

**MINUTES OF THE MEETING OF THE ISLE OF WIGHT COUNTY
PLANNING COMMISSION HELD ON THE TWENTY-FOURTH DAY OF
MAY 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 May 24, 2022, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Art Stafford, associate Pastor at Harvest Fellowship Baptist Church, 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
Thomas Duerig
Thomas Distefano

A quorum was determined.

ABSENT

James Ford
George Rawls

ALSO IN ATTENDANCE

Robert W. Jones, Jr., County Attorney
Amy Ring, Community Development Director
Jeryl Phillips, Assistant Director of Planning and Zoning
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. There being no comments, Chairman Carroll closed citizen comments.

PUBLIC HEARINGS

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

Application of Kenneth Turner, PE, applicant, and Smithfield Packing Company Inc., property owner, for a conditional use permit for the Route 10 waterline booster pump station on 1.01 acres located at 10200 Old Stage Highway (Rte. 10) on property with tax map number 21-01-001B. The application also includes a request for an exception to Section 6-1010.A.11 of the Highway Corridor Overlay (HCO) District requirements to allow a six foot tall black vinyl coated chainlink fence.

Amy Ring, Community Development Director, gave and overview by giving the following PowerPoint presentation.

Route 10 Waterline Booster Pump Station Conditional Use Permit (CUP-5-22) & HCO Exception Requests



Planning Commission Regular Meeting
May 24, 2022

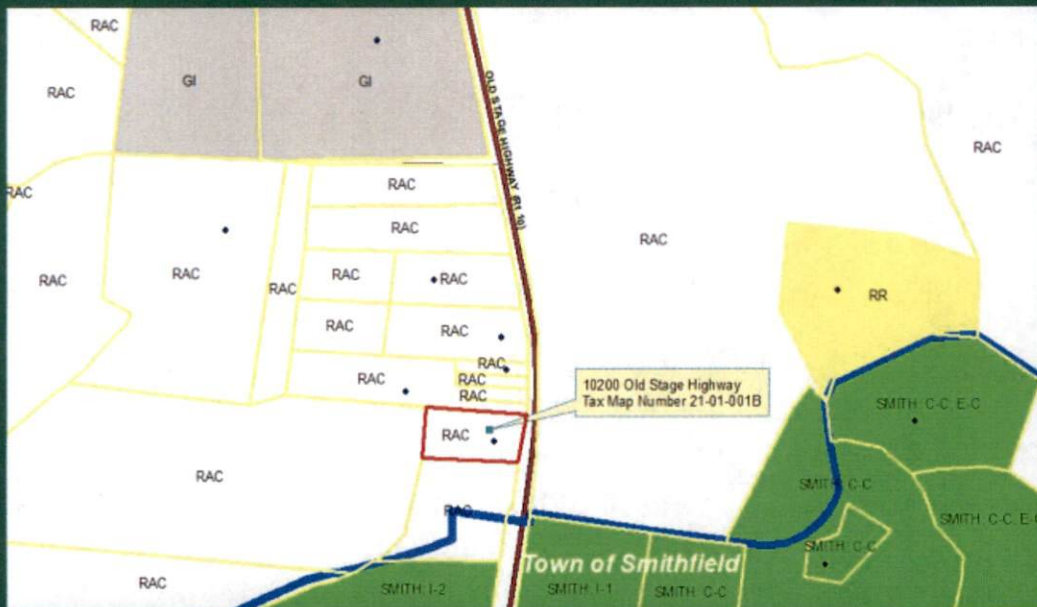
SITE DESCRIPTION

Tax Map ID#:	21-01-001B
Location :	10200 Old Stage Highway (Rte. 10)
Current Zoning :	Rural Agricultural Conservation (RAC)
Election District:	D5
Proposed Use:	To allow a major utility, specifically a booster pump station, & a HCO exception for a black vinyl chainlink fence





