

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

**CALL TO ORDER**

Brian Carroll, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on March 22, 2022, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

**INVOCATION**

Commissioner Bowser delivered the invocation.

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL/DETERMINATION OF A QUORUM**

**PRESENT**

Brian Carroll, Chairman  
Bobby Bowser, Vice-Chairman  
Cynthia Taylor  
Jennifer S. Boykin  
George Rawls  
Thomas Duerig  
Thomas Distefano

A quorum was determined.

**ABSENT**

James Ford

**ALSO IN ATTENDANCE**

Robert W. Jones, Jr., County Attorney  
Amy Ring, Community Development Director  
Amanda Landrus, Secretary

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

Chairman Carroll asked if there were any requests to table or withdrawal agenda items. Amy Ring, Community Development Director, stated there were no requests.

### **APPROVAL OF AGENDA**

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

### **APPROVAL OF CONSENT AGENDA**

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

### **CITIZENS' COMMENTS**

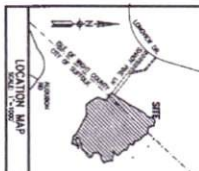
Chairman Carroll opened the floor for any citizen comments.

Shane Wilson, 18354 Shady Pine Lane, Windsor, asked the Planning Commission for help with a proposed sand pit at the end of Shady Pine Lane. He stated the sand pit is actually located in Suffolk, however the easement and the haul road are in Isle of Wight causing the citizens of Isle of Wight to have the largest impact. He added that he is concerned about Longview Drive. Eighty trucks a day, six days a week will be impacting this road. Mr. Wilson stated that Longview Drive is narrow and is unable to accommodate these trucks and Isle of Wight buses. He also brought up concern with the wells drying up and if Suffolk would address that or not. Mr. Wilson finished by asking the Planning Commission to help turn this proposed sand pit down.

Robert Black, 20155 Longview Drive, addressed the Planning Commission by stating he lives right on the haul route to the proposed sand pit. Mr. Black submitted the following preliminary drawings.



| REV. | DATE    | REVISION        |
|------|---------|-----------------|
| 1    | 8/3/20  | COUNTY COMMENTS |
| 2    | 8/10/21 | OFF             |
|      |         |                 |
|      |         |                 |
|      |         |                 |
|      |         |                 |



| REV. | DATE    |                  |
|------|---------|------------------|
| 1    | 8/3/20  | COUNTY COMMUNITY |
| 2    | 8/16/21 | CITY             |
|      |         |                  |
|      |         |                  |
|      |         |                  |
|      |         |                  |

### CONCEPT PLAN

4449.0-16

Mr. Black stated he agrees with Mr. Wilson's previous comments about the road and public safety issues. He added he measured various widths along Longview and right in front of his house the pavement measures seventeen feet and four inches, the width of a dump truck is nine and a half feet wide. Mr. Black stated that it would be impossible for two dump trucks to pass one another. Mr. Black stated that Sandy Ridge Road, which is a part of the haul route, is also only sixteen inches wide. He added that if a school bus, fire truck or passenger vehicle is on one of those roads, it would create a dangerous situation. Mr. Black stated the speed limit is 55 MPH for cars, and 45 MPH along with sharp curves makes this road extremely dangerous. He finished by asking for help for safety of the Isle of Wight citizens in the haul route.

Betty Wainwright, 18513 Shady Pine Lane, expressed her concern for the type of environment that the proposed sand pit would cause with the trucks and dust. Ms. Wainwright also expressed concern with the property values being reduced.

### **PUBLIC HEARINGS**

Chairman Carroll confirmed there were no public hearing items.

### **OLD BUSINESS**

Chairman Carroll called for the item on Old Business.

Application of James River Crossings, Inc., Owner, to Amend the Proffered Conditions of the Crossings Commercial Development Located at 14217 Carrollton Boulevard to Allow Additional Subdivision of Commercial Property While Maintaining the Limit on Commercial Building Space

Amy Ring gave the following presentation.

