

**MINUTES OF THE MEETING OF THE ISLE OF WIGHT COUNTY
PLANNING COMMISSION HELD ON THE TWENTY-FIFTH DAY OF
APRIL 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 April 25, 2023, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

James Ford 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.

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
Sandy Robinson, Zoning Coordinator
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 Ford 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 Ford made a motion to approve the consent agenda. Commissioner Taylor seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

CITIZENS' COMMENTS

There being no comments, Chairman Carrol closed citizens' comment.

PUBLIC HEARINGS

Chairman Carroll stated there are no public hearings.

OLD BUSINESS

Chairman Carroll called for the following Old Business item:

Conditional Use Permit Application (CUP-7-22) and Agricultural and Forestal District Withdrawal Request Application of Prairie Solar, LLC, a subsidiary of Energix, US, applicant, and Everets Properties, Inc., property owner, for a conditional use permit to establish a major utility service, specifically a 20 MWac utility-scale solar facility on 152 acres, located on private property located off of Longview Drive (Route 602) at 19604 Longview Drive with tax parcel numbers 41-01-018, 50-01-009, 41-01-019, 41-01-017, 50-01-007, and 50-01-006 in the Rural Agricultural Conservation (RAC) zoning district. The properties are agricultural and silvicultural uses and a portion of the property is used as a private hunt club. This request is also for withdrawal of approximately 103 acres of land owned by Everets Properties, Inc., from the Longview Agricultural/Forestal District.

Jeryl Phillips, gave the following presentation.

Prairie Solar Energy Generation Facility Major Utility Service Conditional Use Permit Request CUP-7-22 and A/F District Withdrawal Request



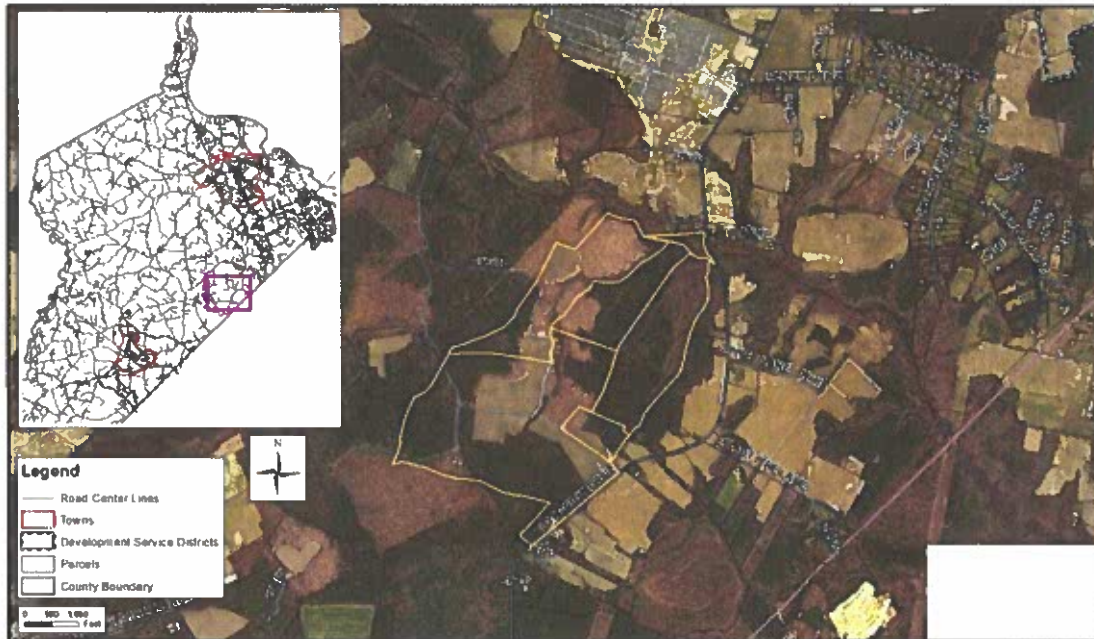
Planning Commission Regular Meeting
April 25, 2023