SITE
LOCATION



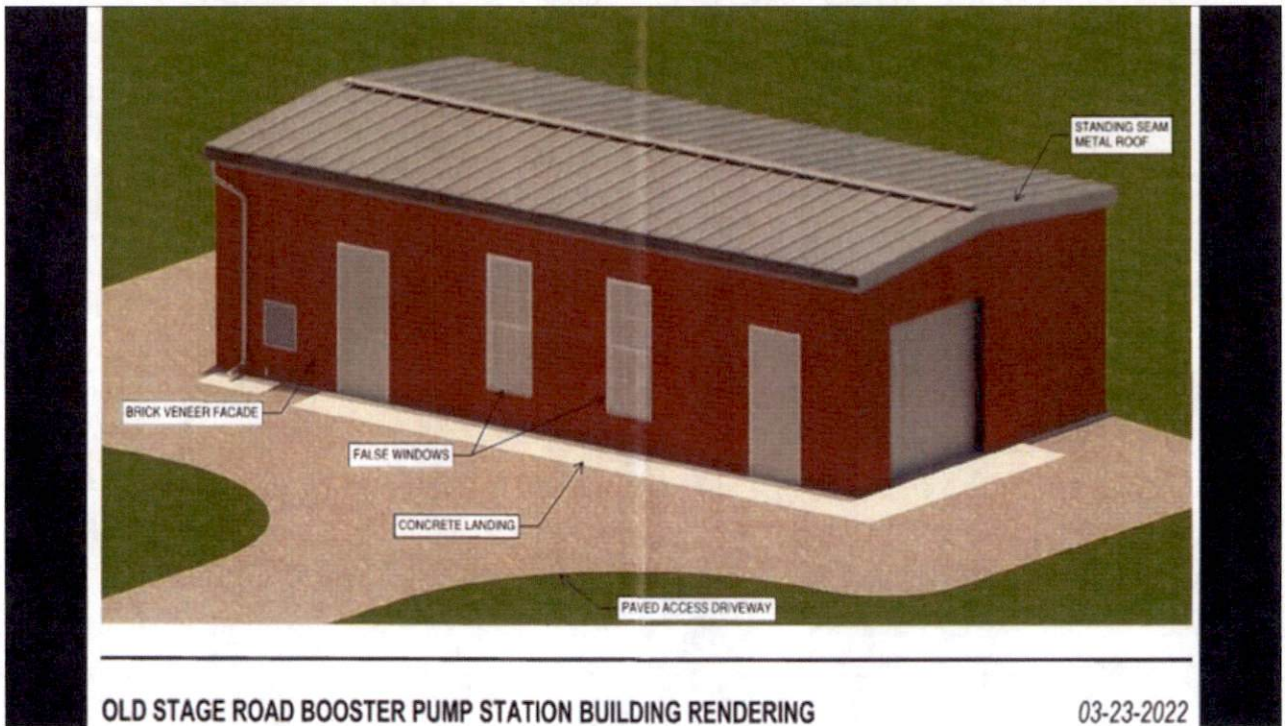
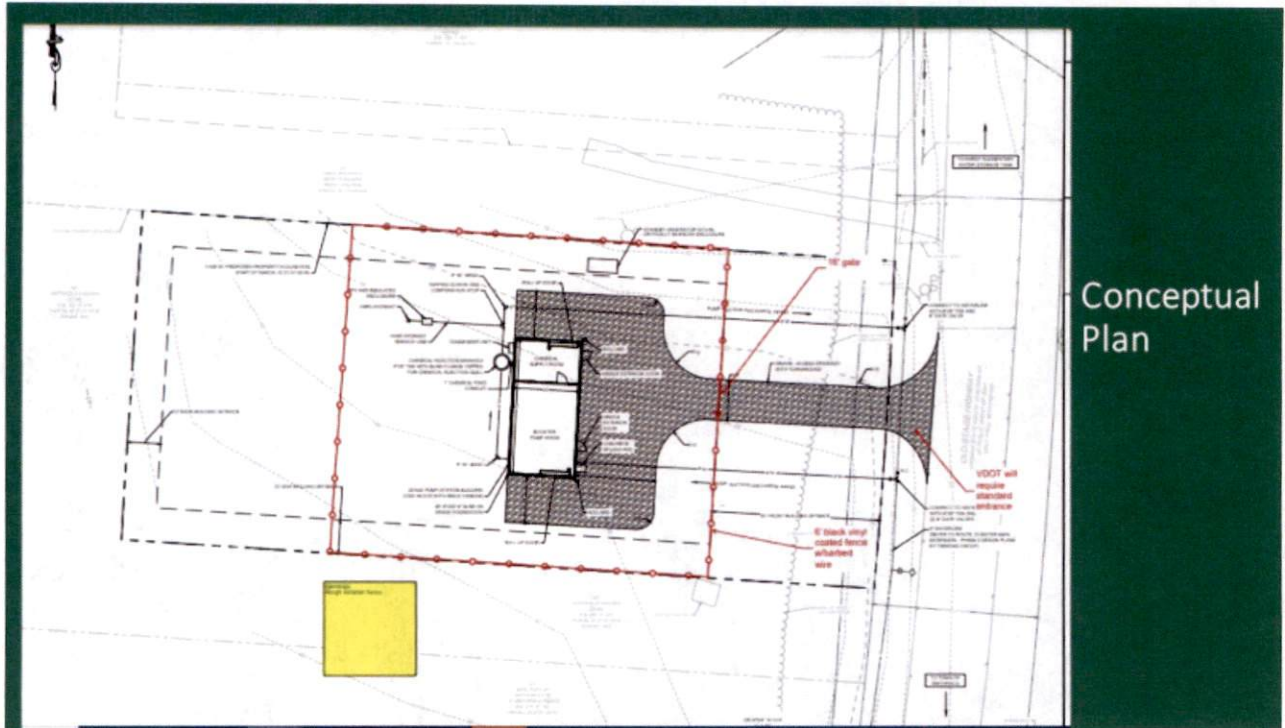
ZONING
MAP



