A G E N D A
ISLE OF WIGHT COUNTY PLANNING COMMISSION
July 22, 2025

1. CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

2. ROLL CALL/DETERMINATION OF A QUORUM

BOBBY BOWSER, CHAIRMAN
THOMAS J. DISTEFANO, VICE-CHAIRMAN
BRIAN CARROLL
JAMES FORD
JENNIFER S. BOYKIN
GEORGE RAWLS
RAYNARD GIBBS
MATTHEW SMITH
KEITH JOHNSON
BRIAN SHOTWELL

3. ACTION ON REQUESTS TO WITHDRAW OR TABLE PENDING AGENDA ITEMS

4. APPROVAL OF AGENDA

5. CONSENT AGENDA

6. CITIZENS' COMMENTS

7. PUBLIC HEARINGS

A. REZN-24-9 Kemps Village East Conditional PD-MX Zoning Request

Application REZN-24-9 of W.B. Owen and Nell C. Owen, Co-Trustees of the W. Bernard Owen Revocable Trust and Barger Family Trust, property owners, and GBK Builders, Inc., applicant, to change the zoning district from Rural Agricultural Conservation to Conditional Planned Development-Mixed Use of approximately 12.5 acres with tax map number 34-01-117 located on Carrollton Blvd. for 35 single family detached condominiums and approximately 2.7 acres of general commercial use

B. Proposed Sign Ordinance Revisions

Proposed Sign Ordinance Revisions

8. OLD BUSINESS

9. NEW BUSINESS

A. EXC-25-5 STOWE HEIGHT WAIVER REQUEST

The application of Theodore Stowe, property owner, for an exception to section 5-2000.G of the Isle of Wight County Zoning Ordinance. The purpose of the application is to allow for an exception to the six-foot height limitations on fences and gates, to

construct an eight foot tall polypropylene netting fence around the single-family dwelling, and a ten foot tall gate for the entrance to the property. The current use for the property is residential.

B. COUNTY ATTORNEY'S REPORT

C. PLANNING DIRECTOR'S REPORT

10. CLOSED MEETING

11. ADJOURNMENT

PLANNING REPORT

APPLICATION:

Application REZN-24-9 of W.B. Owen and Nell C. Owen, Co-Trustees of the W. Bernard Owen Revocable Trust and Barger Family Trust, property owners, and GBK Builders, Inc., applicant, to change the zoning district from Rural Agricultural Conservation to Conditional Planned Development-Mixed Use of approximately 12.5 acres with tax map number 34-01-117 located on Carrollton Blvd. for 35 single family detached condominiums and approximately 2.7 acres of general commercial use

ELECTION DISTRICT:

District 4

LOCATION:

The project site is approximately 12.5 acres and is located on the southwest corner of the Cedar Grove Road (Rte. 661) and Carrollton Blvd. (Rte. 17) intersection. The property is currently vacant and historically has been in agricultural use. The site is directly adjacent to residential uses to the north, west, and south. The property also lies across Carrollton Boulevard from the Clayton Auto Parts scrap and salvage yard, vacant parcels, and a mobile home park.

BACKGROUND:

The property has been mainly vacant woodland for the last forty years. No earlier information is available.

DESCRIPTION:

The proposed new project requests a change in zoning to Conditional Planned Development - Mixed Use (C-PD-MX) to allow 35 single family detached condominium units and up to 2.7 acres of commercial uses. A copy of the proffered conditions is attached to this staff report.

Staff assessed the application for its consistency with the County's plans and ordinances as well as potential impacts to natural and cultural resources, public facilities and services. The following is a summary of the projected benefits, potential impacts and any mitigation measures proposed by the applicant.

Public Facility Impacts:

Primary impacts of the new development will effect the transportation network, schools, water and sewer, public safety, and emergency services. The applicant submitted both a Transportation Impact Analysis (TIA) and a Community Impact Statement to assess these impacts. Both studies are attached to this staff report.

Transportation

The TIA shows that the proposed mixed-use development will add a total number of 3,826 daily trips, 252 AM and 304 PM peak hour trips to the roadway network. To project the traffic generated by the commercial use on the site, the TIA utilizes traffic generated by a 5,600 square foot convenience store and gas station.

The proposed development will have two access points. The first access point is located along Cedar Grove Road, located approximately 400 feet west of Carrollton Boulevard to support both the residential and commercial access. A second right-in/right-out access point is proposed along Carrollton Boulevard, approximately 500 feet south of the Cedar Grove Road.

