

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

CALL TO ORDER

Bobby Bowser, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on January 28, 2025, 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 Bowser invited everyone present to join in the Pledge of Allegiance.

ROLL CALL/DETERMINATION OF A QUORUM

PRESENT

Bobby Bowser, Chairman
Thomas J. Distefano, Vice-Chairman
Cynthia Taylor
James Ford
Jennifer S. Boykin
George Rawls
Matthew Smith
Raynard Gibbs

ABSENT

Brian Carroll

A quorum was determined

ALSO IN ATTENDANCE

Amy Ring, Community Development Director
Mandy Rogers, Substitute Council to the Planning Commission
Trenton Blowe, Planner III
Shaunee Beussink, Environmental Planner
Amanda Landrus, Secretary
Kristi Sutphin, Economic Development Director

ELECTIONS OF CHAIRMAN FOR 2025

Chairman Bowser opened the floor for nominations for the Chairman of the Planning Commission for 2025.

Commissioner Distefano moved to re-elect Commissioner Bowser for Chairman of the Planning Commission for 2025. Commissioner Boykin seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

ELECTIONS OF VICE-CHAIRMAN FOR 2025

Chairman Bowser called for the nominations for Vice-Chairman of the Planning Commission for 2025.

Commissioner Taylor moved to re-elect Commissioner Distefano for Vice-Chairman of the Planning Commission for 2025. Commissioner Gibbs seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

APPOINTMENT OF SECRETARY FOR 2025

Chairman Bowser called for appointment of the Secretary for the Planning Commission for 2025.

Commissioner Boykin moved to appoint Amanda Landrus as Secretary for the Planning Commission for 2025. Commissioner Ford seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

ADOPTION OF THE 2025 MEETING AND INVOCATION SCHEDULE

Chairman Bowser called for the adoption of the 2025 Planning Commission Meeting and Invocation Schedule as presented.

Commissioner Smith moved to adopt the 2025 Planning Commission Meeting and Invocation Schedule as presented. Commissioner Boykin seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

2025 PLANNING COMMISSION MEETING AND INVOCATION SCHEDULE

Date	Time	Meeting	Invocation	District
January 14 th	6:00pm	Work Session	Thomas Distefano	District 2
January 28 th	6:00pm	Regular Meeting	Cynthia Taylor	District 2
February 11 th	6:00pm	Work Session	Bobby Bowser	District 3
February 25 th	6:00pm	Regular Meeting	James Ford	District 3
March 11 th	6:00pm	Work Session	George Rawls	District 4
March 25 th	6:00pm	Regular Meeting	Brian Carroll	District 5
April 8 th	6:00pm	Work Session	Jennifer Boykin	District 5
April 22 nd	6:00pm	Regular Meeting	Raynard Gibbs	District 1
May 13 th	6:00pm	Work Session	Matthew Smith	District 1
May 27 th	6:00pm	Regular Meeting	Thomas Distefano	District 2
June 10 th	6:00pm	Work Session	Brian Carroll	District 5
June 24 th	6:00pm	Regular Meeting	Bobby Bowser	District 3
July 8 th	6:00pm	Work Session	James Ford	District 3
July 22 nd	6:00pm	Regular Meeting	George Rawls	District 4
August 12 th	6:00pm	Work Session	Matthew Smith	District 1
August 26 th	6:00pm	Regular Meeting	Brian Carroll	District 5
September 19 th	6:00pm	Work Session	Jennifer Boykin	District 5
September 23 rd	6:00pm	Regular Meeting	Raynard Gibbs	District 1
October 14 th	6:00pm	Work Session	Matthew Smith	District 1
October 28 th	6:00pm	Regular Meeting	Thomas Distefano	District 2
November 18 th	6:00pm	Regular Meeting	Bobby Bowser	District 3
December 9 th	6:00pm	Regular Meeting	James Ford	District 3
January 13 th , 2026	6:00pm	Work Session	George Rawls	District 4
January 27 th , 2026	6:00pm	Regular Meeting	Matthew Smith	District 1

****Work Sessions will be held on an as-needed basis****

ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

Chairman Bowser asked if there were any requests to table or withdrawal agenda items. Amy Ring stated there were no requests.

APPROVAL OF AGENDA

Chairman Bowser called for a vote to approve the agenda. Vice-Chairman Distefano made the motion to move old business before the public hearing items. Commissioner Boykin seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

CONSENT AGENDA

Chairman Bowser called for a vote to approve the consent agenda. Commissioner Taylor made the motion to approve the agenda with the correction on the vote for EXC-4-24 on page twenty-four of the October 22, 2024, Meeting Minutes. Commissioner Ford seconded the motion. Chairman Bowser asked for all in favor to signify by saying aye. The motion passed unanimously.

CITIZENS' COMMENTS

Chairman Bowser opened the floor for any citizens comments. There being no comment, Chairman Bowser closed citizens comments.

OLD BUSINESS

Chairman Bowser called for the following old business item:

Application EXC-24-2 of Jeffrey H. and Paula J. Bolt and Bryan W. and Amanda L. Boyes, property owners, for an after-the-fact exception under the Chesapeake Bay Preservation Area Ordinance for an unauthorized retaining wall with fill in the fifty-foot seaward Resource Protection Area (RPA) buffer at 15407 and 15437 Laurelwood Drive on tax map numbers 34A-01-F006 and 34A-01-F005 as well as a request to place a swimming pool within the fifty-foot seaward RPA buffer and a replacement shed within the fifty-foot landward RPA buffer on tax map 34A-01-F006.

Shaunee Beussink, Environmental Planner, gave the following presentation.

Bolt and Boyes CBPA Exception Request

Application EXC-24-2

Planning Commission Regular Meeting

January 28, 2025 a continuation from October 22, 2024

Shaunee Beussink, Environmental Planner

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Details

Applicants: Jeffrey H. & Paula J. Bolt (34A-01-F006)

Bryan W. & Amanda L. Boyes (34A-01-F005)

Location: 15407 & 15437 Laurelwood Drive, Carrollton

Tax Map #: 34A-01-F006 and 34A-01-F005

Request: Request is for an exception to allow a retaining wall with fill to remain in the seaward RPA as well as install a pool in the seaward 50-foot RPA and replace a shed in the landward portion of the RPA.

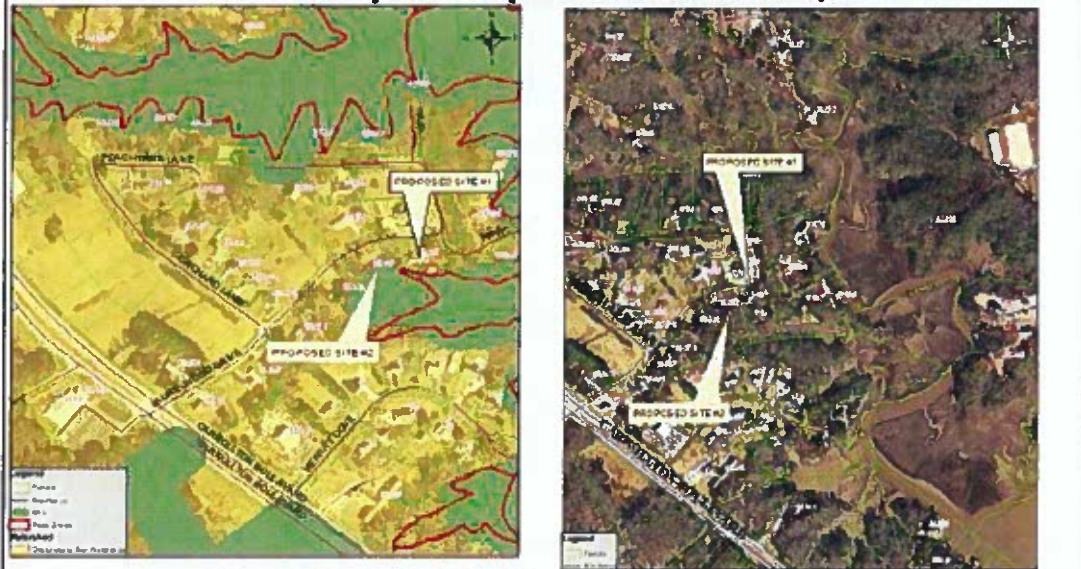
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Background

- Homes built in 1967 and in 1980
- The Bolts had permission to install a septic system in the RPA
- Retaining wall built without permits that extended onto neighbor's property, the Boyes
- Seeking after-the-fact exception for the retaining wall & fill extending beyond limits of septic field area
- Total area of disturbance = 1,995 SF including 118-ft retaining wall with approximately 105 cubic yards of fill
- Request includes the addition of an above-ground pool in the 50-foot seaward and to replace an existing shed in the 50-foot landward RPA

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Bolt & Boyes Exception Location Maps



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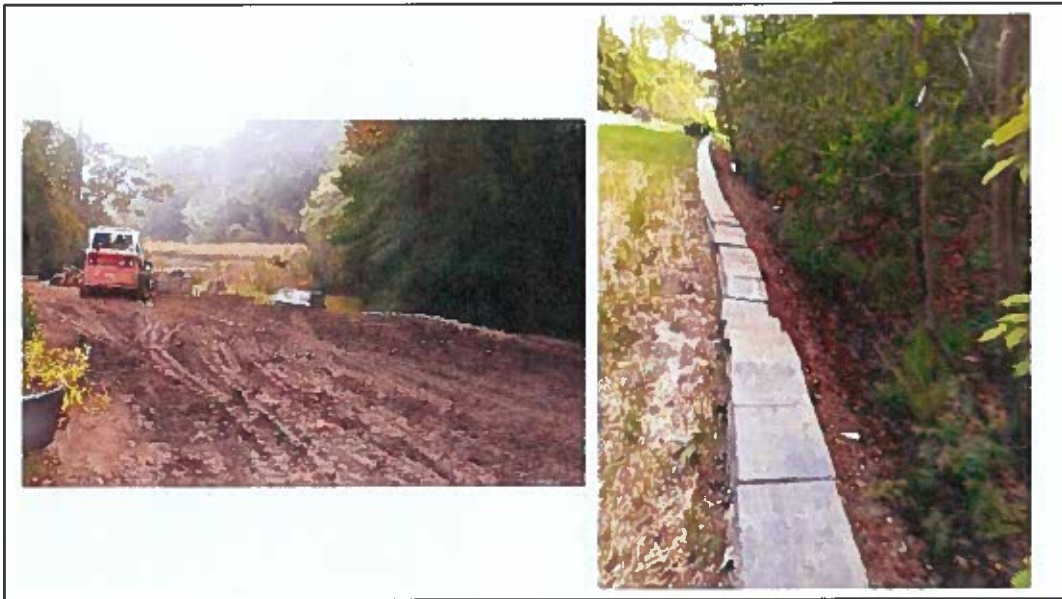
Close-up



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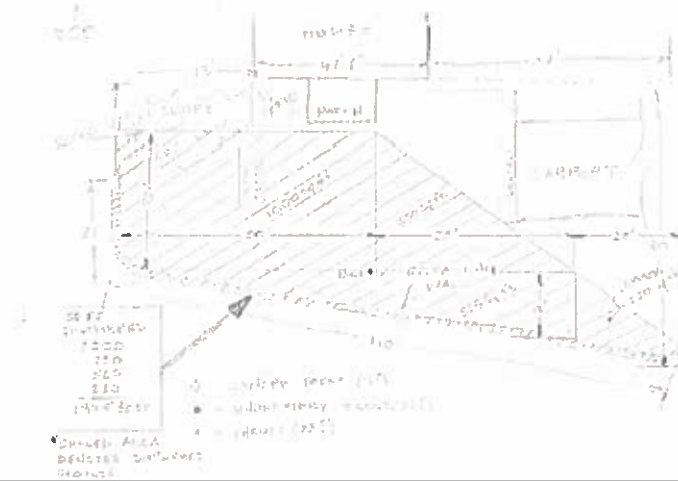


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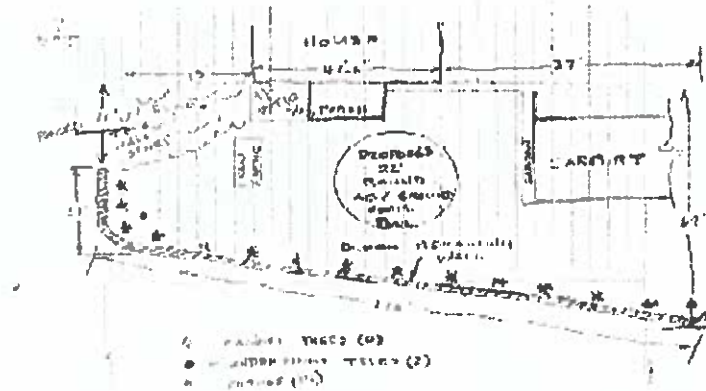
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Proposed Mitigation in WQIA



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Original Planting Mitigation Plan Proposed by Property owner



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Five criteria for granting an Exception: The Planning Commission shall not recommend in favor of the applicant unless it finds:

1. *That the strict application of the ordinance would produce an undue hardship and will not confer upon the applicant any special privileges denied by this ordinance to other property owners in the CBPA areas;*

- RPA encroachments are similarly restricted on all lots. Therefore, this would not constitute a unique hardship and would grant a special privilege to the applicants.
- A pool and a level backyard is not a hardship as they are not necessary for the principal residential use of the property.

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2. *The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or non-conforming that are related to adjacent parcels;*

The applicant failed to contact the County prior to beginning construction and obtain necessary permits. This is a self-created hardship.

3. *The exception request is the minimum necessary to afford relief;*

Because the applicant began construction without proper review and permits, it is unknown if this was the minimum necessary to address the erosion.

