

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

CALL TO ORDER

Brian Carroll, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on January 24, 2023, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Don Robertson, Assistant County Administrator, 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
James Ford
Jennifer Boykin
George Rawls
Thomas Distefano
Rick Sienkiewicz
Raynard Gibbs
Matthew Smith

A quorum was determined.

ABSENT

ALSO IN ATTENDANCE

Robert W. Jones, Jr., County Attorney
Don Robertson, Assistant County Administrator
Amy Ring, Community Development Director
Jeryl Phillips, Assistant Director, Planning and Zoning
Caleb Kitchen, Planner I

Amanda Landrus, Secretary

ELECTIONS OF CHAIRMAN FOR 2023

Chairman Carroll opened the floor for nominations for the Chairman of the Planning Commission for 2023.

Commissioner Gibbs moved to recommend Commissioner Carroll to remain Chairman of the Planning Commission for 2023. Commissioner Taylor seconded the motion. Vice-Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

ELECTIONS OF VICE-CHAIRMAN FOR 2023

Chairman Carroll called for the nominations for Vice-Chairman of the Planning Commission for 2023.

Commissioner Gibbs moved to recommend Commissioner Bowser to remain Vice-Chairman of the Planning Commission for 2023. Commissioner Rawls seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

APPOINTMENT OF SECRETARY FOR 2023

Chairman Carroll called for appointment of the Secretary for the Planning Commission for 2023.

Commissioner Bowser moved to appoint Amanda Landrus as Secretary for the Planning Commission for 2023. Commissioner Distefano seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

ADOPTION OF THE 2023 MEETING SCHEDULE

Chairman Carroll called for the adoption of the 2023 Planning Commission Schedule as presented.

Commissioner Bowser moved to adopt the 2023 Planning Commission Meeting Schedule as presented. Commissioner Boykin seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

**ISLE OF WIGHT COUNTY
PLANNING COMMISSION
2023 MEETING SCHEDULE**

Tuesday, January 24 th	6:00pm	Regular Meeting
Tuesday, February 28 th	6:00pm	Regular Meeting
Tuesday, March 28 th	6:00pm	Regular Meeting
Tuesday, April 25 th	6:00pm	Regular Meeting
Tuesday, May 23 rd	6:00pm	Regular Meeting
Tuesday, June 27 th	6:00pm	Regular Meeting
Tuesday, July 25 th	6:00pm	Regular Meeting
Tuesday, August 22 nd	6:00pm	Regular Meeting
Tuesday, September 26 th	6:00pm	Regular Meeting
Tuesday, October 24 th	6:00pm	Regular Meeting
Tuesday, November 28 th	6:00pm	Regular Meeting
Tuesday, December 12 th	6:00pm	Regular Meeting
Tuesday, January 23 rd , 2024	6:00pm	Regular Meeting

WORK SESSIONS

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

ADOPTION OF THE 2023 INVOCATION SCHEDULE

Chairman Carroll called for the adoption of the 2023 Planning Commission Invocation Schedule as presented.

Commissioner Bowser moved to adopt the 2023 Invocation Schedule as presented. Commissioner Boykin seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

2023 PLANNING COMMISSION MEETING INVOCATION SCHEDULE

January 10 th	Work Session	Jennifer Boykin	District 5
January 24 th	Regular Meeting	Brian Carrol	District 5
February 14 th	Work Session	George Rawls	District 4
February 28 th	Regular Meeting	Bobby Bowser	District 3
March 14 th	Work Session	Thomas Distefano	District 2
March 28 th	Regular Meeting	Cynthia Taylor	District 2
April 11 th	Work Session	Rick Sienkiewicz	District 4
April 25 th	Regular Meeting	James Ford	District 3
May 9 th	Work Session	Raynard Gibbs	District 1
May 23 rd	Regular Meeting	Jennifer Boykin	District 5
June 13 th	Work Session	Matthew Smith	District 1
June 27 th	Regular Meeting	George Rawls	District 4
July 11 th	Work Session	Brian Carroll	District 5
July 25 th	Regular Meeting	Thomas Distefano	District 2
August 8 th	Work Session	Bobby Bowser	District 3
August 22 nd	Regular Meeting	Rick Sienkiewicz	District 4
September 12 th	Work Session	Cynthia Taylor	District 2
September 26 th	Regular Meeting	Raynard Gibbs	District 1
October 10 th	Work Session	James Ford	District 3
October 24 th	Regular Meeting	Matthew Smith	District 1
November 14 th	Work Session	Jennifer Boykin	District 5
November 28 th	Regular Meeting	Brian Carroll	District 5
December 12 th	Regular Meeting	Bobby Bowser	District 3
January 9 th , 2024	Work Session	Thomas Distefano	District 2
January 23 rd , 2024	Regular Meeting	Cynthia Taylor	District 2

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 Taylor made a motion to change the following: switch the Old Business and New Business categories and to hear the Edwards Subdivision Ordinance Waiver Request after the Edwards Rezoning application. Commissioner Ford seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

APPROVAL OF CONSENT AGENDA

There were no items for the consent agenda.

CITIZENS' COMMENTS

Chairman Carroll opened the floor for Citizens' Comments.

LaJeune Stone, Surry, VA, stated this land has been in the family for one-hundred years and wishes her family to carry on the legacy of ownership. Mrs. Stone stated this land would be for her younger son. Mrs. Stone also added that her son would help to maintain the driveway.

PUBLIC HEARINGS

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

Application ZA-6-22 of Dana Louise Edwards, George W. Edwards, and Jeanette J. Edwards, owners, for a change in zoning classification of one (1) acre from Rural Agricultural Conservation (RAC) to Rural Residential (RR). The application also includes a request to withdraw the one acre of property from the Moonlight Agricultural/Forestal District. The purpose of the application is to create one lot for single family residential use.

Amy Ring, Community Development Director, gave the following presentation.

Edwards Residential Rezoning and Agricultural & Forestal District Withdrawal Request RZA-6-22



Planning Commission Regular Meeting
January 24, 2023

SITE DESCRIPTION

Tax Map ID#:	11-01-022
Location : adjacent	West side of Moonlight Road (Rte. 627) to Moonlight Hunt Club
Current Zoning :	Rural Agricultural Conservation (RAC)
Election District:	D5
Request:	Change the zoning district of 1 acre from RAC to Rural Residential (RR) and withdraw the one acre from the Moonlight Agricultural/Forestal District

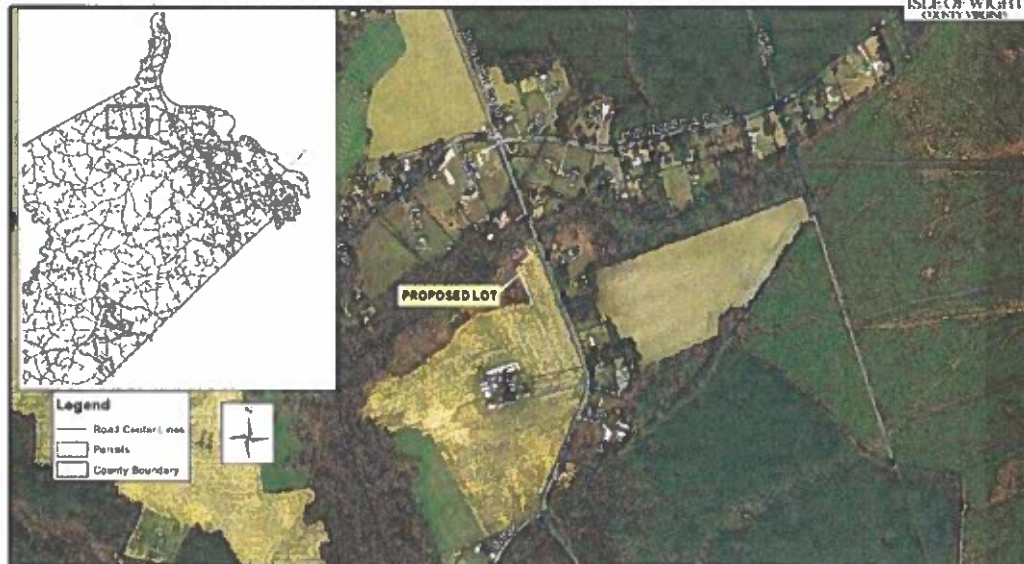


BACKGROUND

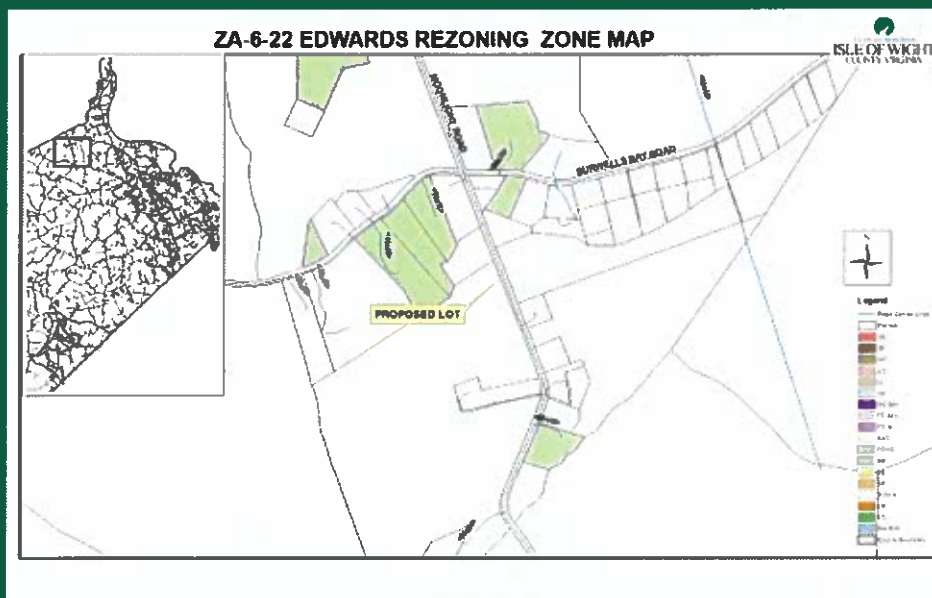
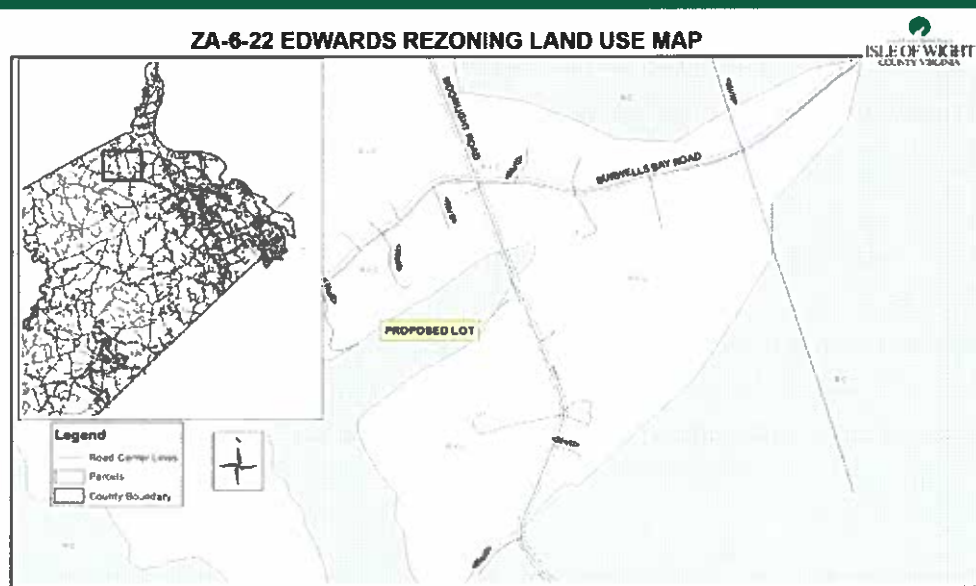
- Lot proposed to be rezoned is part of an existing 40 acre parcel.
- Current land uses of that parcel are agricultural fields and forested land.
- One lot allowed under the sliding scale option in the Zoning Ordinance.
- Family member subdivisions would still be permitted.
- Agricultural and Forestal District Advisory Committee recommended approval of the removal of the one acre proposed for single family residential use from the Moonlight District at their meeting on January 4, 2023.



