

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

INVOCATION

Don Robertson 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
Matthew Smith

ABSENT

Raynard Gibbs

A quorum was determined.

ALSO IN ATTENDANCE

Mandy Rogers, Substitute Council to the Planning Commission
Don Robertson, Assistant County Administrator
Amy Ring, Community Development Director
Jeryl Phillips, Assistant Director, Planning and Zoning
Trenton Blowe, Planner II
Caleb Kitchen, Planner I
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 Boykin made a motion to approve the agenda. Commissioner Bowser seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

APPROVAL OF CONSENT AGENDA

Chairman Carroll called for a vote to approve the consent agenda. Commissioner Bowser made a motion to approve the consent agenda. Commissioner Smith 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 Carroll closed citizens' comment.

PUBLIC HEARINGS

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

Application CUP-9-23 of Debra Hall, applicant, and Carrollton Coves Shoppes, LLC, property owner, for a conditional use permit to establish a commercial kennel on property located at 15042 (Suites K and L) Carrollton Boulevard, identified as tax map number 34-07-000B.

Caleb Kitchen, Planner I, gave the following presentation:



DASHING DOGS COMMERCIAL KENNEL CONDITIONAL USE PERMIT REQUEST CUP-9-23

Planning Commission Regular Meeting- July 25, 2023

SITE DESCRIPTION



Location: 15042 (Suites K and L) Carrollton Boulevard

Tax Map ID#: 34-07-000B

Election District: District 4

Land Use Designation: Business and Employment (BE)

Current Zoning: General Commercial (GC)
Newport Development Service Overlay District (NDSO)

Purpose: Continue personal service uses such as grooming and daycare, and to establish boarding services for up to eighty (80) animals, which requires a CUP in the GC Zoning District.

BACKGROUND



- Current use is a commercial shopping center (Carrollton Cove)
- Applicant previously occupied a suite in 2013
 - Operated under conditions of 2008 CUP
- Applicant relocated to 14168 Carrollton Boulevard in 2018
 - Lease terminated due to Nike Park Rd. Extension Project
- Zoning permit issued in April 2023 for personal service use
 - Includes grooming and daycare

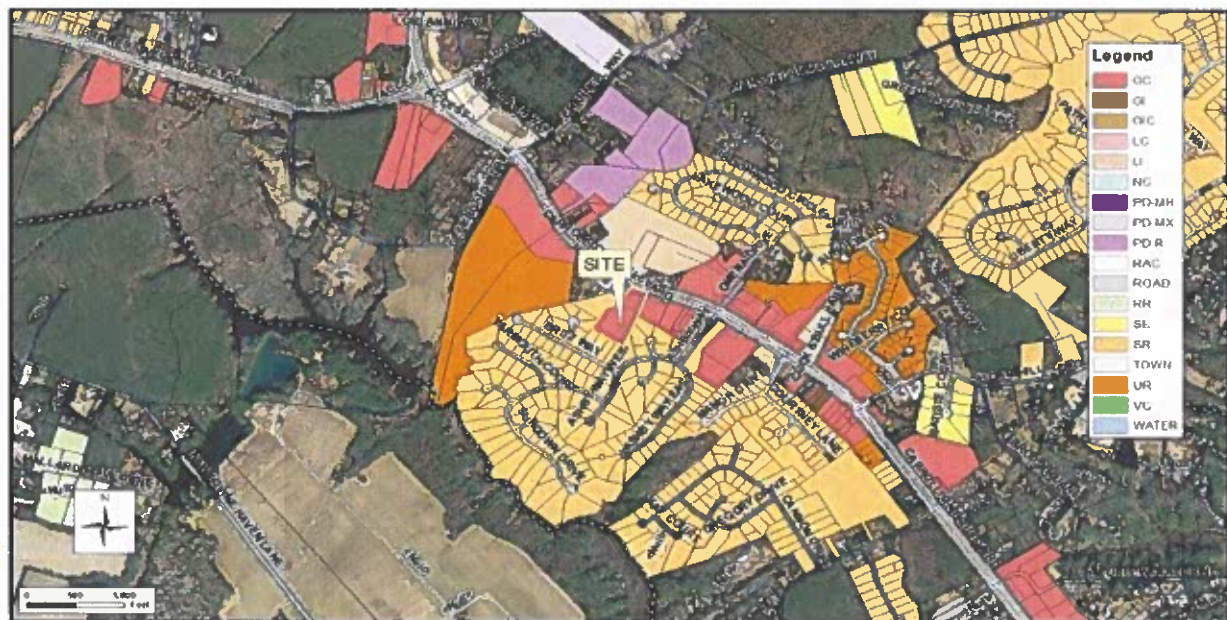
CUP-9-23 Conditional Use Permit - Location Map