Cedar Grove Road currently provides access to other residential units; therefore, the proposed trip distributions for the residential portion of the development used the travel pattern from the existing intersections to develop the following trip distributions:

- 65% to and from the north towards the James River Bridge
- 35% to and from the south towards Suffolk.

For the commercial portion of this development, the following trip distributions were used:

- 50% to and from the north towards the James River Bridge
- 50% to and from the south towards Suffolk.

Commercial traffic destined to and from the south was divided equally between the two site driveways, which assigns 25% of the commercial traffic as U-turns and 25% as traditional turn left-movements.

To mitigate the traffic impact from the proposed development, the TIA recommends the following road improvements:

- Construct an exclusive right-turn lane along Carrqllton Boulevard to include 200 feet of storage with a 200 foot taper;
- The right-in/right-out driveway on Route 17 should be constructed when the

commercial development occurs.

The proposed traffic improvements are aligned with the Virginia Department of Transportation's (VDOT) 2021 "Route 17 Arterial Preservation Plan" recommendations.

Schools

The Kemps Village East development is projected to generate thirteen additional students for Isle of Wight County Schools (IWCS). Review comments from IWCS dated July 14, 2025, are attached to this staff report.
Using data from the 2023 Cooperative Strategies Subdivision Yield Analysis Report prepared for IWCS, the division estimates the development would yield:

- Carrollton Elementary School (CAES): 4 students
- Westside Elementary School (WSES): 3 students
- Smithfield Middle School (SMS): 2 students
- Smithfield High School (SHS): 4 students
- Total: 13 students

Based on projected enrollment for the 2024–2025 school year and existing program capacities, IWCS concludes that each impacted school currently has sufficient capacity to absorb the additional 13 students when the development is viewed in isolation at the time of public hearing. IWCS does express concern that there will be cumulative impacts to the division based on projects already in the subdivision pipeline. Those impacts are addressed in more detail in the attached memo.

Public Safety and Emergency Services

According to the Community Impact Statement, the site shall be served by the Isle of Wight County Sheriff's Office as well as the Carrollton Volunteer Fire Department which also houses emergency medical services. Both the County Sheriff's Office and Fire Rescue Department reviewed the application for potential impacts to services and facilities. The Sheriff's Office commented that the department had sufficient capacity to handle the increased service demand generated by the development, however, continued growth in the area would continue to increase calls for service, and future service needs due to growth should be further assessed. The Fire Rescue Department anticipates the development will generate fourteen additional service calls per year, with twelve of those being EMS in nature and two being fire calls. They also stated that

current staffing levels were adequate to address the additional calls.

Parks and Recreation

The proposed 35 residential units in the project will generate an anticipated 83 new residents for the County. This number of new residents will continue to decrease the existing level of service for regional and district parks and community center services and facilities without the addition of new services. To help address this impact, the proposed development does propose to include a walking trial, permanently preserved common open space areas as well as an extension of the multipurpose trail along the Route 17 as shown on the concept plan.

Water and Sewer Utility Services

The site will be served by public water and sewer. Review of utility lines and necessary appurtenant structures will occur at site plan submittal, if the rezoning request is approved by the Board of Supervisors. More information on existing utilities can be found in the attached Community Impact Statement.

Environmental Resources

The site is presently wooded and slopes between 0 to 2 percent. The soil type is a fine sandy loam. The existing site flows into the upper impoundment area of Smith Neck Creek. This impounded pond has been separated by an earthen dam; this dam has changed this portion of Smith Neck Creek from a tidal system to a fresh water pond. The dam is +/- 1,330 feet from the subject property. The closest Resource Protection Area is approximately 1,300 feet from this site.

The existing 0.905 acre of wetlands that have been identified on site will be protected. A single outfall will be constructed for the stormwater discharge for this site. This area will be returned to the same elevation as before, so this disturbance should be temporary. The existing Waste Tire Pile (approx. 10 to 12 tires) shall be removed and disposed of in accordance with the current Virginia Solid Waste Management Regulations.

Historical Resources

The Phase IA Assessment found no standing structures, no documented historic residence within the project area, and no surface evidence of archaeological resources in the project area. The project area has never been archaeologically surveyed and there are no documented archaeological sites on the property.