BACKGROUND

- Pump station needed for new waterline between Smithfield and Hardy Elementary School to serve the new school & provide pressure to fill the elevated water storage tank behind the school
- Water tank will provide the minimum fire suppression flow & adequate pressure for future public water service to nearby County community well systems
- 20 ft X 40 ft (800 square feet) concrete building with brick veneer and a gabled roof for pump and associated equipment
- Site will be accessed by a single gravel driveway and turnaround area.
 - Building itself will be surrounded by a black vinyl coated chainlink fence for which the applicant seeks a HCO district exception.





DEPARTMENTAL & AGENCY REVIEW

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

- **Virginia Department of Transportation** - Staff stated they had no concerns.
- **Isle of Wight County Museum (Historic Resources)** - Staff stated they had no concerns with the application as proposed.
- **Environmental Planning** - Staff verified the absence of sensitive features on site.



CRITERIA FOR CUP CONSIDERATION (Section 1-1017)

1. Will not be detrimental to or endanger the public health, safety, and general welfare;
2. Will not be injurious to the use and enjoyment of other nearby property nor substantially impair the use of other property within the immediate proximity;
3. Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements will be provided;
4. Adequate measures will be taken for ingress and egress/traffic control;
5. Not contrary to the goals and objectives of the Comprehensive Plan;
6. Will conform to ordinance regulations; and
7. Will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.



ADDITIONAL CONSIDERATIONS FOR BOARD

1. Number of persons working on the site & proposed hours of operation;
2. Conditions, for roads, sidewalks, parking facilities, vehicle access, and peak periods of traffic,
3. Orderly growth of the community and the fiscal impact on the County;
4. Effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise;
5. Impacts to public facilities and the ability of the County or persons to supply public services;
6. Consistency with acceptable engineering and planning practices;
7. Location of structures in the vicinity of schools, houses of worship, theaters, hospitals, and similar places of public use;
8. Consistency of the proposal with County ordinances and plans;
9. Environmental impacts and opportunities for recreation and open space; and
10. Preservation of cultural and historic resource landmarks.



Local Roots,
Global Reach

STAFF ANALYSIS

Strengths:

1. The proposed use will conform with the general character of the surrounding community and rural nature of adjacent uses;
2. The proposed use is generally consistent with the future recommended land use designation;
3. The proposed use will not negatively impact public services or facilities; and
4. The proposed use will provide safe drinking water and fire suppression capability for the new school and water service customers.

Weaknesses:

1. The application includes a request for an exception from the HCO district ordinance to allow a chainlink fence.



Local Roots,
Global Reach

RECOMMENDATION

Based on the strengths of the application, staff recommends approval of the application with the condition that the chainlink fence be black vinyl chainlink coated with no barbed wire



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

Ken Turner PE, applicant, gave an overview of his application with a PowerPoint presentation.

