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

CALL TO ORDER

Brian Carroll, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on January 23, 2024, 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
Thomas Distefano
George Rawls
Rick Sienkiewicz
Raynard Gibbs
Matthew Smith

ABSENT

A quorum was determined.

ALSO IN ATTENDANCE
Supervisor Renee Rountree, Smithfield
Bobby Jones, County Attorney
Randy Keaton, County Administrator
Don Robertson, Assistant County Administrator
Amy Ring, Community Development Director
Sandy Robinson, Planner II
Trenton Blowe, Planner II
Amanda Landrus, Secretary

ELECTIONS OF CHAIRMAN FOR 2024

Chairman Carroll opened the floor for nominations for the Chairman of the Planning Commission for 2024.

Commissioner Distefano moved to recommend Commissioner Bowser Chairman of the Planning Commission for 2024. Commissioner Gibbs seconded the motion. Chairman Carroll asked for all in favor to signify by saying aye. The motion passed unanimously.

ELECTIONS OF VICE-CHAIRMAN FOR 2024

Chairman Bowser called for the nominations for Vice-Chairman of the Planning Commission for 2024.

Commissioner Boykin moved to recommend Commissioner Distefano Vice-Chairman of the Planning Commission for 2024. Commissioner Ford seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

APPOINTMENT OF SECRETARY FOR 2024

Chairman Bowser called for appointment of the Secretary for the Planning Commission for 2024.

Commissioner Ford moved to appoint Amanda Landrus as Secretary for the Planning Commission for 2024. Commissioner Carroll seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

ADOPTION OF THE 2024 MEETING/INVOCATION SCHEDULE

Chairman Bowser called for the adoption of the 2024 Planning Commission Meeting/Invocation Schedule as presented.

Commissioner Boykin moved to adopt the 2024 Planning Commission Meeting/Invocation Schedule as presented. Commissioner Ford seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

2024 PLANNING COMMISSION MEETING AND INVOCATION SCHEDULE

Date	Time	Meeting	Invocation	District
January 9th	6:00pm	Work Session	Jennifer Boykin	District 5
January 23rd	6:00pm	Regular Meeting	Brian Carrol	District 5
February 13th	6:00pm	Work Session	George Rawls	District 4
February 27th	6:00pm	Regular Meeting	Bobby Bowser	District 3
March 12th	6:00pm	Work Session	Thomas Distefano	District 2
March 26th	6:00pm	Regular Meeting	Cynthia Taylor	District 2
April 9th	6:00pm	Work Session	Rick Sienkiewicz	District 4
April 23rd	6:00pm	Regular Meeting	James Ford	District 3
May 14th	6:00pm	Work Session	Raynard Gibbs	District 1
May 28th	6:00pm	Regular Meeting	Jennifer Boykin	District 5
June 11th	6:00pm	Work Session	Matthew Smith	District 1
June 25th	6:00pm	Regular Meeting	George Rawls	District 4
July 9th	6:00pm	Work Session	Brian Carroll	District 5
July 23rd	6:00pm	Regular Meeting	Thomas Distefano	District 2
August 13th	6:00pm	Work Session	Bobby Bowser	District 3
August 27th	6:00pm	Regular Meeting	Rick Sienkiewicz	District 4
September 10th	6:00pm	Work Session	Cynthia Taylor	District 2
September 24th	6:00pm	Regular Meeting	Raynard Gibbs	District 1
October 8th	6:00pm	Work Session	James Ford	District 3
October 22nd	6:00pm	Regular Meeting	Matthew Smith	District 1
November 12th	6:00pm	Regular Meeting	Brian Carroll	District 5
December 10th	6:00pm	Regular Meeting	Bobby Bowser	District 3
January 14th, 2025	6:00pm	Work Session	Thomas Distefano	District 2
January 28th, 2025	6:00pm	Regular Meeting	Cynthia Taylor	District 2

Work Sessions will be held on an as-needed basis

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 Bowser called for a vote to approve the agenda. Commissioner Carroll made the motion to move Smithfield Supervisor Renee Rountree's discussion to after citizens comments. Commissioner Ford seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

APPROVAL OF CONSENT AGENDA

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

CITIZENS' COMMENTS

There being no comments, Chairman Bowser closed citizens' comments and invited Supervisor Rountree to speak.

Supervisor Rountree introduced herself to the Planning Commission and proposed an Isle of Wight Growth Management Task Force. She stated the other board members are in favor and asked her to bring her proposal to the Planning Commission and get their opinion and feedback. Supervisor Roundtree stated this Growth Task Force will be a great precursor for the Comprehensive Plan five-year review. She presented her proposal for the task force as follows.

IOW Growth Management Task Force Proposal (rev 1-22-24)

Composition: County board member, Windsor council person or planning commission member, Smithfield council person or planning commission member, IOW County Planning commission member, 5 citizens representing each district, two at large citizens (one from Carrollton DSD and one from Carrsville DSD), with modeling and statistical analysis skills.

- Smithfield and Windsor Town Managers are supportive, as is Mayor Bowman and Councilman Adams.