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4. *The exception request will be in harmony with the purpose and intent of this ordinance, not injurious to the neighborhood or otherwise detrimental to the public welfare, and is not of substantial detriment to water quality;*

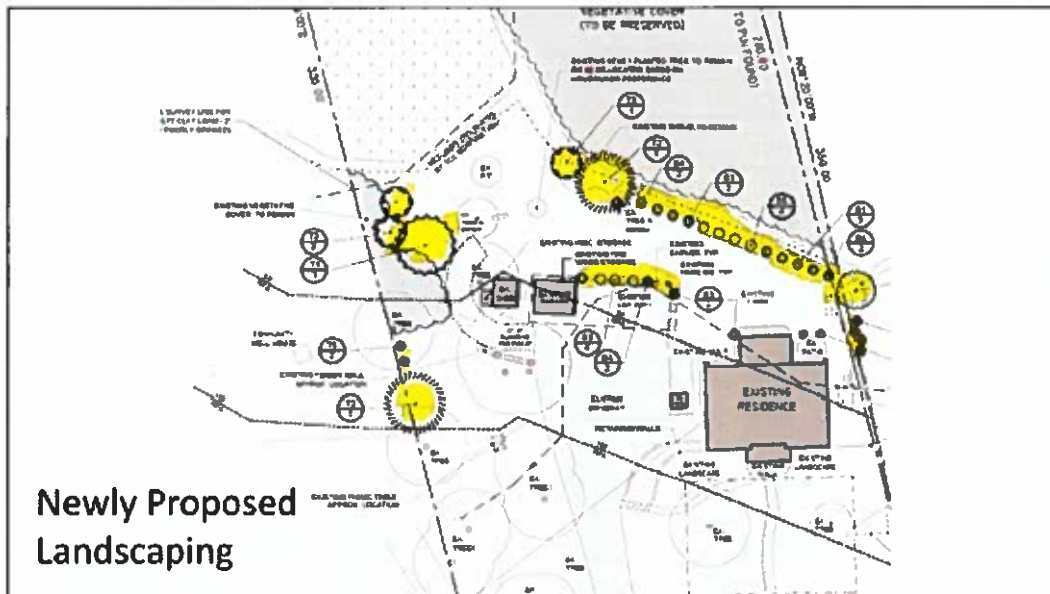
- Expansion of the backyard and pool does not meet the purpose or intent of the ordinance to safeguard water quality through protection of existing buffers.
- Retaining wall with fill and the pool are within the fifty-foot seaward buffer and lie within flood hazard zone AE.

5. *Reasonable and appropriate conditions are imposed which will prevent the exception request from causing a degradation of water quality.*

If this exception is approved, staff recommends the following conditions:

1. the applicant be required to install the mitigation landscaping as proposed,
2. the pool be denied due to flood hazard potential and in accordance with the CBPA Ordinance, and
3. no further exceptions be granted.

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Planting Plan

Proposed Mitigation in WQIA

11 canopy trees
32 understory trees
33 shrubs

Original Mitigation Proposed by Homeowner

0 canopy trees
2 understory trees
14 shrubs

New Mitigation Proposed by Homeowner

3 canopy trees
10 understory trees
15 large shrubs

Required Mitigation

Five Planting Units = five canopy Trees
ten understory Trees
fifteen shrubs

16

Staff Conclusions:

Strengths:

1. Proposed landscaping mitigation meets the requirements.

Weaknesses:

1. The applicants' request does not meet the five criteria needed for approval of exceptions.
2. Exceptions for structures are not permitted by Ordinance in the fifty-foot seaward RPA buffer.
3. Structures are proposed in the flood hazard area presenting potential flood damage liability.
4. The retaining wall and fill were done without permits or needed inspections to determine structural integrity. It is not known what, if any, erosion problems existed prior to the property being covered in fill.

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Staff Recommendation

- Based on the above findings, staff recommends denial of the exception request.
- If this exception is approved, staff recommends the following conditions:
 1. the applicant be required to install the mitigation landscaping as shown on the newly proposed landscaping plan,
 2. the pool be denied due to flood hazard potential and in accordance with the CBPA Ordinance, and
 3. no further exceptions be granted.

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Chairman Bowser called for discussion from the Commissioners.

Commissioner Distefano stated that removal of the retaining wall would be more detrimental to the resource protection area and believes it should remain in place, but no other disturbance should be allowed, with the exception of the 1:1 shed replacement.

Commissioner Boykin stated that she agreed with Commissioner Distefano.

Chairman Bowser asked the applicant, Mr. Bolt to come to the podium.

Jeffrey Bolt stated that he hired a landscape company from Virginia Beach and reached an agreement that met the landscape requirements. Mr. Bolt asked for approval of his application.

Commissioner Distefano made the motion to recommend approval of the after-the-fact exception application for the retaining wall and shed replacement with the recommendation of denial for the pool. Commissioner Gibbs seconded the motion. The motion was adopted with Commissioners Boykin, Distefano, Ford, Rawls, Taylor, Gibbs, Smith and Bowser voting in favor and no commissioners voting against.

The motion passed unanimously, and the item will go to the Board of Supervisors on March 20, 2025.

PUBLIC HEARINGS

Chairman Bowser called for the first public hearing on the following item:

Application (CSUP-24-2) of Joshua Mathias, applicant, and Oak Level Acres, LLC, property owner, for a conditional use permit to establish an event center use on approximately seven acres located at 15107 Courthouse Hwy (Rte. 258) on tax parcel 30-01-045B in the Rural Agricultural Conservation zoning district.

Trenton Blowe, Planner III, gave the following presentation.

Oak Level Acres Conditional Use Permit

Planning Commission Meeting

January 28, 2025

Trenton Blowe

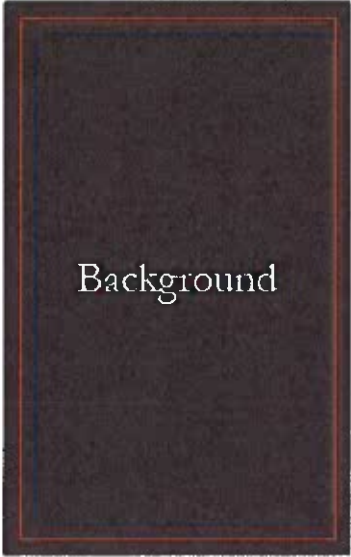
Planner III

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Details

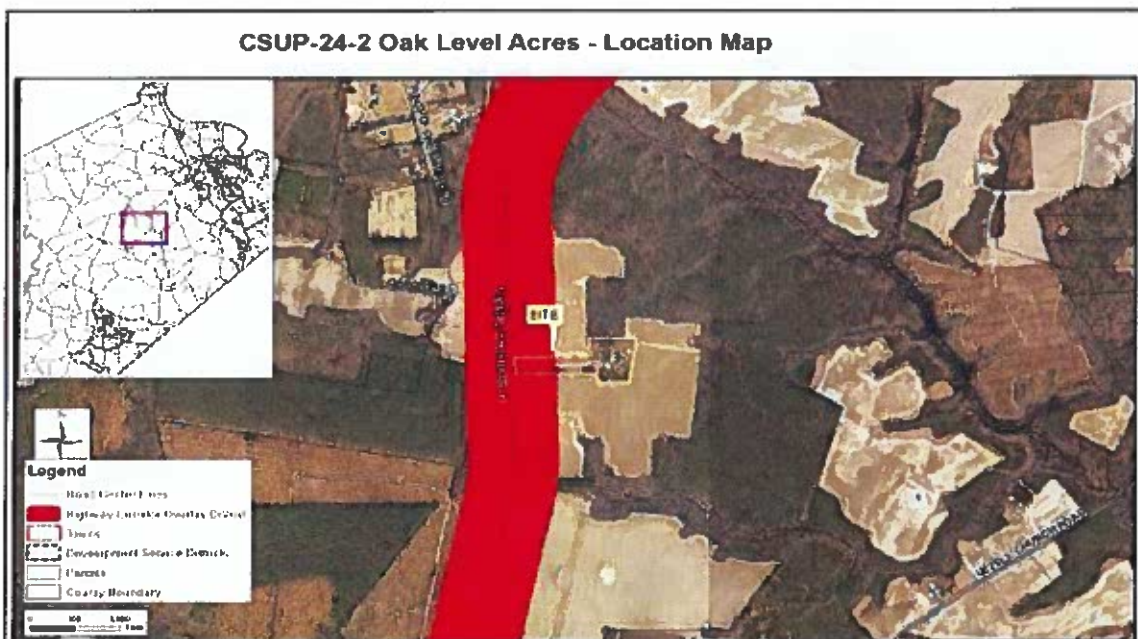
- **Location:** 15107 Courthouse Hwy
- **TPIN:** 30-01-045B
- **Election District:** District 4
- **Zoning :** Rural Agricultural Conservation (RAC)
- **Purpose:** A conditional use permit to establish an event center on approximately seven acres located at 15107 Courthouse Hwy (Rte. 258) on tax parcel 30-01-045B in the Rural Agricultural Conservation zoning district

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- The seven-acre project is on a parcel of approximately 10.5 acres and zoned RAC.
- The property has a historical single-family dwelling built in approximately 1798 with associated outbuildings.
- The applicant applied for a conditional use permit for the event center and short-term rental in May 2024.

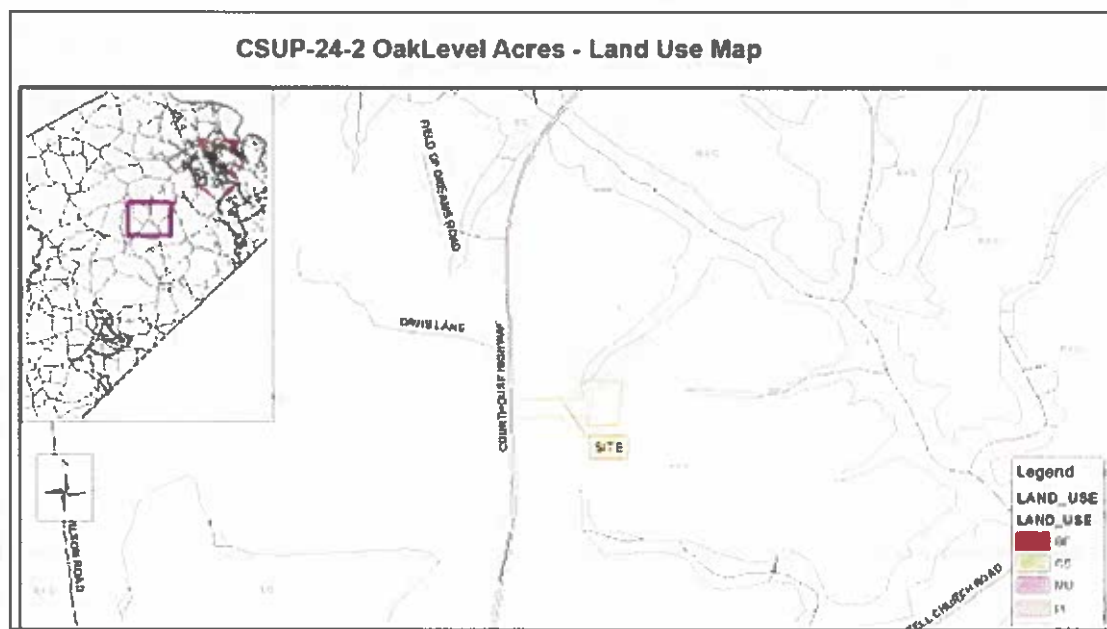
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CSUP-24-2 OakLevel Acres - Zoning Map



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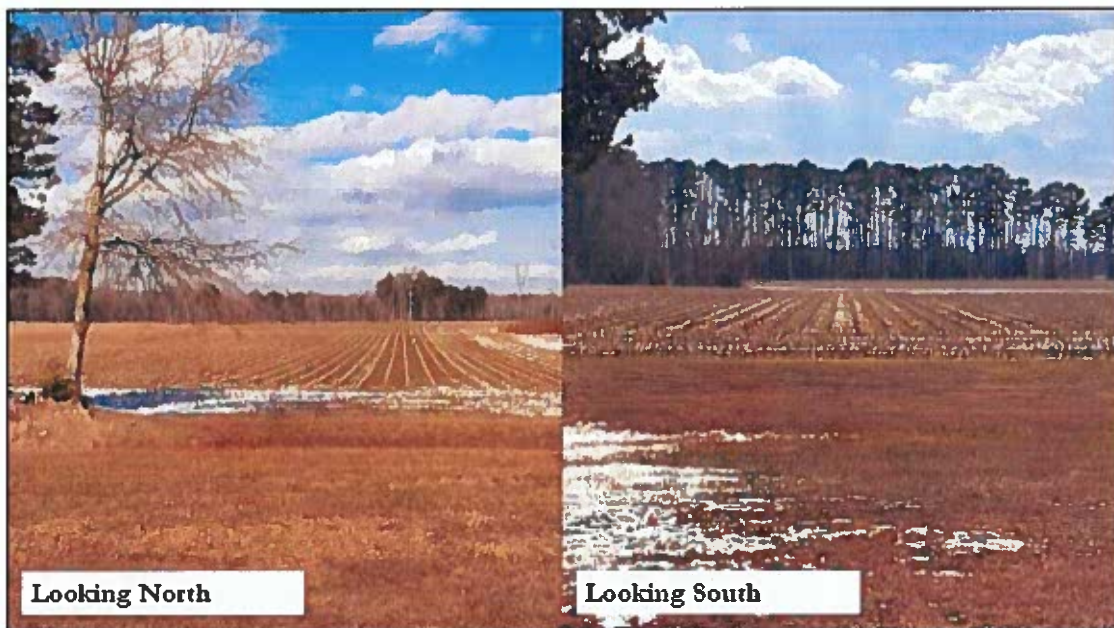
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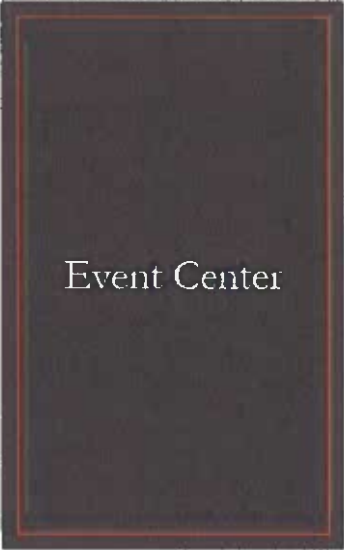
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Event Center

- An Event Center is defined as a multipurpose facility with flexible indoor/outdoor space, typically used for activities such as weddings, conventions, meetings, job fairs, and trade shows.
- The applicant has proposed to use the property for weddings, banquets or similar events.
- Customers using the property will have access to the home either to prepare events or to use as a short-term rental. Event size can range from 20 to 200 people. No additional development is proposed with this application. The site layout will include one acre of parking, and the remaining six acres will be used as part of the event center use.