SITE DESCRIPTION

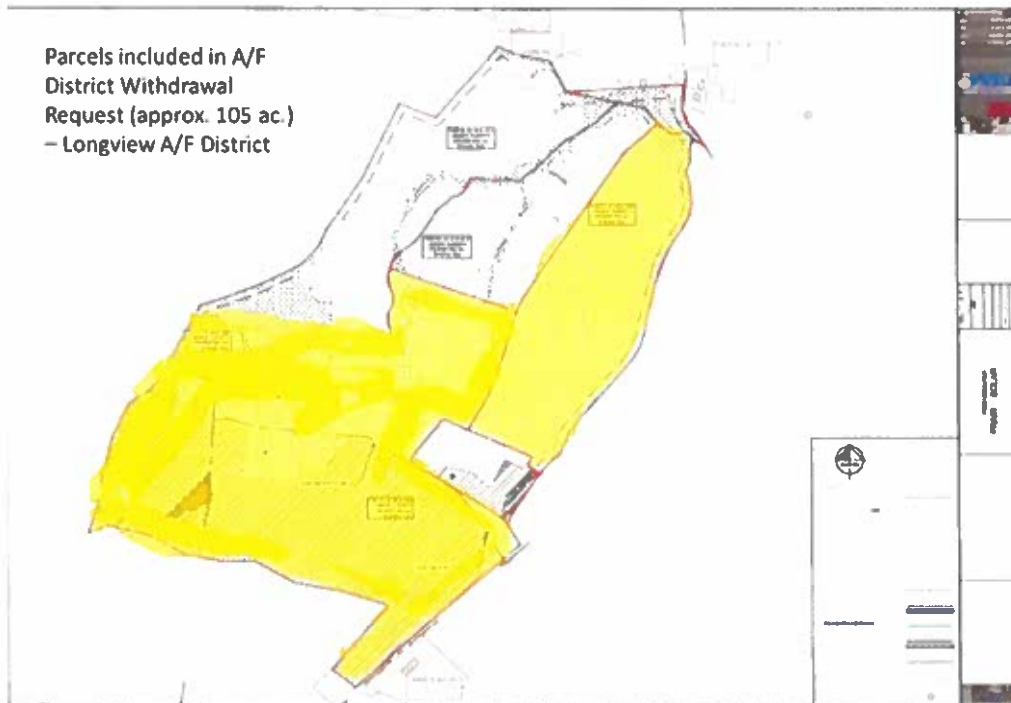
Tax Map ID#:	CUP: 41-01-017, 50-01-009, 41-01-019, 41-01-017, 50-01-007, and 50-01-006 A/F District Withdrawal: 50-01-007 and 50-01-009
Location:	On a private farm lane, west of Longview Drive (Route 602)
Land Use Designation:	Rural Agricultural Conservation (RAC) and Resource Conservation (RC)
Current Zoning:	Rural Agricultural Conservation (RAC)
Election District:	D4
Request:	20 MWac utility-scale solar energy facility and substation on 153 acres and removal of approximately 105 acres from the Longview A/F District



CUP-07-22 Conditional Use Permit - Location Map



Parcels included in A/F
District Withdrawal
Request (approx. 105 ac.)
— Longview A/F District



BACKGROUND

- Currently in agricultural, silvicultural, and hunt club uses
- Application filed June 2022
- Staff worked with property owners to design the project to conform to current ordinance with typical conditions requested by PC and BOS in mind for appropriate design, plus proposed ordinance revisions
- Applicant hosted a community meeting for public informational purposes and Q&A on February 1, 2023 at Christian Home Baptist Church, Planning Commission and BOS invited, low attendance
- The A/F District Advisory Committee recommended approval of a withdrawal request by Everets Properties, Inc. for two parcels of land totalling 103 acres from the Longview Agricultural/Forestal (A/F) District on February 1, 2023



BACKGROUND

- Hunt Club offered letter of support
- February 28, 2023: Public hearing conducted and closed on February 28, 2023. Action: Tabled for 30 days
- Planning Commission requested staff to obtain additional information from applicant regarding TCLP testing, which applicant provided
- March 28, 2023 - Old Business agenda item: Commissioner requesting TCLP test information indicated satisfaction with information provided. Questions regarding Emergency Responder Training and access to the site. Action: Tabled for 30 days
- Staff responded to Planning Commissioner requesting training and site access information, reviewed existing condition for preparation of Emergency Response Plan inclusive of annual training for emergency responders during Site Plan Review post-CUP approval (standard condition) and installation of KnoxBox for 24/7 site access



STAFF RECOMMENDED CONDITION #4 (from 2.28.23 Staff Report)

4. The applicant shall submit an Emergency Response Plan with the first submission of the site plan, which shall detail fire suppression methods that will be immediately deployed during both construction and operation of the facility. The plan shall include a training program to be provided, at the discretion of the County, to County emergency response staff with regards to safety for on-site emergency response. 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 and include plans for the same on the project site plan.



Ms. Phillips asked Captain Stephen Henson, Emergency Services, to answer any questions the Planning Commission may have.

Commissioner Boykin asked for more information regarding the solar farm fire in Surry.

Captain Henson stated he has not received any information back in response to his request to the Emergency Manager from Surry.

Commissioner Boykin stated she had spoken to Mr. Phelps, the Emergency Manager for Surry, and his main concern was the roads when you entered the site were like a maze and was unclear how to access the area.

Captain Henson stated that Cavalier Solar is providing GIS coordinates for the entry sites. Henson added they do not want to enter the site, until the site is secured and de-energized. Until that time, they will keep the fire contained inside the fence line.

Chairman Carroll asked if any training has been provided by the solar facilities to emergency staff.