Supporting staff: Planning & Zoning

Mission: Identify & create a comprehensive listing of specifically costs, needs, benefits, & the impact of various growth rates within the county on projected growth. To begin to define the "output" of this task force, a complex model that allows "gaming" of inputs to see the impact of outputs, based upon a set of parameters is needed. This requires computer modeling skills, which abundantly exist in the area.

Task: The IOW Growth Task force should use county staff for expertise and the existing Comprehensive Plan as a guide. The TischlerBise modeling tool previously commissioned is exceptionally good, although outdated, and should be a good basis for moving forward on county land. The existing model was used to evaluate proffer scenarios only.

a. **Define growth, growth rate, and growth management** to assure the Board of Supervisors that everyone is speaking the same language with the same, as much as possible, meaning. Definitions should be pointed toward the intended purpose of this project; no unique definitions exist. Important for modelers to understand.

i. **Growth**: The concept of growth in the context of land use refers to the **changes in land utilization over time**. It encompasses the physical, economic, and social transformations that occur within a specific area, often involving the increase in population, housing, infrastructure, and built environment. It can have both positive and negative elements. In the case of this study, it would be measured in incremental expansion impacts of both cost (capital) and amounts/volumes of services to baselines for all the variables cited in this study.

ii. **Growth management**: Land use growth management refers to a **purposeful strategic, planned approach aimed at guiding, regulating, and optimizing the growth and development of land within a specific jurisdiction**. This process involves the formulation and implementation of policies, regulations, and strategies to influence and control the spatial expansion, distribution, and intensity of various land uses. The primary goals of land use growth management are to achieve sustainable development; balance economic, environmental, and social considerations; and avoid unchecked sprawl. It would be the responsibility of county staff, planning commission, board of supervisors, and citizens inputs.

iii. **Growth rate**: Land management growth rate refers **to the pace or rate at which improvements, changes, or advancements are implemented in the management of land resources.** It can be both positive and negative. It is the input to the adoption of sustainable and efficient land use practices and regulations, the integration of technology for better resource management, and the implementation of policies aimed at conservation and environmental protection. Typically for this study, it would be input in terms of housing units.

b. **Define the variables to be considered in this study**. They should consist of what the previous study (2019) included, which are: Public schools, parks and rec, public safety sheriff, public safety fire and rescue, public safety animal protection, transportation/traffic, libraries, general government, courts, solid waste, water, and sewer. The following variables should be added to the model: natural gas, internet, capital project delay time (time from approved design to operational), age-group demographics (boomers, millennials, etc.), housing unit restrictions (55+), housing unit types (condo, single family, apartment ½ bedroom—as each type has different density factor) housing unit delay times (proposal to when occupied), IOW housing market trends over time (cost of materials, regulation changes, etc.), area demographics, developmental zones, and cost of housing (< 250K, 250-500K, >500K e.g.). Healthcare and religious facilities and industrial growth should be factored into the model. And any other variable that might be valuable in supporting leadership decision-making.

c. **Modify the model from capital basis to an operational basis**. Inputs to model should be developer proposed parameters (housing units, location, capital impacts, demographics, costs, etc.). Outputs of model should be incremental costs and impacts to model variables from stated baselines. Intent would be to feed model a proposed growth rate of housing units of specified types to be occupied over specified times. The model output would be variable impacts, county capital costs, first limitations, as phased over realistic timelines. The model should include IOW unique aspects, like cost of housing units compared to Hampton and NNS, impact of northern Suffolk development on route 17 traffic, JRB traffic, routes 10 and 258 traffic.

d. **Develop from the model and other sources positive attributes to positive growth**. Previous model studies showed net revenue to county, attracting new services, and potential business and services growth, more youth organizations and so on. These should be identified and publicized as well as growth challenges.

e. **Community education on growth process**. Virginia and IOW county laws that pertain to growth proposals should be summarized and explained to the public. What is the process, how does the process flow, where can the public participate, what are property owner rights, how are zoning changes accomplished, etc. Learning the process when there is a contentious developer proposal is not helpful. Common knowledge should include the public role in zoning changes.

f. **Updating IOW Comprehensive Plan**. Page 139 of the IOW Comprehensive Plan (CompPlan) states that "The County shall proactively address the location, amount, and timing of growth in order to preserve its distinctive character, protect sensitive environmental and cultural resources, and control costs associated with growth" at five-year update intervals from JAN 2020. TischlerBise participated in the CompPlan development and many of the plan's attributes are visible in the growth model report. This is an excellent connection that should be maintained. The CompPlan is very professionally written document, backed-up and a guiding plan, that perhaps is shelved until that time again. It talks all about growth initiatives and how they should be managed. Does the planning commission follow it? Do builders and landowners follow it? There are too many questions being asked about growth to reflect a detailed and actionable knowledge of the work in the CompPlan to make one think it is actually being applied.

Recommendations:

1. Ask Planning and Zoning Director to update the TischlerBise growth study with the suggestions as appropriate from above. Support need for any

   funding needed to update the study.

2. Take appropriate action to request the study be updated at Annual

   intervals for the time being due to rate of changes and need for actions by governing bodies.