ZA-6-22 EDWARDS REZONING LOCATION MAP



SITE
LOCATION



View from South on Moonlight Road



ANALYSIS

Strengths:

- The proposal is consistent with County plans and ordinances.
- The application is compatible with the existing land uses in the vicinity and within the guidelines of the future Recommended Land Use Plan Designation.

Weaknesses:

- Staff identified no weaknesses.



RECOMMENDATION

Based on the strengths of the application, staff recommends approval of the rezoning request and the Agricultural and Forestal District Withdrawal request.

Chairman Carroll opened the public hearing.

Bill Riddick, 353 Main St, Smithfield, representing the applicant, stated this rezoning is for the sale of the lot to the owners' niece, which did not meet the parameters for family member transfer, and that he is available for any questions.

There being no public comment, Chairman Carroll closed the public hearing.

Commissioner Bowser made the motion to recommend approval to the Board of Supervisors. Commissioner Gibbs seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith and Carroll voting in favor of the motion, and no commissioners voting against the motion (10-0).

Motion passed and will go to the February 23, 2023, Board of Supervisors meeting.

Chairman Carroll then introduced the following new business item:

Application MISC-1-23 of Dana Louise Edwards, George W. Edwards, and Jeanette J. Edwards, property owners for a waiver from Section 5.11.1 of the Subdivision Ordinance regarding lot design and configuration

Amy Ring gave the following presentation.

Edwards Subdivision Waiver Request MISC-1-23



Planning Commission Regular Meeting
January 24, 2023

DESCRIPTION

Tax Map ID#:	11-01-022
Location :	West side of Moonlight Road (Rte. 627) adjacent to Moonlight Hunt Club
Current Zoning :	Rural Agricultural Conservation (RAC)
Election District:	D5
Request:	Requests a waiver from Section 5.11.1, "Shape" under Section 5.11, "Lots" of the Subdivision Ordinance which states that lots should be designed, arranged, and shaped, so that they provide satisfactory and desirable lots for buildings, be properly related to topography and may not contain peculiarly shaped elongations solely to provide necessary square footage of area which would be unusable for normal purposes.

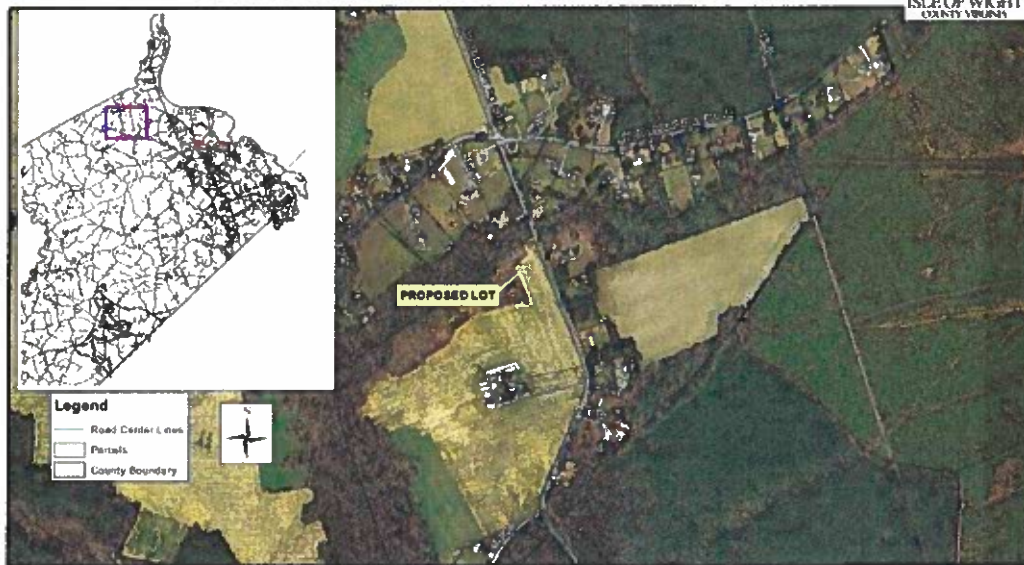


BACKGROUND

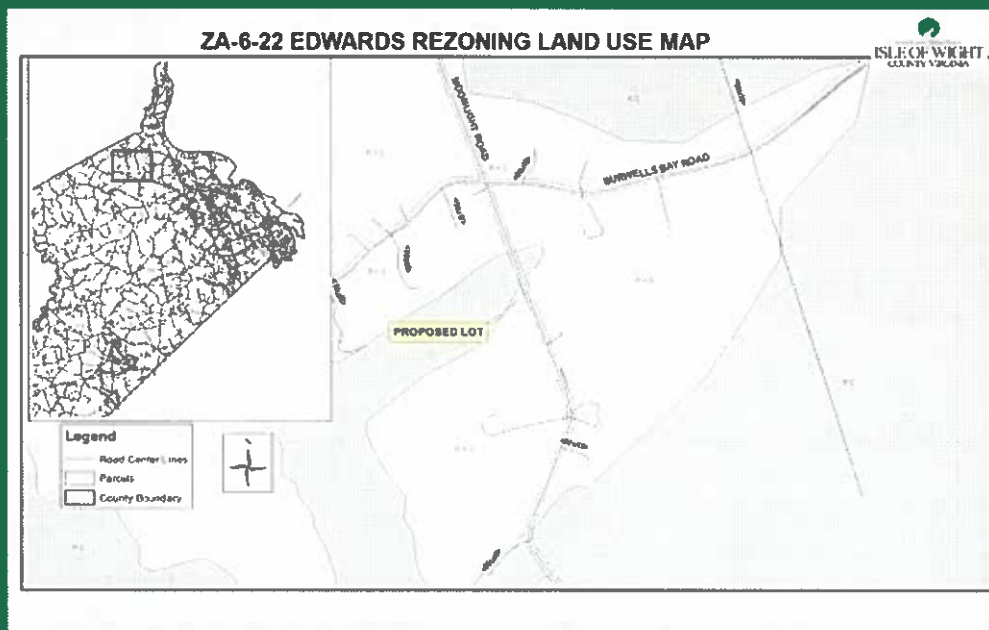
- Lot proposed to be rezoned is part of an existing 40 acre parcel.
- Current land uses of that parcel are agricultural fields and forested land.
- Applicant submitted a plat with a proposed lot configuration that would result in an irregular shaped lot with a side lot line that followed the northern tree line instead of extending straight to intersect the existing side property line.
- Tree line is not considered a permanent topographical feature.
- Applicant contends the proposed lot is configured in such a way as to provide a suitable building site and to avoid the inclusion of nearby wetlands.



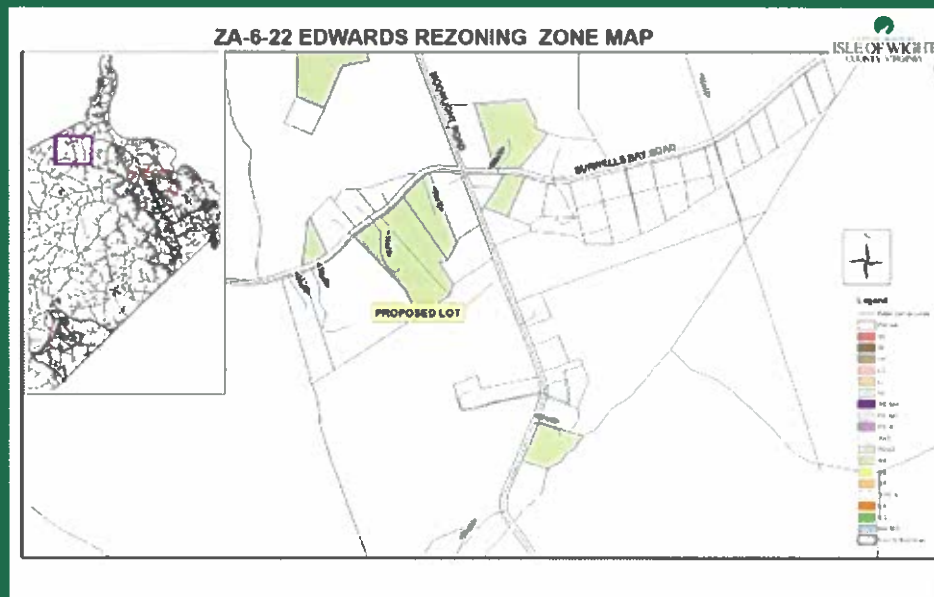
ZA-6-22 EDWARDS REZONING LOCATION MAP



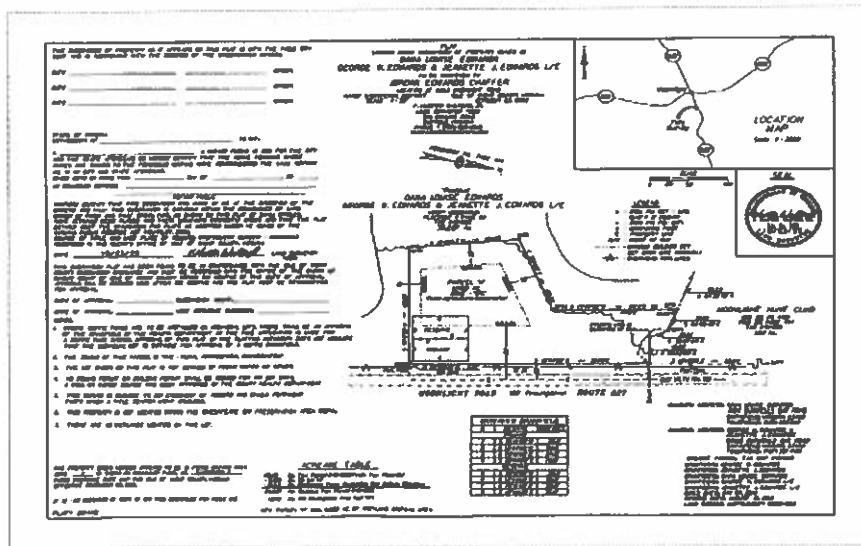
SITE
LOCATION



FUTURE
RECOMMENDED
LAND USE



ZONING
DISTRICT MAP



PROPOSED
LOT

View from
South on
Moonlight Road



WAIVER CRITERIA 1-2

Section 3.2.10.E lists criteria for a waiver from the Subdivision Ordinance requirements. In order to approve a request for a waiver, the Board of Supervisors shall make an affirmative finding that all of the criteria are met. Below is a list of the criteria with staff's findings.