Captain Henson stated no training has been provided, and there has been some confusion on the training source but hopes to get that corrected.

Commissioner Boykin asked about training prior to site plan approval.

Captain Henson stated he believes annual training would be best.

Allie Ondash, Energix, stated she had sent an email regarding safety and first responders. The site will have a ten-foot access around the perimeter for emergency vehicles, Knox box, 24/7 remotes access, and trainings scheduled.

Commissioner Boykin asked if Prairie would be willing to drop the Thursday morning hours, until the bridge work is complete.

Ms. Phillips stated the bridge work is anticipated to be complete before site plan review.

Ms. Ondash stated if the bridge is not complete, they can abide by that and restrict delivery until after one o'clock.

Commissioner Distefano made the motion to recommend approval to the Board of Supervisors with the recommended conditions. Commissioner Gibbs seconded the motion, which was adopted with Commissioners Bowser, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Gibbs, and Smith voting in favor of the motion, and Chairman Carroll and Commissioner Boykin voting against the motion (9-1).

The motion passed, and the item will go to the May 18, 2023, Board of Supervisors meeting.

NEW BUSINESS

Chairman Carroll called for the following New Business item:

Application (EXC-3-23) of Paul and Terri Krohn, owners, 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 20-01-082 on a private thirty-foot ingress/egress easement not built to public standards which serves more than two lots.

Sandy Robinson, Zoning Coordinator, gave the following presentation:

**APPLICATION EXC-3-23 OF PAUL
AND TERRI KROHN FOR A WAIVER
TO SECTION 3.2.4.A.4 AND SECTION
5.9.1.C OF THE
SUBDIVISION ORDINANCE**

Planning Commission Regular Meeting
April 25, 2023

Details

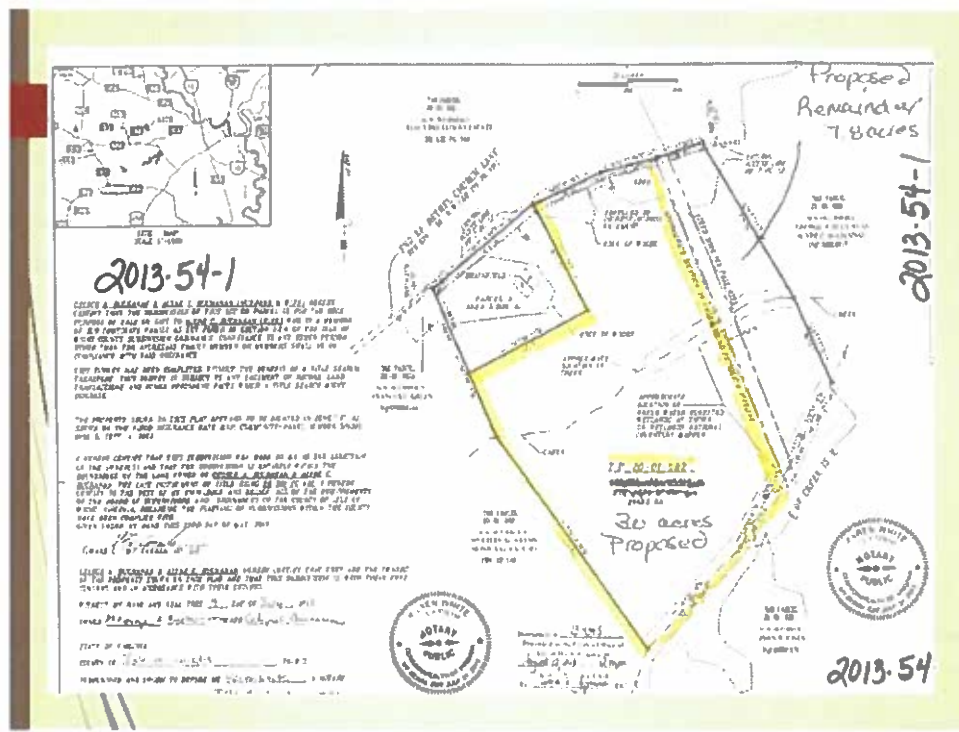
- Tax Map ID#: 20-01-082
 - Location: Bethel Church Lane
 - Current Zoning: RAC
 - Election District: D3
 - Purpose: To create a family member subdivision lot on a private easement that serves eight existing lots.
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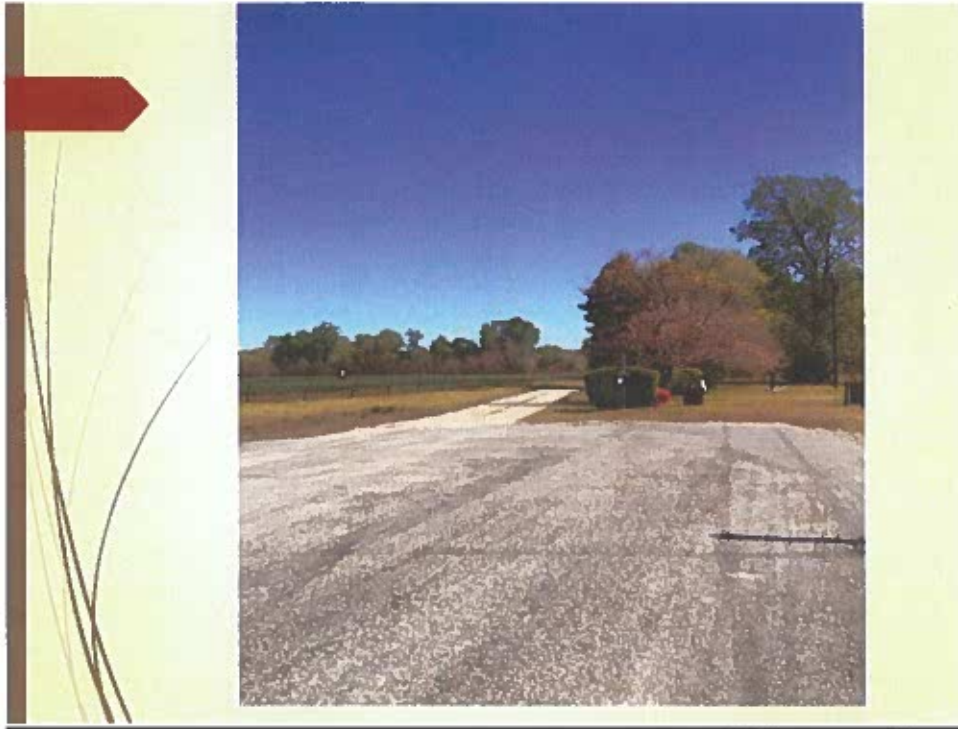
Background

