property safety from flood damage.

DEVELOPMENT ACTIVITY

Notable development activity in 2025 includes the following projects:

- The County's first hospital, Riverside Hospital, held a grand opening in December 2025.
- Go (formerly Rio) Carwash Club received its certificate of occupancy;
- 24/7, a 75,000 SF indoor storage facility, received its certificate of occupancy;
- Route 460 Commerce Center completed construction and received its certificate of occupancy;
- Dollar Tree completed construction and received its certificate of occupancy; and
- McDonalds at the Nest received final site plan approval.

GOALS FOR 2026

While the number of applications fluctuates from year to year, the Commission remains guided by the enduring mission to preserve and enhance the County's high quality of life. As we look ahead, we will continue to focus on fostering a balanced mix of agricultural, residential, commercial, and industrial development; conserving the County's natural, cultural, and historic resources; and ensuring the capacity of infrastructure keeps pace with growth. The Commission's work depends on the dedication of Community Development staff, the commitment of citizen volunteers, and the active engagement of residents who participate in the public process. The Commission also renews its commitment in 2026 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 _____ 2026.

Chairman, Isle of Wight County
Planning Commission

Attest: _____
Amanda Landrus, Secretary

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 (7)

Application	Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date PC	BOS
	54-01-086B 54-01-086J 55-01-013	D4	Industrial Development Authority of Isle of Wight and Hollowell Holdings LLC, property owners, and Meridian Property Purchaser	154.34	Change in zoning district from RAC to C-RAC and C-LI, to establish the uses of Custom Manufacturing, Industry Type 1, Warehousing and distribution, Industry Type 2 by conditional use permit, and Reconstructed Wetland along with a Community Park	Recommended Approval (4-3-1) January 28, 2025	Approved (3-2) March 20, 2025
REZN-24-14	46-01-035A	D5	Williams Timberlands, LLC	5	Change in zoning classification from RAC to Conditional Rural Residential of five acres with a proffered condition for no further subdivision of the new lot	Recommend Approval (8-0) March 25, 2025	Approval (5-0) April 17, 2025
REZN-24-11 Bridge Point Commons	34-01-050 34-01-050D	D4	Charles S. Brown, Jr. Properties, LLC, and Main Development, LLC, property owners, and Allied Properties	43	Change the zoning district from Conditional Urban Residential and Conditional General Commercial to Conditional Planned Development-Mixed Use for 147 attached single family homes and 1.5 acres of commercial development	Tabled (7-0) April 22, 2025 Recommend Approval (6-3) May 27, 2025	Tabled July 10, 2025 Tabled (90 days) November 20, 2025
REZN-24-9	34-01-117	D4	W.B. Owen and Nell C. Owen, Co- Trustees of the W. Bernard Owen Revocable Trust and Barger Family Trust, property owners, and GBK Builders, Inc., applicant	12.5 2.7	Change the zoning district from RAC to CPDM of approximately 12.5 acres with tax map number 34-01-for 35 single family detached condominiums and approximately 2.7 acres of general commercial use	Tabled (9-0) July 22, 2025 Recommended Approval (7-1) October 28, 2025	Tabled (5-0) November 20, 2025

REZN-25-5	70-01-023	D5	Michael W. and Susan Griffin	2	Change in zoning classification from Rural Agricultural Conservation to Conditional Rural Residential of two acres with a proffer for no subdivision of the parcel	Recommend Approval (9-0) August 26, 2025	Approved (5-0) September 18, 2025
REZN-25-8	19-01-009		Jeffrey and Melanie Seward	2.5	Change in zoning district from Rural Agricultural Conservation to Conditional Rural Residential to create a single family residential lot	Recommend Approval (9-0) August 26, 2025	Approved (5-0) September 18, 2025
REZN-25-6	09-01-015 09-01-015B	D5	Backyard Motor Real Estate LLC	2.5	Change in zoning district from Rural Agricultural Conservation to Conditional-General Commercial in order to establish minor motor vehicle repair service and outdoor motor vehicle storage uses on the properties	Recommended Approval (8-0) October 28, 2025	Approved (5-0) November 20, 2025

CONDITIONAL USE PERMITS (5)

