

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

CALL TO ORDER

Bobby Bowser, Vice Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on August 22, 2023, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Rick Sienkiewicz delivered the invocation.

PLEDGE OF ALLEGIANCE

Bobby Bowser invited everyone present to join in the Pledge of Allegiance.

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT

Bobby Bowser, Vice-Chairman
Cynthia Taylor
James Ford
Thomas Distefano
Rick Sienkiewicz
Raynard Gibbs
Matthew Smith

ABSENT

Brian Carroll, Chairman
Jennifer Boykin
George Rawls

A quorum was determined.

ALSO IN ATTENDANCE

Bobby Jones, County Attorney
Amy Ring, Community Development Director
Trenton Blowe, Planner II
Amanda Landrus, Secretary

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

Vice-Chairman Bowser 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

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

APPROVAL OF CONSENT AGENDA

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

CITIZENS' COMMENTS

There being no comments, Vice-Chairman Bowser closed citizens' comment.

PUBLIC HEARINGS

Vice-Chairman Bowser called for the public hearing on the following item:

Application (CUP-5-23) of Waverton Associates, Inc., applicant, and James River Crossings, Inc., property owner, for a conditional use permit for a mini-warehouse storage facility on property identified as tax map number 34-01-070 located on Lori Ann Way in the Crossings Planned Development

Trenton Blowe, Planner II, gave the following presentation:

Planning Commission
Meeting
August 23, 2023

CUP-05-23
Conditional Use Permit
Mini-Warehouse

Details

- ◆ Tax Map Parcel Number: 34-01-070
- ◆ Zoning: Conditional General Commercial (C-GC)
- ◆ Election District: District 2
- ◆ Purpose: Conditional Use Permit (CUP) to establish a mini-warehouse on a parcel currently zoned C-GC

Background

- ◆ Site is currently vacant.
- ◆ Originally rezoned in 2000 to Conditional General Commercial (C-GC).
- ◆ Approval for the Crossings came in 2002. Development is approximately 62 acres.
- ◆ CUP is for the development of a 75,000 SF climate-controlled self-storage facility (gross building area) with approximately 60,000 net rentable square feet.
- ◆ Maximum of 3 stories of "office-like" design.

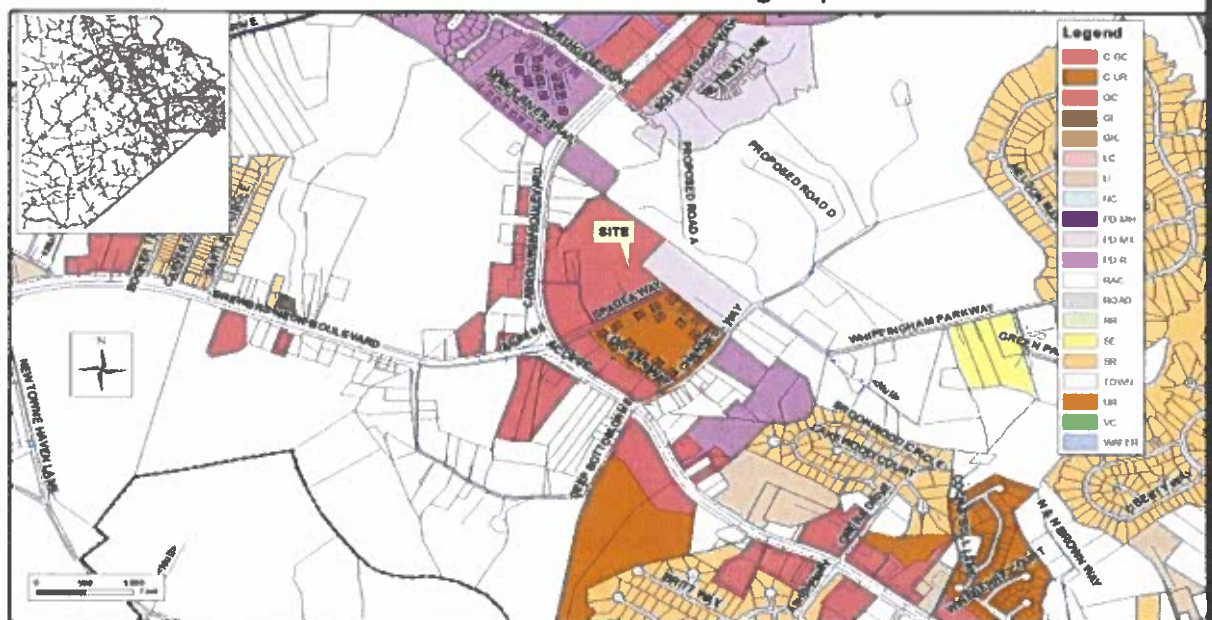
CUP-5-23 - Conditional Use Permit- Location Map