The Planning Commission and Board of Supervisors shall consider the following criteria before the granting of 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;

The Planning Commission and Board of Supervisors shall consider the following criteria before the granting of a conditional use permit:

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

Board may impose additional conditions or limitations on CUPs. Such conditions may include, but are not limited to:

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 of 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.

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Agency Review

- **Economic Development**-Concerns addressed
- **Health Department**- For the kitchen to be used for the events, the applicant would have to apply to be in the health department food program. The kitchen would have to be approved essentially as a commercial kitchen. Any water used in conjunction with the use shall be included in the analysis of the wastewater characterization study.
- **Sheriff's Office**- No concerns with the application as submitted, however, security measures should be considered for events of 100 guests or more.
- **VDOT** - The existing entrance should be widened to accommodate two-way traffic. The design should be in accordance with VDOT Road Design Manual Appendix F moderate volume commercial entrance with a 30-foot width. A land use permit is also required for any work performed in the VDOT right-of-way.

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Agency Review CTD

- **Fire Rescue** - Requests that traffic control measures be added as a condition of approval. Traffic control should be in place during the beginning and ending of events.
- **IOW Museum** - After reviewing the application for the conditional use permit for the property, the Isle of Wight County Museum/Isle of Wight County Department of Historic Resources has found no objections or concerns with the application as there are no plans to construct any additional structures on the property. The nearest cultural, archaeological, and/or historic resources to the site do not appear to be adversely impacted by the proposed usage, and the proposed activities will not impact the interpretation or discovery of Isle of Wight County History.

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Strengths & Weaknesses

Strengths

1. The application creates a service for the community and supports the County through its economic impact.
2. The proposed use will have minimal impact on community facilities and resources.
3. The nearest residence is approximately 1000 feet away

Weaknesses

1. The access to the site is off a main highway. Events on the site create an influx of traffic on several county roads on event days.

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Staff Recommendation

- Based on the identified strengths and weaknesses, staff recommends approval of the conditional use permit with the following conditions:
 1. Traffic control measures must be in place at the beginning and end of each event.
 2. Events larger than 100 guests shall include security of some kind.
 3. A commercial entrance must be installed.
 4. No more than 200 guests per event.

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

Joshua Mathias, 15107 Courthouse Highway, stated that it is the family's goal to keep the property in the family name and the land being farmed.

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

Commissioner Gibbs stated there is a need for event centers in our community.

Commissioner Taylor stated this is a good location, doesn't negatively impact the surrounding area, and provides a service to the community.

Commissioner Taylor made the motion to recommend approval to the Board of Supervisors with the conditions put forward by staff. Commissioner Gibbs seconded the motion. The motion was adopted with Commissioners Boykin, Distefano, Ford, Rawls, Taylor, Gibbs, Smith and Bowser voting in favor and no commissioners voting against.

The motion passed unanimously, and the item will go to the Board of Supervisors on March 20, 2025.

Chairman Bowser called for the next public hearing on the following application.

Application (COMP-24-2) of the Industrial Development Authority of Isle of Wight and Hollowell Holdings LLC, property owners, and Meridian Property Purchaser, LLC, applicant, for a Comprehensive Plan Amendment for approximately 154.34 acres with tax map numbers 54-01-086J and 55-01-013 to amend the Comprehensive Plan designation from Mixed Use to Planned Industrial.

Trenton Blowe, Planner III, gave the following presentation.

Tidewater Logistics Center Comprehensive Plan Amendment COMP-24-2

Planning Commission Regular Meeting
January 28, 2025

1

SITE DESCRIPTION

Tax Map ID#: 54-01-086J and 55-01-013

Current Zoning: RAC

Election District: District 4

Request: A Comprehensive Plan Amendment for approximately 154.34 acres with tax map numbers 54-01-086J and 55-01-013 to amend the Comprehensive Plan designation from Mixed Use to Planned Industrial.

2

PROJECT DESCRIPTION

- In order to support the associated application for a change in zoning from RAC to Conditional-Limited Industrial, the applicant has submitted this comprehensive plan amendment application.
- Applicant bases their request on the significant and growing demand for warehousing and distribution centers in the Hampton Roads region.
- Applicant asserts that establishing the future land use designation for the subject property would be consistent with the industrial designation south of 460 and create a much more consistent and compatible land use scenario

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Revisions To The Application

- The applicant previously submitted applications for a change in zoning district and comprehensive plan amendment in 2023. The application was denied by the Board of Supervisors at their June 2024 meeting.
- The Board of Supervisors may, at any time, consider a new application affecting the same property as an application previously denied. A new application differs in some substantial way from the one previously considered as determined by the zoning administrator.

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Revisions To The Application

- The applicants have reduced the number of buildings from five to four and relocated them to avoid environmentally sensitive areas on the site.
- The proffers have been updated to include a 14.92-acre park parcel.
- The proposed height of the berm has been increased to 9 feet at its peak, with a width of 60 feet along the portion of the property closest to Lovers Lane.
- The total building size has been decreased from 1.23 million square feet to approximately 726,000 square feet, with the largest building now measuring 234,460 square feet. Furthermore, the distance from the nearest residence along the western property line has increased from 235 feet to 280 feet.
- These and other changes resulted in substantial changes to the application as determined by the zoning administrator.

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REZN-24-10- Tidewater Logistics Conditional Rezoning - Land Use Map



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COMPREHENSIVE PLAN

Staff reviewed the application for the change in the future recommended land use designation from MU to PI and found the proposed designation to be generally consistent with the Plan's recommended location criteria but noted a concern with the proximity of existing adjacent residential uses and potential impacts to environmentally sensitive features as shown on the concept plan.

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STAFF ANALYSIS

Strengths:

1. The proposed land use location recommendation is consistent with the location criteria as recommended in the County's Comprehensive Plan
2. The proposed PI designation is located within the Windsor DSD.
3. The proposed PI designation would encourage job creation and additional nonresidential tax revenue for the County to support future public service needs.
4. The applicant has suggested mitigation to address the concerns raised in the previous application.

Weaknesses:

1. Potential development in PI might include light and heavy manufacturing, warehousing, distribution, and other uses which may impact surrounding development due to noise, smell, dust or similar conditions. The applicant, however, has proffered increased setbacks, sound mitigation, and screening with berms and landscaping to mitigate potential land use conflicts with development adjacent to existing residences in the associated rezoning application.

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STAFF RECOMMENDATION

Staff recommends approval of the application dependent on the implementation of mitigation measures proffered in the associated rezoning to protect adjacent residential uses from noise, smell, dust, intrusive lighting, or other detrimental impacts.

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

Tom Boylan, Meridian Group, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD 20814, represented his application by giving the following presentation.



TIDEWATER LOGISTICS CENTER

May 2024 Concept Plan



FIG. 1

TIDEWATER LOGISTICS CENTER

June 2024 Concept Plan

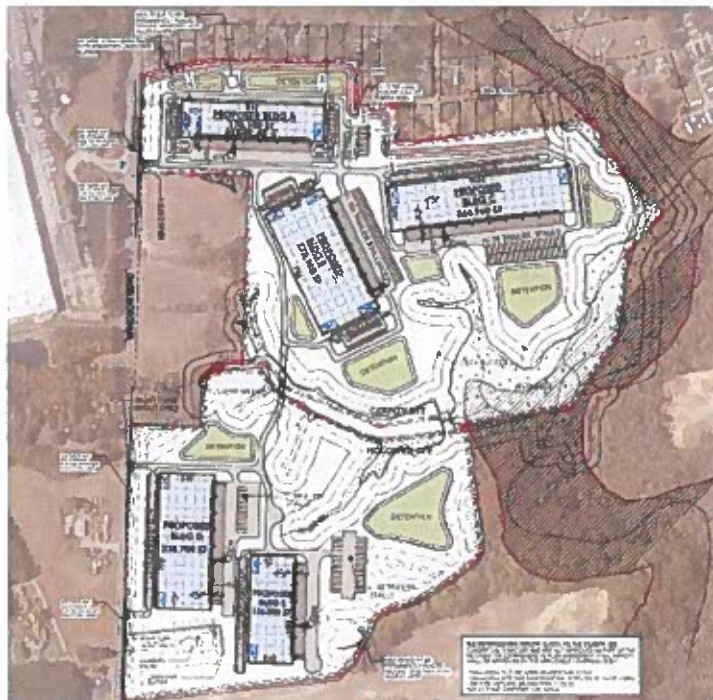


FIG. 2

TIDEWATER LOGISTICS CENTER

Town of Windsor Coordination:

- Town Council Work Session – August 2024
- Community Town Hall Meeting – September 2024
- Initial Rezoning Application Submitted to Windsor – November 2024
- Town Council Meeting – December 2024
- Town Council Meeting – January 2024 (no discussion on TLC)
- Final Rezoning Application Submitted to Windsor – January 2025

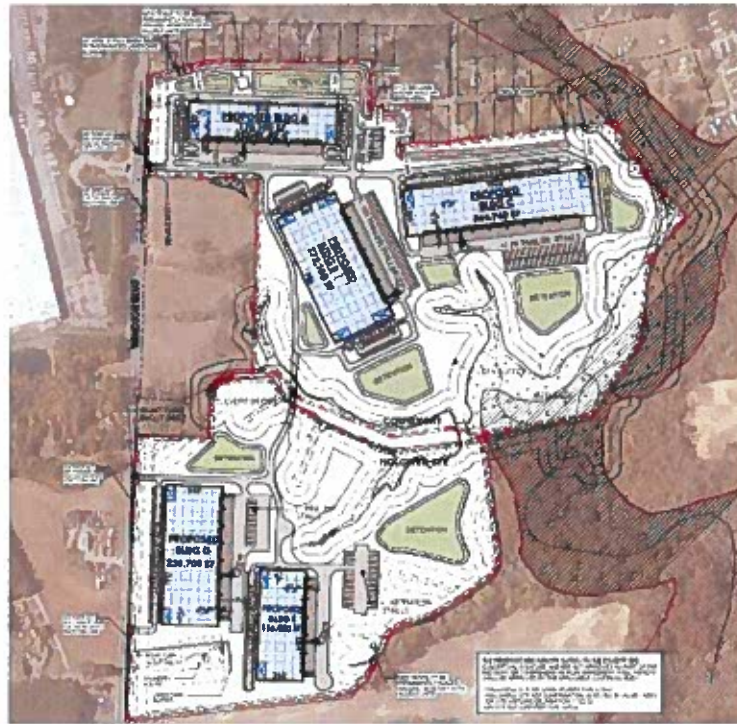


FIG. 3

TIDEWATER LOGISTICS CENTER

Concept Plan Revisions:

- 1) Eliminate Building A and associated stormwater detention

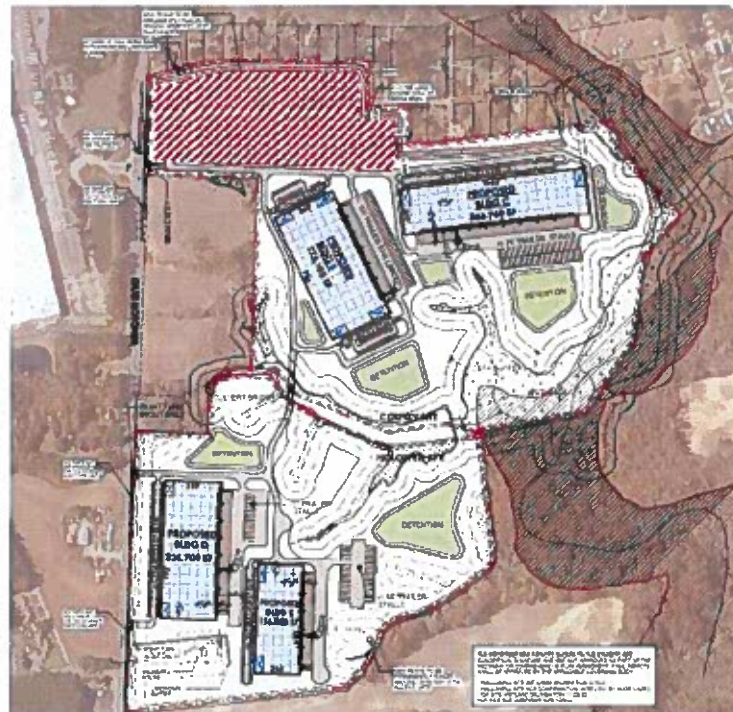


FIG. 4

TIDEWATER LOGISTICS CENTER

Concept Plan Revisions:

- 1) Eliminate Building A and three stormwater detention ponds
- 2) Reduce Building C by 153,360 square feet and increase setback from residential property line to 280'

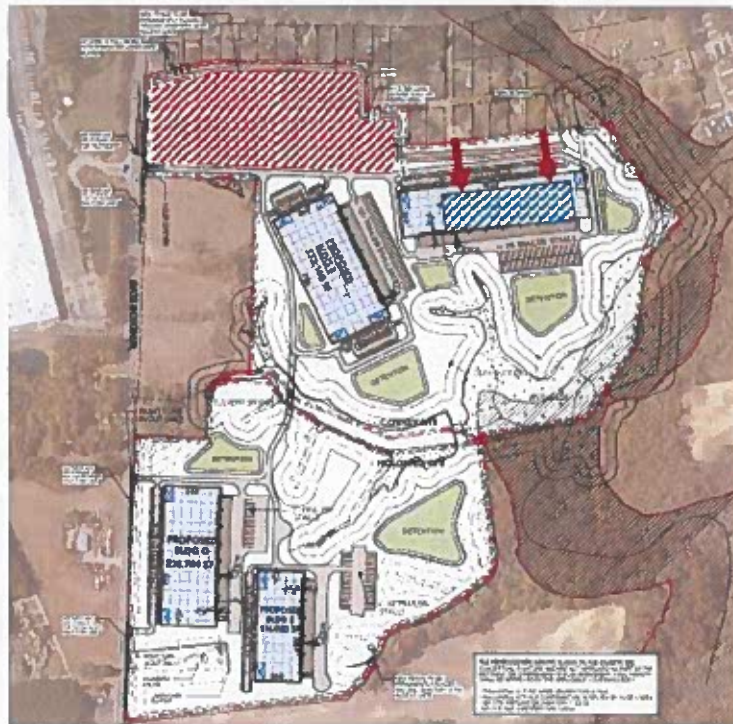


FIG. 1

TIDEWATER LOGISTICS CENTER

Concept Plan Revisions:

- 1) Eliminate Building A and associated stormwater detention
- 2) Reduce Building C by 153,360 square feet and increase setback from residential property line to 280'
- 3) Reduce Building B by 37,800 square feet

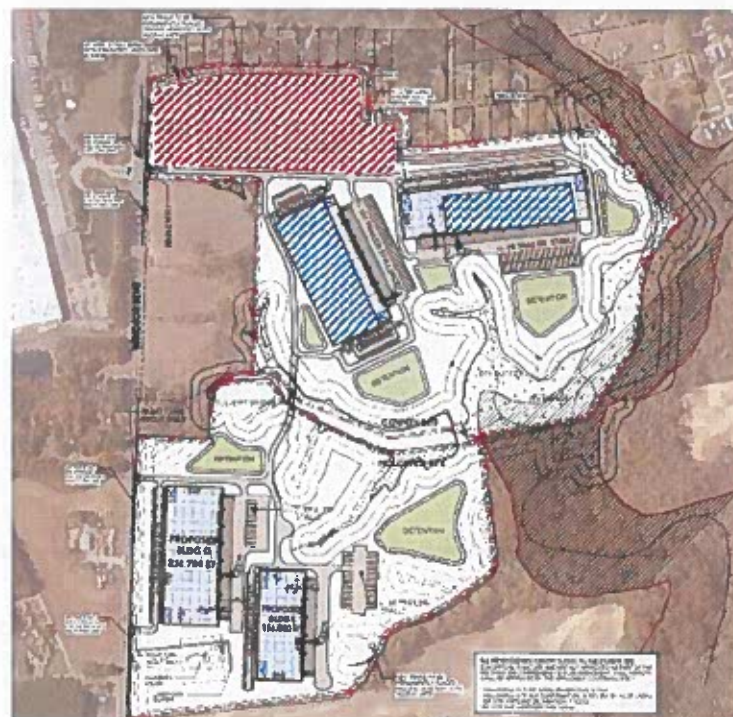


FIG. 2

TIDEWATER LOGISTICS CENTER

Concept Plan Revisions:

- 1) Eliminate Building A and associated stormwater detention
- 2) Reduce Building C by 153,360 square feet and increase setback from residential property line to 280'
- 3) Reduce Building B by 37,800 square feet
- 4) Relocate landscaped berm with noise wall on top to access road

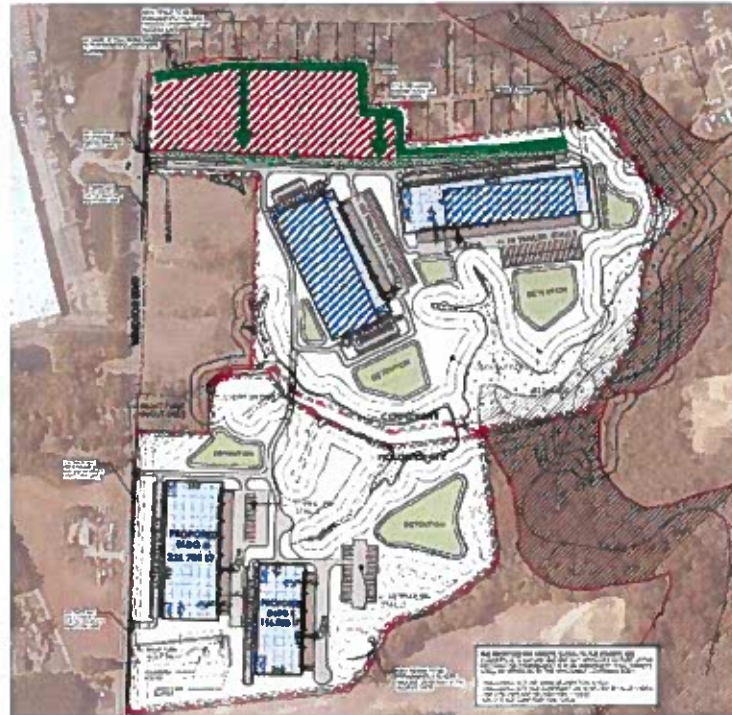


FIGURE 1

TIDEWATER LOGISTICS CENTER

Concept Plan Revisions:

- 1) Eliminate Building A and associated stormwater detention
- 2) Reduce Building C by 153,360 square feet and increase setback from residential property line to 280'
- 3) Reduce Building B by 37,800 square feet
- 4) Relocate landscaped berm with noise wall on top to access road
- 5) Increase berm height to 9' (60' wide) near Building C and add community walking path park

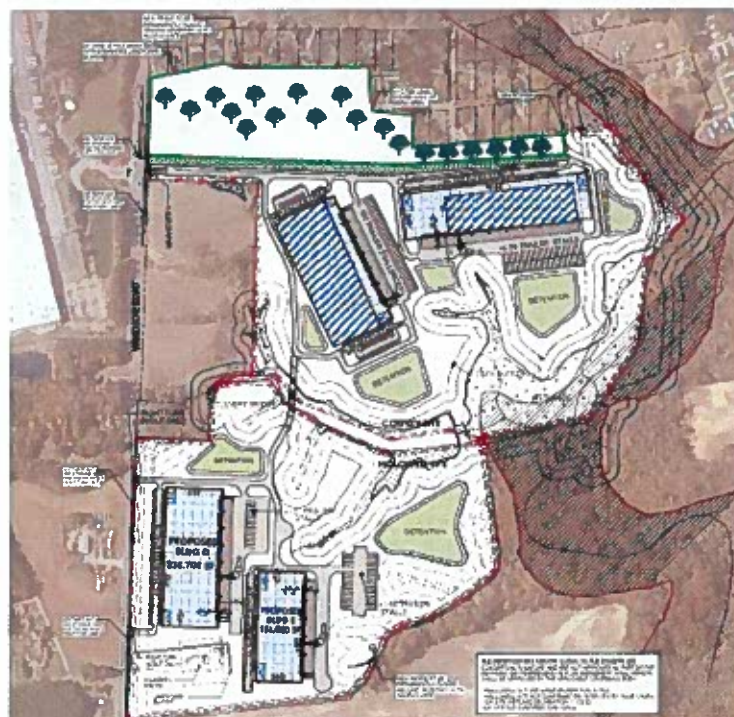
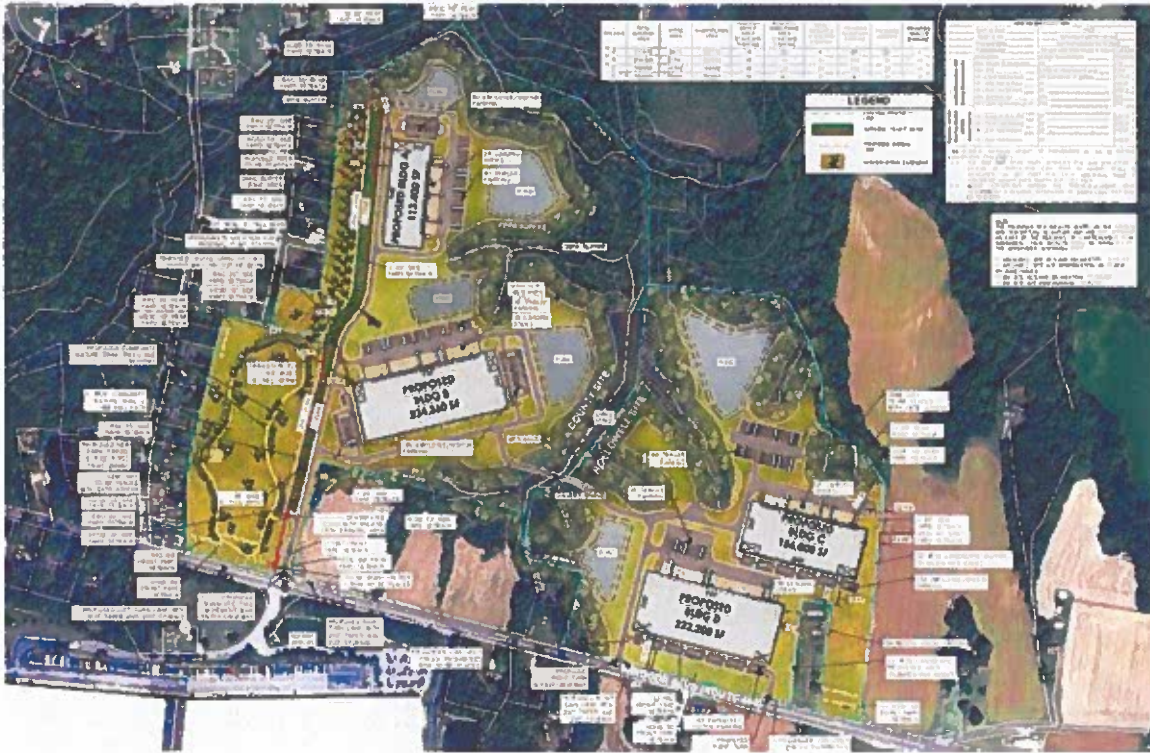


FIGURE 2



TWC 9

TIDEWATER LOGISTICS CENTER

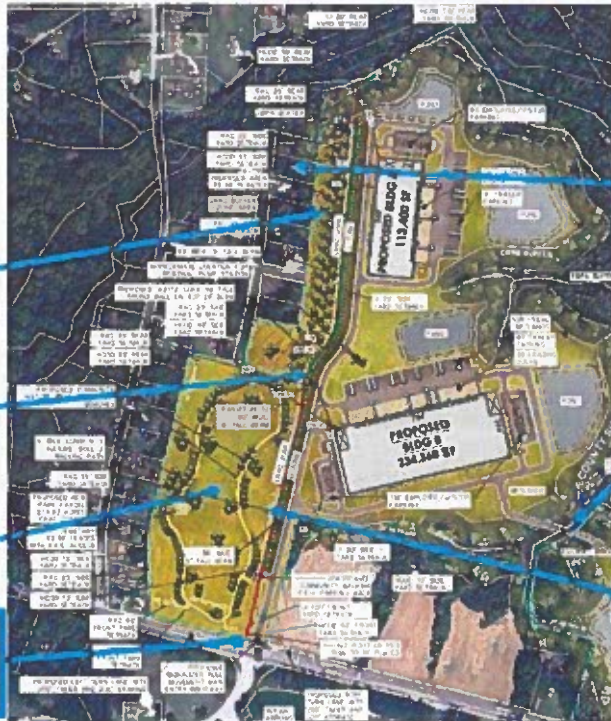
January 2025
Proposed Plan
IOW County Parcel

Dense tree buffer in front of 9' tall, 60" wide landscaped berm and 10' sound wall

Enlarged berm where residential is in close proximity (60' wide, 9' tall berm)

15-acre community park with walking path with landscaping, benches and dedicated parking