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

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

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

Staff finds no hardship, because the parcel is currently being used for its intended use. This proposed one acre lot is to be created through the rezoning of the one acre and subdivision plat approval. It is possible to create a regular shaped lot that meets ordinance requirements from the parent property.



WAIVER CRITERIA 3-4

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

VDOT does not oppose the application. The Health Department does not oppose the application.

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

The purpose and intent of the Subdivision Ordinance is to promote the orderly development of the County and to protect the public health, safety and welfare of its citizens. Staff finds the proposed lot configuration does not promote the efficient use and development of land.



RECOMMENDATION

Staff cannot recommend approval of this request, because all necessary criteria to be considered have not been met.

Commissioner Boykin asked if the applicant had a reason for wanting the lot shape.

Ms. Ring stated the application said the application stated they were trying to avoid a wetland area, but that was all the information staff had.

Bill Riddick confirmed they did not want to include the wetland area.

Commissioner Bowser asked if the proposed location of the septic was the only place it perked.

Bill Riddick stated they placed the drainfield at the most suitable site on the property but was not sure if that was the only spot.

Dana Edwards, applicant, 11183 Burwell's Bay Road, stated the house proposal and the drainfield site is on the highest part of the land and that the land slopes where the driveway would be located.

Commissioner Bowser stated that he believes there is a conflict. He asked staff if they were just trying to show what the Ordinance required.

Ms. Ring confirmed that staff is following the ordinance, however the ordinance allows for the Planning Commission and Board to consider additional criteria as to whether to grant a waiver to those requirements. She also stated that the proposed subdivision ordinance amendment that would clarify this section as well as several other ordinance changes did not move forward last year.

Commissioner Distefano asked for the dimensions of the lot.

Ms. Ring referenced the image of the plat in the presentation and confirmed the lot dimensions.

Commissioner Distefano asked what element caused staff to state this proposed lot is a peculiar shape.

Ms. Ring stated that the lot was not regular in shape, such as rectangular, and has a peculiar elongation to avoid a line of trees which is not a topographical feature. The trees could be removed at any time. Staff had asked the applicant to draw the rear property line straight to meet the existing northern property line in the centerline of the creek.

A discussion was had between Ms. Ring and Commission members on the subdivision ordinance in regard to lot shape requirements and how it is enforced.

Bobby Jones, County Attorney, stated the waiver request is to be approved or denied, there is not another option.

Commissioner Bowser made the motion to recommend approval to the Board of Supervisors. Commissioner Distefano seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith and Carroll voting in favor of the motion, and no commissioners voting against the motion (10-0).

Motion passed and will go to the February 23, 2023, Board of Supervisors meeting.

Chairman Carroll called for the next public hearing item:

Application CUP-8-22 of John Babb, applicant, and the Alyne C. Buchanan Estate, property owner, for a conditional use permit (CUP) to establish a contractor office and storage facility on property located at 14232 Benns Church Boulevard with tax map parcel 32-01-064

Trenton Blowe, Planner, gave the following presentation.

Planning Commission
Meeting
January 24, 2023

CUP-08-22 Built by Babb Conditional Use Permit Contractors Office and Storage Facility

Details

Location – 14232 Benn's Church
Boulevard, Newport DSD

Tax Map Parcel Number: 32-01-064

Zoning – Rural Agricultural
Conservation (RAC)

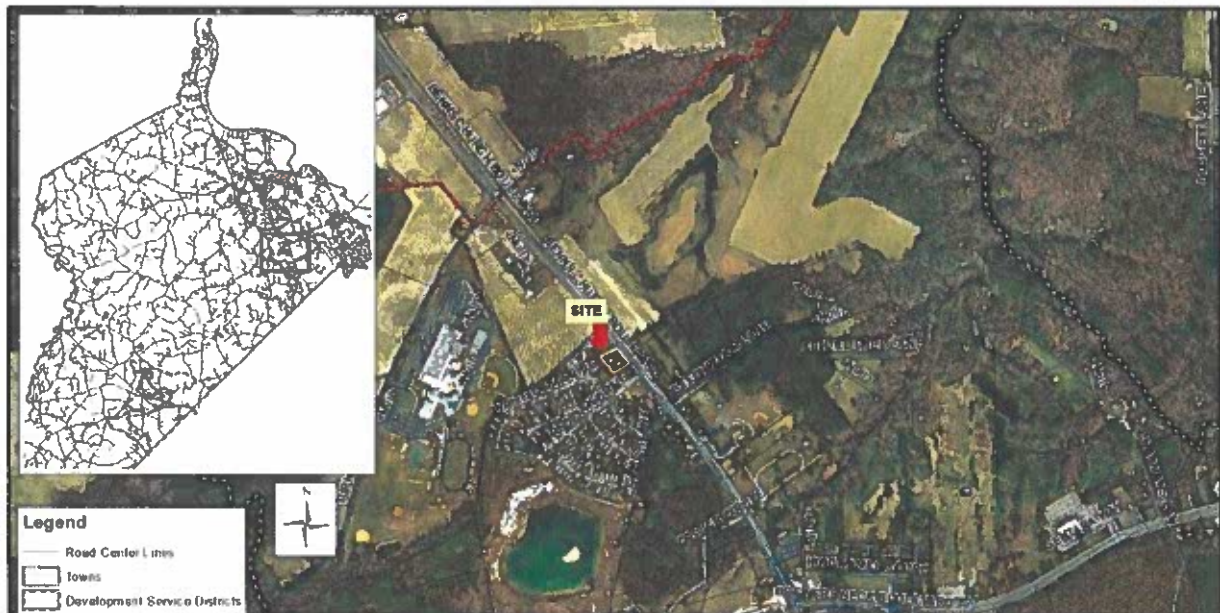
Election District – District 1

Purpose – Conditional Use Permit
(CUP) to establish a contractor's office
and storage facility on a parcel currently
zoned RAC

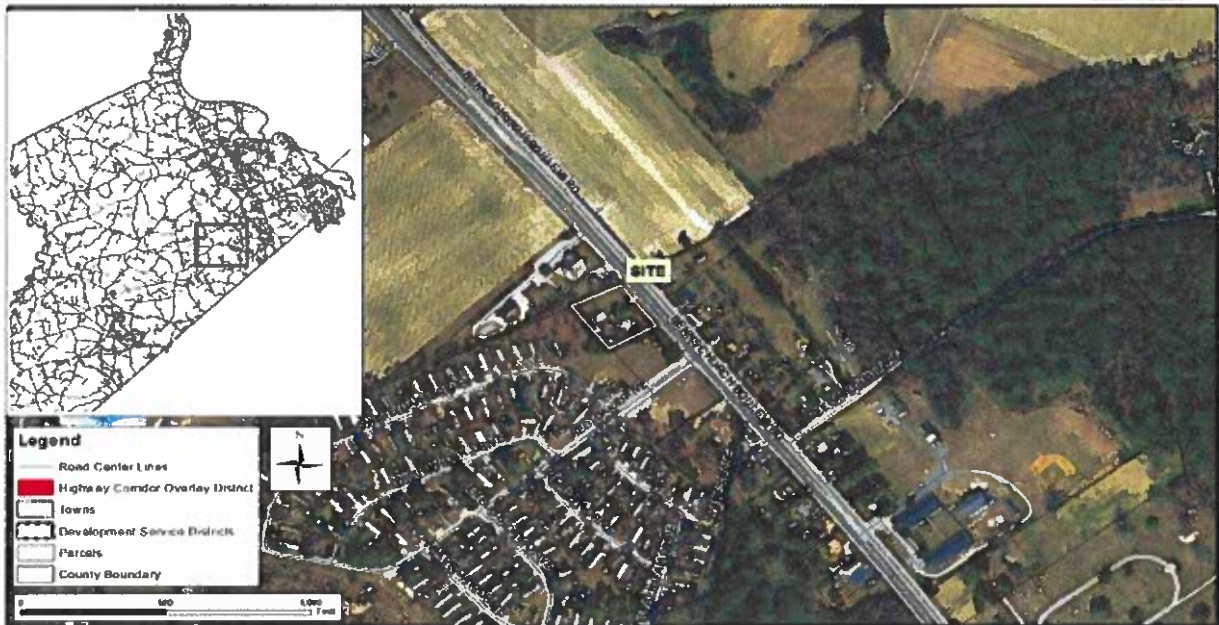
Background

- ✦ The project site is currently being used as a residence.
- ✦ There is a single-family residence, a detached garage on the site, and two sheds on the site.
- ✦ The County tax records indicate that the residence was built in 1940.
- ✦ In late 2022, the applicant discussed with County staff the possibility of establishing a contractor's office and storage yard on the property. It was determined that the proposed uses require a CUP per Section 4-2003 of the Zoning Ordinance.

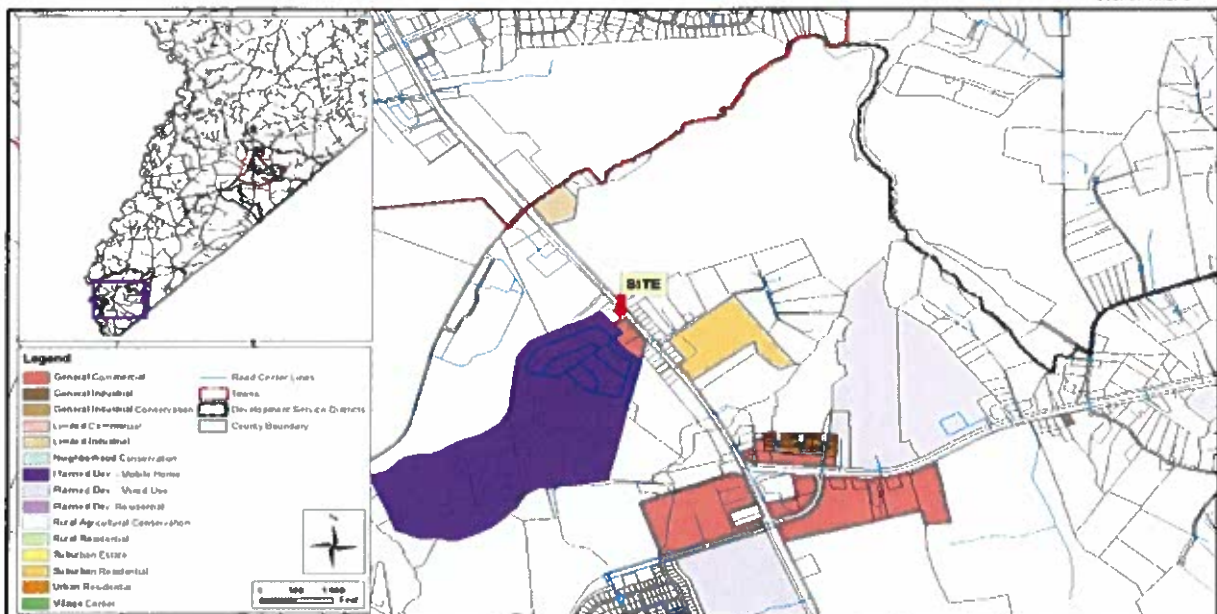
CUP-08-22 Conditional Use Permit - Location Map