# The Crossings Proposed Proffer Revisions

Planning Commission Regular Meeting  
March 22, 2022



## SITE DESCRIPTION

|                    |                                         |
|--------------------|-----------------------------------------|
| Tax Map ID#:       | 34-01-070                               |
| Location :         | 15150 Benns Church Boulevard (Rte. 17)  |
| Current Zoning :   | Conditional – General Commercial (C-GC) |
| Election District: | D4                                      |
| Approved Use:      | Commercial space up to 202,100 SF       |



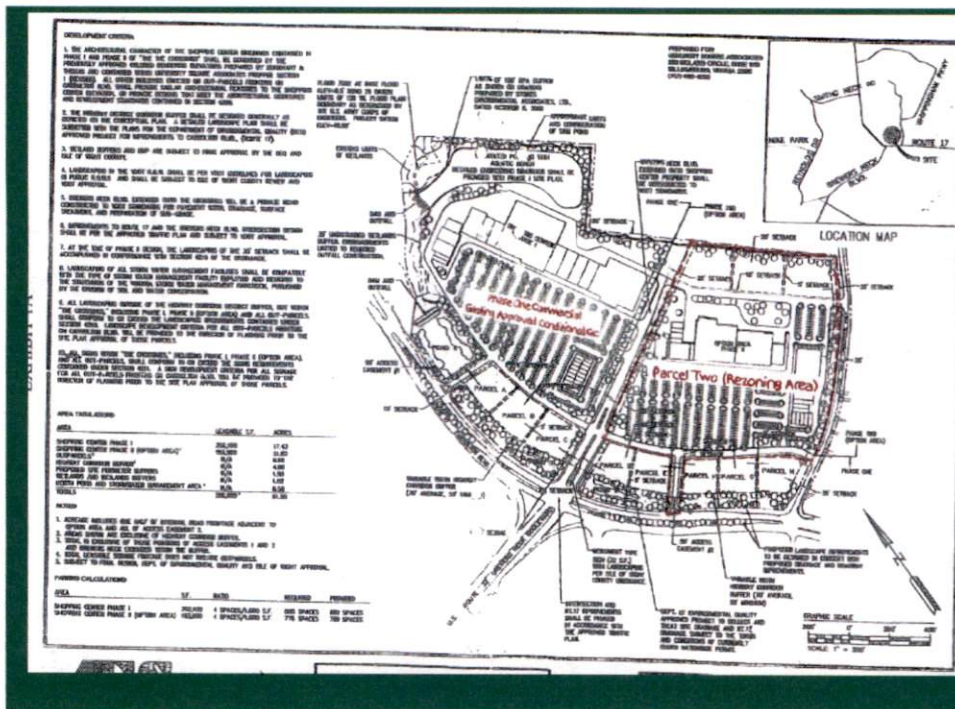


## SITE LOCATION

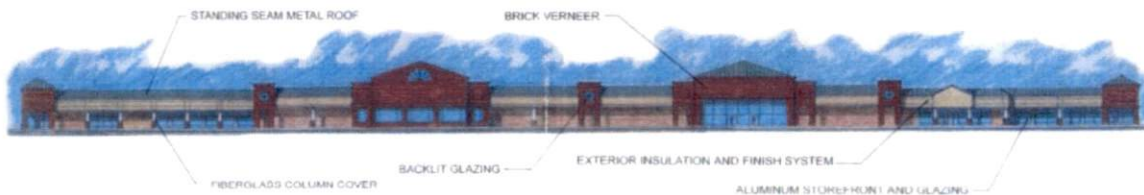
### BACKGROUND

- The Crossings is a planned residential and commercial development that received its initial approval in 2002 and has undergone several revisions in the 20 years since this date.
- The property must be developed in general conformance with proffered conditions including a 2008 concept plan.
- Applicant seeks to amend the proffered conditions as they apply to the large remaining commercial parcel to allow additional subdivision of the property while maintaining the cap of 202,100 square feet of commercial building space.
- Amendment does not change the use or density of the project.