3. Act on the CompPlan implementation actions, hold accountability

   for what is stated to be done. Or replace it with an action plan to manage county growth centered on the updated TischlerBise growth study and discuss how to deal with the CompPlan later. Require board updates on the CompPlan plan periodically.

4. **Determine where** the growth management plan is to be actionable and accountable: county staff, board of supervisors, planning commission(s), governing bodies, citizens group, others. Suggest best place is planning commission (s) as supported by staff and model, and governing bodies.
5. **Implement proposed growth task force.** Implement proposed task force to work with staff on model outputs, meaning, communications, CompPlan actions.
6. **Ask expert to perform** a high-level systems analysis on the existing growth management system, focus on system pathologies, reporting to Supervisor Rountree.

Timing: Provide a first report to a joint session of local governing bodies by September 2024.

Recommendations: This task force will not delay projects that have broken ground. Any project of more than three or more unit residential projects, requiring zoning amendment should consider outputs of the task force.

Respectfully submitted,

Renee K. Rountree

Commissioner Gibbs asked why members from the schools or first responders were not included in the composition of this task force.

Supervisor Rountree stated if one of the service sectors was included, they should all be included. She stated their feedback would be requested but was hopeful of keeping the task force small to better conduct business.

Chairman Bowser asked the anticipated timeline to get this started.

Supervisor Rountree stated it should start as soon as possible and was hopeful to have their report by September.

Commissioner Gibbs asked if the TischlerBise consultant is budgeted and what that cost may look like.

Supervisor Rountree said the original study was $79,000 in 2018, and was done in collaboration with Amy Ring. Ms. Ring told her she would make contact with TischlerBise asking if they could make do an operational impact study with provided data. Supervisor Rountree added that she is looking to find that money before the new budget year.

Commissioner Taylor stated that the Hampton Roads Planning District has the county's raw data that may be used and asked about proposed consultant.

Supervisor Roundtree stated she is hopeful the task force will include local experts in the areas of systems, analytics and modeling and is hopeful to not have the need to hire a consultant.

Commissioner Boykin asked if the original task force proposal included a moratorium.

Bobby Jones stated moratoriums are not allowed in land use applications. Mr. Jones included that the Planning Commission and Board of Supervisors are allowed to take as much time as statutorily allows to make a decision.

Commissioner Distefano stated that the proposed task force aligns with what the Planning Commission believes in and likes the engagement and education with the public and the increased communication with Windsor and Smithfield townships. Commissioner Distefano stated his concern is some of the duties and responsibilities mirror those of the Planning Commissions and suggests creating a subcommittee from the Planning Commission.

PUBLIC HEARINGS

Chaiman Bowser called for the following public hearing item:

> Application ZA-8-23 of Charles L. and Deborah C. Owens, Trustees, Owens Living Trust, property owner, for a change in zoning classification from Rural Agricultural Conservation (RAC) to Conditional-Rural Residential (C-RR) of approximately 18 acres. The application includes a proffer for no further subdivision of the parcel, a waiver request to Section 4-3004 for the lot to contain more than ten acres and a request to withdraw the acreage from the Courthouse Agricultural and Forestal District upon rezoning.

Sandy Robinson, Planner II, gave the following presentation.

Application of Owens Rezoning to Conditional Rural Residential

Planning Commission Regular Meeting
January 23, 2024

Local Roots,
Global Reach

SITE DESCRIPTION

Tax Map ID#:	31-01-029
Location :	Carroll Bridge Road
Current Zoning :	RAC
Election District:	D3
Request:	To rezone for one single family residential lot, a waiver for the lot to contain more than ten acres and to withdraw the lot from the Courthouse Agricultural District upon rezoning.

Local Roots,
Global Reach

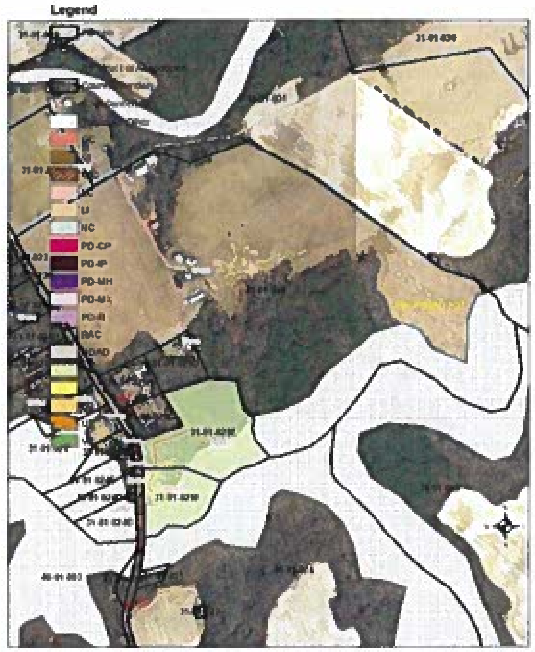
BACKGROUND

- The property currently consists of one home site, approximately 50 acres of woods, and the remainder of the land is farm and pasture-land.
- The proposed rezoning is to accommodate a single-family residential lot and conditioned on no further subdivision from the lot including family member transfer.
- A previous rezoning to create two single family residential lots was approved in January 2011. Under the sliding scale option in the Rural Residential Zoning Designation, a total of three single family residential lots are allowed. If this rezoning is approved, there will be no more rezoning options for this property.
- The Agricultural and Forestal District (AFD) Advisory Committee met on January 3, 2024, and recommended approval of the removal of the acreage from the Courthouse AFD upon rezoning.