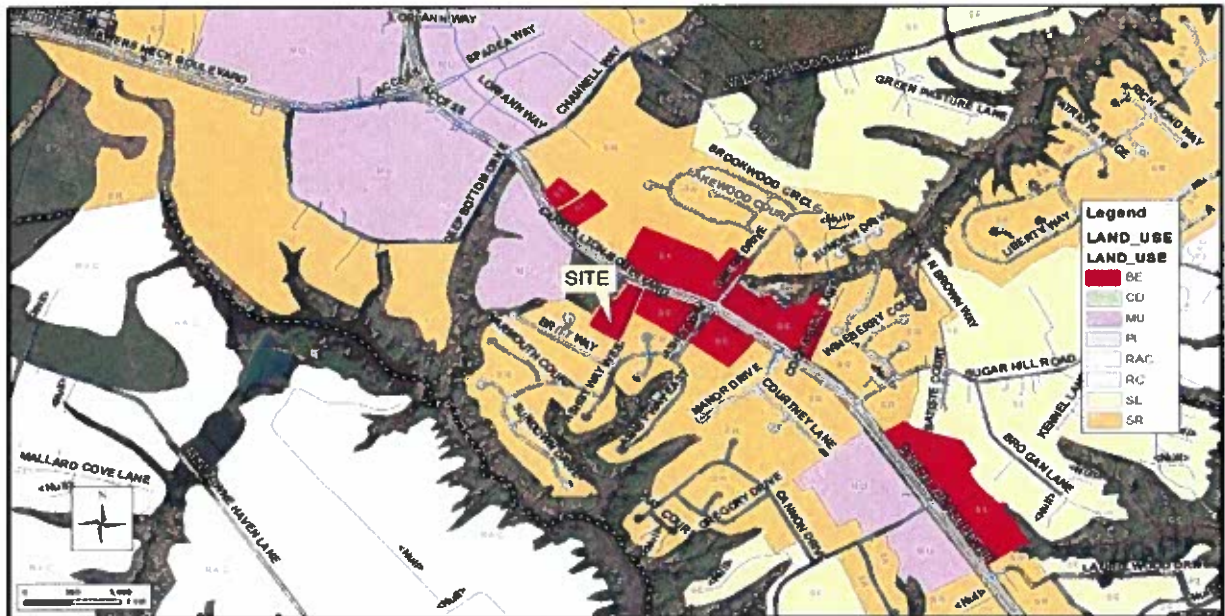
CUP-9-23 - Location Closeup Map



CUP-9-23 - Zoning Map



CUP-9-23 - Land Use Map



CUP-9-23 Concept Plan









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 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 period 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, sewage, 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 or 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



The application was forwarded to the following departments for their review:

Sheriff's Department:

- Concern with potential noise generated with the boarding of animals
- Impact of complaints of the neighboring businesses as well as the outside exercise area to the proximity of the homes in Ashby Estates.

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

STAFF ANALYSIS



Noise Concerns:

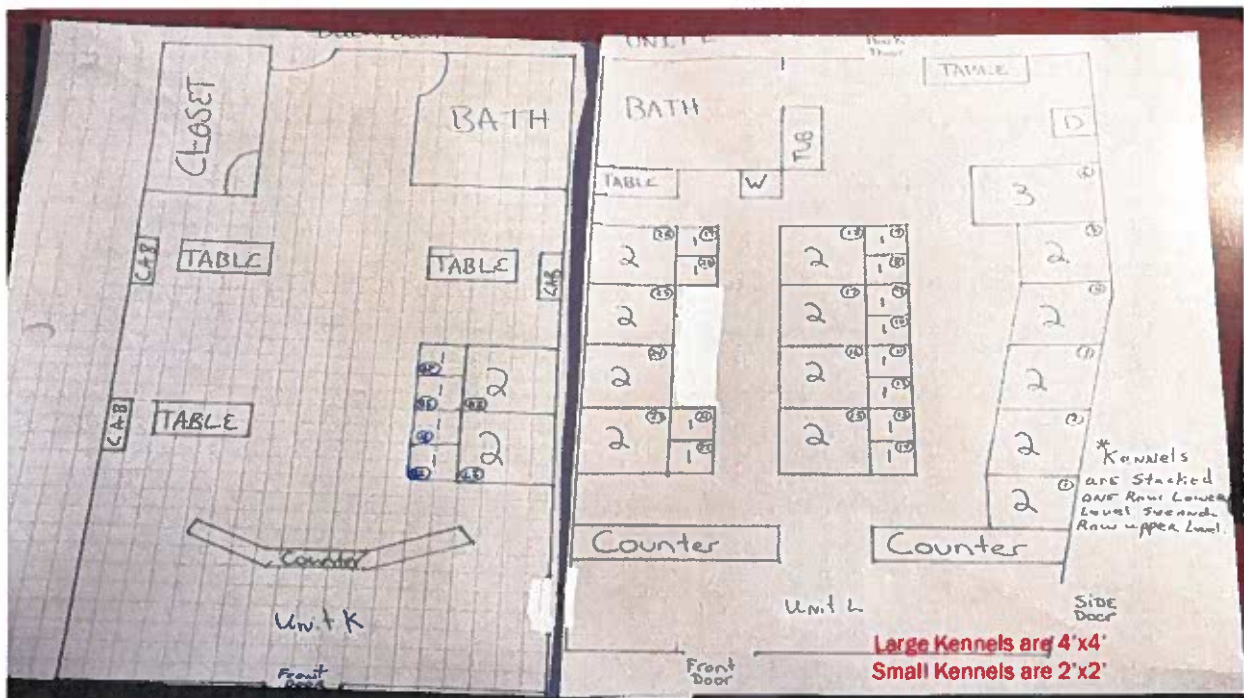
- Former James River Kennels business noise complaint in 2008
 - Former CUP prohibited outdoor activity
- Outdoor exercise area is approximately forty (40)-feet from adjacent residential property line.
- Noise Ordinance: Enforced by Sheriff's Department

STAFF ANALYSIS CONTINUED



Kennel Space:

- State Law: "Adequate Space" and "Adequate Shelter"
- Federal Law: Animal Welfare Act, for certain animals
 - Small Dog (7 inches in length): 1 square foot
 - Large Dog (52 inches in length): 23 square feet



Strengths:

- The use is consistent with the BE future recommended land use and GC Zoning District.
- The proposed use will have minimal impact on community facilities and resources.
- Approval will allow for an existing business in the County to grow their clientele.
- The fencing and outdoor run area are located adjacent to residential property lines, with a forty (40)-foot separation, which exceeds the ten (10)-foot setback minimum in the Supplementary Use Regulations for a commercial kennel.

Weaknesses:

- The number of animals boarded and the use of the outdoor exercise space may result in excessive noise for neighboring property owners in the Ashby Subdivision.
- The number of animals seems excessive for a retail center location and could create a disturbance for other merchants.

Staff Recommendations



Staff recommends approval of the CUP with the following conditions:

- 1) No more than five (5) animals are permitted in the outdoor exercise area at one time.
- 2) No more than sixty (60) animals may be boarded overnight, of which no more than fifty (50) may be dogs.
- 3) The commercial kennel use only applies to Suites K and L. The applicant must obtain approval from the Zoning Administrator prior to moving into any other space within the parcel.
- 4) Animal feces should be removed from the parking lot throughout the day and a bag dispenser shall be provided near the parking lot.

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

Elliot Cohen, property owner, stated he was not aware of any previous complaints made for the previous kennel. Mr. Cohen also stated that phase two of the shopping center would include the new kennel, and he would like the conditional use permit to apply to the entire parcel and not just suites K and L. Mr. Cohen clarified the reason for the request for eighty animals was to have flexibility for overlap between drop off and pick up times. Mr. Cohen also requested to not be responsible for the entire parking lot waste. Mr. Cohen reiterated that the outside kennel area is forty feet from the property line.

Debra Hall, applicant, 14038 Bowling Green, Windsor, asked for favor and approval of her application.

Anthony Kearney, shop manager for the business, 102 Titus Court, Carrollton, stated he is on call 24/7 for any emergency, and his phone number is posted on the business door.

Chairman Carroll closed the public hearing and asked for comments from the commissioners.

Commissioner Bowser asked Ms. Hall if the dumpster in the back is not being used by her, what dumpster does she use.

Ms. Hall stated she uses the County refuse center, and the trash is taken daily, except for Wednesdays when the center is closed.

Commissioner Taylor asked her how many employees she has.

Ms. Hall stated she has ten to twelve employees with only five being full time.

Commissioner Taylor asked if boarding was currently being offered.

Ms. Hall stated that she was currently offering boarding.

Commissioner Boykin asked if there is an alarm system in the building in case of fire or emergency.

Ms. Hall stated there is an alarm on the door.

Commissioner Boykin asked how often the dogs are let out outside of business hours.

Ms. Hall stated 7 am, 12 pm, 4 pm and 8 pm on days closed, and 8 pm is the last time the dogs go out on business days.