Three prehistoric archaeological sites have been recorded within one mile of the project area. Given the proximity of the project area to Smith's Neck Creek and prehistoric occupation commonly found along waterways, it would not be unreasonable to suggest that the project area has a moderate probability of containing a Native American archaeological site(s).

Based on the presence of other archeological resources nearby, the County's Historic Resources staff recommends that a full Phase I Study be completed prior to site plan submittal. A copy of staff's review comments are attached to this staff report.

Fiscal Impacts

The Fiscal Impact Analysis (FIA) shows a three to one benefit to costs ratio based on home prices ranging from $389,000 to $625,000 as well as an average 5,600 square foot convenience store and gas station. The Commissioner of the Revenue reviewed the report and had no concerns with the assumptions. A copy of the report is attached to this staff report.

COMPREHENSIVE LAND USE PLAN:

The properties are designated as Mixed Use (MU) and Environmental Conservation (EC) on the Future Recommended Land Use Map in the County's 2020 Comprehensive Plan. The MU designation integrates office, commercial, and other uses in one master planned area. The MU land use consists of one or multiple detached or attached single family homes, multi-plex and apartment style housing options, along with office or commercial uses. Preservation of environmental features will still occur and community amenities are typically offered. MU land use is best located on major transportation routes and at major intersections. MU should consist of large tracts of land capable of being master planned for a diversity and integration of multiple uses. MU should also have access to public water and sewer infrastructure with capacity for more intense development.

The EC land use is identified for the protection of a variety of sensitive environmental features found in the County and serves to create natural connections for wildlife, protect commercial and recreational fisheries, and to provide breaks in and between developments. These areas should remain largely undeveloped and consist of wetlands, floodplains, forest and some areas of

farmland. Within residential developments, they should be preserved as protected open spaces. Limited low impact recreational uses such as trails and water access are also appropriate if sited correctly. Specific locations of EC areas are determined with site specific delineations during the plan of development review process.

With its mix of residential units, commercial space, and environmental protection areas, the proposed project can be considered generally consistent with the future recommended land use designations. The proposed location is adjacent to major thoroughfares, offers new transportation connections to existing development, and is served by public water and sewer.

ORDINANCE REVIEW:

The applicants request to place the properties within the PD-MX zoning district with proffered conditions. According to the County's comprehensive plan, the intent of the PD-MX district is to accommodate a diversity of uses at existing or future major road intersections, where public sewer and water are proposed with a capacity for more intensive development. The PD-MX districts within the County's Development Service District also serve as the County's Urban Development Areas (UDAs). According to the Code of Virginia, development within designated UDAs should be based on the principles and features of traditional neighborhood design (TND). These features may include, but are not limited to: (i) pedestrian-friendly road design, (ii) interconnection of new local streets with existing local streets and roads, (iii) connectivity of road and pedestrian networks, (iv) preservation of natural areas, (v) mixed use neighborhoods, including mixed housing types, with affordable housing to meet the projected family income distributions of future residential growth, (vi) reduction of front and side yard setbacks, and (vii) reduction of street widths and turning radii at subdivision intersections.

While the PD-MX zoning district does not include minimum bulk regulations, it does specify density minimums for both residential and commercial use. It specifies that the minimum density for single family detached development is at least four units per acre and a minimum 0.4 Floor Area Ratio for commercial development. This would mean a minimum of residential units and square feet of commercial space. The project proposes 35 single family detached condominium units and 2.7 acres of commercial. Based on a rough estimate of the net developable area of the commercial acreage outside of any setbacks, right-of-way, and easements, the project would need to accommodate at least 22,845 SF of nonresidential uses. While the proposed number of units meet the minimum

density requirement, no specific use is proposed for the commercial area. The proffer statement proposes to allow all permitted uses listed in the PD-MX zoning district.

Projects within this district may establish their own setbacks, minimum lot sizes, and lot widths by creating a custom neighborhood plan. Although a neighborhood plan is not included in this application, the concept plan shows each condominium unit containing 6,300 square feet, including both the structure and designated yard area, with a minimum width of 52 feet. Each unit will have a twenty foot front yard setback, a 25 foot rear setback, an eight foot side yard setback and a maximum height of 45 feet.

The approximately 2.7 acres of wetland areas and common open space areas with walking trails along the rear property line exceeds the minimum required open space of 750 square feet per unit, or approximately 0.6 acres.