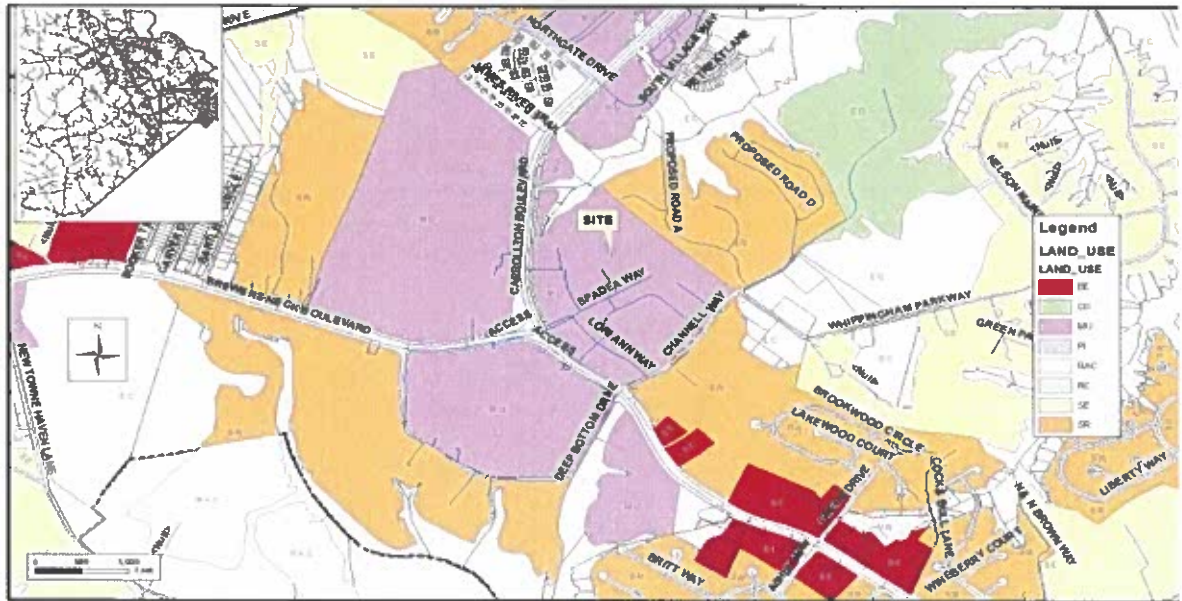
CUP-5-23 - Conditional Use Permit- Location Closeup Map