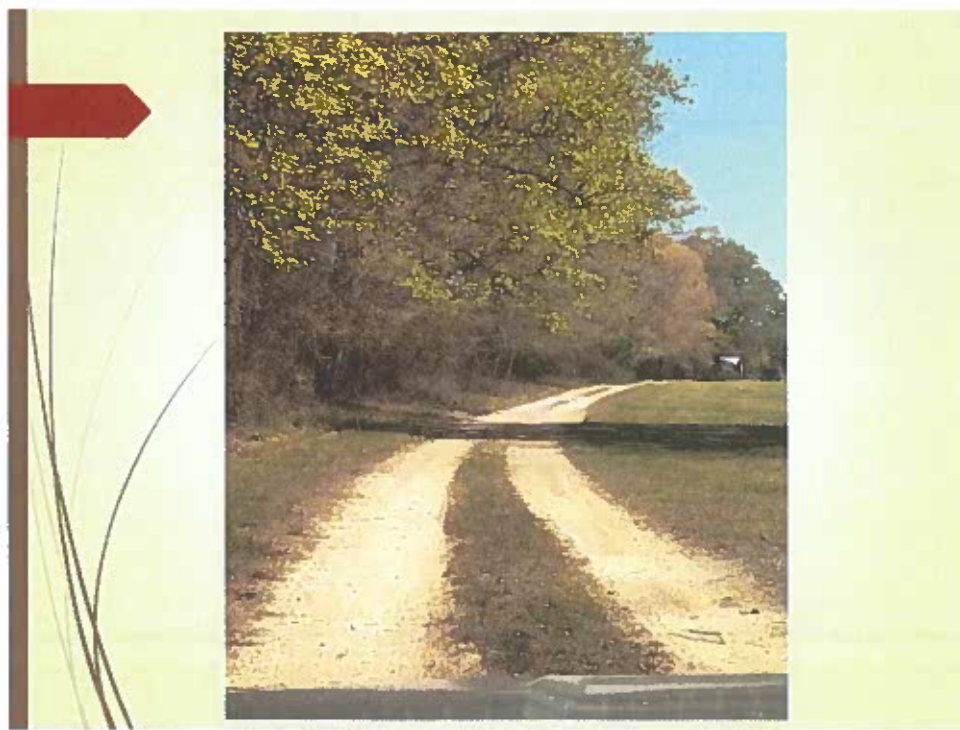
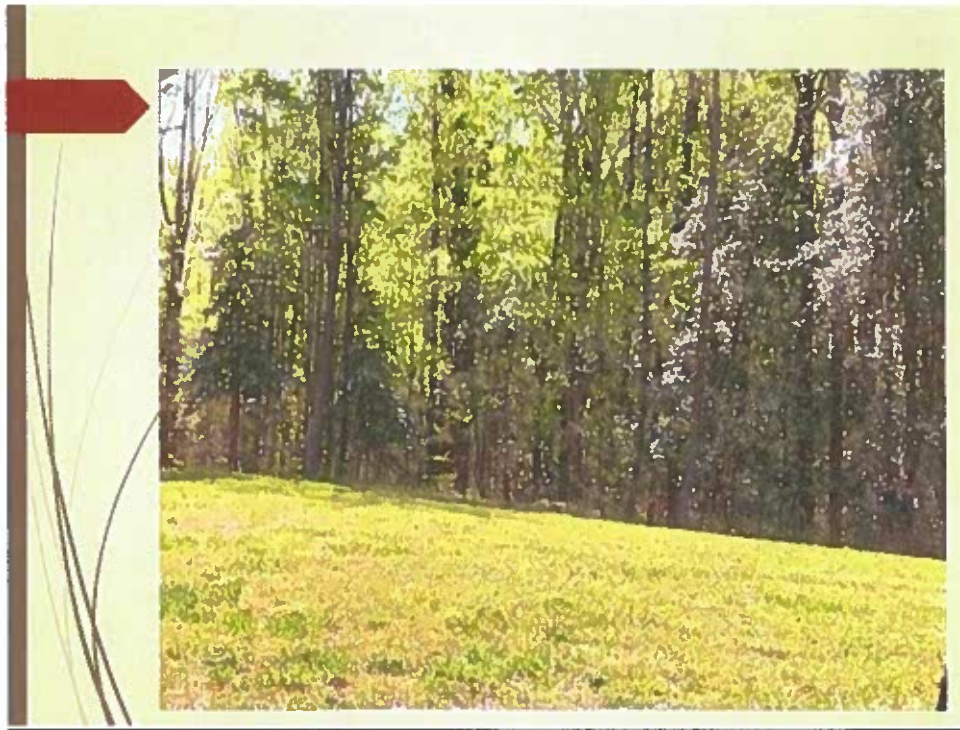
- Parent parcel established prior to the adoption of the Zoning and Subdivision Ordinances
 - Contains 87.8 acres and fronts on a private ingress/egress easement extension of Bethel Church Lane (Rte. 679) which provides access to eight existing lots.
 - One family member 5 acre lot subdivided by a previous owner.
 - Staff previously advised property owners that their proposal does not meet the Subdivision Ordinance standards.
-