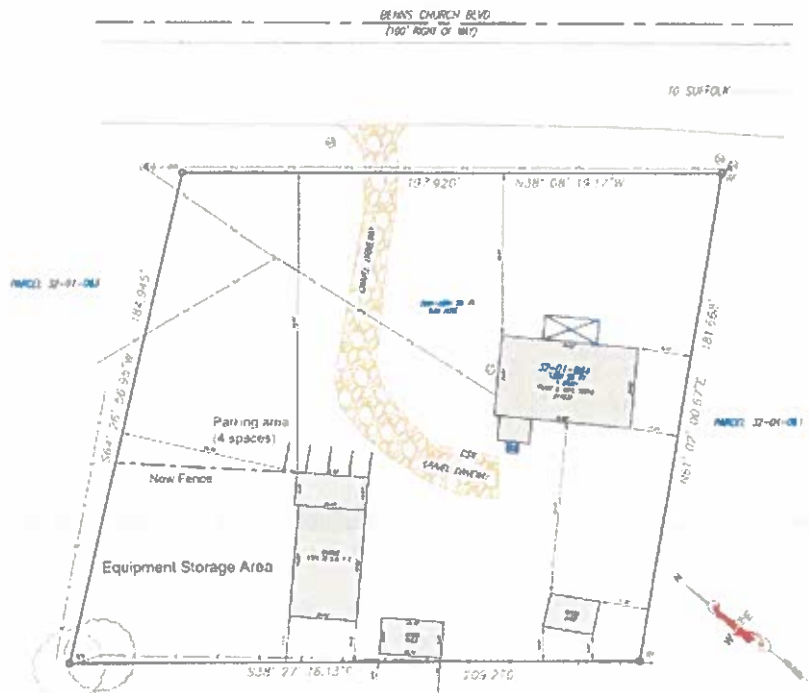
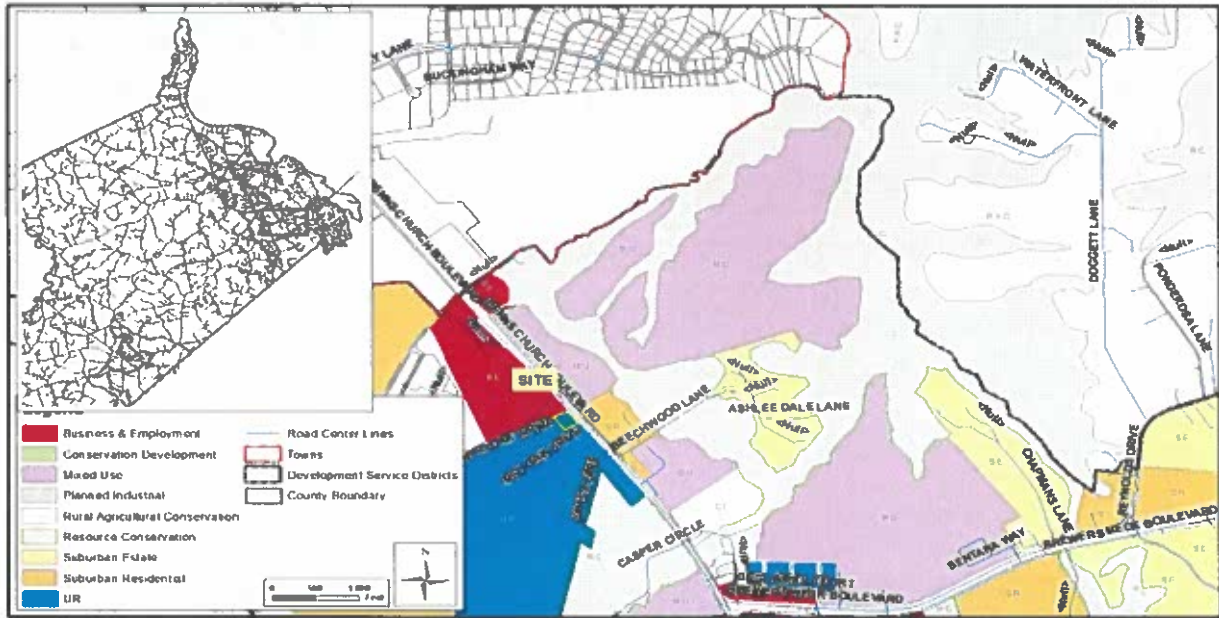
CUP-08-22 Conditional Use Permit - Location Closeup

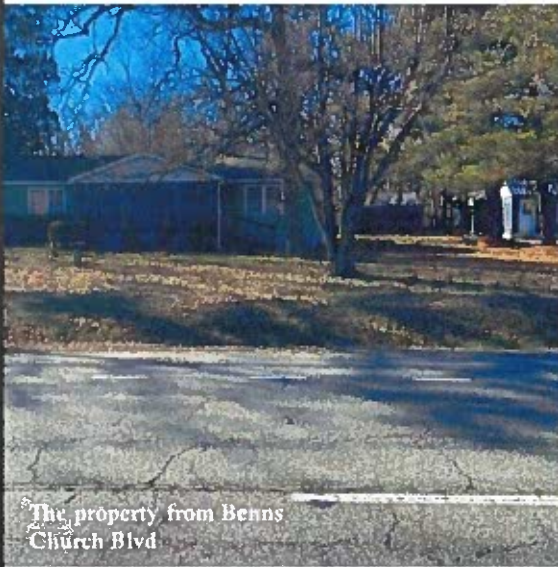


CUP-08-22 Conditional Use Permit- Zoning Map

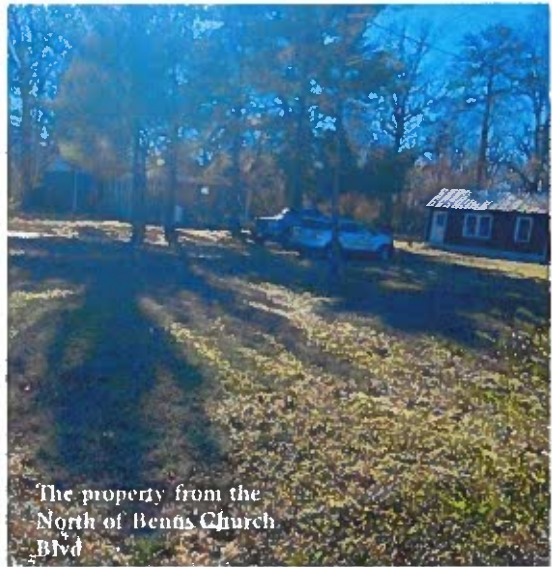


CUP-08-22 Conditional Use Permit - Land Use Map

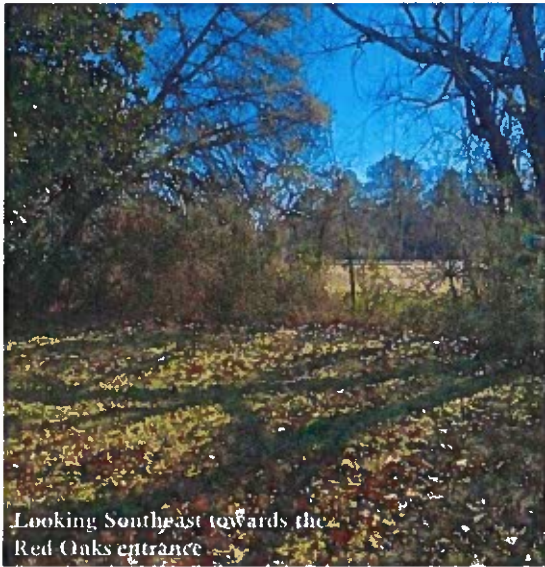




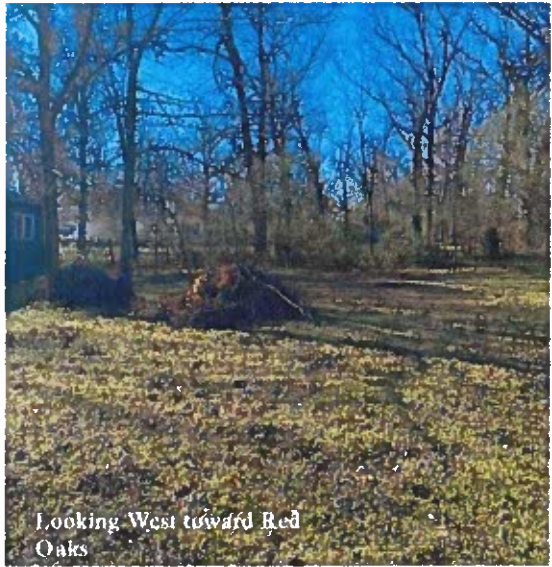
The property from Bennis Church Blvd



The property from the North of Bennis Church Blvd



Looking Southeast towards the Red Oaks entrance



Looking West toward Red Oaks



Existing Drive



Existing Garage

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

1. Will not be detrimental to or endanger the public health, safety, and general welfare;
2. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially impair the use of other property within the immediate proximity;
3. Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements will be provided;
4. Ingress and egress so designed as to minimize traffic congestion on the public streets;
5. Not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;
6. Shall conform to all other applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and
7. Will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

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

1. Number of persons living or working in the immediate area and the proposed hours of operation;
2. Traffic conditions, sidewalks, parking facilities, vehicle access, peak periods of traffic, and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future;
3. Orderly growth of the neighborhood and community and the fiscal impact on the County;
4. Effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise upon the use of surrounding properties;
5. Facilities for police, fire protection, sewerage, water, trash and garbage collection and disposal, and the ability of the County or persons to supply such services;
6. The degree to which the development is consistent with generally accepted engineering and planning principles and practices;
7. The structures in the vicinity such as schools, houses of worship, theaters, hospitals, and similar places of public use;
8. The purposes set forth in this ordinance, the County's Comprehensive Plan, and related studies for land use, roads, parks, schools, sewers, water, population, recreation, and the like;
9. The environmental impact, the effect on sensitive natural features, and opportunities for recreation and open space; and
10. The preservation of cultural and historic resource landmarks.

Agency Review

Emergency Services: No issues with the storage of general building materials as long as the quantity of the materials being stored does not trigger the need for some type of fire system (alarm/suppression) by code.

Inspections: Requested conditions be added stating that the building would have to get a structural assessment to demonstrate compliance with the building code and that the applicant applies for a Change of Use permit as well as any other permits if alterations are to be made.

General Services: No concerns expressed.

Health Department: Requires a letter from a certified engineer on the suitability of the sewer system.

VDOT: Requires that a low-volume commercial entrance be installed.

Please note that, should this project be approved, it will be subject to review and approval from all associated agencies.

Strengths & Weaknesses

- Strengths:

- The proposed use will have minimal impact on community facilities and resources.
- The approval will allow for an existing business in the County to expand.

- Weaknesses:

- The use is generally not consistent with the recommended future UR land use, but since it is a home improvement business that would support nearby residential development, it could be considered generally consistent with appropriate conditions

Staff Recommendation

Staff recommends approval of the CUP with the following conditions:

1. Customer traffic to be limited by appointment only.
2. The applicant must install a low-volume commercial entrance.
3. The building will have a structural assessment to demonstrate compliance with the building code and the applicant must apply for a change of use permit as well as any other permits if alterations are to be made.

Staff
Recommendation
C'td.

Staff recommends approval of the CUP with the following conditions:

4. Storage of equipment and materials on-site shall be of such a nature so as to not warrant the need for any type of fire suppression-sprinkler system as may be required by the local building code.
5. Hours of operation shall be limited to 7:00 AM until 8:00 PM Monday through Saturday and from 12:00 Noon until 6:00 PM on Sundays.
6. The use shall be limited to home improvement businesses only.
7. In lieu of constructing the required pedestrian pathway as per Section 6-2009.M of the zoning ordinance (NDSO), the applicant shall dedicate a twelve foot wide easement along the Route 10 frontage for the purpose of construction of the pedestrian pathway to the County prior to final site plan approval.