Commissioner Rawls if eighty dogs were there, would someone stay overnight.

Ms. Hall stated yes if it was allowed.

Commissioner Boykin asked if there were eighty dogs, would it be allowed to have an employee stay overnight.

Amy Ring stated if they could meet the requirements, a commercial apartment could be allowed.

Commissioner Ford asked Ms. Hall if she was trying to expand her business.

Ms. Hall stated currently she just wants this application approved.

Commissioner Ford asked if there is a separate container for the waste at the refuse center.

Ms. Hall stated there is not a separate container, and the requirement is to have the dog waste double bagged.

Mr. Cohen stated his other kennel in Churchland has a Bay Disposal trash can that is emptied once a week or twice a week. He stated at this location, there is a large dumpster used for the restaurant and the other individual business uses a Bay Disposal residential trash can.

Commissioner Sienkiewicz asked if suites K and L will be vacated when the new phase two kennel is done.

Mr. Cohen confirmed she would relocate into the new building that would be more suitable for her business and the current location is just a temporary solution.

Mr. Cohen stated the two adjoining business do not have an issue with the kennel and submitted the following two letters.

July 21, 2023

To the tenants of Carrollton Cove Shops:

Please note the grooming daycare unit at the back end of the shopping center has applied for a conditional use permit for keeping dogs over night as a boarding kennel.

we would like to inform the county that the tenants have no problem with this application. Please sign date and include your unit address, on this note in order to present it to the Isle Of Wight planning commission and board of supervisors.

Thank you,

Elliot Cohen



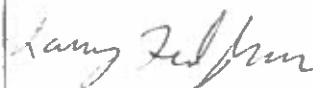
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Thank you,

Elliot Cohen



Commissioner Boykin asked when the new building would be started.

Mr. Cohen stated he is waiting for the County to provide information regarding the stormwater pond before he takes ownership. Mr. Cohen also stated that due to the size change of the building, he would have to resubmit his plan to the county for approval.

Commissioner Boykin asked if there would be other tenants in the new building besides the kennel.

Mr. Cohen stated a daycare center is committed to the other side of the building.

Commissioner Boykin asked for verification that when the new building and kennel is built, she will vacate her current location.

Mr. Cohen stated if the business was growing, he would consider leasing the three suites for Ms. Hall. Mr. Cohen stated that he didn't want to confirm either way.

Ms. Hall requested to not have a dumpster outside her business due to the smell.

Mr. Cohen stated he spoke to Major Willard about his concern with the noise generated from the kennel. Mr. Cohen stated he shared the specific sound barrier controls that have been made. Mr. Cohen stated that addressed Major Willard's concerns.

Anthony Kearny stated he checked government regulations regarding animal waste, and the only requirement is to be double bagged. Mr. Kearny added that other business allows dogs, and there are doggie waste bags in front of the kennel that are for everyone to use.

Caleb Kitchen stated that his research shows it is a long-standing policy for domestic animal waste to be allowed in local refuse centers.

Commissioner Ford asked what the issue is with the BMP.

Amy Ring stated the BMP issue is separate from this conditional use request. Ms. Ring stated that the original approved site plan for the shopping center included the stormwater management pond required to handle his stormwater runoff. Ms. Ring stated a mistake was made when the pump station behind the fire department was dedicated to the county and included the stormwater management pond, which caused him to be out of compliance with his site plan. She added it will be a requirement for him to take back the pond to handle the stormwater management on his property, so that he may build the second building on his property.

Commissioner Boykin stated she did a site visit yesterday and has concerns with the amount of eighty dogs and kennels in the facility and leans toward the staff recommendation of sixty. Commissioner Boykin added that she would like to propose the condition of a member of the Isle of Wight County shelter do a site visit to verify adequate size of kennels.

Ms. Hall stated the small kennels are for the grooming dogs that get bathed and blow-dried not for boarding.

Meghan Parks, 106 Cattail Lane, Smithfield, groomer, stated the small kennels are for grooming alone, and the dogs that are being boarded do not go in those.

Commissioner Boykin asked Amy Ring for her opinion on having shelter staff doing a site visit.

Amy Ring stated she was fine with that suggestion as they are familiar with the requirements. Ms. Ring added that currently the shelter has fifty kennels and thirty-six animals.

Commissioner Rawls asked if they have any staff that stays overnight.

Amy Ring confirmed no staff stays overnight, but there is someone on call 24/7 should an issue arise.

Anthony Kearny stated that it is their goal to not have dogs in the kennels for long periods of time, and if they are social dogs, they are allowed to be out and socialize with each other in groups at a time.