Application	Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date PC	Recommendation/Action/Vote/Date BOS
CSUP-24-2 Oak Level Acres Event Center	30-01-045B	D4	Joshua Mathias Oak Level Acres, LLC	7	Conditional use permit to establish an event center use	Recommend Approval (8-0) January 28, 2025	Approved (5-0) March 20, 2025
CSUP-24-5 Communication Tower Use	06-01-043	D3	Pyramid Network Services, Elizabeth Chabot, Joseph T. Epps Jr., and Deborah Dashiell	1	Conditional use permit to establish a communication tower use	Recommend Approval (8-0) March 25, 2025	Approved (5-0) May 15, 2025
CSUP-25-1 Riverside Elevated Water Storage Tank	32-01-068A	D3	Isle of Wight County Public Utilities and Benns Church Properties	1.3	Conditional use permit to construct a major utility consisting of a water tower thirty feet above the prescribed height limit	Recommended Approval (7-0) April 22, 2025	Approved (5-0) May 15, 2025
CSUP-25-2 Courthouse Highway Solar	39-01-017	D3	Michael Doggett	18	Extending the validity of the conditional use permit from two years to four years	Recommended Approval (6-3) June 24, 2025	Approved (3-1) August 21, 2025
CSUP-25-3	41-01-037	D4	Robert Weeks	4.3	Locate two shipping containers on property	Recommended Approval (9-0) September 23, 2025	Approved (5-0) October 16, 2025App

COMPREHENSIVE PLAN AMENDMENTS (4)

Application	Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date PC	BOS
COMP-24-2 Tidewater Logistics	54-01-086J 55-01-013	D4	Industrial Development Authority of Isle of Wight and Hollowell Holdings LLC, property owners, and Meridian Property Purchaser	154.34	Amend the Comprehensive Plan designation from Mixed Use to Planned Industrial	Recommended Approval (4-3-1) January 28, 2025	Approved (3-2) March 20,2025
COMP-25-2 Conner's Store	09-01-015 09-01-015B	D5	Backyard Motor Real Estate LLC	2.5	Comprehensive Plan Amendment to amend the future land use designation from Rural Agricultural Conservation to Business and Employment	Recommended Approval (8-0) October 28, 2025	Approved (5-0) November 20, 2025
Five Year Review					Updated population figures, growth projections, public facility and service conditions. The results of this review did not include changes to the Future Recommended Land Use Plan, Themes, Policies or Action Steps. The five-year review is not the same as a major update which usually occurs every ten to twenty years and creates a new Plan.	Tabled November 18, 2025	
Rushmere Village Master Plan					The Plan includes new development design criteria that celebrates and reflects historical development patterns as well as design preferences identified in the community visual preference survey and public input meetings.	Tabled November 18, 2025	

EXEMPTIONS, WAIVERS, EXCEPTIONS (8)

Application	Tax PIN Application Number	Election District/ Location	Owner/Applicant	Acreage	Application Description	Recommendation/Action/Vote/Date PC	Recommendation/Action/Vote/Date BOS
EXC-24-2 Chesapeake Bay Preservation Area Exception Request	34A-01-F006 34A-01-F005	D2	Jeffrey H. and Paula J. Bolt Bryan W. and Amanda L. Boyes		Unauthorized retaining wall with fill in the fifty- foot seaward RPA buffer and a shed replacement	Recommend Approval (8-0) January 28, 2025	Approved (5-0) March 20, 2025
EXC-24-6 Subdivision Ordinance Exception Request	70-01-020	D5	Paula Thompson and Samuel Gough		Waiver to allow two family member subdivisions on a private ingress/egress easement not built to public standards which serves more than two lots.	Recommend Approval (7-0) February 25, 2025	Approved (5-0) March 20, 2025
EXC-24-3 Chesapeake Bay Preservation Area Exception Request	43A-08-059	D4	Jeffrey and Christina Baker		Unauthorized retaining wall, patio, and a shed in the fifty-foot landward RPA buffer	Tabled March 25, 2025	
EXC-25-1 Go Car Wash Sign Exception	34-01-070F	D2	Realty Income Properties 9 LLC and Superior Signs		Sign Exception Request for signs installed at GO Car Wash as shown on the Sign Design Schematic dated July 11, 2023	Recommended Approval (7-0) April 22, 2025	Approved (5-0) May 15, 2025
EXC-25-2 Classic Collision Auto Subdivision Waiver	33-01-166A	D2	William Riddick, and Star Caviar, LLC,		Waiver to allow for subdivision of the existing parcel which would result in the creation of a non- conforming parcel that does not meet bulk regulation requirements in the Limited Industrial (LI) zoning district	Recommended Approval (7-0) May 27, 2025	Approved (3-2) June 5, 2025
EXC-25-5 Zoning Ordinance Exception	19-08-001	D3	Theodore Stowe		Exception to construct an eight-foot-tall polypropylene netting fence around the single-family dwelling, and a ten-foot-tall gate for the entrance to the property. The current use for the property is residential.	Recommend Approval (9-0) July 22, 2025	Approved (5-0) August 21, 2025