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

John Babb, 7995 Pervis Lane, owner and manager of Built By Babb, asked for support of this conditional use permit. His goal is to keep tax money in the County and to help his business grow.

Chairman Carroll closed the public hearing.

Chairman Carrol read the following letter into the minutes of this meeting.

January 21, 2023

Isle of Wight County
Department of Community Development
17140 Monument Circle
Isle of Wight, VA 23397

Dear Isle of Wight County Planning Commission:

The purpose of this correspondence is to convey, we are in favor with the conditional use permit for Mr. John Babb to establish a contractor office and storage facility on our Grandparent's property located at 14232 Benns Church Boulevard with tax map parcel 32-01-064.

We understand the property is zoned Rural Agricultural Conservation however, today the property is surrounded by growth opportunities and is the perfect location for conditional use. To the right and behind the property we have the Red Oak Mobile Home Park. On the left, we have a rental property that has had a flurry of business activity through the years and on the other side of that property The Oaks Veterinary Clinic.

Approval for this request makes sense for the following reasons:

- It is full circle to support a local small business owner, as our grandfather was a local small business owner as well.
- Revitalization of our family history.
- Generates revenue for Isle of Wight County.

Sincerely,

A handwritten signature in blue ink that reads "Stacy B. Hurley Co-executor".

Stacy B. Hurley, Co-executor for the Estate of Alyne C. Buchanan

Commissioner Boykin asked what the reasoning was for staff's recommendation of adding a condition to limit operating hours to "by appointment only."

Mr. Blowe stated it was intended to limit traffic since the lot was created as a residential lot.

Commissioner Boykin asked if there would ever be a secretary on site and asked what would be stored on the property.

John Babb, applicant, stated in the future, there may be a secretary, and that he would be storing building materials and similar items.

Commissioner Rawls asked what type of equipment would be stored on site.

John Babb stated utility trailers, dump trailers and other similar equipment. Mr. Babb added that the equipment would be stored behind a fence so it would not be visible from the street.

Trenton Blowe added that that is also a requirement of the zoning ordinance for the storage yard to be screened and landscaped.

Commissioner Boykin asked if there were any changes to his business plan, would he be required to come back to the Planning Commission.

Mr. Blowe stated that the applicant would be required to come back before the Planning Commission for an amendment.

Commissioner Sienkiewicz asked what type of commercial entrance would be required.

Mr. Blowe stated he could not speak on VDOT's regulations and asked the applicant to respond.

Ed Hulick, 200 Ridgeland Drive Smithfield, stated it has more to do with width and the turn radius, and VDOT does allow for gravel for low traffic entrances.

Commissioner Smith asked if the businesses surrounding the applicant are required to have a limit put on their traffic.

Amy Ring stated that these businesses have been in existence a long time and do not have any conditions that she is aware that apply. Ms. Ring added placing a limit on traffic generated by the use prevents the applicant potentially from being required by VDOT to install a turn lane.

Commissioner Taylor made the motion to recommend approval to the Board of Supervisors with the conditions that staff recommended. Commissioner Rawls requested to amend the motion to remove the condition that traffic shall be limited to by appointment only. Commissioner Smith seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith and Carroll voting in favor of the motion, and no commissioners voting against the motion (10-0).

The motion passed, and the item will go to the February 23, 2023, Board of Supervisors meeting.

Chairman Carroll called for the next public hearing item:

The application CUP-7-21 of Bay Sand Company, Inc., applicant, and Everets Properties, Inc., Charles H. Rose, Lynn K. Rose, and Estate of EE Holloway, Jr., property owners, for a conditional use permit to allow resource extraction at multiple existing and new borrow pits on portions of properties with tax map numbers 32-01-080, 33-01-034, 41-01-053, 42-01-005, 41-01-074, 41-01-046, 41-01-056, and 41-01-057 for a total of approximately 125 acres. The property is located on Muddy Cross Road and is zoned Rural Agricultural Conservation. The application includes a request to withdraw portions of the properties for a total of 129.8 acres from the Longview Agricultural/Forestal District.

Trenton Blowe, planner, gave the following presentation.



CUP-09-22 Bay Sands Conditional Use Permit Resource Extraction

Planning Commission Meeting
January 24, 2023



Details

- Location- The south side of Muddy Cross Drive and west side of Benns Church Boulevard
- Tax Map Numbers- 32-01-080, 33-01-034, 41-01-053, 42-01-005, 41-01-074, 41-01-046, 41-01-056, and 41-01-057
- Zoning- Rural Agricultural Conservation (RAC)
- Election District- District 3
- Purpose - A conditional use permit to allow resource extraction at multiple existing and new borrow pits. The application includes a request to withdraw portions of the properties for a total of 129.8 acres from the Longview Agricultural/Forestral District.

Background

- The property under consideration has been used as agricultural fields, silviculture, and existing resource extraction sites.
- An initial Conditional Use Permit (CUP) was approved in 2009 (CUP-03-09) for a 56.5-acre borrow pit operation on parcels 33-01-034 and 42-01-005.
- An expansion of the operation area was approved in 2017 (CUP-03-17) for 141 acres on adjacent parcels 41-01-056 and 41-01-057. The latest expansion received approval in 2018 for parcel 32-01-080 (CUP-05-18) for twenty (20) acres. No previous conditional use permit exists for parcels 41-01-046, 41-01-053, and 41-01-074.

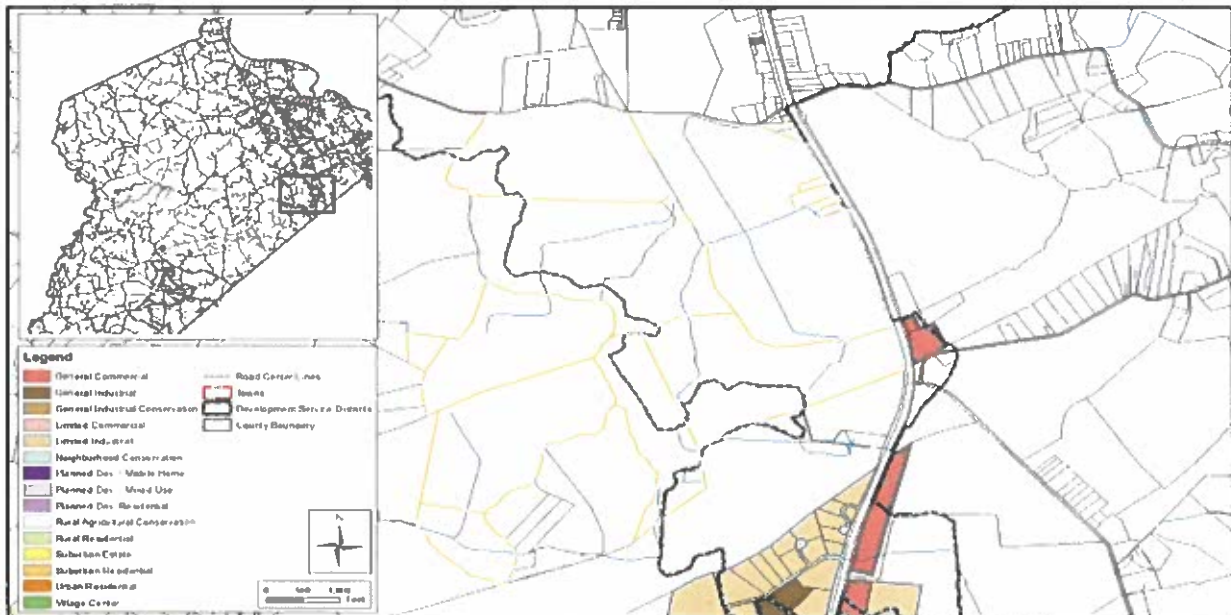
CUP-09-22 Conditional Use Permit - Location Map



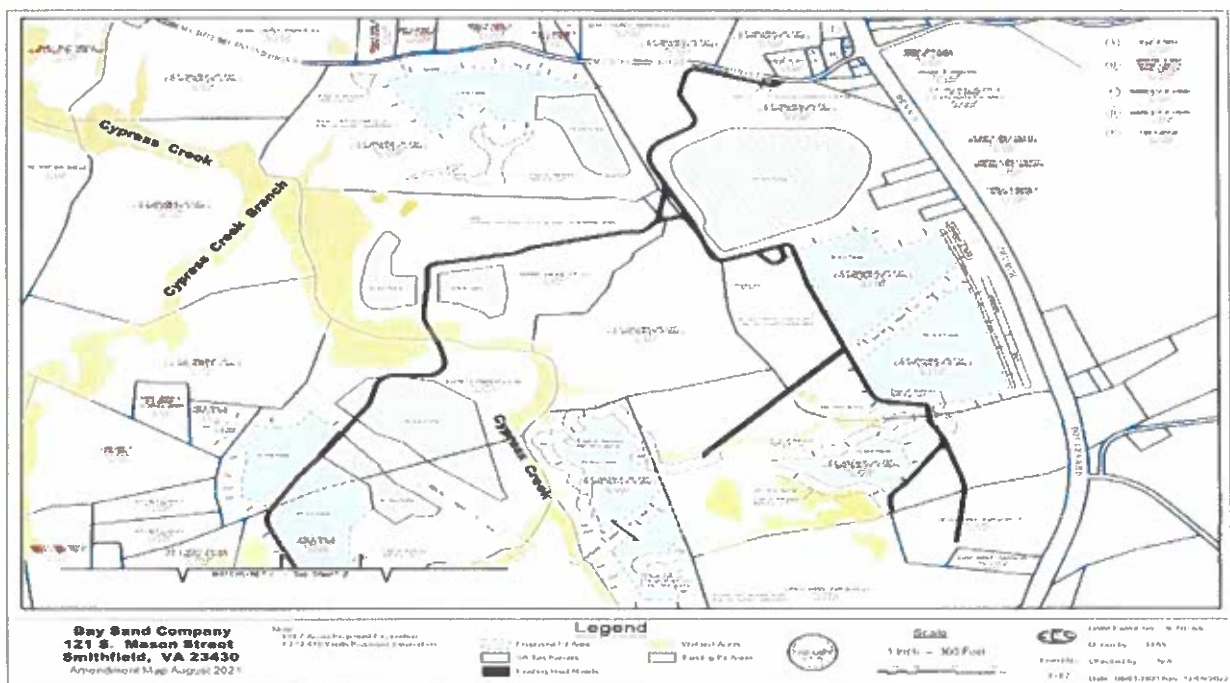
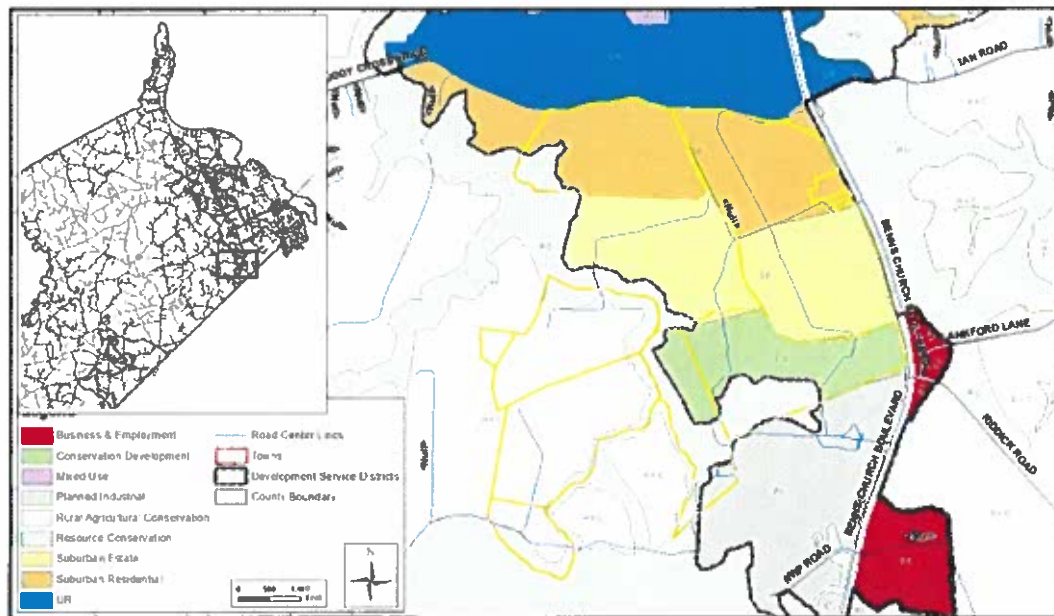
CUP-09-22 Conditional Use Permit - Location Closeup