Commissioner Ford asked if the new kennel would provide adequate green space.

Ms. Ring stated this current application would allow them to continue to use the outside space which is fenced-in and permitted. Ms. Ring added the reason to be suite specific for this conditional use permit is to give the public a reasonable expectation on where the kennel will be located. Ms. Ring added that there is not a requirement for green space for a kennel.

Commissioner Boykin made the motion to recommend approval to the Board of Supervisors with the recommended staff conditions and the additional condition to have shelter staff approve the kennels. Commissioner Distefano seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Ford, Rawls, Taylor, Sienkiewicz, Smith and Chairman Carroll voting in favor of the motion, and no commissioner voting against the motion (9-0).

The motion passed, and the item will go to the August 17, 2023, Board of Supervisors meeting.

OLD BUSINESS

Amy Ring Confirmed there were no items to discuss in old business.

NEW BUSINESS

Chairman Carroll called for the presentation for the following new business item:

Application of Bur Investment LLC, applicant and owner, for an Exception to Section 6-2010.A.1,2 and 3 of the Newport Development Service Overlay (NDSO) District Regulations in the Zoning Ordinance for the Property Located on Commerce Lane with Tax Map Number 42-06-006 for an Exception to the NDSO Design Standards for Building Façades, Exterior Walls, Windows and Building Materials.

Trenton Blowe gave the following presentation:

BUR IWIP
Newport Development Service
Overlay District Exception Request
EXC-9-23

Planning Commission Regular Meeting
July 27, 2023

Site Description

Tax Map ID#: 42-06-006

Current Zoning: Conditional Limited Industrial (C-LI)

Election District: D4

Request: Exception to the NDSO Design Standards for Building Façades, Exterior Walls, Windows, and Building Materials: Sections 6-2010.A.1.a, 6-2010.A.2.a, and 6-2010.A.3.a

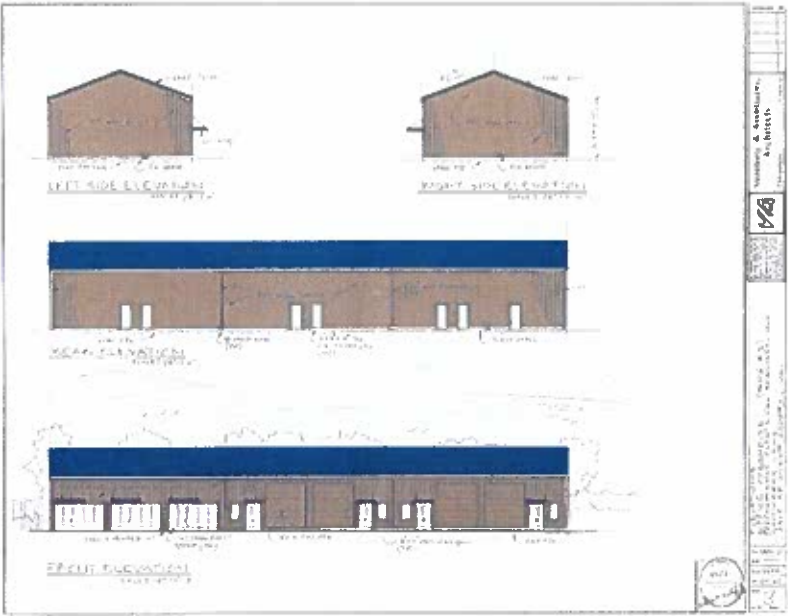
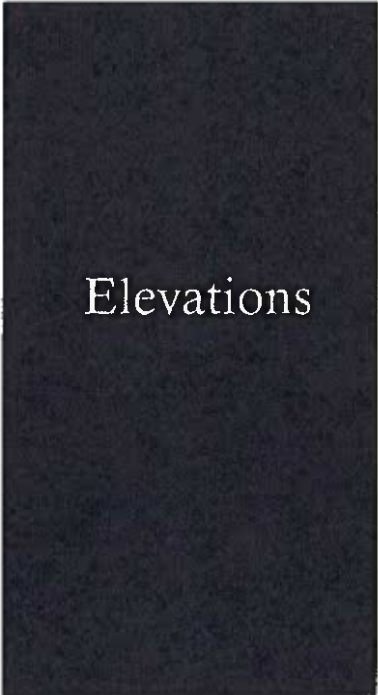
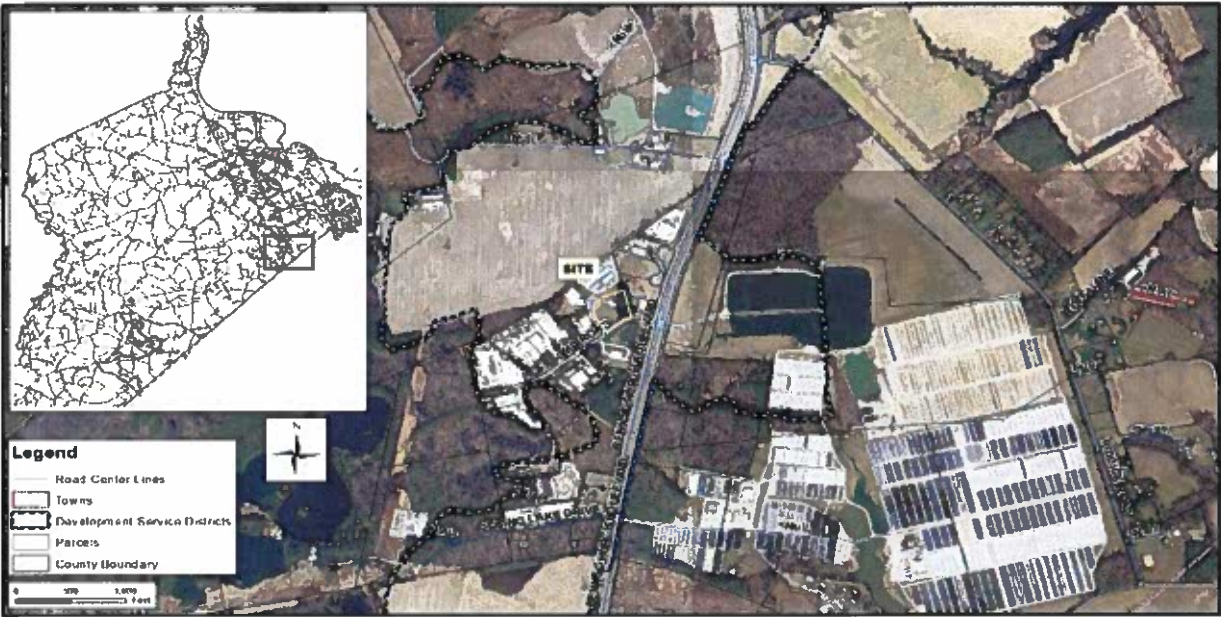
Background