Chairman Carroll closed the public hearing and called for conversation from the Planning Commission.

Commissioner Duerig asked for location of the fence.

Amy Ring confirmed it was at the sixty-foot building setback line.

Commissioner Duerig made the motion to recommend approval of the Conditional Use Permit to include the HCO exception as recommended by staff to the Board of Supervisors. Commissioner Bowser seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Duerig, Taylor, and Carroll voting in favor of the motion, and no Commissioners voting against the motion (6-0).

Motion was carried and will go to the Board of Supervisors on June 16, 2022.

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

Application of Carrollton Ventures, LLC, property owner, for a change in conditional zoning to allow 120,000 square feet of mini-warehouses, also known as self-storage units, and outdoor motor vehicle storage on 8.08 acres located at 15411 Carrollton Blvd. (Rte. 17) on property with tax parcel numbers 34-01-108 and 34-01-108B

Amy Ring, Community Development Director, gave an overview by giving the following PowerPoint presentation.

Sawco South Self Storage Conditional Zoning Amendment ZA-11-21



Planning Commission Regular Meeting
May 24, 2022

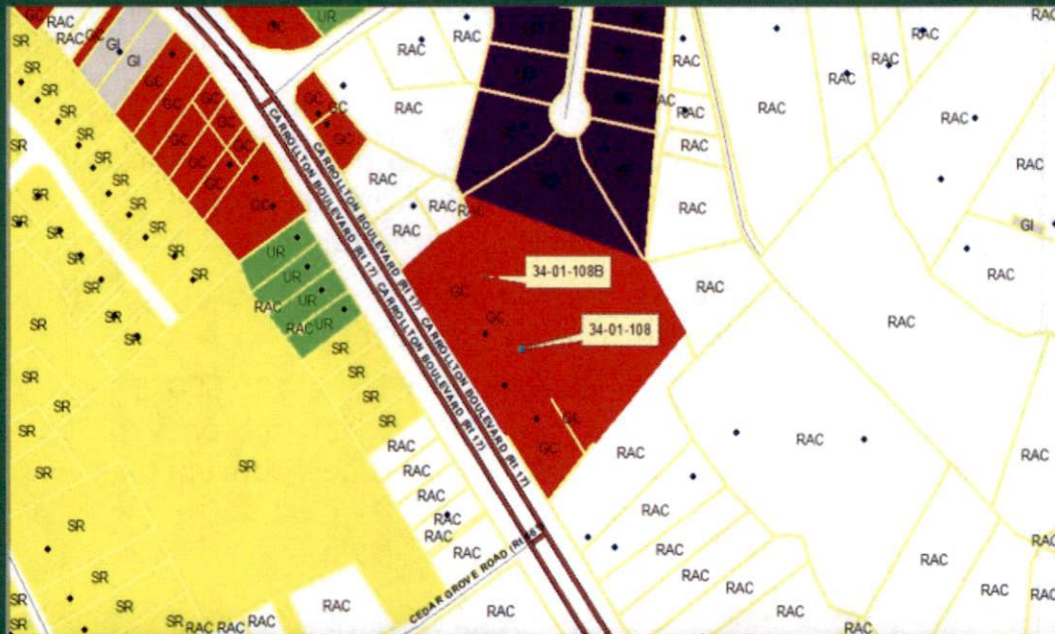
SITE DESCRIPTION

Tax Map ID#:	34-01-108 and 108B
Location :	15150 Benns Church Boulevard (Rte. 17)
Current Zoning :	Conditional – General Commercial (C-GC)
Election District:	D4
Proposed Use:	To allow a 120,000 SF self-storage and outdoor motor vehicle, RV and trailer storage facility