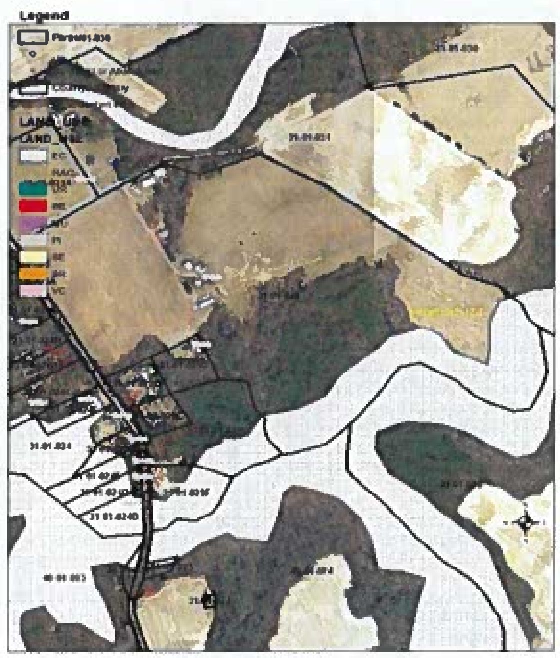
Local Roots, Global Reach

Location Map

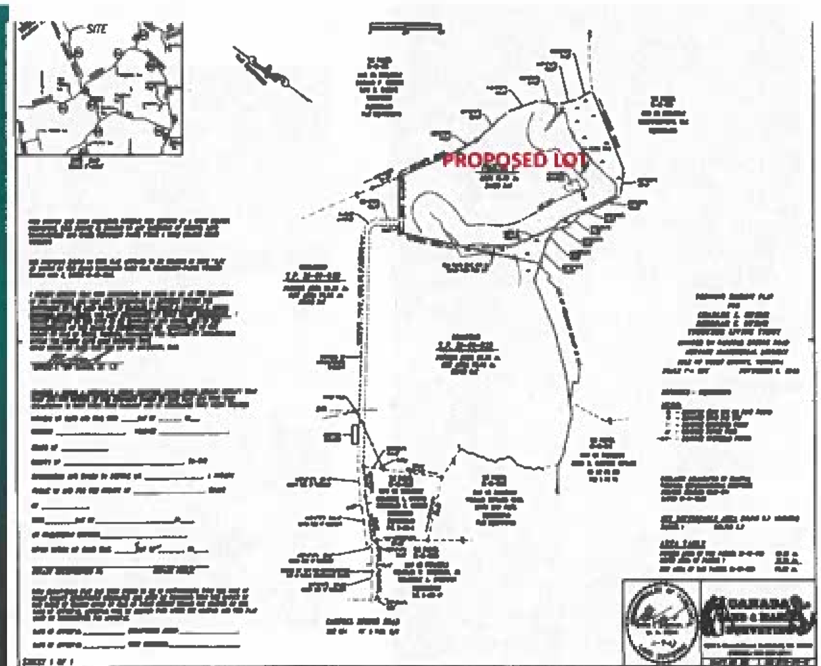
ZONING MAP



LAND USE MAP



REZONING EXHIBIT



TRAVELING NORTH TOWARD SCOTTS FACTORY ROAD

TRAVELING SOUTH TOWARDS BOWLING GREEN ROAD

TRAVELING SOUTH TOWARD BOWLING GREEN ROAD

STAFF CONCLUSIONS

- Strengths:
- 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:
- The sliding scale option limits a maximum lot area of ten acres without Board of Supervisors approval, and this application exceeds that area.

Local Roots, Global Reach

STAFF RECOMMENDATION

- Staff recommends approval of the rezoning application as proffered, along with the waiver and removal from the Courthouse AFD District upon rezoning.

Local Roots, Global Reach

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

The applicant had no comment.

There being no comments, Chairman Bowser closed the public hearing and asked for discussion from the Commissioners.

Commissioner Taylor asked if there was an easement for the access road.

Ms. Robinson stated there is a thirty-foot ingress/egress easement existing halfway and with the rezoning, the ingress/egress will be extended to the proposed lot. She added that the school responded that they have adequate room for the additional student this rezoning would generate.

Commissioner Carroll made the motion to recommend approval to the Board of Supervisors. 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)

This application will move forward to the Board of Supervisors with the recommendation of approval from the Planning Commission at the Boards February 15, 2024, meeting.

Chairman Bowser called for the next public hearing item.