- Site is a part of the original phase of the Isle of Wight Industrial Park which received zoning approval in 1988.
- A site plan was originally submitted in 2019 as a response to a notice of violation.
- The site plan review determined the need for a NDSO exception request.

Project Description

- The proposal is to build 4,500 square feet of retail space, 7,800 square feet of warehouse space, and 2,700 square feet of office space.
- The applicant is requesting an exception to standards involving building materials, required building design changes, and the requirement for windows to occupy 50% of the facade

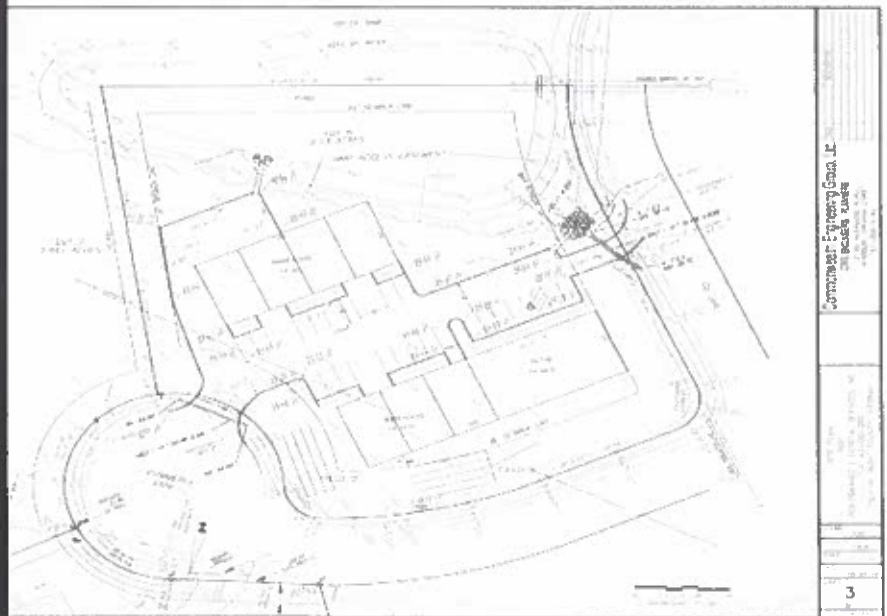
EXC-9-23 - Location Map



Elevations



Building Orientation



View From IWIP
Road



View From
Commerce Lane



Exception Criteria

When granting an exception, the Board of Supervisors must consider the following criteria:

1. Such exception shall be no less beneficial to the residents or occupants of the development, as well as the neighboring property, that would be obtained under the applicable regulation;
2. That the exception is reasonable because of the high level of design and construction that will be incorporated into the development; and,
3. That the exception will result in design and construction that is in accordance with accepted engineering and building standards.