## Proffered Conceptual Plan



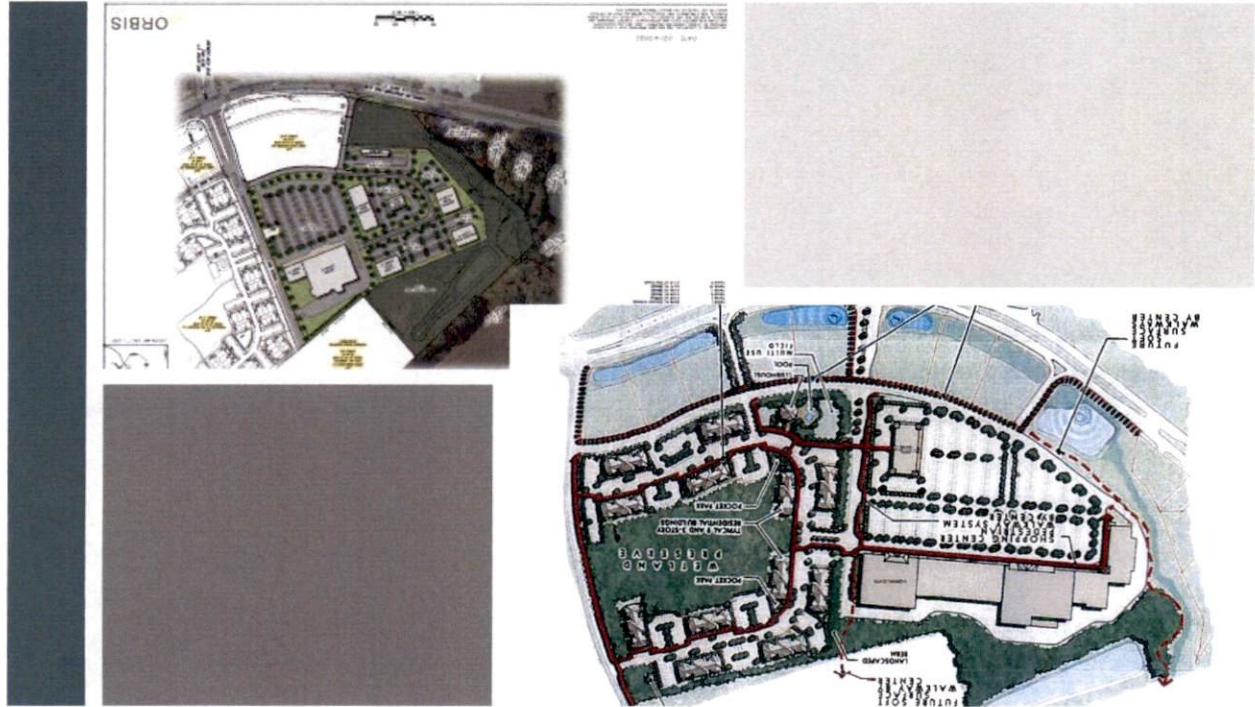
## CONCEPTUAL FRONT ELEVATION

## THE CROSSINGS

RT. 17 CARROLTON BLVD  
ISLE OF WIGHT COUNTY, VIRGINIA

UNIVERSITY SQUARE ASSOCIATES  
DEVELOPMENT COMPANY

BURKHART THOMAS  
ARCHITECTURE-INTERIOR DESIGN





## RECOMMENDATION

Because the proposed proffer changes do not impact the use or density of the original project and are generally consistent with the approved master plan for the community, staff recommends approval of the revised proffer conditions.



## PROFFER CHANGES DESCRIPTION

- Besides allowing a departure to the original proffered layout of the remaining commercial parcel, no other changes are proposed to the proffered conditions.
- All original cash and physical improvement proffers remain the same.
- Future development must still abide by all other design proffers, including such items as use types, architectural elements, pedestrian pathways, and transportation items.