No right on red signage to prevent acceleration lane issues on Windsor Blvd



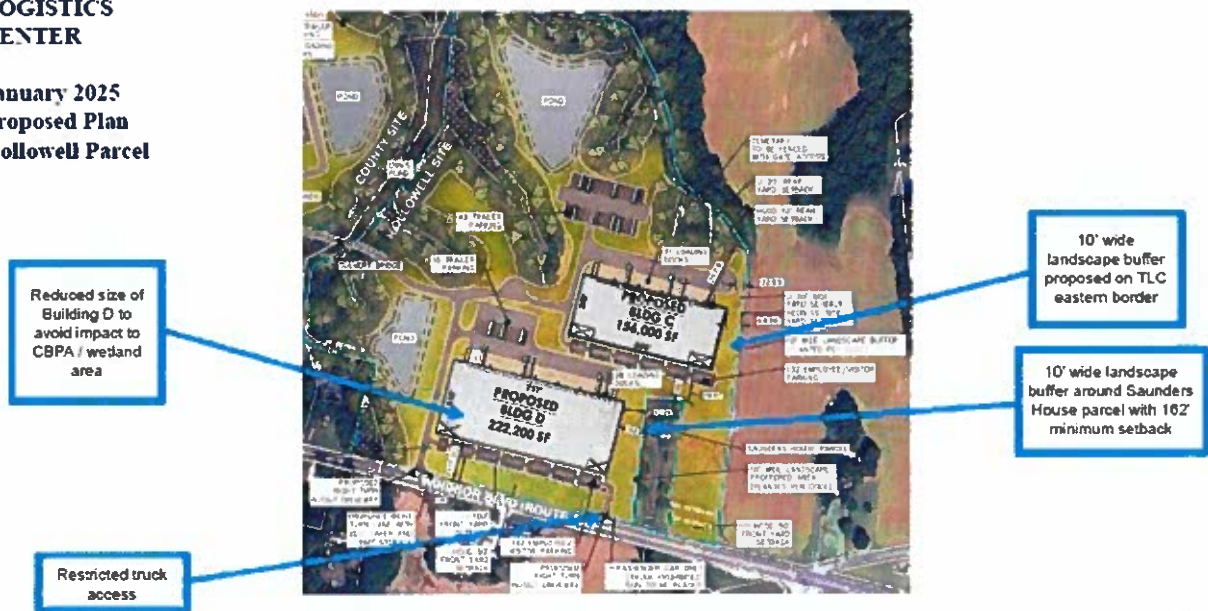
280' minimum proposed industrial setback from residential property line at TLC western border

Only CBPA / wetland impact shown with inter-parcel connecting bridge

Split zoning and easements proposed for area west of landscape buffer

TWC 10

**January 2025
Proposed Plan
Hollowell Parcel**



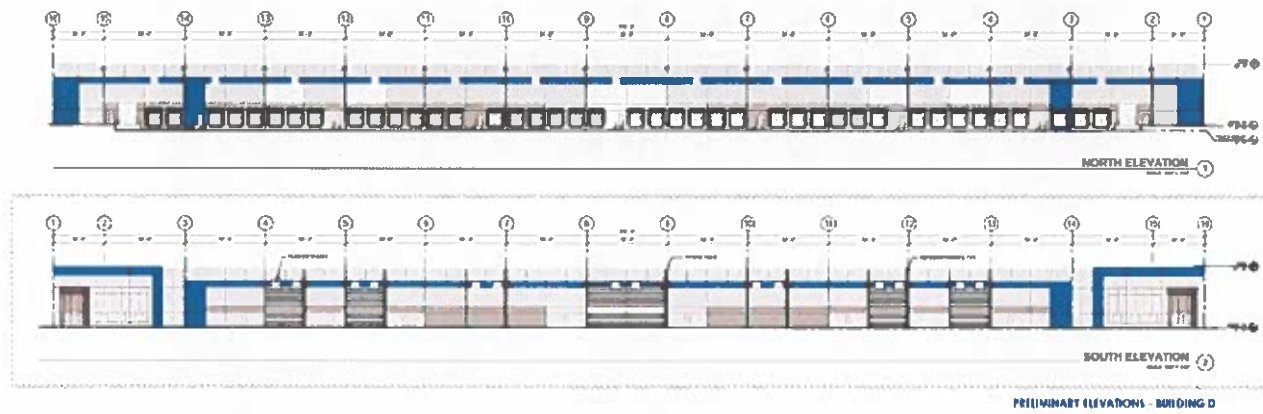
8462 J. Neurosci., September 24, 2008 • 28(39):8456–8462

Conceptual Building Rendering



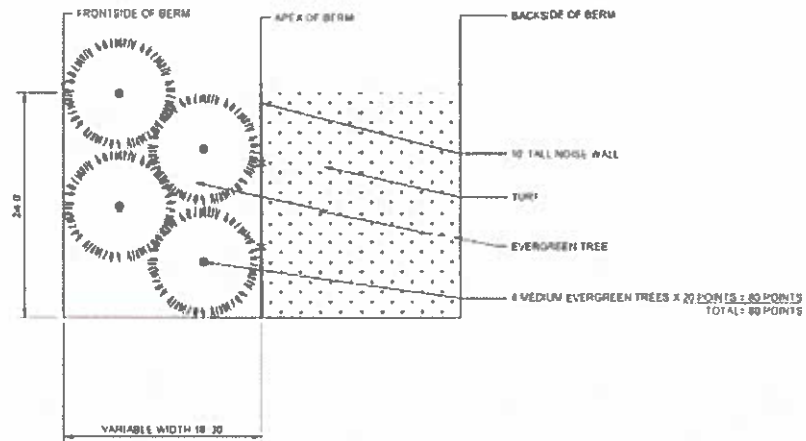
FIG. 12

Conceptual Building Elevation



1002 13

Landscape Buffer Zone Enhanced Screening



EVERGREENS ARE 10' HEIGHT AT INSTALLATION
AND 30-70' HEIGHT AT MATURITY

THE BUFFER ZONE PLANT MATERIAL PROPOSED ON THIS EXHIBIT DOES NOT ADHERE WITH
INDUSTRIAL USE BUFFER BASED ON SECTION 8-1005(2 V) DURING THE ORIGINAL REZONING
CASE. PUBLIC OPINION AND DIRECTION FROM THE COUNTY RESULTED IN THE EVERGREEN

1002 14

Landscape Buffer – Conceptual Evergreen Tree and Noise Wall Options



Evergreen Buffer Example

Evergreen Buffer Example

Evergreen Buffer Example



Acoustic Fence Example



Aluminum Sound Wall, Source Silentium



PVC Sound Wall, Source Dartsel Walls

FIG. 15

Landscape Buffer – Conceptual Community Park



Nature Trail Example

Trees to be considered in park area. Proposed tree species will be native to the coastal plain region of Virginia.



Wood Bench



Grass Paver Parking Lot



Crushed Shell Parking Lot

FIG. 16

George Stubbs, 8 Community Drive, Windsor, Mayor of Windsor, stated that he supports this application and asks for the Planning Commission's favor in approving this application. Mayor Stubbs stated that throughout this process the developer has listened to and addressed the concerns that have been raised. Mayor Stubbs stated that the Town is willing to accept maintenance responsibility of the proposed park once more details are worked out.

Marlin Sharp, 23408 Courthouse Highway, Windsor, a member of Windsor Town Council, stated that he is opposed to this application. Mr. Sharp stated that he doesn't want warehouses in his backyard and cannot support them going into someone else's backyard. Mr. Sharp added that this project is detrimental to the Town of Windsor and the Town does not receive any benefit.

Geoffrey Poston, 1018 Magnolia Avenue, Norfolk, previous resident at 5527 Ducktown Road, stated that he is a commercial real estate broker and will be a leasing agent for this project. Mr. Poston stated that industrial real estate and the jobs they create are an important facet of the economy and has to be considered along with housing, affordable housing and office jobs. Mr. Poston stated that this tax revenue will relieve stress. Mr. Poston stated that because of the investment going into the Port of Virginia, our traffic and roads will be impacted regardless, as the trucks will travel through Isle of Wight to Richmond, and we will miss capturing this revenue yet still be impacted.

Mike Powers, 24235 Lovers Lane, stated that he is opposed to this application. Mr. Powers stated that he does not want this in his backyard. He stated that a park next to an industrial facility is also not a good idea. Mr. Powers stated that traffic is already a problem and asked what is going to be done to mitigate this.

Walt Freeman, 12215 Keaton Avenue, stated that the proposed facility will be directly in front of his house and shared several reasons why he does not support this application. Mr. Freeman has concerns with the location of the truck bays, berm, sound wall, noise study requirements, actual size of the park and the sanitary improvements.

Lewis Edmonds, 24327 John Henry Street, Windsor, asked what the job and tax status is now that the project is reduced in size. Mr. Edmonds stated there should be a written agreement for the park maintenance and asked why the Town of Windsor would assume responsibility for the only non-profitable piece to this project. Mr. Edmonds is disappointed that the developer is getting credit for addressing the concerns only when the Board of Supervisors denied the application the first time. He also added that removing the 24 hour operations would help to further eliminate the residents' concerns. Mr. Edmonds asked why this was able to be advertised against the Comprehensive Plan in the first place.

Glyn Willis, 24291 Lovers Lane, Windsor, stated he is opposed to this application, because it is a very broad zoning change with no end user. Mr. Willis asked what the updated economic impacts are since the size change, and can the park receive a new rezoning later, and will there be a Windsor sewage fund.

Chris Gullickson, Director of Development Engagement for the Port of Virginia, 101 W. Main Street, Norfolk, spoke in support of the application. Mr. Gullickson stated that there is a shift in

the global supply chain from the West Coast to the East Coast along with continued growth in E-Commerce. This trend is what is driving industrial development, like Tidewater Logistics. He added that this will create jobs and non-residential tax revenue that the county desperately needs.

James J. Villers, Jr., 12262 Keaton Ave, Windsor, stated he is opposed to the comprehensive plan amendment. He believes the industrial uses should stay on the south side. Mr. Villers stated the measurements in the pictures do not match the proffers.

Jeff Zeigler, Director of Institutional Advancement for Paul D. Camp Community College, 100 N. College Drive, Franklin, spoke in support of the application on behalf of Corey McCray, President of Camp Community College. Mr. Zeigler stated the college is excited about providing workforce preparation through their workforce development program.

Dana Gibson, Engineering and Consulting Services, 804 Professional Place West, Chesapeake, spoke in support of the application. Ms. Gibson stated that progress will happen, and the Port is making that happen. She stated that this is progress, jobs, and tax revenue.

Mike Ritz, 24433 Lovers Lane, stated he is opposed to this application. Mr. Ritz stated that there are warehouses in the area that are not being used. Mr. Ritz stated that parks in industrial areas are not safe.

Aleksandra Kostakis, 24421 Lovers Lane, Windsor, states she is opposed to this application. Ms. Kostakis retired here because of the natural rural beauty, not for industrial buildings. She added that her family isn't going to want to come back from college to warehouses.

Kristi Sutphin, Director of Economic Development, stated that her staff has been working with the Meridian Group since 2022, and the EDA has had this property under contract since March of 2023. Ms. Sutphin stated that the EDA and Economic Development Department support these applications, and that they fit the Economic Development mission. Ms. Sutphin stated that this development will have major economic impacts for Isle of Wight County and the Town of Windsor. She stated it is believed to create 250 to 500 jobs, and the development as proposed would generate an estimated 7.2 and 7.7 million dollars over the next ten years.

Michael Evans, Hampton Roads Alliance, 3 Commercial Place, Norfolk, supports the application and believes this project is a good fit for Isle of Wight. Mr. Evans stated this project is expected to bring in 7.2 million dollars of tax revenue over the next 10 years. He stated it would generate 3.8 million dollars from real estate revenue, \$754,000 in personal property taxes, and an additional 2.6 million dollars in machinery and tools tax. Mr. Evans stated that once development is completed, this project should provide \$840,000 annually in tax revenue. Mr. Evans stated that this development is needed, and that we are running out of space to support new businesses.

Ray Lin Klepac, 24206 Twin Circle, Windsor, stated she is against this application. Ms. Klepac stated she searched for nine months before finding her dream home and once she moved in, she learned there are warehouses being proposed behind her property. She added that she moved here for peace, and a sense of community, not for industrial warehouses. Ms. Klepac asked how many of the people that spoke in favor of the application live in the County.

Justin Hensley 24195 Twin Circle, Windsor, spoke against this application stating he moved to the County to get away from the city and crime. Mr. Hensley stated that shootings happen around warehouses, and this will plummet property values. Mr. Hensley added that the last job he had when he got out of the military was a warehouse job making minimum wage and questioned where they are getting their salary numbers from.

The following letters of support/opposition were received for this application.

Commissioner Boykin stated that she was in contact with the School Board regarding the letter received from Natalie Street, and they were not aware of her representing the school system.

Received from Kristi Sutphin on 1-26-25 @ 12:51p
via email.

Mrs. Natalie Street, Ed.S.
Instructional Coordinator of PD & CTE, Isle of Wight County Schools
820 W. Main Street
Smithfield, VA, 23430
January 23, 2025

Dear Members and Staff of the Planning Commission,

I am writing to express my strong support for the Tidewater Logistics Center project that will be presented during the public hearing on Tuesday, January 28th. This proposed development, encompassing four industrial buildings totaling 726,000 square feet along Route 460, represents a transformative opportunity for our community.

As an active member in our community and the Instructional Coordinator of Isle of Wight County Schools (IWCS) Career and Technical Education (CTE) Programs, I am particularly encouraged by the potential workforce and economic benefits this project offers. By extending the Shirley T. Holland Intermodal Park, the Tidewater Logistics Center will not only enhance Isle of Wight County's appeal to light manufacturing and warehousing/distribution businesses but also drive substantial growth in local employment opportunities. With the possibility of 250-500 permanent jobs and additional temporary construction jobs, this development has the potential to significantly impact our students, offering meaningful employment right here in our community.

The project also aligns with our workforce development goals. With the anticipated influx of businesses and industries, IWCS students and residents will have increased opportunities to find employment locally, fostering career pathways and strengthening the connection between education and industry. From a workforce development perspective, this project is an excellent match for the skills and career pathways being cultivated through IWCS' CTE programs. Students training in trades such as mechatronics, engineering, welding, building trades, and manufacturing technologies will have direct opportunities to apply their skills locally. This connection between industry needs and CTE training creates a robust talent pipeline, ensuring our students graduate ready to meet the demands of employers within the Tidewater Logistics Center and beyond.