STAFF ANALYSIS

Staff performed an analysis of the exception request and developed the following findings:

1. The proposed use and building are in accordance with neighboring properties inside the industrial park.
2. Beyond the metal siding, the building design includes such higher level design elements such as awnings over the entrances, a gabled, standing seam metal roof, and parking located in the interior of the site.

ANALYSIS

Strengths:

1. The building design will be similar to existing buildings within the industrial park.
2. The proposed use of the property would increase employment and revenues in the County

Weaknesses:

1. The building will not meet the NDSO requirements.

RECOMMENDATION

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

Chairman Carroll called for discussion from the Planning Commission.

Commissioner Boykin asked if the NDSO district goes all the way to the County line.

Trenton Blowe stated that prior to 2020, the NDSO line stopped at Muddy Cross Drive. Mr. Blowe added that IWIP was added to the development service district to drive development in that area.

Commissioner Boykin asked if that adds stricter design elements.

Trenton Blowe stated that prior to being added to the NDSO, some of these parcels were in the highway corridor overlay district, which also adds some design standards.

Commissioner Sienkiewicz asked about the front façades for the conditional use permit for the auction/storage yard.

Trenton Blowe stated that detail wasn't proposed at that time, but the applicant is aware of this requirement, and if they are unable to meet it, they will be required to apply for an exception.

Commissioner Rawls asked about Riverside Pest.

Trenton Blowe stated that their approval and site plan submission came prior to being accepted into the NDSO district.

Commissioner Taylor asked how many parcels are left to be developed.

Trenton Blowe stated he is unsure of an exact number but believes there are some.

Commissioner Boykin stated that their request fits in with that is already there.

Commissioner Bowser made the motion to recommend approval to the Board of Supervisors. Commissioner Boykin seconded the motion, which was adopted with Commissioners Bowser, Boykin, Distefano, Rawls, Taylor, Sienkiewicz, Smith, and Chairman Carroll voting in favor of the motion, and no commissioner voting against the motion (9-0).

The motion passed, and the item will go to the August 17, 2023, Board of Supervisors meeting.

COUNTY ATTORNEY'S REPORT

Mandy Rogers confirmed there were no items to discuss for the County Attorney's Report.

PLANNING DIRECTORS REPORT

Amy Ring gave the following presentation on the proposed short-term rental ordinance revisions:

Proposed Short Term Rental Zoning Ordinance Changes

Planning Commission Regular Meeting
July 25, 2023



Background

- October 26, 2021 - Planning Commission recommends approval of previously proposed short-term rental regulations to the Board of Supervisors
- November 18, 2021 – Board defers consideration of proposed Ordinance changes until utility solar energy facility changes revised
- June 1, 2023 – Board of Supervisors initiates reconsideration of the proposed short-term rental regulations and requests review of changes and recommendation from the Planning Commission



Description

- Section 5-1005.B of the Zoning Ordinance allows the rental of up to two rooms as an accessory use on residential properties as follows:

The renting out of one (1) or two (2) rooms within a single-family residence (which one (1) or two (2) rooms do not themselves constitute a separate dwelling unit) to not more than two (2) persons who are not part of the family that resides in the single-family dwelling.

- Short-term rentals not currently included as a use type and therefore prohibited.
- Short-term rental outside of the current ordinance regulations require a special use permit.



Summary of Changes

- Definition of short-term rental use type
- Establishes performance criteria
- Establishes a registry



Short Term Rental – Commercial Use Type

Short Term Rental.\ the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than thirty (30) consecutive days, in exchange for a charge for the occupancy. A short term rental operator shall be further defined as the proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity



Permitted Use in Following Zoning Districts:

- RAC
- RR

Conditional Use in Following Zoning Districts:

- VC
- RR
- NC
- SE
- SR
- UR
- PD-R
- PD-MX
- PD-MH



Draft Ordinance Changes

Sec. 5-1005. - Accessory uses to residential principal uses.