CUP-5-23 - Conditional Use Permit - Zoning Map



CUP-5-23 - Conditional Use Permit - Land Use Map

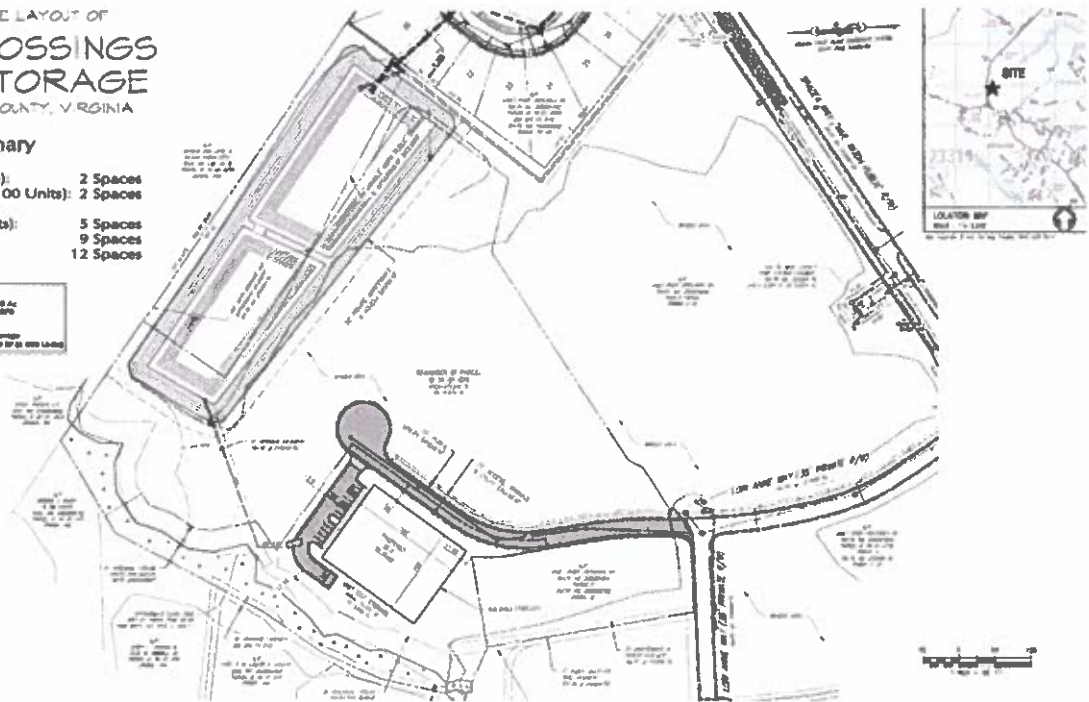


CONCEPTUAL SITE LAYOUT OF THE CROSSINGS SELF STORAGE ISLE OF WIGHT COUNTY, VIRGINIA

Parking Summary

Parking Required	
(1 Space/Employee):	2 Spaces
(2 Spaces for First 100 Units):	2 Spaces
(1 Space for each	
Additional 100 Units):	5 Spaces
Total Required:	9 Spaces
Parking Provided:	12 Spaces

Site Data	
Site Area	4.5000 Ac
Parcel ID	24-01-010
Planning Zoning	C-2
Proposed Zoning	C-2
Proposed Building Area	20,000 SF @ 100 Units







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. Consistency with generally accepted engineering and planning principles and practices;
7. Relationship to structures in the vicinity such as schools, houses of worship, theaters, hospitals, and similar places of public use;
8. Consistency with County ordinances, Comprehensive Plan, and related studies for land use, roads, parks, schools, sewers, water, population, recreation, and the like;
9. Environmental impacts - effect on sensitive natural features and opportunities for recreation and open space; and
10. Preservation of cultural and historic resource landmarks.

Agency Review

Economic Development - No concerns

Environmental Planner - No concerns

Emergency Services- No concerns

Utility Services - No concerns

VDOT - There appear to be no impacts to the State maintained right of way with this application.

Staff Analysis

- ❖ In the review of the criteria for consideration of a CUP, staff found that the proposal could result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.
- ❖ There is a little more than 175,000 SF of existing and approved self-storage space within three miles of the proposed facility. However, none of the existing or proposed facilities offer climate-controlled self-storage. Applicant addressed the saturation of uses in the attachment labeled comment response in the staff report.
- ❖ Current building proposal exceeds the 35-foot height limit found in the zoning ordinance. However, the GC zoning district allows for the height of the principal structure to be increased up to 50 feet provided, that each required setback is increased one (1) foot for each additional foot of principal structure height over 35 feet.

Strengths & Weaknesses

Strengths:

- All stalls are interior to the building. From the exterior, the building will appear as an office building.
- The proposed use will have minimal impact on community facilities and resources.

Weaknesses:

- The approval could result in saturation of similar uses in the general area, however, there currently exists no other climate-controlled self-storage in the general vicinity.
- The 24-hour access to the site has the potential to affect neighboring residential development to the South.

Staff
Recommendation

Staff recommends approval of the CUP
with the following condition:

1. All lighting associated with the use will
be directed inward to the site.

Vice-Chairman Bowser opened the public hearing and invited the applicant to speak.