Commissioner Duerig asked what the front area on the new layout was.

Ms. Ring stated it was parcel A of one of the outparcels, and an application for Royal Farms is under review for that site.

Bobby Jones clarified that parcel A is not part of the proffered conditions being discussed, and that it is its own parcel.

Commissioner Distefano asked if there was any further information on the types of companies this site is being marketed for.

Jerry Bowman, President of James River Crossing the Developer of this parcel, stated this was a proposed commercial center, owned by one company that would lease out space to various tenants. He added that today, more retailers want to own their own property instead of being a tenant in a large shopping center. Mr. Bowman added that the large residual parcel will be a large upscale regional grocery store chain in addition to approximately 8,000 square feet of retail space that they will lease out. Mr. Bowman stated they are looking for tenants that are a compatible use with a grocery store chain. Jerry Bowman stated they are in discussion with an arts and crafts store and dollar store user type. He suggested an office space is possible as well. Mr. Bowman asked the Planning Commission for the ability to accommodate the retailers who wish to have a separate parcel.

Commissioner Boykin asked if this proffer amendment was to be approved, and a retailer wanted to come and did not fit in with the design criteria of the Newport Overlay District, would it be to late to deny their application.

Ms. Ring responded that the design criteria is not being changed, and the NDSO criteria still applies and is required to be followed.

Commissioner Distefano stated he liked the new design better than the previous one. He believes this is prime pieces of real estate in our County, and what goes here is very important.

Commissioner Taylor asked what the signage would look like for the space.

Ms. Ring stated a master signage plan was not submitted with this originally, but the applicant could submit a cohesive master signage plan or the requirements of the zoning ordinance would apply.

Mr. Bowman stated they would be submitting a master signage plan with three monument signs.

Commissioner Distefano asked if there were any plans for a bike or pedestrian trail to make that area more commutable.

Ms. Ring stated there is a trail. The County bike and pedestrian trail network will be installed by the developer and will go along Rte. 17 in front of all the out parcels. Ms. Ring added that there will be pedestrian and bike connections that will go interior to the site. Ms. Ring also stated all outparcels will be required to be connected, and the condos will have a network of sidewalks and trails that will go through the community.

Commissioner Distefano moved to recommend to the Board of Supervisors approval of the amendment to the proffered conditions as presented. Commissioner Taylor seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Duerig, Rawls, Taylor, and Carroll voting in favor of the motion and no Commissioners voting against the motion (7-0). Motion was carried and will go to the Board of Supervisors on April 21, 2022.

### **NEW BUSINESS**

Amy Ring confirmed there were no New Business items.

Commissioner Taylor asked Ms. Ring if she was aware of a Conditional Use Permit issued by Suffolk for the borrow pit.

Ms. Ring stated she was not aware of a Conditional Use Permit issued, however, there is a hearing scheduled in April for the borrow pit.

Chairman Carroll stated their public notice is posted on the Isle of Wight side.

Commissioner Duerig stated there is an existing entrance to the pit on the Suffolk side and asked why the need to come through Isle of Wight.

Ms. Ring stated in earlier conversations, the applicant decided that it would be easier to come through Isle of Wight than to build a wetland crossing. The County is legally not able to require a Special Use Permit to use their access easement that runs alongside Shady Pine.

In discussion, the Planning Commission agreed to send a letter of concern to Suffolk.

#### **COUNTY ATTORNEY'S REPORT**

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

#### **CLOSED MEETING**

Chairman Carroll confirmed there were no items to discuss in closed meeting.

#### **ADJOURNMENT**

There being no further information to discuss, Chairman Carroll adjourned the meeting at 6:42 PM.

Adopted this 26th day of April, 2022.

Bolf Bourse  
Chairman, Isle of Wight County Planning Commission

Attest: Olamohus  
Secretary