The following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory uses to residential principal uses:

A. Hobbies or recreational activities of a noncommercial nature.

B. The renting out of one (1) or two (2) rooms within a single-family residence (which one (1) or two (2) rooms do not themselves constitute a separate dwelling unit) to not more than two (2) persons who are not part of the family that resides in the single-family dwelling.

C. Yard sales or garage sales, so long as such sales are not conducted on the same lot more than three (3) days (whether consecutive or not) during any ninety-day period.



Ordinance Draft Comparison

New section for short term rentals in Sec. 5-5002. -

Supplementary use regulations for commercial use types.

*** See online staff report



Short Term Rental Registry

- Annual registration required - Operator to provide the name of the operator and the address of each property in the county offered for short-term rental.
- Operators must obtain a business license and register for transient occupancy and state sales tax.
- Annual Fee - for each registration for the purpose of defraying the costs of establishing and maintaining the registry.
- Registry exemptions - Registration is not required if the Operator or short-term is exempted from registration pursuant to Code of Virginia § 15.2-983(B)(2).
- Penalty Section - Failure to register a property within 30 days of being offered for rental will result in a penalty to be paid by the Operator in the amount of \$500.00 per violation. Each day a property is offered for rental that is not registered in accordance with this section is a separate violation. Repeated violations will result in loss of license.
- Non-contravention - clarifies that uses are still controlled by zoning and land use regulations and that the County does not enforce private contract terms, covenants and restrictions, etc.



Short Term Rental Registry - Exemption

- 2. No ordinance shall require a person to register pursuant to this section if such person is (i) licensed by the Real Estate Board or is a property owner who is represented by a real estate licensee; (ii) registered pursuant to the Virginia Real Estate Time-Share Act (§ 55.1-2200 et seq.); (iii) licensed or registered with the Department of Health, related to the provision of room or space for lodging; or (iv) licensed or registered with the locality, related to the rental or management of real property, including licensed real estate professionals, hotels, motels, campgrounds, and bed and breakfast establishments



Staff Recommendation

Staff requests a public hearing on the new draft short term rental Ordinance changes at the next regular Planning Commission meeting.



Commissioner Taylor asked if an accessory structure could be used as a short term rental with an exception.

Ms. Ring stated it is open for suggestion and could be allowed by right or through a conditional use permit.

Commissioner Smith stated that if the requirements have already been met for an accessory apartment, he believes it should be allowed to be used as a short-term rental.

Commissioner Sienkiewicz asked if an apartment building could be used an apartment for a short-term rental.

Ms. Ring stated an apartment building could not rent out an apartment for a short-term rental. She added that it is a hotel use instead of a residential use type.

Commission Ford asked what the legal terms would be for the registry.

Ms. Ring stated the registry would be similar to applying for a zoning permit.

Commissioner Boykin asked about the difference between the limit of people gathering verse staying at the short-term rental.

Ms. Ring stated this was to prevent a short-term rental being used as an event venue which is another category in the zoning ordinance.

Commissioner Boykin asked what the recommendation is for the amount of persons, including children, that may gather at a short-term rental at any time.

Ms. Ring stated she thought no more than fifty or sixty people at a time.

Commissioner Bowser asked what the penalty would be if these requirements were not followed.

Ms. Ring stated it could be five-hundred dollars per day and kicked off the registry if it continues.

Commissioner Boykin asked if the authorized agent will be required to be listed on the registry.

Ms. Ring confirmed that the authorized agent or emergency contact will be required to be listed.

Commissioner Taylor asked if a lodging tax would be required.

Ms. Ring confirmed that yes, a lodging tax will be assessed.

Commissioner Boykin asked what the lodging tax is.

Ms. Ring stated she was unsure what the current tax was but would research that.

Don Robertson confirmed the lodging tax is five percent.

Commissioner Boykin asked what is recommended for the maximum number of dwelling units located within a building that would prevent it from being operated as a short-term rental.

Ms. Ring suggested it could be no more than three or four.

Commissioner Ford asked if there should be more discussion on this before sent to public hearing.

Commissioner Taylor confirmed she would like to see the blanks filled in.

Ms. Ring stated she would refine the proposed changes and bring it back to the Planning Commission before public hearing.

Ms. Ring stated the Board of Supervisors retreat is October 25, 2023, and would like to schedule the Planning Commission retreat for around that same time. Ms. Ring suggested the following dates: October 13th, October 27th, and November 3rd.

The Planning Commission agreed that November 3rd appeared to be the most suitable date.

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 7:29 PM.

Adopted this 22 day of August, 2023.

Bob A. Bousen
~~Brian Carroll~~, Chairman, Isle of Wight County Planning Commission
BAB

Attest: Amanda Landrus
Amanda Landrus, Secretary