SITE
LOCATION



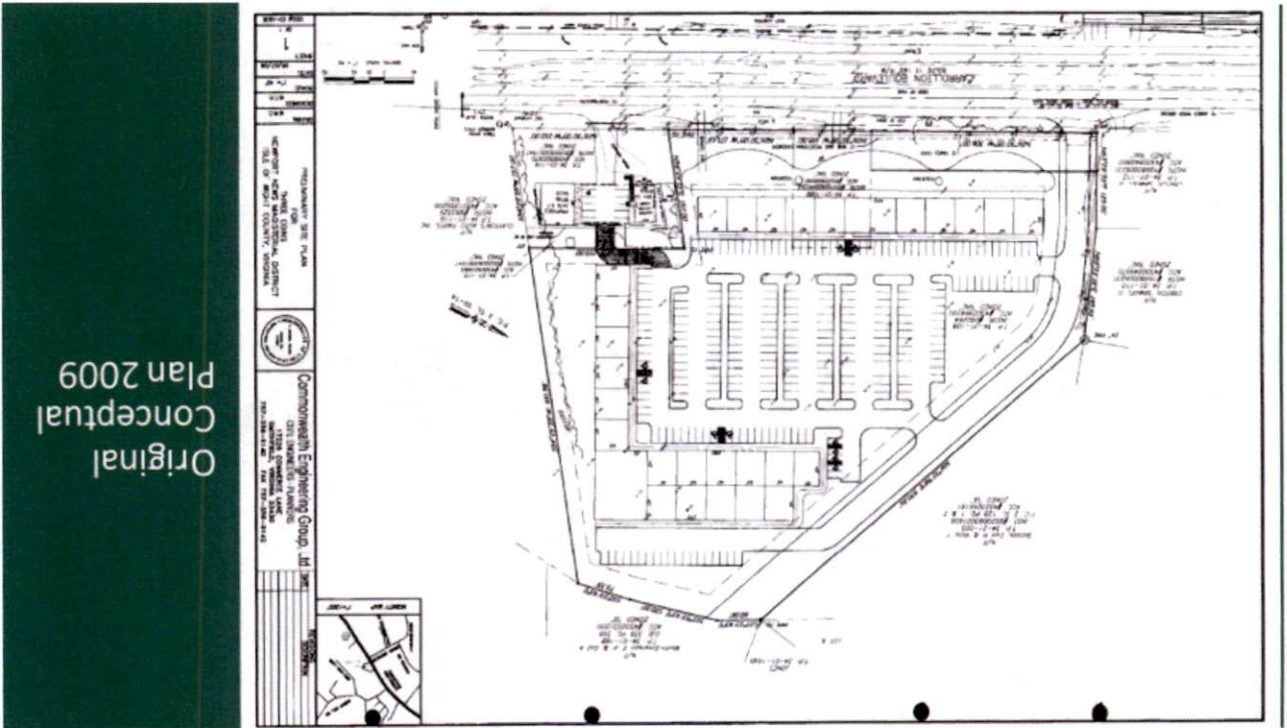
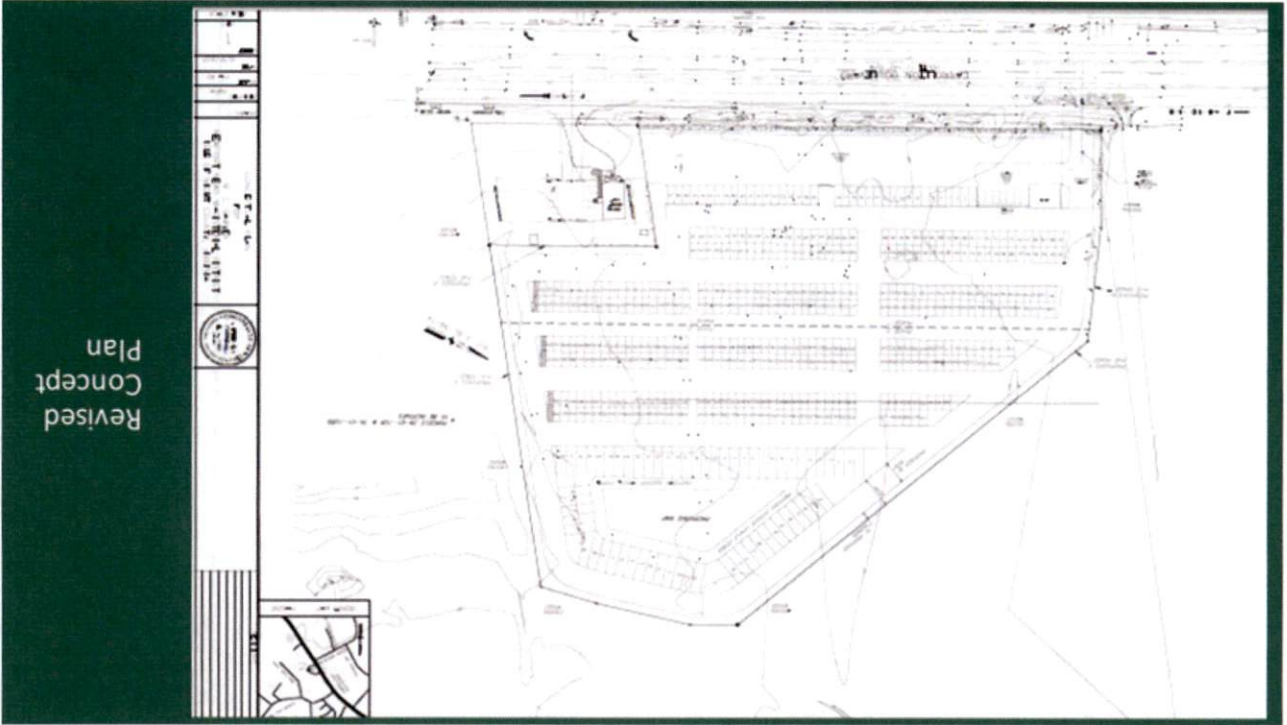
ZONING
MAP