I understand that concerns were raised during the previous hearing regarding the project's size and density. It is encouraging to see that the developer has revised the proposal based on community feedback. This demonstrates a commitment to addressing local concerns while advancing economic growth for Isle of Wight County.

For these reasons, I support the Comprehensive Plan Amendment and Rezoning for the Tidewater Logistics Center. This project will serve as a catalyst for economic development, workforce opportunities, and community growth.

Thank you for your time and thoughtful consideration.

Sincerely,
Mrs. Natalie Street, Ed.S.
Instructional Coordinator of PD & CTE, Isle of Wight County Schools
nstreet@iwcs.k12.va.us

Received via email 1-27-25@10:25p

VIRGINIA MARITIME
ASSOCIATION

January 27, 2025

Re: Support for TMG's Tidewater Logistics Center

Dear Chairman Bowser,

The VMA is the 105-year-old trade association representing nearly 450 businesses engaged in the flow of waterborne commerce through Virginia's ports, to include the Virginia Port Authority, vessel operators, terminal operators, exporters and importers, trucking and warehousing operators, and all manner of companies involved in logistics. As the "Voice of Port Industries," we write in support of the proposed Tidewater Logistics Center to be located off Windsor Blvd.

Since attending the Board of Supervisors meeting in May of 2024, it is our understanding that the TMG team has held several working sessions with the residents of Windsor and Isle of Wight County to address their concerns, ultimately revising the design of the proposed Tidewater Logistics Center in order to reduce its overall impact to the local community. We applaud TMG for this thoughtful approach, and the timing couldn't be better.

According to a recent study from William & Mary, over 14% of the Commonwealth's GSP comes from the maritime & supply chain sector in FY27. As the second largest port on the East Coast, we are the premier East Coast gateway bringing goods into the nation, as well as exporting our own goods abroad. Isle of Wight clearly understands and benefits from this, as major national brands such as Safco and World Market have chosen the county to establish operations. It's also important to mention that several of our member companies are located in Isle of Wight County, as well as members of the workforce that contribute daily to the sustained growth of our regional maritime industry.

Over the last several years the General Assembly has invested over a Billion dollars into Virginia's supply chain, by dredging to the deepest water on the East Coast and optimizing our container terminal infrastructure. These incredible investments create capacity, yet our increased capacity needs improved fluidity in order to generate long-term benefits. In short, we need to receive large volumes of cargo at our port terminals and move it out quickly and efficiently.

Moving forward, the next link in the supply chain that needs increased capacity is our warehousing and distribution center sector. New warehouse space in Hampton Roads, such as what TMG is planning to develop off Windsor Blvd, is desperately needed to ensure that we don't simply move the bottle neck of cargo congestion down the supply chain, creating a net zero benefit for the Commonwealth's investments and Isle of Wight's businesses. An increasing number of warehouses are needed in proximity to our port terminals to increase and maintain the fluidity of our supply chain. This also benefits our workforce - the higher-paid positions in management, IT, maintenance, logistics, and administration that will be created with these investments will allow the next generation to stay local if desired.

In conclusion, one of the great things about Southeast Virginia is our historic role as a major port and logistics center. It's a large part of who we are, and who we should be, leveraging our naturally deep



water, world-class infrastructure, and second-to-none workforce to do what we do well – moving cargo better than anyone else.

TMG's proposed Tidewater Logistics Center is the next step in our future as the number one port on the East Coast, and they have demonstrated a willingness to respond to the thoughtful concerns and feedback from the community. Therefore, we strongly urge the Planning Commission's support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Fediw".

Will Fediw
Senior Vice President

Received via email 1-28-25 @ 8:24a



**THE PORT OF
VIRGINIA**

VIRGINIA PORT AUTHORITY
603 World Trade Center, Norfolk, VA 23510
(757)681-8000

January 28, 2025

Isle of Wight County Planning Commission
P.O. Box 80
Isle of Wight, VA 23397

Re: COMP-24-2 and REZN-24-10- Tidewater Logistics Center

Dear Chairman Bowsor and Members of the Isle of Wight County Planning Commission:

The Port of Virginia is writing to express its support for the comprehensive plan amendment and rezoning for the Planned Industrial (PI) use proposed by The Meridian Group at the Tidewater Logistics Center off Windsor Boulevard (Rt. 460). This comprehensive plan amendment and rezoning are vital to addressing the growing demands on the supply chain and fostering economic growth opportunities in Isle of Wight County. The enhanced use of this site will help sustain jobs within the transportation, warehousing, and manufacturing industries, representing over 20% of private employment in the county. Additionally, we acknowledge the numerous revisions and proffered amenities The Meridian Group has made to the project from the original application, demonstrating their values as a good corporate citizen to meet the needs of the Town of Windsor and Isle of Wight County residents.

Recent years have underscored the critical importance of the supply chain and the necessity for 'Class A' warehousing distribution space to support local businesses and ensure the safe and smooth movement of cargo throughout the Commonwealth. Virginia's exceptional performance during the supply chain crisis and subsequent realignments of transportation systems from West Coast Ports to East Coast Ports has attracted numerous businesses seeking to diversify their supply chain networks into Virginia.

The Port of Virginia's core mission is to foster economic development and job creation across the Commonwealth. To further this mission, the Port is strategically investing \$1.4 billion over the next five years in land and waterside infrastructure projects, ensuring Virginia remains America's most modern gateway for international trade and a strong economic engine for Isle of Wight County, the region, and the state.

We ask for your favorable consideration of this comprehensive plan amendment and rezoning. Additionally, we remain available for further discussion at your convenience.

Sincerely,

Barbara Nelson
Vice President, Transportation and Government Affairs

cc: Mr. Randy Keaton, County Administrator, Isle of Wight County
Ms. Amy Ring, Director of Community Development, Isle of Wight County
Ms. Kristi Sulphin, Director of Economic Development, Isle of Wight County
Ms. Amanda Landrus, Planning Services Coordinator, Planning Commission Secretary, Isle of Wight County

Amanda M. Landrus

From: David Adams <dadams@windsor-va.gov>
Sent: Tuesday, January 28, 2025 5:09 PM
To: David Adams
Subject: Proposed Rezoning Application for Tidewater Logistics Center - RECOMMEND DENIAL!

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Isle of Wight County Planning Commission Members,

My name is David Adams, I serve as a council member for the Town of Windsor and have been a citizen of Isle of Wight County for the past 13 years. I have been and remain opposed to the proposed rezoning of the parcels being considered for the Tidewater Logistics Center.

For brevity, I will enumerate each reason I oppose this rezoning application:

1. The proposed development is inconsistent with the comprehensive plan. Why create a comprehensive plan if it has no intent of being followed or adhered to?
2. The traffic impact analysis shows that 2400 vehicular trips will be made to the facility each day, nearly 500 of which will be tractor trailers.
 - a. I find it very interesting that the traffic impact analysis isn't included in the public packet available on the County website!!
3. There are insufficient available workforce members within the Town of Windsor and the surrounding areas to staff the proposed warehouses. The majority of workers at this facility will come from the City of Suffolk equating to marginal at best increases in county or town revenue. This is easily verifiable by looking at the percentage of workers from Isle of Wight County at the Cost Plus World Market and Keurig/Dr. Pepper warehouses across from the proposed development and on Old Mill Rd respectively.
4. The lack of acceleration lanes will cause accidents as trucks merge into 55 MPH traffic on the east side of Windsor.

I remain staunchly opposed to this development. The Windsor Town Council has twice voiced their opposition to this development.

When you hear Mr. Holowell undoubtedly speak as "for" this project, please keep in mind that he has a financial interest in this moving forward. His support should hold zero bearing on how the people who live in and around this development will feel as he counts his money somewhere else.

Sincerely,

David T. Adams
Councilman
Town of Windsor, VA
dadams@windsor-va.gov

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

Commissioner Taylor asked if there was a deadline or conditions in the contract with Meridian.

Kristi Sutphin stated yes, there is a zoning approval deadline by March 2025.

Commissioner Boykin asked if there was a reason that the EDA did not make application to rezone these parcels prior to being advertised as industrial.

Ms. Sutphin said that conversations were had with Community Development, Board of Supervisors, EDA Board and County Administration before the change was made on how to market the property.

Commissioner Distefano asked for clarification on the projected employment numbers.

Tom Boylan stated that the numbers are based on a speculative development prediction, and factors like who the end user is and how big the office component is will impact these numbers.

Commissioner Distefano asked if there was any data available for the median wage for these sites.

Mr. Boylan stated that he could follow up with more information.

Commissioner Boykin asked if there has been any cost sharing conversation on the sewer proposed.

Trenton Blowe stated that there was a conversation with the previous Public Utilities Director, but he was not a part of that conversation.

Commissioner Boykin asked if the residents on Lovers Lane were able to join a cost sharing agreement if they wanted to tie in.

Trenton Blowe stated Public Utilities should be able to answer that question.

Commissioner Taylor asked the County Attorney, if Mr. Blowe could do the presentation on the rezoning, then vote on each application independently.

Chairman Bowser called for the following Public Hearing item.

Application (REZN-24-10) of the Industrial Development Authority of Isle of Wight and Hollowell Holdings LLC, property owners, and Meridian Property Purchaser, LLC, applicant, for a change in zoning district from Rural Agricultural Conservation (RAC) to Conditional Rural Agricultural Conservation (C-RAC) and Conditional Limited Industrial (C-LI) for approximately 154.34 acres with tax map numbers 54-01-086B, 54-01-086J, and 55-01-013 in order to establish the uses of Custom Manufacturing, Industry Type 1, Warehousing and distribution, Industry Type 2 by conditional use permit, and Reconstructed Wetland along with a Community Park.

Mr. Blowe gave the following presentation:

Tidewater Logistics Conditional Rezoning Request REZN-24-10

Planning Commission Regular Meeting
January 28, 2025

1

SITE DESCRIPTION

Tax Map ID#: 54-01-086B, 54-01-086J, and 55-01-013

Current Zoning: RAC

Election District: District 4

Request: A change in zoning district from Rural Agricultural Conservation (RAC) to Conditional Rural Agricultural Conservation (C-RAC) and Conditional Limited Industrial (C-LI) for approximately 154.34 acres with tax map numbers 54-01-086B, 54-01-086J, and 55-01-013 in order to establish the uses of Custom Manufacturing, Industry Type 1, Warehousing and distribution, Industry Type 2 by conditional use permit, and Reconstructed Wetland along with a Community Park.

2

Description

- Applicant requests conditional RAC and LI zoning for the subject parcels.
- Proffered conditions will limit the permitted uses to the following: Custom manufacturing, Industry Type 1, Warehousing and distribution, Industry Type 2, and Reconstructed wetland and a community park.
- Proffers specifically prohibit the following uses: Fertilizer Storage Assembly and Repair of Storage Equipment, Forestry, Silvicultural, Agricultural Farming Operation, Timbering, Sawmill, Adult Care Center, Adult Entertainment Establishment, Laundry, Lawn and Garden Services, Mini Warehouse, Motor Vehicle Repair Service/Major, Construction Yard, Convenience Center, Meat Packing, Recycling Center, Abattoir or Livestock Processing, Asphalt Plant, Industry Type III, Industrial Landfill, Rubble Landfill, Transfer Station, Resource Extraction, Scrap and Salvage Service, Petroleum Storage for resale purposes, Manufacture of production of aluminum, Sand, gravel, or brick operations, and General Aviation Facility.

3

Revisions To The Application

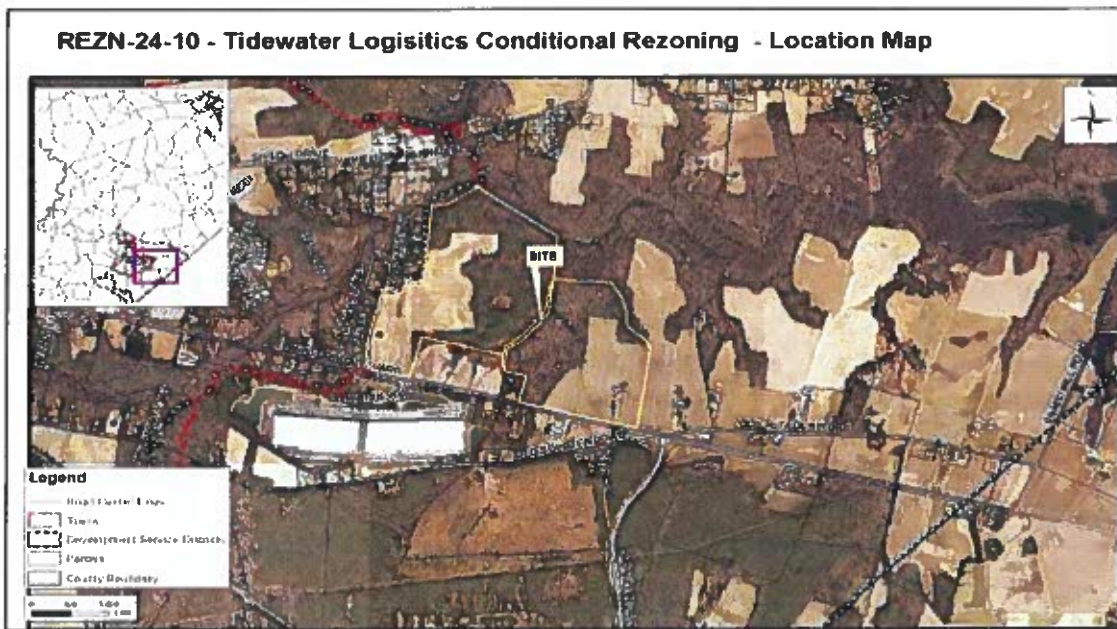
- The applicant previously submitted applications for a change in zoning district and comprehensive plan amendment in 2023. The application was denied by the Board of Supervisors at their June 2024 meeting.
- The Board of Supervisors may, at any time, consider a new application affecting the same property as an application previously denied. A new application differs in some substantial way from the one previously considered as determined by the zoning administrator.