> Application ZA-7-23 of 17466 Benns Church Blvd, LLC, property owner, for an amendment to conditional zoning to permit additional uses, such as a micro-brewery, distillery, or cidery, restaurant, retail sales, event center, farmers' markets, catering, business or trade school, cabinet, antique or craft shop, itinerant merchants, peddlers, and fine arts studio on approximately 3.15 acres located at 17466 Benns Church Blvd. on property with tax map numbers 42-01-007B, 42-01-007B1, and 42-01-007B2

Trenton Blowe, Planner II, gave the following presentation.

SITE DESCRIPTION

- Tax Map ID#: 42-01-007B, 42-01-007B1, and 42-01-007B2
- Current Zoning: Conditional General Commercial (C-GC)
- Election District: D4
- Request: Retain uses allowed in the(RAC) zone, allow a cabinet, antique and craft shop, Business or trade school, catering, farmer's markets, commercial indoor entertainment, event center, itinerant merchant, micro-brewery, distillery, cidery, peddler, restaurant, general, retail sales, and studio, fine arts.

BACKGROUND

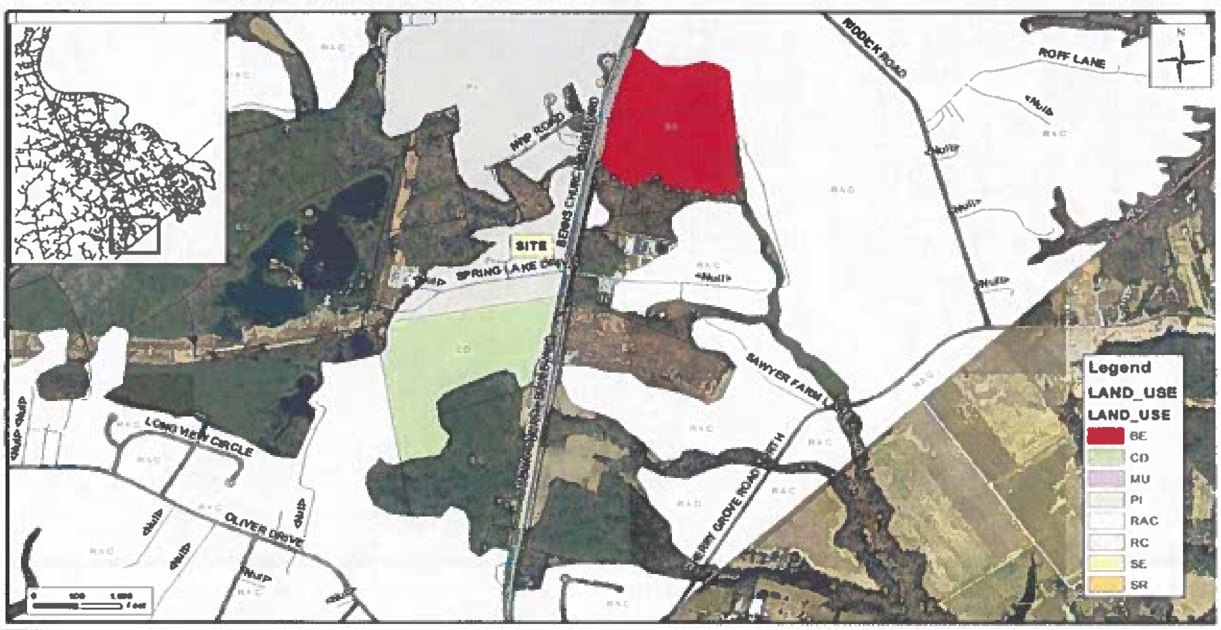
- The subject property was conditionally rezoned for commercial use in July 1984. As a part of the 1984 rezoning, the conditions specifically allow for the retaining of the A-1 (RAC) uses, a cabinet/craft antique shop, and a business sign.
- In August of 2023, the applicant applied to retain the prior approved use conditions as well as proposed new uses.