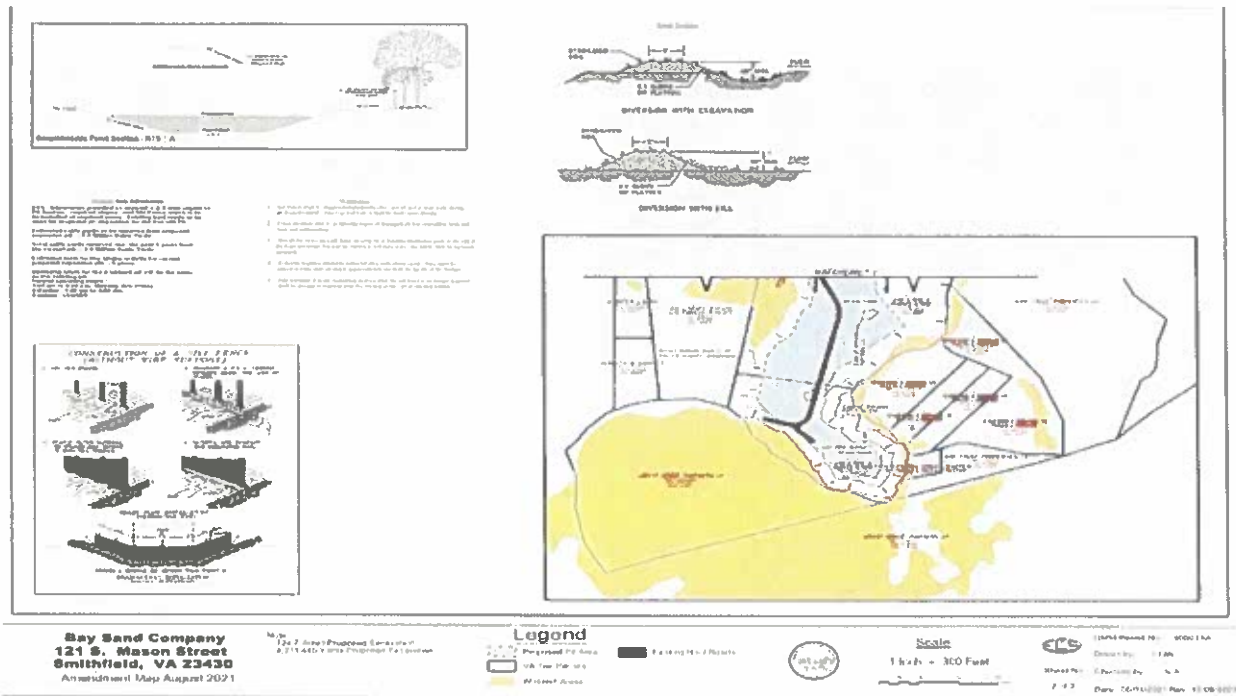


CUP-09-22 Conditional Use Permit- Zoning Map



ISLE OF WIGHT
COUNCIL







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

1. Will not be detrimental to or endanger the public health, safety, and general welfare;
2. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially impair the use of other property within the immediate proximity;
3. Adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements will be provided;
4. Ingress and egress so designed as to minimize traffic congestion on the public streets;
5. Not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;
6. Shall conform to all other applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and
7. Will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

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

1. Number of persons living or working in the immediate area and the proposed hours of operation;
2. Traffic conditions, sidewalks, parking facilities, vehicle access, peak periods of traffic, and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future;
3. Orderly growth of the neighborhood and community and the fiscal impact on the County;
4. Effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise upon the use of surrounding properties;
5. Facilities for police, fire protection, sewerage, water, trash and garbage collection and disposal, and the ability of the County or persons to supply such services;
6. The degree to which the development is consistent with generally accepted engineering and planning principles and practices;
7. The structures in the vicinity such as schools, houses of worship, theaters, hospitals, and similar places of public use;
8. The purposes set forth in this ordinance, the County's Comprehensive Plan, and related studies for land use, roads, parks, schools, sewers, water, population, recreation, and the like;
9. The environmental impact, the effect on sensitive natural features, and opportunities for recreation and open space; and
10. The preservation of cultural and historic resource landmarks.

Criteria Analysis

- **Public Facilities** - No additional trips are proposed with this application. Existing haul routes are to be used.
- **Environmental Assessment** - The project lies in the Chesapeake Bay watershed area and has wetland areas within it. The wetland delineation will need to be confirmed by the US Army Corps of Engineers and proof of impact permits must be submitted at the time of site plan review if approved. There is no proposed impact of streams or RPA buffers.
- **Historic Resources Assessment** - County mapping shows no identified archeological or architectural resource sites on any of properties subject to this application.
- **Economic Impact**- Continued mining operations will generate tax revenue in the County.
- **Viewshed Analysis** - The concept plant shows the mining operation 300 feet from Benns Church Boulevard and 200 feet from Muddy Cross. Views will be further restricted by the operation's location above the elevation of the main road. Mining activity will commence from the back acreage with no visibility from public roads.

Agency Review

The application was sent to the following departments and agencies for review and comment. The following is a summary of comments received:

- General Services - No concerns with the application;
- Environmental Planner - No concerns with the application;
- Emergency Services - No concerns with the application;
- VDOT - No concerns with the application; and,
- County Attorney - Should the applications be granted, the extraction fee agreements will need to be amended to encompass the additional parcels.
- Please note that, should this project be approved, it will be subject to review and approval from all associated agencies.

Strength & Weaknesses

Strengths:

- The application is an expansion of an already approved, existing borrow pit operation.
- The borrow pit provides tax revenue to the County and supports local construction projects.
- There have historically been no operational issues associated with this resource extraction use by this operator, according to both state and local records.

Weaknesses:

- Some of the parcels with existing resource extraction operations have a land use designation not consistent with resource extraction.
- Two small isolated wetlands will be impacted.



Staff Recommendations

Staff recommends approval of the CUP with the following conditions, because it continues an existing use for which there has been no track record of abuse or violations. Although the proposed use is not entirely consistent with the Comprehensive Plan's designated land use, it is a conditional use in the RAC zoning district whose potential negative impacts can be mitigated as follows:

- Hours of operation be limited to 7:00 a.m. to 4:30 p.m. Monday through Friday; 7:00 a.m. to 2 P.m. Saturday; and, closed on Sunday.
- Must utilize existing internal roadways for all associated traffic.
- After operations cease, the pits must be reclaimed in accordance with the VA Department of Mines, Minerals, and Energy (DMME) regulations for reclamation.
- The applicant shall install a heavy landscaping buffer consisting of three rows of staggered landscaping planted a maximum of eight foot on center and a three-foot tall berm with 3:1 slopes in the first 25 feet of the front setback along the road frontage of Muddy Cross Drive and Benns Church Boulevard in order to better screen the operations.

Chairman Carroll opened the public hearing.

Bill Riddick, 353 Main St, Smithfield, representing the applicant, stated the applicant proposes the berm for mitigation on the visual impact. He added Mr. Layden has reclaimed over eleven different sites over the years and has been recognized by the state as a model operator. Mr. Riddick stated Isle of Wight receives the economic benefit from his business. He added that Mr. Layden is the only operator in the County who pays the voluntary extraction tax and has paid more than 1.2 million dollars to the County.

Mr. Riddick read the following letter.

16184 Benns Church Blvd
Smithfield, VA 23430

January 23, 2023

Planning Commission and
Board of Supervisors
Isle of Wight County
Isle of Wight, VA 23397

RE: Application of Bay Sand Company, Inc., applicant, and Estate of E E Holloway, Jr. (Hunter H. Jones, Representative), owner, for an amendment to CUP-7-21 off of Muddy Cross Drive. The purpose of the application is to allow for expansion of an existing resource extraction operation to be permitted on the property.

Gentlemen:

Being the landowner of record for the above request and due to the fact, I am unable to attend the Planning Commission Meeting scheduled for January 24, 2023, I would like to submit the following comments concerning the proposed expansion.

The partnership between Estate of E E Holloway, Jr. and Bay Sand Company, Inc. originated due to the efforts of my late husband W. Martin Jones. Bay Sand had partnered with an adjoining landowner, Robble Taylor, in a resource extraction agreement which allowed us to witness the operation from inception to completion. The care with which Mr. Layden extracted the material and the deliberate process he used to maintain the site clearly demonstrated Mr. Layden's love for the land was the same as ours. To that end, my husband watched as the beautiful transformation from farmland to the lake transpired. He decided that he wanted the same on our property. Hence, the initiation of our agreement with Bay Sand Company, Inc.

Estate of E E Holloway, Jr. began our partnership with Bay Sand Company, Inc. in 2008. Mr. Layden has been wonderful to work with, extremely considerate, and conscientious. The result has been not only beautiful but mutually rewarding to both parties. Each and every day I enjoy the lake created by the reclamation efforts. The enjoyment changes with the seasons and frequently during warmer weather sitting by the lake is the perfect end to the day. The requested expansion is but a small addition to the acreage owned by our family. Our intent is to minimize the disturbance of acreage in additional areas and our plan is to disturb no more once this expansion is complete.

Not only is Mr. Taylor a neighbor and friend but he also farms the acreage owned by the Estate of E E Holloway, Jr. When considering whether or not to request the proposed expansion, Mr. Taylor's opinion was solicited. Mr. Taylor indicated the proposed parcel is the worst for farming which then led to the decision of choosing said site for the proposed expansion.

Many thanks to each of you for your service to our community. It is my hope you will consider the comments contained herein.

Respectfully submitted,



Hunter H. Jones, Representative Agent

Estate E E Holloway, Jr.

Mr. Riddick stated he was available for questions and asked for the Planning Commissions's favor for this application.

Rita Hyatt, 13 Corbin Dive, Newport News, stated that she didn't receive the information presented tonight, only a letter notifying her of tonight's meeting. She requested hard copies of the information. Ms. Hyatt stated she was not for or against the application just wanted more information on how this would affect her property.