4

Revisions To The Application

- The applicants have reduced the number of buildings from five to four and relocated them to avoid environmentally sensitive areas on the site.
- The proffers have been updated to include a 14.92-acre park parcel.
- The proposed height of the berm has been increased to 9 feet at its peak, with a width of 60 feet along the portion of the property closest to Lovers Lane.
- The total building size has been decreased from 1.23 million square feet to approximately 726,000 square feet, with the largest building now measuring 234,460 square feet. Furthermore, the distance from the nearest residence along the western property line has increased from 235 feet to 280 feet.
- These and other changes made result in substantial changes to the application as determined by the zoning administrator.

5



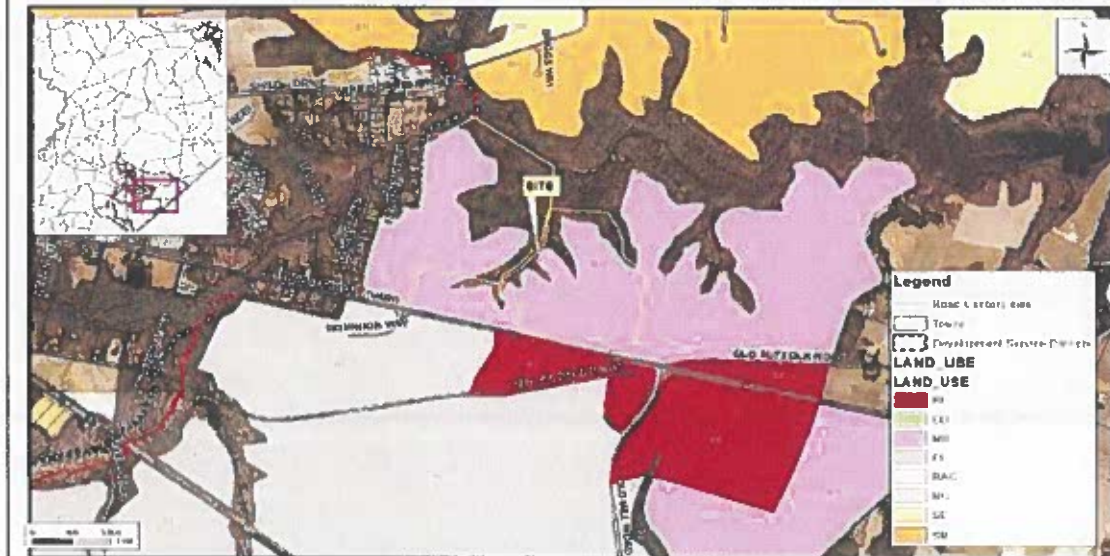
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REZN-24-10 - Tidewater Logistics Conditional Rezoning - Closeup Map



7

REZN-24-10- Tidewater Logistics Conditional Rezoning - Land Use Map



8

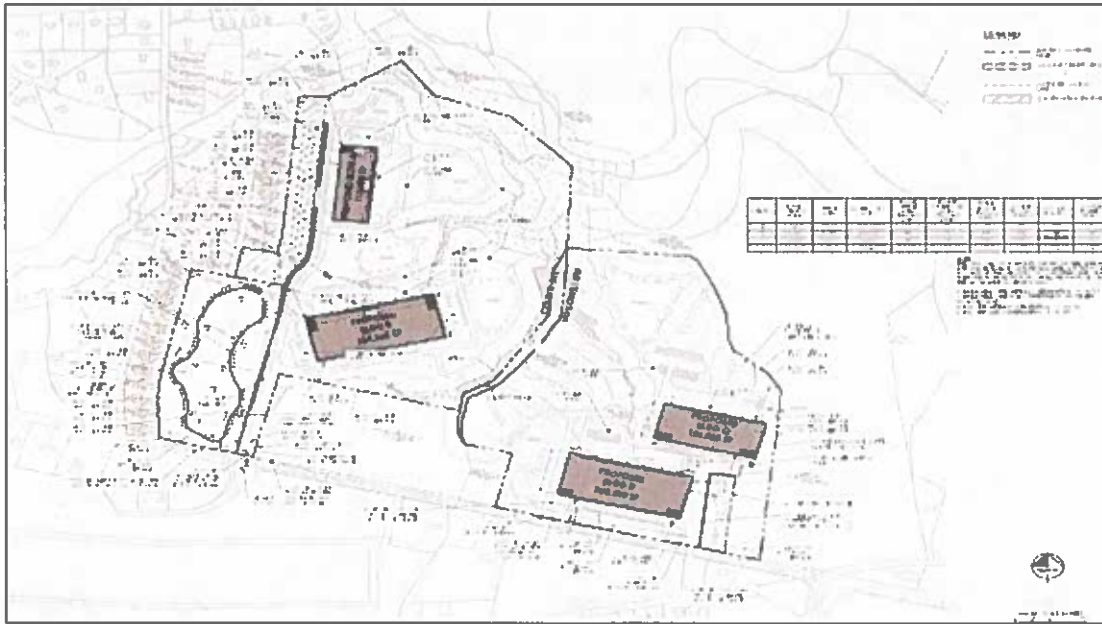
REZN-24-10 - Tidewater Logistics Conditional Rezoning - Zoning Map



9



10



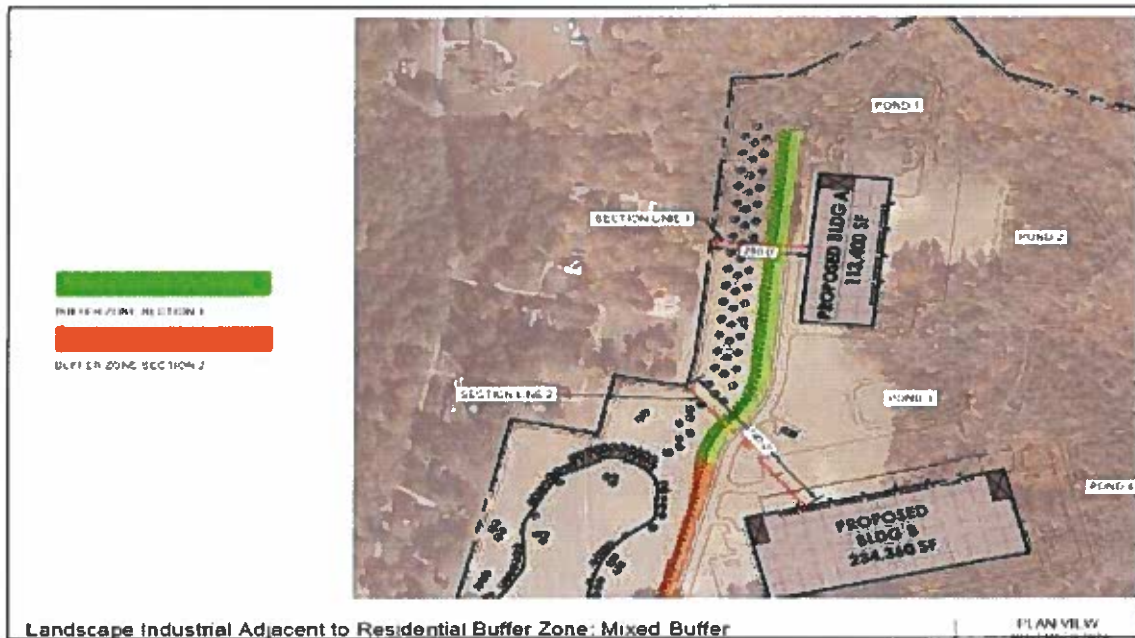
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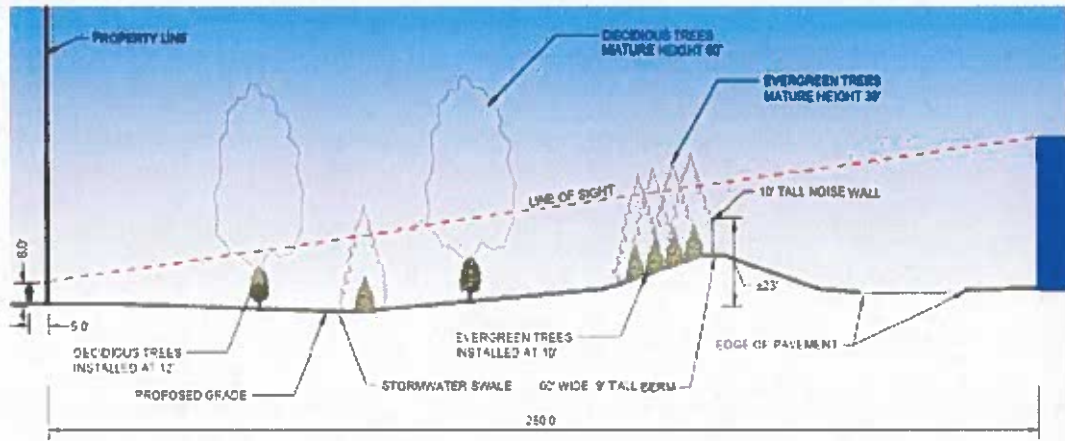


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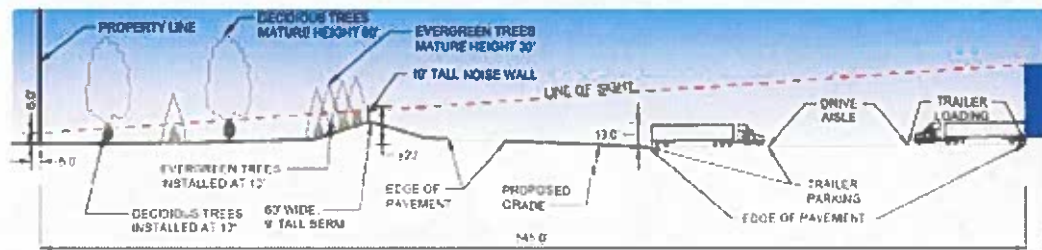
14

SECTION 1



15

SECTION 2



G13 TOPO DATA USED FOR OFF SITE TOPOGRAPHY
APEX OF BERM INCREASED 10.9

16



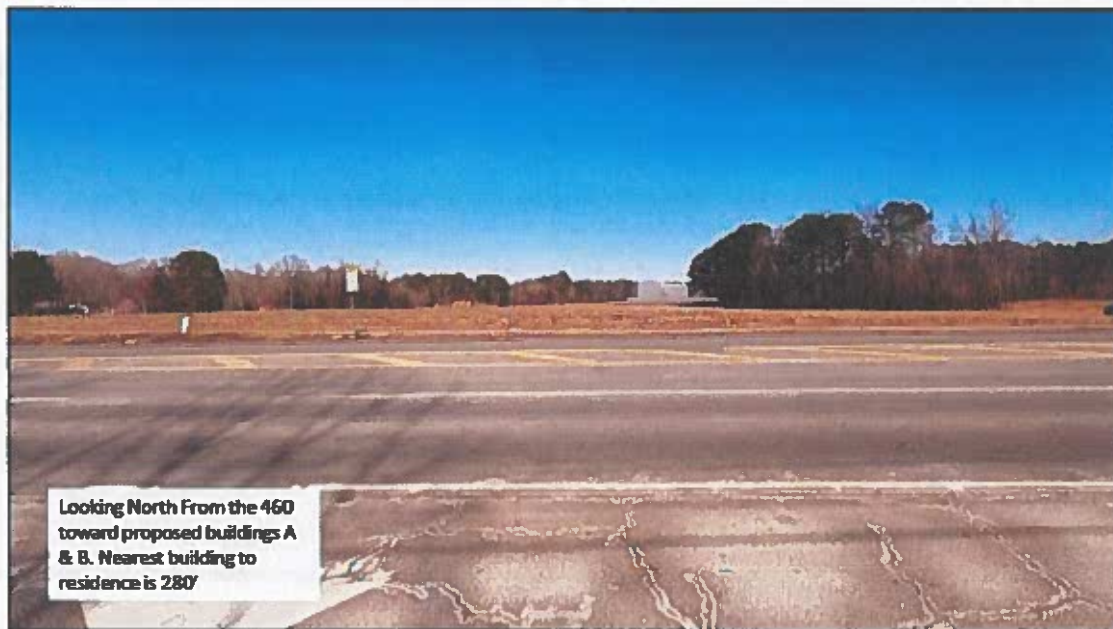
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18



19



20



21

STAFF ANALYSIS – Public Services and Facilities

- The proposed development will be connected to public water facilities.
- The existing sanitary sewer infrastructure around the project consists of the 20-inch Hampton Roads Sanitation District (HRSD) force main along Route 460.
- A regional pump station is shown on the western boundary of the project. The size and capacity of the pump station will be determined if approved during the preliminary site plan process.

22

STAFF ANALYSIS – Traffic Impacts

- The primary access to the development will be at the intersection of Dominion Way and Windsor Boulevard (U.S. Route 460)
- The proposed Tidewater Logistics Center development has the potential to generate a total of 2,004 total daily trips and 400 total heavy vehicle trips. There are 243 total trips, and 261 total trips are expected to occur in the AM and PM peak hours, respectively.
- A turn lane with a 200-foot taper and storage are shown along the western and eastern access points.