ZA-7-23 - Amendment to Conditional Zoning - Location Map

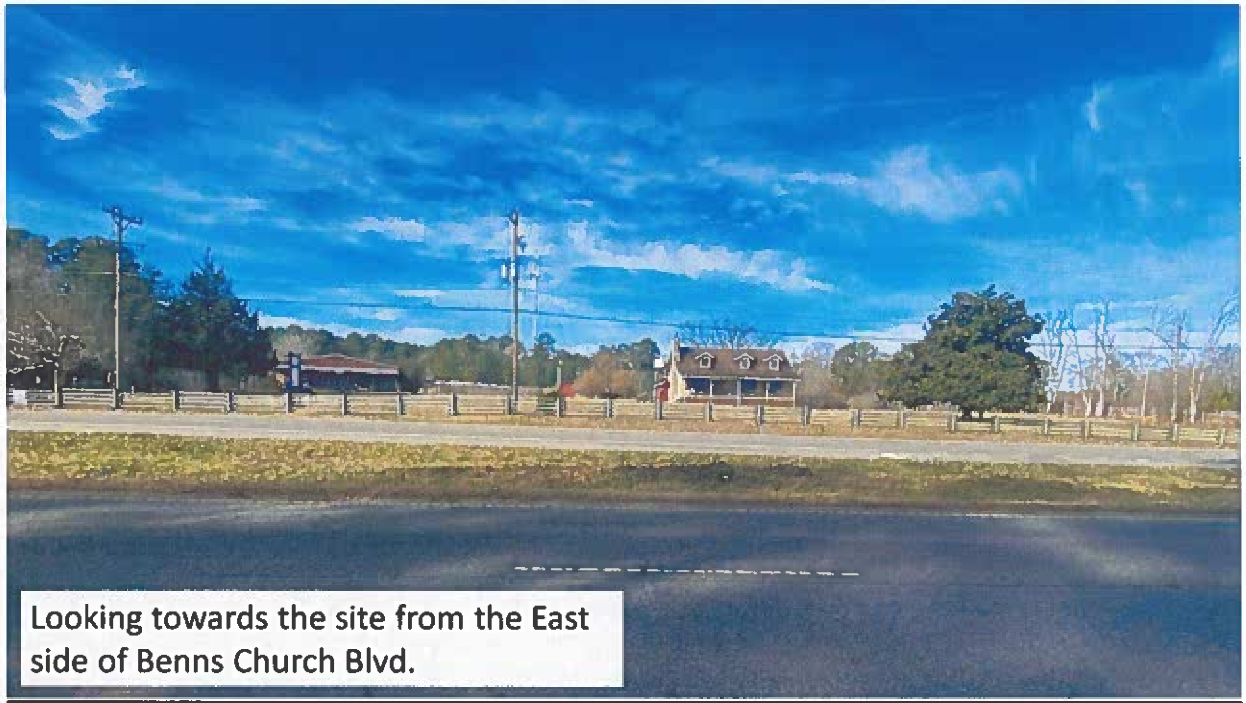
ZA-7-23 - Amendment to Conditional Zoning - Closeup Map

ZA-7-23 - Amendment to Conditional Zoning - Zoning Map

ZA-7-23 - Amendment to Conditional Zoning - Land Use Map

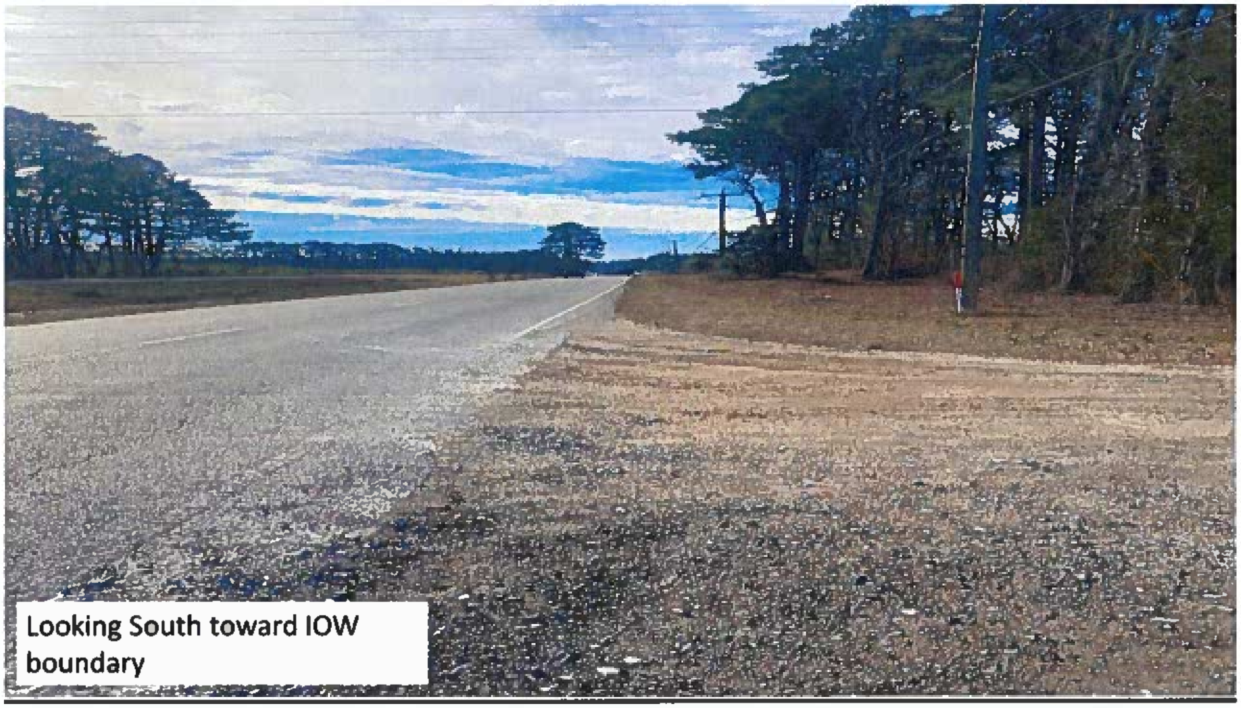


Looking West along Spring Lake Drive



Looking towards the site from the East side of Benns Church Blvd.