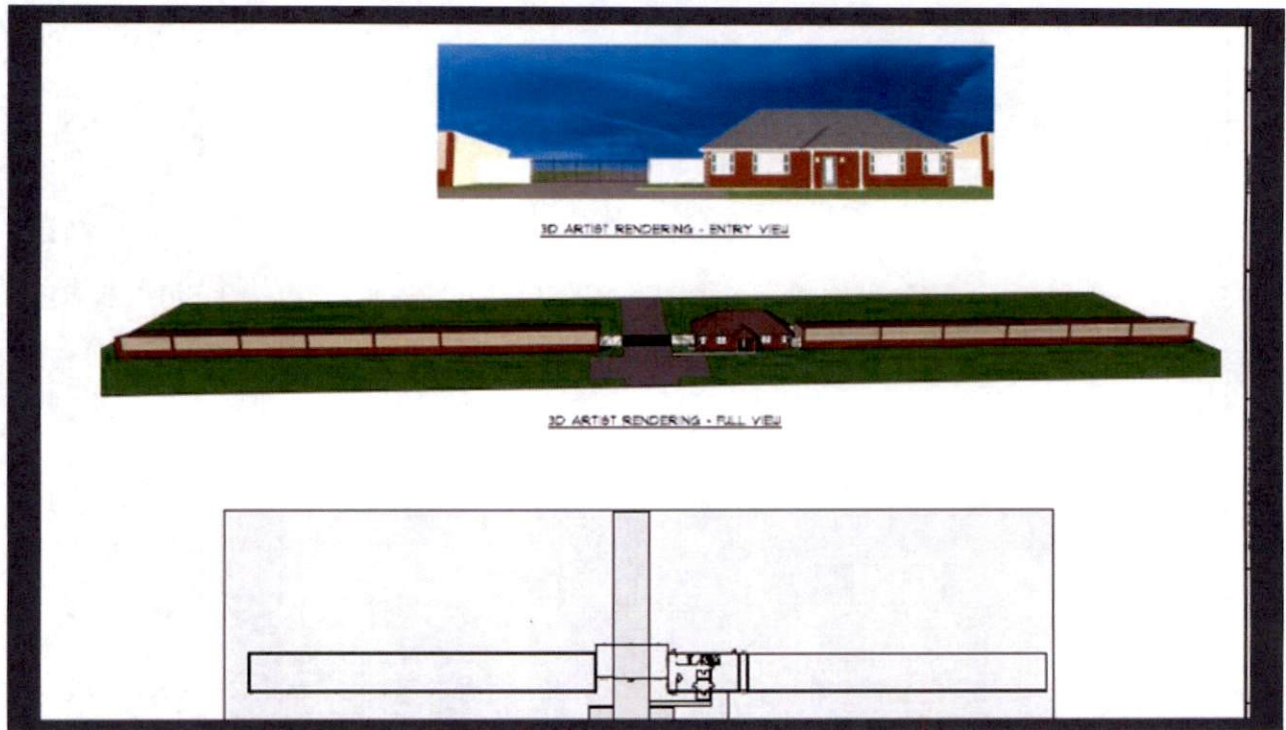


BACKGROUND

- Original change in zoning in 2009 from Rural Agricultural Conservation (RAC) to Conditional General Commercial (C-GC) for a 94,500 SF office condominium and retail development
- Original proffered conditions prohibited mini-warehouses, or self-storage units, and outdoor motor vehicle storage
- New proffers would allow the development of a 120,000 SF self-storage development with outdoor storage for motor vehicles, trailers, and recreational vehicles and includes a new concept plan







PROFFER CHANGES SUMMARY & NEXT STEPS

- 120,000 square foot self-storage development with outdoor storage for motor vehicles, trailers, and recreational vehicles
- New concept plan
- Single right-in/right-out only entrance and remove the proffered turn lane improvements
- Applicant has indicated their willingness to address VDOT's comments upon submittal of the preliminary site plan
- Multipurpose trail across the frontage of the parcel