Background

- The Subdivision Ordinance allows one lot from a tract to be accessed from a single easement of right-of-way unless approved by the Board of Supervisors and upon recommendation from the Planning Commission.
 - Ordinance also stipulates that all roads, which provide access to three or more lots, must be public roads which meet VDOT construction standards.
 - Proposed lot is approximately 700 feet from the publicly maintained road.
 - Property owners and several adjacent property owners have recorded a road maintenance agreement. The new proposed lot will also be subject to the agreement.
-









Comprehensive Land Use Plan Review

- Property is designated Rural Agricultural Conservation on the Future Recommended Land Use Map.
- Proposal is consistent with the future recommended land use plan designation.



Ordinance Review

- Section 3.2.A.4 states no more than one 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 unless specifically modified in this ordinance, all new streets must be public and comply with VDOT road standards.
- Owner has had the proposed lot delineated and confirmed by the ACOE for wetlands as required for subdivision approval.



Agency Review

- VDOT as no comments regarding the request.
 - Septic system and primary drainfield have been approved.
 - Property has had a wetlands delineation as required.
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Staff Analysis

Section 3.2.10.E of the Subdivision Ordinance lists criteria for a waiver to be considered by the Board of Supervisors with a recommendation by Planning Commission:

1. 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. Strict adherence to the general regulations would result in substantial injustice or hardship.
 - Staff finds no hardship, because the property is currently being used for its intended single family residential use.
 3. Waiver has not been opposed in writing by the county, VDOT engineer, or health official.
 - Neither VDOT nor the Health Department oppose the application.
 4. 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 safe access by all emergency service vehicles, therefore staff can not support a waiver from the Ordinance.
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Staff Recommendation

Staff does not recommend approval of the waiver due to safety concerns due to possible degradation of the access lane over time with additional homes if not maintained.

Commissioner Gibbs asked if everyone has signed the road maintenance agreement.

Mr. Krohn stated that everyone has signed up to the lot they are trying to get.

Commissioner Sienkiewicz asked if Mr. Browder had signed the road maintenance agreement and was still agreeing to the maintenance with the proposed addition of the new lot for a single-family dwelling.

Mr. Krohn stated Mr. Browder had signed a letter stating his responsibility for the road maintenance and was aware of the new lot.

Mr. Krohn added that the existing easement has been used for several decades by logging companies, pipeline companies, dump trucks, concrete trucks with little to no maintenance.

Commissioner Ford asked what the difference is between the letter that was signed by Mr. Browder and the road maintenance agreement, and what happens if he doesn't follow through with his commitment.