Existing buildings



Looking South toward IOW boundary

Proposed Use

- The applicant has proposed to use the property for his distillery business. Blue Sky Distillery would use the back half of the existing shop building to house its distilling manufacturing operations where the distillery would produce its distilled spirits and related legally approved products.
- The front half of the building would be used as a tasting room, event and venue space, and a retail store area.
- The applicant has also proposed hosting events.

Agency Review

- IOW Economic Development – Economic Development, along with Smithfield & Isle of Wight Tourism, supports Blue Sky Distillery's expansion project.
- VDOT- We recommend that the existing commercial entrance off of Route 10, known as Spring Lake Dr., a private road, be paved with asphalt from its intersection with Route 10 extending past the turn-off to the proposed tasting room.

Agency Review CTD.

- Health Department - An onsite Sewage System Construction Permit was issued for a total daily usage of 760 GPD.
- County Attorney - If they are attempting to add the permitted uses allowed in the RAC district, this would be improper.
- Emergency and General Services - No concerns were expressed with this application

Staff Conclusions

- This zoning amendment will not impact public safety, schools, or services (public water and sewer or stormwater facilities) serving the existing property.
- Staff does not support the retaining of all the RAC uses which are not consistent with the existing zoning or the recommended future land use designation.

Strengths and Weaknesses

Strengths:

1. The additional uses are consistent with the permitted uses in the GC zoning district.
2. The application enables the reuse of an existing vacant commercial building and site with new commercial uses limited only to those listed in the conditions voluntarily proffered.

Strengths and Weaknesses CTD

Weaknesses:

1. The proposed uses are not consistent with the PI's future recommended land use.
2. The application proposes to retain all RAC uses which is not consistent with the GC zoning district or the future recommended land use of PI.
3. There is no to require the improvements to the road entrance as recommended by VDOT.

RECOMMENDATION

Given that the proffers include uses that are not appropriate for zoning district or land use and there is no way to require the improvements to a private road entrance, Staff recommends denial of the application.

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

Mike Miller, Owner of Blue Sky, gave the following presentation.

Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA

BLUE SKY DISTILLERY

Application for Zoning Amendment

BLUE SKY

Outgrowing Our Story

Blue Sky Distillery was previously located at 20042 Iwip Rd, Smithfield since 2017. BSD flourished over the 6 years in that location, so much so that we outgrew the facility.

In 2022, BSD began searching for a new location and ultimately purchased the 17466 Benns Church Blvd property.

This new location gives us the ability to expand production and develop more polished and meaningful customer interactions; both of which will increase future customer and general tourism traffic into Smithfield and Isle of Wight County.

Supporting Local Businesses

BLUESKY DISTILLERY

Wheat (Charles City) | Honey (Smithfield) | Bottles (Richmond)

In addition to the current locally sourced products, we intend to expand our local supplier base with these sorts of vendors:

Local Artists	Local Craftsmen	Local Vendors
▪ Writers ▪ Painters ▪ Musicians ▪ Etc.	▪ Candlemakers ▪ Wood crafts ▪ Metal works ▪ Etc.	▪ Food trucks ▪ Specialty Sweets

Employees

BLUESKY DISTILLERY

Virginia Values Veterans (V3)

- Current Master Distiller
- We are pursuing another applicant through the program
- Also, pursuing military and veteran spouses

Future Workforce:

- By opening, we anticipate having 3 employees, + owners
- By the end of the year, we are aiming for 5 employees

Who Supports Us

BLUE SKY DISTILLERY

- **Local establishments that support us already:**
  - Smithfield Station
  - Wharf Hill Brewing Company
  - Three Notch'd Brewery
  - Red Point Taphouse
  - Free Mason Abbey
  - Coast Guard Exchange
  - And approximately 20 other local establishments that carry our products
- **We have already begun expanding our reach into other areas of the state, including Richmond and NoVA**

Our Vision

BLUE SKY DISTILLERY

- **Increase Production, Expand Offerings**
- **Proper, "Rustic yet Elegant" Tasting Room and Lounge Area**
  - Homage to the Past, Emphasis on Red Cedar, Stone, Metal
- **Retail Store and Art / Craft Exhibition Space**
  - Artwork, Crafts on Consignment
- **Meeting / Event Center (Business, Party, Book Clubs)**
- **Outdoor Events (Small Fest, Family Reunion, Org. Events)**
- **Long-Term Additions to Property**

David Berrien, 25 Gurwen Drive, Smithfield, Master Distiller, stated he is a thirty-year veteran, and Blue Sky works around his medical appointments and puts their employees' needs first. Mr. Berrien stated that he doesn't know if he would be able to find another job if this application did not get approved. David Berrien asked for the Planning Commission to recommend approval of this application.

Carrie Robertson, 2568 Pruden Blvd, Suffolk, owner of Peanut City Candle, stated that her business got its start because of Smithfield's Farmers Market and thirty percent of her sales tax goes to Isle of Wight County. Ms. Robertson stated that small businesses like Blue Sky bring the community together and generate an increased tax revenue for the County. Carrie Robertson stated that it would help keep money local and asked for the Planning Commission,s favor on this application.

Alice Holmes, 4439 Godwin Blvd, writer, stated that local best-selling authors don't have a venue locally to share their work. Ms. Holmes stated she supports the location and wants a local attraction.