Jerry Boman, President for James River Crossings, Inc., stated this is going to be a beneficial project for the County that will be a tax-generating facility with minimum strain on County resources. Mr. Bowman stated this will be the first of three parcels that will be subdivided, the other two parcels will include a hotel and a full-service sit-down restaurant.

Phil Smith, Waverton Associates, stated the company was founded in 1996 in Portsmouth, and most of the projects are within Hampton Roads. Mr. Smith stated one project is built at a time. Mr. Smith stated that a market study was done, and they recommended a multi-story, climate-controlled facility. They also recommended a smaller size than what was proposed originally. Mr. Smith stated that market studies are based on current demand and do not look into the future. Mr. Smith stated this was a low traffic generating project.

There being no public comment, Vice-Chairman Bowser closed the public hearing.

Commissioner Taylor asked what the plan was for fire suppression.

Phil Smith stated that full fire suppression would be required through code requirements.

Commissioner Taylor asked if elevators would be used.

Mr. Smith stated typically two elevators would be installed.

Commissioner Gibbs stated he visited one of the storage facilities, and a unit was being used as an office.

Trenton Blowe stated that the ordinance would prevent a storage unit from being used as office space.

Commissioner Distefano thanked staff and the applicant for providing the information regarding saturation from the market study. Commissioner Distefano added that we are over the average provided by the state and wants to be observant to that in subsequent applications.

Commissioner Taylor asked if there if the applicant would be able to meet the additional setback requirements for the additional height.

Mr. Blowe stated they should have enough space. The concept plan shows the ability for flexibility.

Commissioner Taylor asked if they are required to meet the Newport Service District design requirements.

Mr. Blowe stated cement siding and brick would be allowed, and vinyl may be used as a trim.

Commissioner Distefano stated the height and setback requirement is not a waiver but an allowance in the current ordinance for general commercial.

Mr. Blowe agreed and stated the zoning ordinance allows up to fifty feet with the additional setback requirements for each foot they are over thirty-five feet.

Commissioner Taylor made the motion to recommend approval to the Board of Supervisors with the recommended staff conditions. Commissioner Gibbs seconded the motion, which was adopted with Commissioners Bowser, Distefano, Ford, Taylor, Sienkiewicz, Gibbs and Smith voting in favor of the motion, and no commissioner voting against the motion (7-0).

The motion passed, and the item will go to the September 21, 2023, Board of Supervisors meeting.

OLD BUSINESS

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

NEW BUSINESS

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

COUNTY ATTORNEY'S REPORT

Bobby Jones confirmed there were no items to discuss for the County Attorney's Report.

PLANNING DIRECTORS REPORT

Amy Ring gave a brief description of the changes made to the proposed short-term rental regulations since the last meeting. Ms. Ring added that Bobby Jones created a draft registry ordinance that will be adopted in another part of the code approved by the Board of Supervisors. She stated that the Community Development Department would implement and administer this ordinance.

The Planning Commission asked for the corrections discussed to be added to the ordinance and bring it back for further discussion at their next regular meeting.

Ms. Ring then spoke briefly about the annual Planning Commission retreat and asked for Planning Commissions consideration on the list of proposed topics for the retreat agenda. Ms. Ring suggested the following ideas: broadband expansion update, Rushmere Village Master Plan update, transportation opportunities, update on the new OpenGov permitting software, affordable housing, local, state, and national development activity, legislation agenda for the General Assembly, and general discussion on priority projects on the upcoming year. Ms. Ring asked the Planning Commission if they were interested in additional topics or suggestions.

Commissioner Taylor asked for an update on what has been implemented from the comprehensive plan, what is in the works, and what still needs to be addressed.

Commissioner Smith asked if any local communities in the Hampton Roads have addressed affordable housing in creative ways.

Commissioner Ford asked for an update on the master trail plan.

Vice-Chairman Bowser asked for a status update on approved applications.

CLOSED MEETING

Vice-Chairman Bowser confirmed there were no items to discuss in closed meeting.

ADJOURNMENT

There being no further information to discuss, Vice-Chairman Bowser adjourned the meeting at 6:58 PM.

Adopted this 26 day of September, 2023.



Brian Carroll, Chairman, Isle of Wight County Planning Commission

Attest: 

Amanda Landrus, Secretary