Mr. Krohn stated the letter has detailed tree work, grass cutting, culvert pipe maintenance where the agreement only addresses the easement itself. Mr. Krohn stated that Mr. Browder does not use the easement because he has public road frontage and wishes to maintain that portion, because it lies on his property. Mr. Krohn stated he would maintain that portion, if he did not.

Chairman Carroll stated the easement is in great shape and currently could handle emergency vehicles.

Commissioner Taylor 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, and Smith voting in favor of the motion, and Chairman Carroll and no commissioner voting against the motion (10-0).

The motion passed and will go to the May 18, 2023, Board of Supervisors meeting.

COUNTY ATTORNEY'S REPORT

Bobby Jones proposed the following amendment to the Planning Commission By-Laws.

Section VI-2. Objectivity.

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

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

The time limit for Citizen Comments is limited to five (5) minutes per person. The Chairman may, in his discretion, waive or adjust this time limitation, if the circumstances necessitate same due to the complexity of the issues. ~~Members of the public may not use the Citizen Comments portion of the agenda to speak on a matter scheduled for Public Hearing at that Commission meeting.~~ There shall be no comment during Citizens' Comments on a matter for which a public hearing is scheduled during the same meeting nor on a matter which has already been the subject of a previous public hearing where no final vote has been taken by the Commission.

Section VI-4. Speaking.

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

Section VI-5. Training.

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

Section VI-6. Public Hearings.

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

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

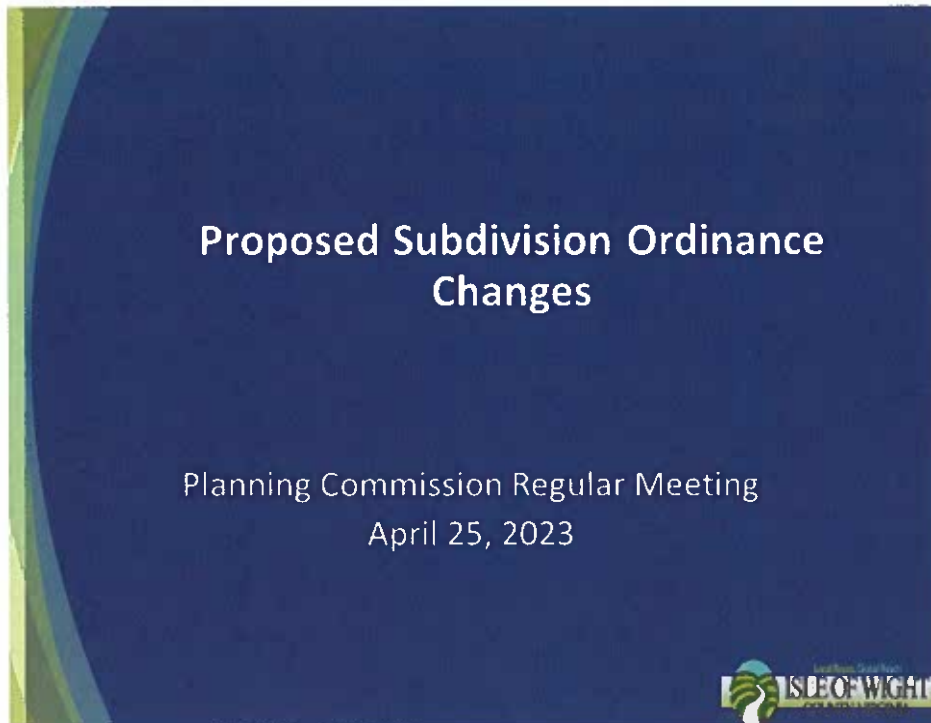
The applicant may appear on his own behalf at the Public Hearing, or be represented by counsel or an agent, and speak to the issue. The applicant, his counsel or agents have a combined total of ten (10) minutes to speak.

Mr. Jones stated the current bylaws require this to be given thirty days prior to taking action, so this cannot be voted on tonight and will require a two-thirds vote at the next meeting for approval.

PLANNING DIRECTOR'S REPORT

Chairman Carroll called for the Proposed Subdivision Ordinance Revisions.

Amy Ring gave the following presentation.



Background

- Planning Commission & Board of Supervisors previously expressed their desire to provide more flexibility for subdividing land outside of DSDs to preserve agricultural & silvicultural uses while providing for more regular development patterns within the DSDs.
- Inconsistency with verge requirements between the Subdivision Ordinance & VDOT's Subdivision guidelines which causes confusion among applicants.



Summary of Changes – Verge Conflict

5.9. Streets.

- 5.9.13. Planting strips. When required, planting strips ~~a minimum of six (6) feet in width and shall be installed~~ in accordance with the current VDOT Subdivision Street Design Guide ~~must be located between the roadway and the sidewalk~~. Additional planting strip width may be required to avoid conflict with required utility easements.