EXC-25-4 Chesapeake Bay Preservation Area Exception Request	23-01-010		Anthony D. and Linda M. Kearney		Exception to construct a residential addition to be located in the seaward and landward portion of the Resource Protection Area buffer	Recommend Approval (9-0) August 26, 2025	Approved (5-0) September 18, 2025
EXC-25-7 Subdivision Ordinance Waiver	49-04-009A		Amy Carlesi		Waiver to create a family member subdivision lot on a private easement that currently serves fourteen existing lots	Recommended Approval (8-0) October 28, 2025	Approved (5-0) November 20, 2025

ZONING ORDINANCE AMENDMENTS (2)		
Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
Revisions to the Industrial Use and Utility Cabinet Zoning Ordinance Setback Requirements	Recommend Approval (5-2-1) March 25, 2025	
The Federal Emergency Management Agency (FEMA) revised a series of Flood Insurance Rate Maps (FIRM) which will change the flood zone district designation for some areas of the County. The effective date of the new maps is January 9, 2026. In addition to the map changes, the County is required to revise its existing Floodplain Management Overlay (FPMO) district to reflect any new federal and state requirements.	Recommend Approval (8-0) October 28, 2025	Approved (5-0) November 20, 2025

SUBDIVISION ORDINANCE AMENDMENTS (0)		
Application Description	Recommendation/Action/Vote/Date	
	PC	BOS

PLANNING COMMISSION ANNUAL REPORT		
Application Description	Recommendation/Action/Vote/Date	
	PC	BOS
2024 Planning Commission Annual Report	Approved February 25, 2025	Informational / No Action Required

**2025 ISLE OF WIGHT COUNTY
PLANNING COMMISSIONERS**

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

2025 Attendance		
	Percentage	Meetings
Bobby Bowser, Chairman	82%	9/11
Thomas Distefano	75%	3/4
Brian Carroll	91%	10/11
Jennifer Boykin	100%	11/11
James Ford	100%	11/11
George Rawls	91%	10/11
Raynard Gibbs	82%	9/11
Matthew Smith, Vice-Chair	91%	10/11
Keith Johnson	100%	7/7
Brian Shotwell	100%	6/6
Cynthia Taylor	100%	1/1

Regular Meetings	Members Absent
January 28, 2025	Carroll
February 25, 2025	Distefano
March 25, 2025	None
April 22, 2025	Gibbs, Bowser
May 27, 2025	None
June 24, 2025	None
July 22, 2025	None
August 26, 2025	None
September 23, 2025	None
October 28, 2025	Rawls
November 18, 2025	Bowser, Smith, Gibbs
December 9, 2025	NO MEETING
WORK SESSIONS/SPECIAL MEETINGS	
February 11, 2025	Gibbs, Rawls, Carroll, Boykin
April 8, 2025	Gibbs, Rawls, Carroll
May 13, 2025	Gibbs, Ford, Rawls
October 14, 2025	Ford, Boykin
October 30, 2025	Ford, Rawls

**PLANNING COMMISSION REVIEW
FIVE YEAR DEVELOPMENT APPLICATION COMPARISON CHART**

APPLICATIONS/PROJECTS	2025	2024	2023	2022	2021
Rezoning	7	10	4	6	5
Conditional Use Permits	5	9	8	9	4
Special Use Permits	0	0	0	0	0
Comp Plan Update/Master Plans	2	0	0	0	0
Comp Plan Amendments/Land Use	2	1	0	1	0
Zoning Ordinance Amendments	2	1	3	2	2
Subdivision Ordinance Amendments	0	0	1	1	1
CBPA Ordinance Amendments	1	0	1	0	1
Agricultural/Forestral Districts	0	5	5	1	1
Waivers, Exceptions, Appeals	5	10	14	5	3
Miscellaneous	0	0	0	0	0
CBPA Ordinance Exceptions/WQIA	3	1	0	0	0
Historic Overlay Districts	0	0	0	0	0
TOTAL NUMBER OF APPLICATIONS/PROJECTS	26	37	36	25	17