Kenneth Barrett, 17311 Longview Drive, stated he was against the application due to a driver dumping a load of mud with clam shells in the middle of his road who spread it along the road, causing debris problems. Mr. Barrett also stated he is concerned about being in the middle of construction and noise six days a week. He added that he has wetland concerns, and that vernal ponds are now dry. He asked for the Planning Commission to take his concerns into consideration.

Jennifer Ward, 17311 Longview Drive, asked if the application is approved, how long will this project last. She also added she has concerns what future effects this will have on her property and well.

Donald Burke, 19347 Muddy Cross Drive, stated more area was dug then what was approved in 2018. Mr. Burke added that he has a concern that the pit is being requested within two-hundred feet of the road, in front of three existing home and added the dust is going to cause problems. Mr. Burke asked for clarification on the 200 foot setback.

Mr. Riddick addressed Mr. Barrett's concern about the mud dumped in the road, stating what was dumped was unsolicited from his client and was not part of the sand hauling operation. Mr. Riddick also stated that water is not extracted, just sand, which does not cause an impact on the water level of peoples wells or ponds. He added the piece by the road is negotiable, if that would

be the reason to prevent this application from moving forward. Mr. Riddick stated the time frame from start to finish would be approximately ten years.

Chairman Carroll closed the public hearing and called for discussion from the commissioners.

Commissioner Taylor asked what the plan is for the gas line that bisects this property.

Blake Mansfield, 3053 Mansfield Parkway, Suffolk, stated the gas line easement would be protected by a six-foot land berm and stated he has authorization from the gas company.

Commissioner Taylor asked that the gas company authorization be submitted as part of the application next time.

Commissioner Taylor asked what percentage of the property is now inactive.

Blake Mansfield stated 35 acres have been reclaimed and taken off the bond, and more areas to the north are in the process of being reclaimed.

Commissioner Taylor shared her concern with the impact to the neighboring property wells and asked about obtaining a surety bond in the event damage is done to the neighboring properties wells.

Blake Mansfield stated no water is discharged off site, and the ground water level stays the same.

Mr. Riddick stated that this operation does not affect a deep well, because wells access a different, deeper aquifer.

Commissioner Boykin asked if any work for the new proposed area has begun.

Blake Mansfield stated the only work being done is in the bonded area.

Commissioner Boykin asked about the wetland area impacts.

Blake Mansfield stated the two shown wetland areas were low indentions, potentially from a logging deck years prior.

Commissioner Boykin asked why this application does not require a second phase one cultural study.

Amy Ring stated this application was sent out to the museum for comments. She added that if it is in an area of high sensitivity, one typically is requested. The Zoning Ordinance allows for the Zoning Administrator to ask for one in low to moderate areas at site plan review. Ms. Ring added one was done in 2009 in part of the project area which lies in the high sensitivity area but did not show any areas of concern.

Commissioner Boykin asked if a site visit could be done collectively.

Bobby Jones stated that they would need to schedule the visit as their meeting and advertise as a public meeting.

Commissioner Taylor asked about vegetation she believed was required on Muddy Cross to mitigate dust.

Mr. Blowe stated he was not aware of any conditions but would verify that. He added that on this application, there is a condition for additional landscaping.

Commissioner Bowser asked Mr. Riddick to confirm if the applicant is willing to give up the area close to the road.

Mr. Riddick stated they hope to keep all the area proposed, and that is the reason the berm and additional landscape was proposed.

Commissioner Rawls asked how it is verified they only dig what was approved.

Ms. Ring stated they verify at site plan approval it matches what was approved. Ms. Ring added that the borrow operations are regulated through the state who do their own enforcement.

Commissioner Boykin asked about performance surety for wells.

Ms. Ring stated we have not previously required this, but she can investigate it. Ms. Ring stated the state maintains a surety for the reclamation of the site. She added to date, the County has not received any complaints regarding the wells and verified this with the health department.

Mr. Blowe stated this application also includes a request to withdraw portions of the properties for a total of 129.8 acres from the Longview Agricultural/Forestal District.

Commissioner Bowser made the motion to recommend approval to the Board of Supervisors with the conditions that staff recommended. Commissioner Smith seconded the motion, which was adopted with Commissioners Bowser, Distefano, Ford, Rawls, Sienkiewicz, Gibbs, Smith and Carroll voting in favor of the motion, and Commissioners Taylor and Boykin voting against the motion (8-2).

The motion passed, and the item will go to the February 23, 2023, Board of Supervisors meeting.

NEW BUSINESS

Chairman Carroll called for the following New Business item:

The application (MISC-11-22) of LaJeune Stone, property owner, for a waiver to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to allow a family

member subdivision from tax map parcel 06-01-053 on a private right-of-way not built to public standards which serves more than two lots.

Amy Ring gave the following presentation.

Stone Subdivision Waiver Request MISC-11-22



Planning Commission Regular Meeting
January 24, 2023

DESCRIPTION

Tax Map ID#: 06-01-053

Location : 7020 Robertson Lane (Private)

Current Zoning : Rural Agricultural Conservation (RAC)

Election District: D3

Request: Waiver request to Section 3.2.4.A.4 and Section 5.9.1.C of the Subdivision Ordinance to allow a family member subdivision on a private right-of-way not built to public standards which serves more than two lots



BACKGROUND

- Parcel created in 1989 and contains approximately 9 acres on Robertson Lane (private).
- Robertson Lane provides access to Burwells Bay Road (Rte. 621) for at least twenty existing lots.
- The new lot would lie be approximately 2,070 feet from Burwells Bay Road, the closest publicly maintained road.
- Section 3.2.4.A.4 states no more than one family member subdivision lot may be created from a single tract of land which is accessed from a single easement of right-of-way unless approved by the Board of Supervisors upon recommendation from the Planning Commission.
- Section 5.9.1.C states all new streets must be public and improved to comply with the VDOT road and bridge standards.

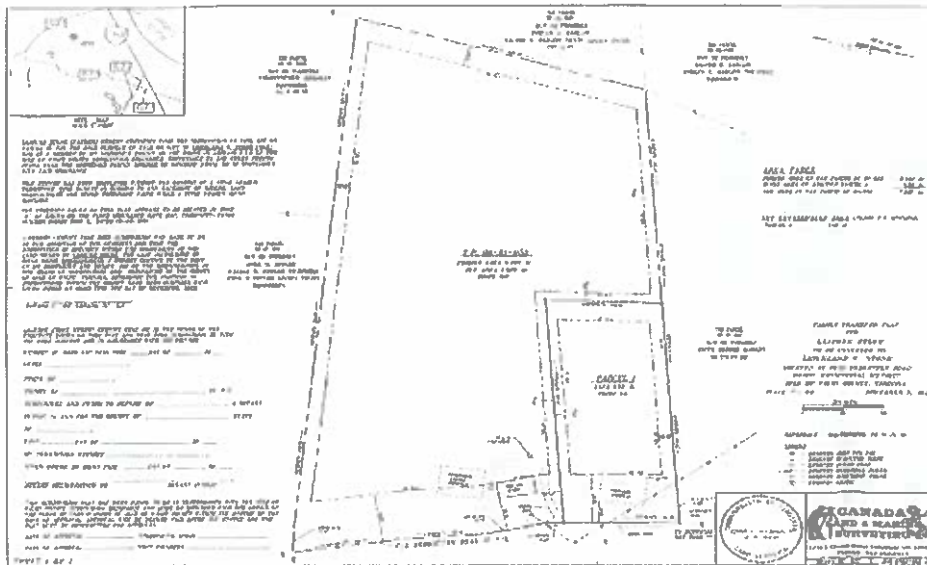


STONE ENLARGED LOCATION MAP
MISC-11-22

ISLE
1753.0



SITE
LOCATION



Proposed Location on Robertson Lane



WAIVER CRITERIA 1-2

Section 3.2.10.E lists criteria for a waiver from the Subdivision Ordinance requirements. In order to approve a request for a waiver, the Board of Supervisors shall make an affirmative finding that all of the criteria are met. Below is a list of the criteria with staff's findings.

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

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

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

Staff finds no hardship, because the lot is currently being used for its intended single family residential use.



WAIVER CRITERIA 3-4

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

VDOT recommends the installation of an entrance at the time of development but does not oppose the application. The Health Department does not oppose the application.

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

Staff finds that the purpose and intent of the Ordinance is to promote the orderly development of the County and to protect the public health, safety and welfare by ensuring access by emergency service vehicles. The proposed new lot will be located approximately 2,070 feet from the closest publicly maintained road.



RECOMMENDATION

Staff cannot recommend approval of this request, because of safety concerns due to the degradation of the lane over time with additional homes if not maintained and all necessary criteria to be considered have not been met.

Chairman Carroll called for discussion from the commissioners.

Commissioner Rawls asked if this was on a state-maintained road.

Ms. Ring confirmed this is not a state-maintained road.

Chairman Carroll asked if there was a road maintenance agreement.

Ms. Ring stated the existing road maintenance agreement from 1992 is attached to the staff report that includes this lot and all future property owners.

Commissioner Boykin asked how many more lots can be created on this road.

Ms. Ring stated no new lots may be created without a waiver.

Commissioner Bowser asked if the applicant knew a waiver would be required.

Ms. Ring stated that the applicant was aware, and that Ms. Sandy Robinson on staff had been working with the applicant for the past year.

Charles Stone, 17307 White Moss, stated his son who will reside on the lot, and he will help maintain the road.

Commissioner Ford stated the maintenance is already taking place and does not see an issue in approving this waiver request but understand the concern of the maintenance of the road.

Commissioner Sienkiewicz shared his concern about getting emergency vehicles down these private drives.

Commissioner Gibbs made the motion to recommend approval to the Board of Supervisors. Commissioner Sienkiewicz seconded the motion, which was adopted with Commissioners Bowser, Boykin Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, Smith and Carroll voting in favor of the motion, and no commissioners voting against the motion (10-0).

The motion passed, and the item will go to the February 23, 2023, Board of Supervisors meeting.

Chairman Carroll called for item B under new business:

The application of Glenn Development, applicant, and JRC APB, LLC, property owner, for an exception to section 6-2009.L.1 of the Newport Development Service Overlay (NDSO) regulations. The purpose of the application is to allow for an exception to the NDSO requirement that sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas.

Amy Ring gave the following presentation.