- Following approval, the applicant would be required to submit a site plan demonstrating compliance with proffered conditions, zoning district, and overlay district requirements for administrative review and approval

DEPARTMENTAL & AGENCY REVIEW

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

- **VDOT** - Applicant has agreed to address concerns in regard to entrance spacing and cross parcel access at site plan submittal.
- **County Attorney** - Proffered conditions are enforceable as written.
- **Utility Services** - Department has no concerns.
- **Environmental Planning** - Staff has no concerns.
- **Emergency Services** - Staff has no concerns.
- **Economic Development** - Staff has no concerns.



STAFF ANALYSIS

Strengths:

1. The proposed commercial use is generally consistent with the future recommended land use BE designation.
2. The proposed use will create three new jobs in the County.
3. The proposed use will not negatively impact public services or facilities.

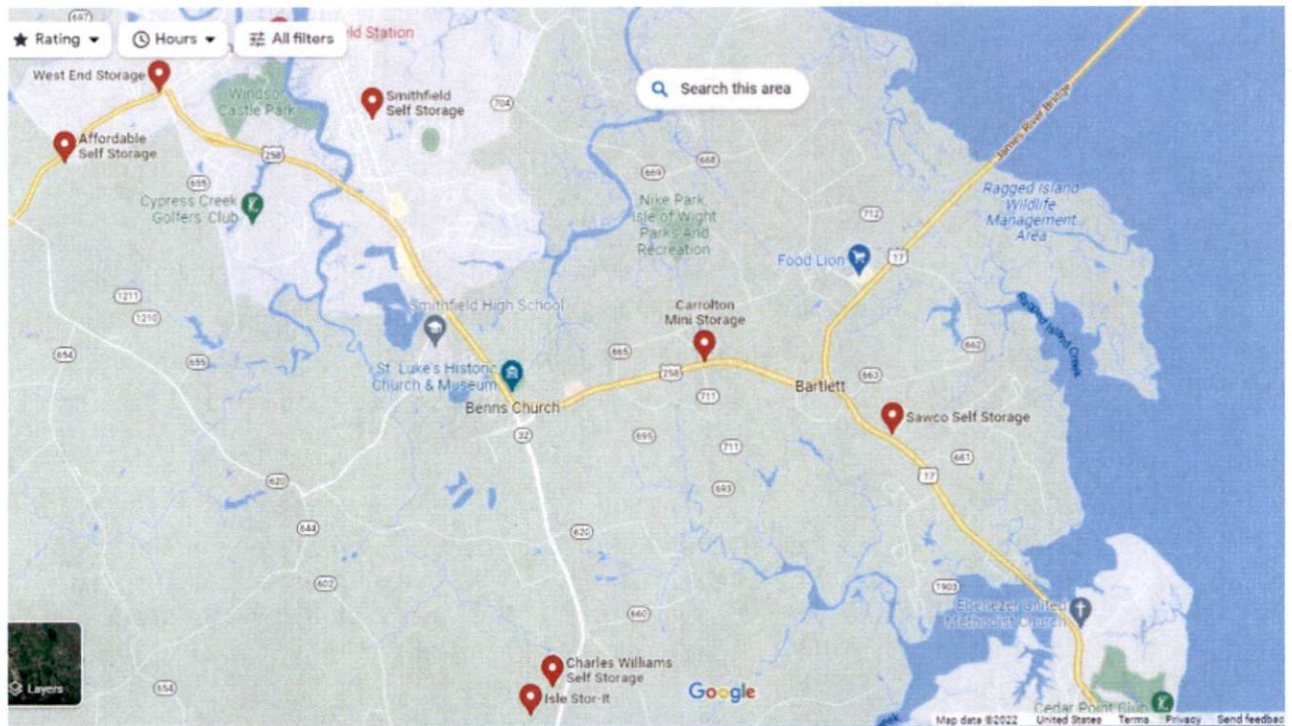
Weaknesses:

1. The current proffer statement does not include the property owner's stated commitment to establish an easement for a cross-parcel connection for shared access which could be remedied prior to the Board of Supervisor's public hearing.



RECOMMENDATION

Based on the strengths of the application, staff recommends approval of the application with the proffered conditions amended to include the property owner's commitment to establish an easement for a future cross parcel connection to enable shared access for future commercial development.



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

Beverly Walkup, representing applicant, stated the applicant is agreeable to amend the proffer conditions to include the cross-access easement and VDOT will be working with the applicant to address the access management standards. Ms. Walkup stated the applicant and herself are available to answer any questions.

Sam Cratch, 15355 Carrollton Boulevard, spoke in favor of the application stating any development Mr. Sawyer has done in the County has been done in a nice way.

Sherry Vincent, 15423 Carrollton Boulevard, spoke in favor of the application and felt it would be a good improvement for the county and Route 17.

Chairman Carroll closed the public hearing and called for conversation from the Planning Commission.

Commissioner Distefano asked what the current density of storage units were in the northern district and asked if we are close to or at market saturation.

Amy Ring stated she did a search of storage facilities within a three-to-five-mile radius and found seven self-storage facilities. Ms. Ring added at this time she was not able to obtain square footage or how many units were at each facility. Ms. Ring stated to obtain a market study it was recommended to look at square footage of the facilities within a three-to-five-mile radius per capita. Ms. Ring stated on average in the state of Virginia there is 5.18 square feet per capita, the national average is 5.4 square foot per person. Ms. Ring stated herself or the applicant could complete that assessment and bring it back to the Planning Commission.

Commissioner Distefano suggested that the density study should include both inside as well as outside storage. Mr. Distefano asked if the counties current market provide a demand for additional storage facility.

Beverly Walkup stated that Mr. Sawyer operates the Sawco Self Storage facility and is currently running out of space. Ms. Walkup added that she believes demand speaks for itself and believes that Mr. Sawyer would not make this investment if he didn't feel the need was there. Beverly Walkup stated the current density in this DSD provides small lots and no room for RV or boat storage.

Commissioner Distefano stated he would like further detail on the status of storage in the county and how that compares to demand for self-storage in general and anything the applicant can provide to show the market demand is needed.

Commissioner Taylor asked if there will only be a right turn in to this facility.

Ms. Ring stated this facility would provide a right turn in and a right turn out only.

Commissioner Duerig asked how close the facility fence would be the single-family dwelling lot directly behind the storage facility.

Ms. Ring stated there is a ten-foot buffer yard with required landscaping.

Commissioner Bowser asked if Cypress Creek provides recreational vehicle storage for their community.

Commissioner Duerig stated that Cypress Creek does provide storage for their residents with an existing small lot as well as plans for a future lot to accommodate new development in Cypress Creek.

Commissioner Distefano made the motion to table the Conditional Zoning Amendment to the next meeting and requested feedback on density and need. Commissioner Taylor seconded the motion, which was adopted with Commissioners Boykin, Distefano, Duerig, and Taylor voting in favor of the motion, and Commissioner Bowser and Carroll voting against the motion (4-2).

OLD BUSINESS

Amy Ring confirmed there were no Old Business items.

NEW BUSINESS

Amy Ring confirmed there were no New Business items.

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 6:40 PM.

Adopted this 28th day of June, 2022.



Chairman, Isle of Wight County Planning Commission

Attest: 
Secretary