

**MINUTES OF THE MEETING OF THE ISLE OF WIGHT COUNTY
PLANNING COMMISSION HELD ON THE TWELFTH DAY OF
DECEMBER 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 December 12, 2023, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

INVOCATION

Bobby Bowser delivered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Carroll invited everyone present to join in the Pledge of Allegiance.

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT

Brian Carroll, Chairman
Bobby Bowser, Vice-Chairman
Cynthia Taylor
Jennifer Boykin
Thomas Distefano
George Rawls
Rick Sienkiewicz
Matthew Smith

ABSENT

James Ford
Raynard Gibbs

A quorum was determined.

ALSO IN ATTENDANCE

Bobby Jones, County Attorney
Amy Ring, Community Development Director
Amanda Landrus, Secretary

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

Chairman Carroll asked if there were any requests to table or withdrawal agenda items. Amy Ring, Community Development Director, stated there were no requests.

APPROVAL OF AGENDA

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

APPROVAL OF CONSENT AGENDA

Chairman Carroll confirmed there were no items under consent agenda.

CITIZENS' COMMENTS

There being no comments, Chairman Carroll closed citizens' comments.

PUBLIC HEARINGS

Amy Ring confirmed there were no Public Hearing items.

OLD BUSINESS

Chairman Carroll called for the following old business item:

Application of NVR, Inc., applicant, and, Henry Layden, special trustee for the William Grover Yeoman, III Trust, property owner, for a Conditional Rezoning (ZA-06-19) of approximately 250 acres of property with tax map number 32-01-009 located on Bennis Grant Boulevard (Rte. 10) from the Rural Agricultural Conservation (RAC) zoning district to the Conditional - Planned Development - Mixed Use (C-PD-MX) zoning district.

Ms. Ring stated that the school staff is present and will present additional information and answer any additional questions.

Dr. Coleman and Lynn Briggs presented and reviewed the following information on potential impacts on Isle Wight County Schools.

Subdivision Yields & the Potential Impact on IWCS

School	HES	CAES	WSES	SMS	SHS	Northern Total
Program Capacity 2019	657	682	849	634	1,588	4,410
Program Capacity 2023	883	674	874	698	1,560	4,689
October 31, 2023 Enrollment	639	563	610	602	1305	3719
Utilization	72%	84%	70%	86%	84%	
Developments Under Construction						
Benns Grant Apts	0	27	16	14	24	81
Brewers Station Apts	0	9	8	6	11	34
The Crossings Condos	0	25	20	15	30	90
Cypress Creek Phase 6	8	0	3	3	7	21
Mallory Point/Scott's Farm (SFD)	75	0	30	34	71	210
Mallory Point/Scott's Farm (SFA)	41	0	17	19	39	116
Total Students from Developments	124	61	94	91	182	552
Total Students (10/31/23 Enrollment + Total Students from Developments)	763	624	704	693	1487	4271
Utilization	86.41%	92.58%	80.55%	99.28%	95.32%	
Approved Developments						
Archers Meade	0	6	5	4	7	22
BridgePoint Commons	0	39	23	21	35	118
St. Lukes Village SFD & SFA (1)	0	17	14	10	21	62
The Grange SFD (2)	43	0	9	14	27	93
The Park @ Battery (1)	18	0	8	6	13	45
Timber Preserve SFD (3)	0	32	26	19	39	116
Total Students from Developments	61	94	85	74	142	456
Total Students	824	718	789	767	1629	4727
Utilization	93.32%	106.53%	90.27%	109.89%	104.42%	
Proposed						
Gwaltney Farms	0	31	22	18	32	103
Kemps Village East	0	3	3	1	2	9
Promontory	32	0	13	13	27	85
St. Lukes Village Expansion (4)	0	0	0	0	0	
Sweetgrass	27	0	11	13	26	77
Total Students from Developments	59	3	27	27	55	171
Total Students	883	721	816	794	1684	4727
Utilization	100.00%	106.97%	93.36%	113.75%	107.95%	

December 12, 2023

1. Developer is proposing changes to project
2. Recently approved with changes
3. Dormant since 1986
4. Not factored into totals to avoid duplication

Action 1: When a school reaches **85%** capacity, the division will organize a Long Range Planning Committee to evaluate needs and potential solutions.

Action 2: When a school reaches **95%** capacity, the Long Range Planning Committee will prepare a plan of action, and the School Board will review current and projected student enrollment numbers to determine whether a more aggressive approach is necessary.

Action 3: When a school reaches **95%** capacity, the school division will have an architect create working drawings to address the plan of action identified by the Long Range Planning Committee.

Ms. Briggs stated that with the developments only currently under construction and including Sweetgrass development, the program capacity at Smithfield Middle School would be at 101%, Smithfield High School 97%, Hardy Elementary School 90% and Westside Elementary School 82%.

Ms. Briggs added that the local fiscal year cost per student is \$5,728.

Commissioner Rawls asked if that amount includes instructors and buses.

Ms. Briggs stated that the number included buses. She added that there are four funding sources; state funds, sales and use tax, federal funds and local funds, and the total cost per student is \$14,309 a year.

Commissioner Distefano asked if it was the total cost per student or capital cost per student.

Ms. Briggs stated it was a total cost.

Commissioner Distefano asked if the costs can be separated out.

Ms. Briggs stated that those numbers can be provided by their finance department.