5.12. Sidewalks and paths (pedestrian and bicycle facilities).

5.12.2. Sidewalks.

- C. On roads with curb and gutter, sidewalks must be separated from the back of curb by a planting strip in compliance with the VDOT Subdivision Street Design Guide, dependent upon the presence of landscaping ~~that is at least six (6) feet in width~~. Trees are to be located between the sidewalk and the curb. Wider planting strip(s) may be required by the zoning ordinance, depending on any inclusion of on-street parking or other layout particularities.



Summary of Changes – Verge Conflict

5.16. Traditional neighborhood design (TND).

S. Landscaping and screening standards.

a. Street trees. A minimum of one (1) deciduous canopy tree per forty (40) feet of street frontage per street side shall be required. Trees can be clustered and do not need to be evenly spaced. Trees should be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete or within a landscape easement adjacent to the right-of-way with the maintenance responsibility assigned to a property owner's association. Species of street trees should be consistent with the recommendations found in the VDOT Subdivision Street Design Guide which will not interfere with nearby utilities or other public improvements.



Summary of Changes – Natural Lot Lines

Section 5.11 – Lots.

5.11.1. Shape. Lots should be designed, arranged, and shaped so that they provide satisfactory and desirable sites for buildings, be properly related to natural topography, and conform to requirements of this ordinance and the zoning ordinance. Lots within the DSDs shall be generally regular in shape and may not contain peculiarly shaped elongations solely to provide necessary square footage of area which would be unusable for normal purposes, the only exception to this rule being elongations for use as to provide access to a public street within a flag lot. Lots outside of the DSDS should be designed to follow natural features whenever possible and such lots should seek to provide for an agricultural, forestal, or open space use of the land. For lots with a width of sixty (60) feet or greater, lot proportions should provide approximately two and one-half (2.5) feet of lot depth for every one (1) foot of lot width.



Staff Recommendation

- This item is for Planning Commission discussion only.
- Staff requests the changes be advertised for public hearing at the May 23, 2023, meeting.



Commissioner Taylor stated she agreed with the proposal and keeping the landscaping standards and allowing utilities to go in.

Chairman Carroll stated this was good to go to public hearing next month.

Chairman Carroll called for the Capital Improvement Plan Status Report.

Don Robertson, Assistant County Administrator, gave the following presentation.



Capital Improvements Program

- Provides for the orderly and systematic financing and acquisition of public improvements, based on the objectives of the comprehensive plan.
- Generally, a five-year plan for capital improvements.

Capital Improvements Program

- Capital improvements are generally considered to be nonrecurring projects of generally large size, fixed nature and long life that provide new, additional, or replacements for public facilities.
- Capital improvements may also include certain types of new major equipment (heavy equipment with a life expectancy of 10 years or more, such as fire apparatus, school buses, etc.)

Economic Development

<u>PROJECT</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2024-28</u>
Shirley T. Holland Ph II 44-Acre Permit Ready Site Development			\$1,238,000	\$ 400,000	\$ 3,605,000	\$ 5,243,000
Shirley T. Holland Phase III Site Development			\$ 850,000	\$ 400,000	\$ -	\$ 1,250,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$2,088,000	\$ 800,000	\$ 3,605,000	\$ 6,493,000

Fire & Rescue

		(2) Medic		Medic, Engine		
	Ladder, Brush	Tanker	Medic, Tanker	Tanker	Engine, Brush	
PROJECT	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2024-28</u>
Apparatus Replacement	\$ 1,475,000	\$ 945,000	\$ 645,000	\$ 1,245,000	\$ 575,000	\$ 4,885,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,475,000	\$ 945,000	\$ 645,000	\$ 1,245,000	\$ 575,000	\$ 4,885,000

Parks & Rec

PROJECT	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2024-28</u>
Capital Maintenance	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000
Bradby Park Development	\$ 400,000	\$ 100,000				\$ 500,000
Heritage Park Amphitheater	\$ 200,000					\$ 200,000
Tyler's Beach Development	\$ 750,000					\$ 750,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 1,450,000	\$ 200,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,950,000

Public Schools

<u>PROJECT</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2024-28</u>
Hardy Elementary						\$ -
Westside Elementary			\$19,000,000	\$19,000,000		\$38,000,000
Fleet/Bus Garage						\$ -
School Admin Bldg						\$ -
SHS Football/Track			\$ 1,500,000			\$ 1,500,000
Band Renovations				\$ 1,300,000		\$ 1,300,000
Security Vestibules			\$ 290,000			\$ 290,000
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
TOTAL	\$ -	\$ -	\$20,790,000	\$20,300,000	\$ -	\$41,090,000

Public Utilities

<u>PROJECT</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2024-28</u>
Water Projects:						
Capital Maint/Line Upgrades		\$ 600,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000
Benns Grant Water Tank	\$ 1,600,000					\$ 1,600,000
Sewer Projects:						
Capital Maintenance	<u>\$ 100,000</u>	<u>\$ 100,000</u>	<u>\$ 100,000</u>	<u>\$ 100,000</u>	<u>\$ 100,000</u>	<u>\$ 500,000</u>
TOTAL	\$ 1,700,000	\$ 700,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 3,600,000