There being no further comments Chairman Bowser closed the public hearing and called for discussion from the Commissioners.

Bobby Jones clarified that there are many overlaps between the RAC and commercial zoning districts. While he does not oppose to where they overlap, he does oppose the uses that are allowed in RAC but prohibited in commercial, like residential uses, detention centers, and livestock auctions to just name a few.

Commissioner Gibbs asked if the applicant is willing to work with staff on the weaknesses to improve the application.

Mr. Miller stated he is willing to withdraw the uses that are in conflict.

Amy Ring stated to the applicant that if he is willing to withdraw the uses, he can ask for a deferral to the next meeting to allow corrections to be made and amend the proffers.

Mr. Miller stated he did not have the time to push it back another thirty days and was willing to strike out the uses now and do whatever is needed to get this application approved.

Mr. Jones stated the proffers could be amended in writing before the Board of Supervisors meeting.

Commissioner Taylor asked what the applicant's thoughts were on VDOT's recommendation.

Mr. Miller stated that he would love to be able to pave the entrance way but financially it is not an option for him right now.

Commissioner Carroll stated they have been good community stewards. During the pandemic they began making hand sanitizer and provided it to public safety and other local entities at their own cost.

Mr. Miller stated they try to be great community citizens and give back to foundations important to them such as veterans, first responders, American Cancer Society, and animal shelters.

Commissioner Smith asked the approximate amount of people that would come to the venue.

Mr. Miller stated they are restricted to 44 people in the facility plus six employees.

Commissioner Smith asked if there was an agreement to maintain the private drive with the other businesses.

Mr. Miller stated there is not a formal agreement, but Christian and Pugh has the equipment, and they work together to maintain the entrance. Mr. Miller stated if a formal agreement was needed, he would be happy to obtain that.

Commissioner Distefano stated there has been a trend in industrial areas that have extended their growth to include breweries and distilleries and suggested this trend may be worth adopting in Isle of Wight.

Commissioner Boykin made the motion to recommend approval with applicant's amended proffers to remove the conflicting RAC use types and the addition of a road maintenance agreement to the Board of Supervisors. Commissioner Carroll 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).

This application will move forward to the Board of Supervisors with the recommendation of approval from the Planning Commission at the Board's February 15, 2024, meeting.

OLD BUSINESS

Amy Ring confirmed there were no old business items to discuss.

COUNTY ATTORNEY'S REPORT

Bobby Jones confirmed there were no items to discuss.

PLANNING DIRECTORS REPORT

Chairman Bowser called for the Proposed Ordinance Change Discussion.

Amy Ring stated the Board of Supervisors has directed staff to develop an assessment of a couple of existing ordinance sections to allow recreational vehicles to be used as short-term residences, which is currently prohibited, and a general review of the sign ordinance to recommend any changes that may be needed. Ms. Ring stated at the time there are no suggested changes at the staff level but invited suggestions to be made by the Planning Commission.

Commissioner Ford asked if there was a statement prompting the request for the change to the sign ordinance.

Ms. Ring stated it was general direction to staff to develop some recommendations, but some recent complaints have involved temporary signage on trailers that are parked in front of businesses.

Mr. Ford asked what direction the Board was leaning for the use of recreational vehicles.

Ms. Ring stated she believes they are looking for reasons why it would not be allowed and if there is any flexibility in this.

A discussion was had on previous complaints and stories about the use of recreational vehicles.

Ms. Ring stated she would bring information back before the Planning Commission.

Commissioner Carroll asked if Cavelier Solar was producing electricity?

Ms. Ring stated they are trying to get a permit to allow for partial operations and need to submit a one hundred percent surety bond for the landscaping.

Commissioner Carroll stated landscaping and road work is needed.

Commissioner Boykin asked for an update on Moonlight Solar.

Ms. Ring stated they have deferred consideration of the Board of Supervisors until March.

Chairman Bowser shared his concern on the road conditions of Old Stage Highway.

Commissioner Ford shared his concern with the traffic problems caused by Hardy Elementary.

Vice Chairman Distefano made a recommendation to staff to offer suggestions whether an amendment can be made to allow brewery use in industrial zoning districts. Mr. Distefano also recommended developing a method to engage with towns and schools on their strategic objectives and how they align with the county.

Commissioner Gibbs stated he believes schools and emergency services should be included in this discussion.

Commissioner Taylor stated defined goals and expectations need to be established so time is used wisely.

Commissioner Boykin stated she believes Economic Development needs to be included.

Chairman Bowser proposed holding a work session in March to start looking at goals.

Commissioner Carroll shared his concern with the Planning Commission not being initially included in the proposed growth task force.

Commissioner Distefano suggested ways to initiate the development sub-committee.

Chairman Bowser stated a work session in March would be an appropriate time to discuss this.

CLOSED MEETING

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

ADJOURNMENT

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

Adopted this 27 day of February, 2024.

Bobby A. Bowser

Bobby Bowser, Chairman, Isle of Wight County Planning Commission

Attest: A Landrus

Amanda Landrus, Secretary