Langley Federal Credit Union Newport Development Service Overlay District Exception Request



Planning Commission Regular Meeting
January 24, 2023

SITE DESCRIPTION

Tax Map ID#:	34-01-070D2
Location :	East side of Carrollton Boulevard south of Spadea Way
Current Zoning :	Conditional General Commercial (C-GC)
Election District:	D2
Request:	Exception to section 6-2009.L.1 of the NDSO regulations that require that sidewalk 8 feet in width along the full length of the building along any facade featuring a customer entrance and along any facade abutting public parking areas

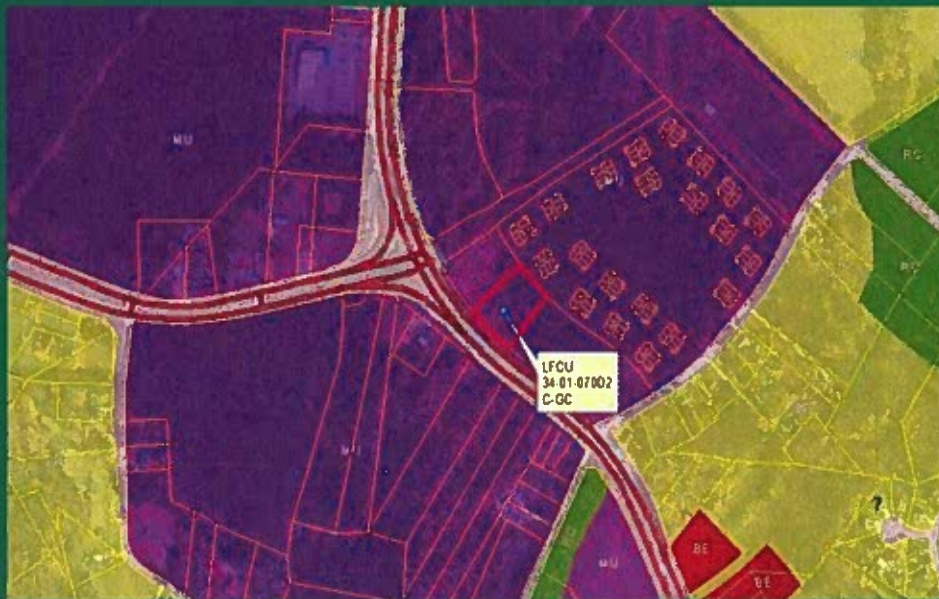


BACKGROUND

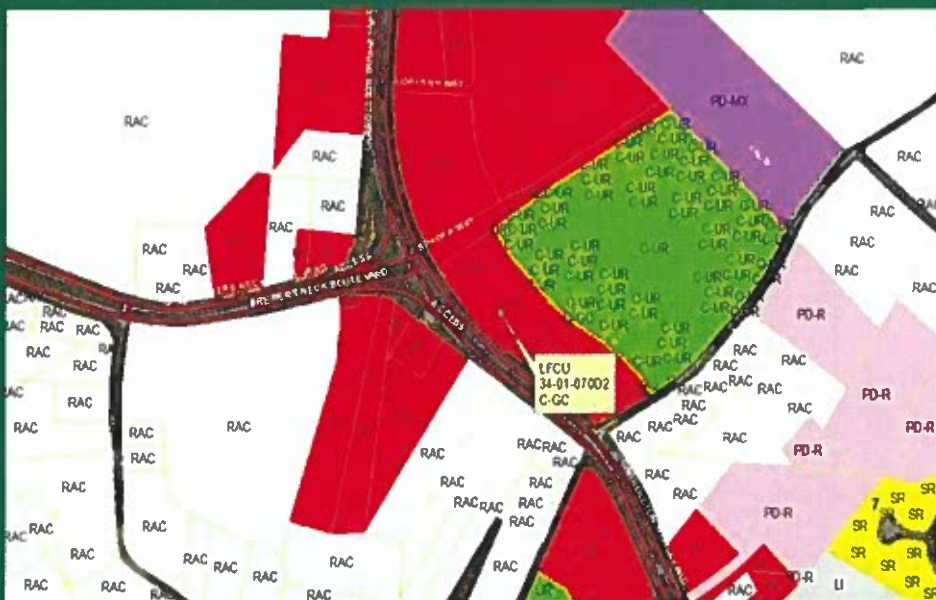
- Site is part of the Crossings master planned community which includes a mix of commercial uses and residential use types.
- The Crossings development received its initial approval in 2002 and has undergone several revisions to its conditional zoning in the twenty years since this date.
- Proposed financial institution use with a drive-through will be located on one of the planned commercial outparcels fronting on Route 17 and Crossings Way and is permitted by right.



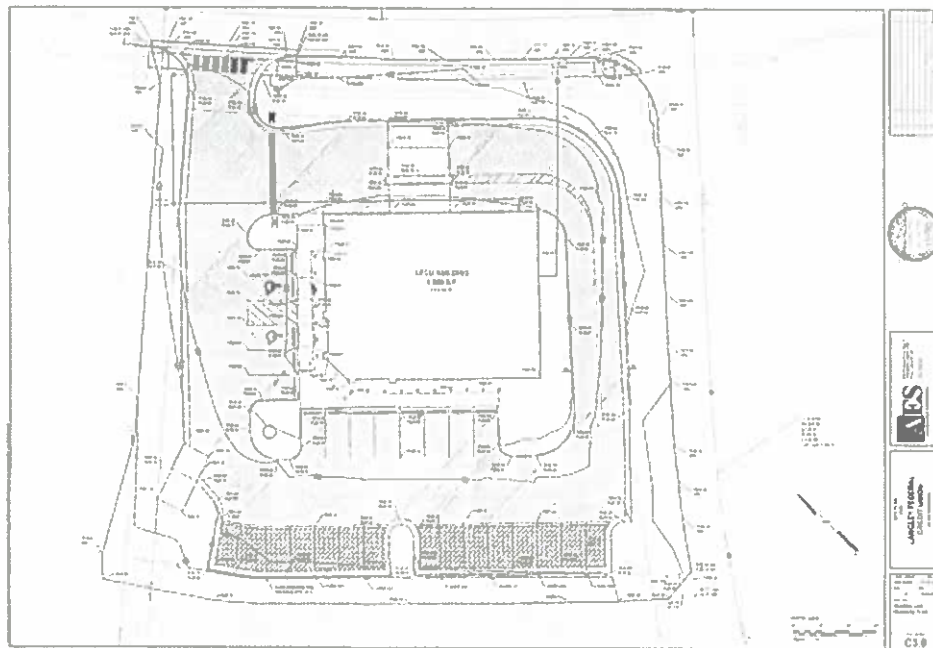
SITE
LOCATION



FUTURE
RECOMMENDED
LAND USE



ZONING
DISTRICT MAP



View Looking East
From Route 17



View Looking North
From Crossways



View Looking West
From Condos

ANALYSIS

Strengths:

- Consistent with the County's future recommended land use plan;
- Will generate additional employment opportunities and tax revenues necessary to fund future public services and facilities; and
- Will provide additional local services to community members.

Weaknesses:

- Proposed exception will result in a sidewalk width less than the minimum required by the NDSO district.



RECOMMENDATION

Based on the analysis, staff recommends approval of the exception request.

Ms. Ring confirmed the applicant was not in attendance.

Commissioner Distefano asked staff if this ordinance requirement was created when we considered shopping centers to be cluster or an open mall area.

Ms. Ring stated she believes this requirement was intended for former shopping centers twenty years ago. She added eight foot-wide sidewalks are typically recommended for multipurpose trails.

Commissioner Sienkiewicz asked for clarification on where the five-foot measurement is from.

Ms. Ring stated that there is a six foot landscape bed from the foundation of the building, and the five foot sidewalk will be from edge of the landscaping area to back of curb. She added that the applicant has submitted the request based on due to the small site, they were having issues fitting all required improvements on the site.

Commissioner Distefano asked if there is a possibility of future development in this area requiring a waiver.

Ms. Ring stated it is a possibility, there just has not been enough development to make that determination yet.

Commissioner Boykin asked if it was a possibility to reduce the landscape area.

Ms. Ring stated to reduce the landscaping requirement, the applicant has to go before the BZA.

Commissioner Boykin made the motion to recommend approval to the Board of Supervisors. Commissioner Gibbs seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Rawls, Sienkiewicz, Gibbs, Smith voting in favor of the motion, Commissioner Taylor abstained and Commissioner Carroll voting against the motion (8-1-1).

The motion passed, and the item will go to the February 23, 2023, Board of Supervisors meeting.

OLD BUSINESS

Chairman Carroll called for the old business item:

Solar Energy Facility Discussion on Draft Ordinance Changes

Amy Ring gave the following presentation.

Proposed Utility Scale Solar Energy Generation Facility Zoning Ordinance Changes

Planning Commission Regular Meeting
January 24, 2023



Background

- November 22, 2022 - Planning Commission voted to hold a worksession on December 13, 2022, in order to discuss the form and location of solar energy generation facilities in the County.
- December 13, 2022 - Planning Commission directed staff to prepare draft ordinance changes based on the discussion at the meeting.



Description

- Zoning Ordinance considers utility scale solar energy generation facilities a major utility use type
- Includes supplemental use regulations for these uses in Section 5-5003.M.4.
- Planning Commission requested that a definition be added for utility scale solar energy generation facility as well as specific performance criteria discussed during the worksession.



Draft Ordinance Changes

- Utility scale solar energy generation facility definition
- Twelve new or revised performance criteria proposed by Planning Commission
- Staff also proposed several revisions based on other conditions set for previous solar applications



Draft Ordinance Changes

- Utility scale solar energy generation facility definition
- Twelve new or revised performance criteria proposed by Planning Commission
- Staff also proposed several revisions based on other conditions set for previous solar applications



Chairman Carroll asked if the County has any control over the state highways and responsibilities to maintain them.

Ms. Ring stated the Zoning Ordinance requires the applicant to meet with VDOT to establish a base line for the road condition prior to them starting construction. She added it is a requirement to note any damages to the roads, and the applicant is required to fix them immediately or after construction.

Chairman Carroll shared his concern for the Cavalier solar facility causing damages to the roads and shared an incident that caused the road to be blocked for several days as well as trespassing issues.

Ms. Ring stated that Cavalier Solar has established a working group that meets weekly, and if there are any complaints or issues, they can be directed to that group, and they will work to fix the issue.

Commissioner Distefano asked what the intent was of item 4.j.

Ms. Ring stated it to prevent sprawling beyond that two-mile radius.

Commissioner Distefano asked what if the applicant made a capital improvement to the distribution line itself.

Ms. Ring stated that if Dominion wanted to build a new transmission line outside of this radius, this ordinance would not prevent that from happening, but the cap limit would.

Commissioner Distefano reviewed the benefits of having an energy task force.

Commissioner Smith asked how close we are to the recommended two-percent cap as of now.

Ms. Ring stated she was working on obtaining that information and is hopeful to have that calculation at the next meeting.

Commissioner Distefano made the motion to send the proposed ordinance changes to public hearing. Commissioner Ford seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

COUNTY ATTORNEY'S REPORT

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

PLANNING DIRECTOR'S REPORT

Amy Ring confirmed there was no items for the Planning Directors Report.

Commissioner Distefano asked it would be possible to create an ordinance amendment to give the Zoning Administrator flexibility when determining lot shape.

Ms. Ring stated having the ability to have natural forms for lots outside of DSDs for the purpose of preserving agriculture and timberland would be useful. Ms. Ring added that lots that are oddly drawn create problems in the future after it has been subdivided, and family no longer owns the lot. It can be difficult to determine where their lot lines are, and people may not know that they own or don't own the property. Ms. Ring added that there could be some special consideration for agriculture or silviculture properties.

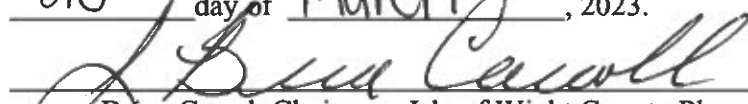
CLOSED MEETING

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

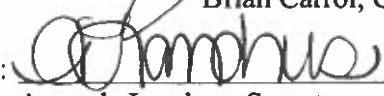
ADJOURNMENT

There being no further information to discuss, Chairman Carroll adjourned the meeting at 8:44 PM.

Adopted this 28 day of March, 2023.



Brian Carroll, Chairman, Isle of Wight County Planning Commission

Attest: 

Amanda Landrus, Secretary