Public Works

<u>PROJECT</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2024-28</u>
Capital Maintenance	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Capital Projects	\$ 320,000		\$ 460,000	\$ 480,000	\$ 500,000	\$ 1,760,000
Windsor Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 370,000	\$ 50,000	\$ 510,000	\$ 530,000	\$ 550,000	\$ 2,010,000

Stormwater

<u>PROJECT</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2024-28</u>
Capital Maintenance	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 250,000
Enhanced Commercial Data Base	\$ 50,000	\$ 100,000				\$ 150,000
SLAF Projects	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 350,000	\$ 400,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,650,000

Transportation

<u>PROJECT</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>FY 2026-27</u>	<u>FY 2027-28</u>	<u>FY 2024-28</u>
Rte 460/258 Turn Lane	\$ 1,682,218					\$ 1,682,218
Nike Park Extended	\$ 2,200,000					\$ 2,200,000
Woody Acres Paving		\$ 439,220				\$ 439,220
Rte 10/Rte 644 Turner Dr			\$ 500,000	\$ 472,244		\$ 972,244
Blairs Creek Paving			\$ 364,160			\$ 364,160
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 3,882,218	\$ 439,220	\$ 864,160	\$ 472,244	\$ -	\$ 5,657,842

5-Year Capital Impact

- Schools - \$41.1 million
- Economic Dev - \$6.5 million
- Public Utilities - \$5 million
- Transportation - \$3.9 million
- Fire & Rescue - \$2.5 million





QUESTIONS

Chairman Carroll asked if the County could require solar developers to make contributions to CIP projects, specifically for Fire and Rescue.

Don Robertson stated he wasn't sure what provision would allow that.

Bobby Jones stated that provisions are being made under the siting agreement in other localities and does not specify what department.

Commissioner Taylor asked about the status of the library improvements.

Mr. Robertson stated they are currently on hold until prices come down.

Chairman Carroll called for the Development Activity Status Report.

Amy Ring shared the following presentation.

2023 First Quarter Development Activity Report

Planning Commission Regular Meeting
April 25, 2023



Building Permits & Development Applications

- Total building permits in first quarter of 2023 decreased over 2022 (-7%)
- Total of 25 single family dwelling units fewer than first quarter 2022
- Number of commercial and multifamily units same for both years
- Received a total of 55 development applications in first quarter of 2023 versus 37 in 2022 (+49%)



Development Activity Highlights

- Royal Farms site plan ready to release – waiting on building elevation
- Medical Office Building approved – construction to begin
- Publix Grocery Store site plan approved – construction to begin
- Langley Federal Credit Union site plan approved – construction to begin
- Rio Carwash Club site plan approved – construction to begin
- South Harbor (47 lots total) – construction started on first two phases
- Second phase of South Harbor in review (67 lots)
- Archers Meade preliminary plat approved – waiting on construction plans
- Crossings condominiums construction continues
- Brewers Station Apartments construction continues
- Bennis Grant Apartments construction continues
- New Hardy Elementary School construction continues
- New Riverside Hospital Site Plan under review
- STH Intermodal Park warehouse site plan submitted
- Four new solar facility CUP applications submitted



Commissioner Distefano asked what the application submittal requirements would be for solar projects submitted prior to the Board adopting the revised ordinance.

Ms. Ring stated the current submittal requirements would be required and any additional information deemed necessary to complete the review may be requested.

Commissioner Bowser asked if there is an update for Wawa.

Ms. Ring stated there have been several meetings between staff and their engineers trying to reach a mutual conclusion and were asked to bring a proposal to the next board meeting.

Commissioner Rawls asked if Brewers Station is required to mow the grass.

Ms. Ring responded that staff could do a site visit and follow up with a note, if necessary.

Commissioner Rawls stated he attended a recent Town Hall meeting where there was discussion about the County's RV ordinance and requested staff to provide the ordinance regarding RVs at the next Planning Commission meeting.

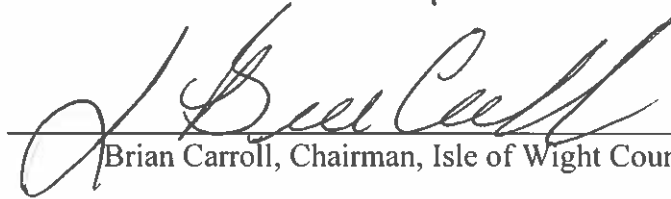
CLOSED MEETING

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 7:28 PM.

Adopted this 23 day of MAY, 2023.



Brian Carroll, Chairman, Isle of Wight County Planning Commission

Attest:



Amanda Landrus, Secretary