23

STAFF ANALYSIS – Financial Impacts

- The projected total number of jobs will be determined by the final total square footage constructed.
- Using tax years 2025-2035 the Commissioner's Office is estimating that the project would generate approximately \$7.7 million in local taxes. The local property taxes include real estate, personal property, and machinery and tools.

24

STAFF ANALYSIS – ENVIRONMENTAL RESOURCES

- The concept plan shows the impact on CBPA buffers with the proposed construction of a culvert bridge. The impact on the CBPA buffers has been reduced from the previous submission.
- There is a proposed culvert bridge used for parcel connectivity that remains in the CBPA buffers and can be approved administratively.

25

STAFF ANALYSIS – Historic Resources

- The Henry Saunders House is located within the project area and is included on the National Register for Historic Places (NRHP).
- The applicant has included a ten-foot-wide landscape buffer along the boundary of the Sanders house and the outbuildings to shield the home from development.
- A family cemetery was identified along the forested area to the east of parcel 55-01-013. A cemetery known as the Butler-Jones cemetery is located along the western edge of parcel 54-01-086J. A permanent fence has been proposed for both cemeteries so that they remain undisturbed.

26

STAFF ANALYSIS – Visual Impact

- The project site lies mostly in a vacant farm field with frontage along Route 460. There is a cluster of residential developments along the west and northwest of the project area.
- A nine-foot tall by 60-foot-wide landscaped berm has been proposed along the western portion of the site with existing landscaping being proposed to remain along the northwest to minimize the impact to the viewshed of the residential development.

27

COMPREHENSIVE PLAN

- The current recommended future land use designation for all properties is Mixed Use (MU) and Environmental Conservation (EC).
- This application is associated with an accompanying application for a comprehensive plan amendment from MU to Planned Industrial (PI).

28

DEPARTMENT AND AGENCY REVIEW

Staff distributed the application to the following departments for review and comment:

Economic Development: The EDA and the Economic Development Department support these applications and view this property as an extension of Shirley T. Holland Intermodal Park. Amending the Comprehensive Plan from Mixed Use to Planned Industrial and Rezoning from R4C to C-LI makes the land use and zoning consistent with the existing park. Although reduced in size from the original application, this project will still have a major economic impact on both Isle of Wight County and the Town of Windsor, creating a significant number of jobs and benefitting local businesses. Concerns with the ownership of the proposed park have been addressed.

Town of Windsor: Forwarded revised application documents. No comments provided at this time. The town council discussed the project but made no motion either for or against.

General Services: The size and location of the future pump station will be determined if approved during the preliminary site plan process.

Virginia Department of Transportation (VDOT): Recommend that the proposed park entrance be moved farther from the signalized intersection to avoid conflicts with inbound site traffic and queued vehicles at the intersection. The applicant has shifted the entrance to the north to provide 300 feet from the right-of-way line to the center of the drive entrance. Other concerns addressed.

County Attorney: Concerns addressed.

29

DEPARTMENT AND AGENCY REVIEW

Staff distributed the application to the following departments for review and comment:

Commissioner of Revenue: I have reviewed the latest Economic Impact Analysis for Tidewater Logistics Center dated January 22, 2025.

My review focuses on the local property taxes that Tidewater Logistics Center could generate from the tax year 2025 through the tax year 2035. The local property taxes include real estate, personal property, and machinery and tools. During these tax years, the Commissioner's Office is estimating that the project would generate approximately \$7.7 million in local tax revenue from those three tax categories listed above. This estimate is slightly higher than the \$7.2 million revenue estimated by the developer. Additionally, since no specific entity has been selected to be built at the location, this revenue estimate is based on the average warehouse and manufacturing properties in Isle of Wight County.

30

STAFF ANALYSIS

Strengths:

1. The proposed uses are consistent with the proposed C-LI zoning district.
2. The proposed project would create additional jobs and generate additional nonresidential revenue to help cover the costs of future public services and facilities.
3. The application includes features to mitigate potential land use conflict issues, such as enhanced setbacks from adjacent residential uses, a sound wall, and a community park.

Weaknesses:

1. Buildings on the western portion of the project area are in close vicinity to the residential development along Lovers Lane and Keaton Avenue; however, the applicant has proffered several mitigation measures to include a nine-foot tall by a sixty-foot wide landscaped berm, a sound wall, and a sound study as well as a condition not to exceed 50 DBA.
2. The historic resource known as the Saunders House is less than 200 feet from the proposed buildings and parking areas and the applicant has proffered additional screening measures to minimize visual impacts to the resource.

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STAFF RECOMMENDATION

Based on the findings listed above, staff recommends approval of the application with the conditions proffered by the applicant.

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

Tom Boylan, Meridian Group, 3 Bethesda Metro Center, Suite 1400, Bethesda, MD, stated he has listened to the community. The project has had a 41 percent reduction in density, a reduction in truck traffic, and is more compatible with the surrounding community. Mr. Boylan stated that he believes the plan represents a fair compromise, represents smart planning, and economic growth.

Michael Evans, Hampton Roads Alliance, 3 Commercial Place, Norfolk, stated that across all NAICS codes that involve manufacturing, transportation and warehousing, the current advertised annual median wage is \$62,300 across seventeen hundred job postings that have advertised wage data posted. Mr. Evans stated that these wages are on an upward trend.

Jacob Klepac, 24206 Twin Circle, Windsor, spoke against this application and asked if the property values would decrease for the houses adjacent to the proposed rezoning, and stated that if it did, that would reduce the income the County would receive from personal property taxes. Mr. Klepac shared his concern with the traffic problems this would create on Lovers Lane.

Lewis Edmonds, 24327 John Henry Street, Windsor, stated his concern with the discrepancies in the numbers provided regarding employment numbers and salary amounts. Mr. Edmonds added that the Board of Supervisors met eight times regarding this application in closed sessions in 2022. Mr. Edmonds stated they had ample time to request a rezoning prior to his application. Mr. Edmonds stated that for two and a half years this has been going on against the comprehensive plan and suggested that this is not a Planning Commission problem.

Marlin Sharp, 23408 Courthouse Highway, Windsor, a member of Windsor Town Council, stated that the last time the Windsor Town Council voted on this application the vote was five opposed and one abstention, and that vote has not been changed. Mr. Sharp stated that another project would be more profitable for that area.

Glyn Willis, 24291 Lovers Lane, Windsor, stated the numbers from the job salaries do not match. Mr. Willis also stated that the contract deadline had been extended previously.

George Stubbs, 8 Community Drive, Windsor, Mayor of Windsor, stated that if the Town does not get on board with development, it will pass us by. Mayor Stubbs asked the commissioners to consider approving this application.

James J. Villers, Jr., 12262 Keaton Ave, Windsor, spoke in opposition to this application advising the commissioners to not fall for the bait and switch. Mr. Villers stated that everything about this is speculation at this point. Mr. Villers stated that out of 360 employees from Keurig, only 50 are Isle of Wight County residents.

Commissioner Bowser closed the public hearing and called for discussion from the commissioners.

Commissioner Boykin asked if what is shown on the master plan could not be changed, such as the setback decreased or the building size increased.

Mr. Blowe stated the berm and sound wall is proffered.

Amy Ring stated that a change in the building size would represent an increase in density and would not be permitted.

Commissioner Distefano asked if a change in the master plan would be required to come back for approval.

Trenton Blowe stated that the preliminary site plan is required to be in conformance with the master plan.

Commissioner Taylor stated she did not see a substantial change in the application and is disappointed in the developer for not working closer with the community the first time.

Commissioner Boykin stated that all these changes are only a result of a denial from the Board, and that Windsor could benefit from a mixed-use development, not an industrial facility. Ms. Boykin added that there should have been more of a collaboration effort with the Town of Windsor.

Commissioner Taylor made the motion to recommend denial of the comprehensive plan amendment (COMP-24-2) to the Board of Supervisors. Commissioner Boykin seconded the motion. Commissioners Boykin and Rawls voted in favor of the motion and Commissioners Distefano, Taylor, Gibbs, Smith, and Bowser voted against the motion. Commissioner Ford abstained. (2-5-1)

The motion failed.

Commissioner Boykin made the motion to recommend denial of the rezoning (REZN-24-10) to the Board of Supervisors. Commissioner Taylor seconded the motion. Commissioners Boykin, Rawls and Taylor voted in favor of the motion and Commissioners Distefano, Gibbs, Smith, and Bowser voted against the motion. Commissioner Ford abstained. (3-4-1)

The motion failed.

Commissioner Smith made the motion to recommend approval of the comprehensive plan amendment (COMP-24-2) to the Board of Supervisors. Commissioner Gibbs seconded the motion. The motion was adopted with Commissioners Distefano, Gibbs, Smith and Bowser voting in favor and Commissioners Boykin, Rawls, and Taylor voting against the motion. Commissioner Ford abstained. (4-3-1)

The motion passed, and the item will go to the Board of Supervisors on March 20, 2025.

Commissioner Smith made the motion to recommend approval of the rezoning (REZN-24-10) to the Board of Supervisors. Commissioner Gibbs seconded the motion. The motion was adopted with Commissioners Distefano, Gibbs, Smith and Bowser voting in favor and Commissioners Boykin, Rawls, and Taylor voting against the motion. Commissioner Ford abstained. (4-3-1)

The motion passed, and the item will go to the Board of Supervisors on March 20, 2025.

NEW BUSINESS

Commissioner Ford presented the Resolution of Appreciation for Cynthia Taylor:

WHEREAS, Cynthia Taylor of Election District 2, Isle of Wight County, Virginia, has tendered her resignation as a member of the Planning Commission of Isle of Wight County, Virginia; and

WHEREAS, Cynthia Talor has served ten years and ten months as a member of the Isle of Wight County Planning Commission representing Election District 2 from March 2014 to January 2025; and

WHEREAS, Cynthia Taylor, in her capacity as a member of the Planning Commission of Isle of Wight County, has worked faithfully and diligently on behalf of all the citizens of Isle of Wight County to promote better planning so as to enable the County of Isle of Wight to progress in its growth in an orderly manner; and

WHEREAS, the members of said Planning Commission wish to acknowledge the outstanding service rendered by Cynthia Taylor, and it is their desire to formally express their sincere gratitude and appreciation.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Isle of Wight County, Virginia:

That it is with sincere regret on the part of the Planning Commission members of Isle of Wight County, Virginia, that Cynthia Taylor will no longer continue as a member of the Planning Commission of Isle of Wight County and said Planning Commission hereby commends her for the services performed for the citizens of Isle of Wight County in her capacity as a member of the Planning Commission representing Election District 2.

The Secretary to the Planning Commission is hereby directed to spread this resolution upon the minutes of the Commission as a matter of public record and to forward a copy of the same to Cynthia Taylor and to the Board of Supervisors of Isle of Wight County, Virginia.

Adopted this 28th day of January 2025.

Commissioner Distefano then presented the Resolution of Appreciation for Rick Sienkiewicz:

WHEREAS, Rick Sienkiewicz of Election District 4, Isle of Wight County, Virginia, has tendered his resignation as a member of the Planning Commission of Isle of Wight County, Virginia; and

WHEREAS, Rick Sienkiewicz served two years and one month as a member of the Isle of Wight County Planning Commission representing the Election District 4 from August 18, 2022 to September 24, 2024; and

WHEREAS, Rick Sienkiewicz, in his capacity as a member of the Planning Commission of Isle of Wight County, has worked faithfully and diligently on behalf of all the citizens of Isle of Wight County to promote better planning so as to enable the County of Isle of Wight to progress in its growth in an orderly manner; and

WHEREAS, the members of said Planning Commission wish to acknowledge the outstanding service rendered by Rick Sienkiewicz, and it is their desire to formally express their sincere gratitude and appreciation.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Isle of Wight County, Virginia:

That it is with sincere regret on the part of the Planning Commission members of Isle of Wight County, Virginia, that Rick Sienkiewicz will no longer continue as a member of the Planning Commission of Isle of Wight County and said Planning Commission hereby commends him for the services performed for the citizens of Isle of Wight County in his capacity as a member of the Planning Commission representing the Election District 4.

The Secretary to the Planning Commission is hereby directed to spread this resolution upon the minutes of the Commission as a matter of public record and to forward a copy of same to Rick Sienkiewicz and to the Board of Supervisors of Isle of Wight County, Virginia.

Adopted this 28th day of January 2025.

COUNTY ATTORNEY'S REPORT

Mandy Rogers confirmed there were no items for the county attorney's report.

PLANNING DIRECTOR'S REPORT

Jamie Oliver, Transportation Administrator, gave an update on the Route 17 Third Lane Widening Projects, and asked for the Planning Commissions help in advocating for these projects.

Amy Ring gave a brief update on the third submittal for the Promontory project in the Town of Smithfield.

The Planning Commission continued their discussion on the proposed changes to industrial setback requirements adjacent to residential uses.

Kristi Sutphin, Economic Development Director, stated that with the four EDA parcels, they would have a net loss of 19.7 developable acres, if the 300-foot setback was to be approved. She added that this could result in a loss of 1.3 million dollars of land sale revenue to the EDA and a loss of two hundred thousand dollars of annual real estate tax to the County. Ms. Sutphin stated that the EDA is recommending a fifty-foot setback adjacent to residential uses.

It was decided that Ms. Ring would bring back the suggestion revisions for more discussion at the next Planning Commission meeting.

There being no further information to discuss, Chairman Bowser adjourned the meeting at 9:41 PM.

Adopted this 25 day of February, 2025

Bobby A. Bowser
Bobby Bowser, Chairman, Isle of Wight County Planning Commission

Attest: Amanda Landrus
Amanda Landrus, Secretary