Ms. Briggs stated they implemented using a recommended best practice of 85, 90, 95 percent capacity triggers for facilities to determine when to start planning to expand capacity.

Commissioner Distefano asked if this information would be shared with Windsor and Smithfield.

Ms. Briggs said yes, and since this was presented before the School Board Meeting, they would also be getting this presentation.

Commissioner Boykin asked if there would be a new building, and what schools would be expanded.

Dr. Coleman stated Westside is in the plan for a new school. He added that renovations and expansions are done at a school level during the school year.

Ms. Briggs stated Westside has a need for replacement due to condition not capacity. She also stated that redistricting grades could potentially help.

Commissioner Boykin stated that it would be beneficial to view the CIP again.

Dr. Coleman stated creative planning would be required to determine the functionality of a new school.

Bobby Jones stated the definition of public improvements and capacity expansion as it relates to proffers:

- "Public facility improvement" means an offsite public transportation facility improvement, a public safety facility improvement, a public school facility improvement, or an improvement to or construction of a public park. No public facility improvement shall include any operating expense of an existing public facility, such as ordinary maintenance or repair, or any capital improvement to an existing public facility, such as a renovation or technology upgrade, that does not expand the capacity of such facility. For purposes of this section, the term "public park" shall include playgrounds and other recreational facilities.
- "Public school facility improvement" means construction of new primary and secondary public schools or expansion of existing primary and secondary public schools, to include all buildings, structures, parking, and other costs directly related thereto.
- If an offsite proffer, it addresses an impact to an offsite public facility, such that (i) the new residential development or new residential use creates a need, or an identifiable portion of a need, for one or more public facility improvements in excess of existing public facility capacity at the time of the rezoning or proffer condition amendment.
- A locality may base its assessment of public facility capacity on the projected impacts specifically attributable to the new residential development or new residential use.

Commissioner Taylor shared her concern with the additional traffic impacts from this development.

The following memorandum from the applicant was distributed to the Commissioners.

MEMORANDUM

TO: Isle of Wight County Planning Commission
CC: Amy Ring and Bobby Jones
FROM: NVR, Inc.
DATE: December 11, 2023
SUBJECT: Sweetgrass Application – Response to Comments Received at the November 28, 2023 Planning Commission Meeting

Thank you, again, for your thoughtful approach to the review of our application. We very much appreciate how conscientious the Planning Commission is in vetting applications and serving the best interest of the County. We have prepared this memorandum in response to the comments made at the last Planning Commission meeting regarding traffic.

We acknowledge that the Sweetgrass project will increase the number of vehicles on the adjacent roadways. However, from the very beginning of our planning for this project, we have sought to analyze and mitigate our traffic impacts using very conservative projections so that our project does not negatively impact the flow of traffic on the adjacent roadways in any material way. We are confident that we have accomplished this task, and our traffic impact analysis and proffered traffic improvements have been approved by VDOT and the County Transportation Manager. Below are some of the key components and important takeaways from our traffic analysis and proffers:

- The traffic analysis modeled future growth in traffic conditions on the adjacent roadways out to the year 2032 and applied a large and conservative growth rate in background traffic (i.e., traffic other than the project traffic) of 1.5% per year which equates to an assumption of approximately 375 additional vehicles per year on Rt. 10 alone. Accordingly, the traffic analysis upon which our project and its proposed improvements are based more than accounts for the projected growth in the corridor.
- Our proffered traffic improvements and mitigation measures are conservative and based upon a larger number of vehicle trips than are actually projected to be generated by the project.
- The traffic analysis actually shows that the traffic conditions on adjacent roadways are better in the future with our project and the proposed traffic improvements, than without the project and the improvements.
- Our proffers for the improvement of the Rt. 10/Turner Drive intersection convert to their cash equivalent if they are superseded by a redesign of the intersection associated with other unapproved development.

We understand that growth presents challenges for any community, and you are right to be cautious in considering our project. However, we also believe it is important to honor the County's Comprehensive Plan and to guide and direct the growth that will occur in a responsible and measured way in locations that are planned to receive it. This project is located in the exact location proposed by the County's Comprehensive Plan and addresses all of its goals and objectives. The project has been materially reduced in size and scope from the original proposal and "right sized" to best serve the interests of the County and its future residents. Thank you for your consideration of our application and we ask for your support for its approval.

Adam Edbauer, 556 Rivergate Road, Chesapeake, Ryan Homes, stated they will move the traffic improvements up as soon as VDOT allows it.

Commissioner Boykin made the motion to recommend denial to the Board of Supervisors. Commissioner Taylor seconded the motion, which was adopted with Commissioners, Bowser, Boykin, Distefano, Rawls, Taylor, Sienkiewicz voting in favor of the motion and Commissioners Smith and Carroll voting against the motion (6-2)

COUNTY ATTORNEY'S REPORT

Bobby Jones confirmed there were no items to discuss.

PLANNING DIRECTORS REPORT

Amy Ring confirmed there were no items to discuss.

Commissioner Distefano stated he would like to improve communications with the schools and establish a liaison to communicate back and forth with the school board.

CLOSED MEETING

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

ADJOURNMENT

There being no further information to discuss, Chairman Carroll adjourned the meeting at 6:55 PM.

Adopted this 23 day of January, 2024.

Bobby Bowser
~~Brian Carroll~~, Chairman, Isle of Wight County Planning Commission

Bobby Bowser

Attest: Amanda Landrus
Amanda Landrus, Secretary