Although structures, to include any man-made construction, adjacent to Route 17 or Cedar Grove Road are not permitted per Section 4-18005 of the PD-MX regulations, a few patios to the rear of the residential units are shown encroaching into this setback adjacent to Route 17 as well as the internal driveway for the commercial area. Compliance with this section of the Ordinance could easily be achieved with some minor adjustments.

The property also lies within the Chesapeake Bay Preservation Area (CBPA) Overlay and Newport Development Service Overlay (NDSO) Districts which require enhanced design criteria for new development in these areas. As proposed, the new project would be consistent with these requirements with the preservation of wetland areas in common open space areas and all new commercial development meeting NDSO requirements.

AGENCY REVIEW:

Staff distributed the application documents to the following departments and agencies for review and comment. Unless otherwise noted in the above description section, all concerns have been addressed with the current application:

- County Attorney
- Commissioner of the Revenue
- VDOT
- Utility Services
- County Transportation Department
- Isle of Wight County Schools

- Environmental Planner
- Isle of Wight County Museum (Historic Resources)

Please note that should the application be approved, the next step in the applicant's development process is the preparation and submission of a Phase I architectural and archeological study prior to the submission of a preliminary plat.

STAFF CONCLUSIONS:

Based an analysis of the application documents, staff identifies the following strengths and weaknesses of the application:

Strengths:

1. The proposed project is generally consistent with the future recommended land use designation of Mixed Use and Environmental Conservation.
2. There is sufficient school, utility, public safety and emergency medical service capacity to serve the additional service demands generated by the project.
3. The proffered conditions include road improvements to address traffic impacts generated by the development.
4. The conceptual plan is generally consistent with the requirements of the PD-MX, NDSO, and CBPA zoning ordinance requirements.
5. The project will include the environmentally sensitive areas in permanently protected common open space areas maintained by the property owner's association.
6. The project will include nonresidential commercial development which will generate employment opportunities and additional tax revenues.

Weaknesses:

1. Although man-made structures are not permitted within the required seventy foot buffer adjacent to Route 17 and Cedar Grove Road, several patios and a driveway are shown within this area on the concept plan.

STAFF RECOMMENDATION:

Based on the strengths listed above, staff recommends approval of the project with the proffered conditions except for the patio and driveway locations.

ATTACHMENTS:

Description	Type	Upload Date
Statement of Reasons for Rezoning	Backup Material	7/16/2025
TIA	Backup Material	7/16/2025
School Impact Memo	Backup Material	7/16/2025
Community Impact Statement	Backup Material	7/16/2025
Water Quality Impact Statement	Backup Material	7/16/2025
Environmental Assessment	Backup Material	7/16/2025
Phase 1A Cultural Resources Survey	Backup Material	7/16/2025
J England Historic Resource Comments	Backup Material	7/16/2025
Fiscal Impact Analysis	Backup Material	7/16/2025
Proffer Statement	Backup Material	7/16/2025
Architectural Elevations	Backup Material	7/16/2025
Concept Plan March 11, 2025	Backup Material	7/16/2025
Conflict of Interest Disclosure	Backup Material	7/16/2025

RE: Application for Conditional Zoning
Kemp's Village East at Carrollton
Tax Map no. 34-01-117

NARRATIVE AND STATEMENT OF REASONS FOR APPLICATION

The property which is the subject of this application is a parcel located on Carrollton Boulevard at its intersection with Cedar Grove Road containing 12.57 acres, more or less. It is now owned by W. B. Owen and Nell C. Owen as Trustees of the W. Bernard Owen Revocable Trust and Jean C. Barger. The applicant is GBK Builders, Inc., a company owned by George Kemp. Mr. Kemp is an experienced developer and builder in Hampton Roads.

The applicant proposes a mixed use development of the property including the construction 35 new single family detached homes in a condominium development. In addition to the residential component there is a proposed commercial site containing 2.573 acres on the corner at the intersection of Carrollton Boulevard and Cedar Grove Road. The applicant requests a change of zoning classification from RAC to Conditional PD-MX.

The parcel is located within the development service district and will be able to be served by existing county water and sewer services. The property is located upon a major thoroughfare which will not be significantly impacted by this development. The proposed development is consistent with the surrounding and existing development and is consistent with the comprehensive plan.

McPherson
CONSULTING

MEMORANDUM

To: George Kemp
GBK Builders

From: Hunter Valdez, EIT
Karen McPherson, PE, PTOE
McPherson Consulting

Date: July 25, 2023

Subject: Low-level Traffic Memorandum
Kemps Village East
Isle of Wight, VA

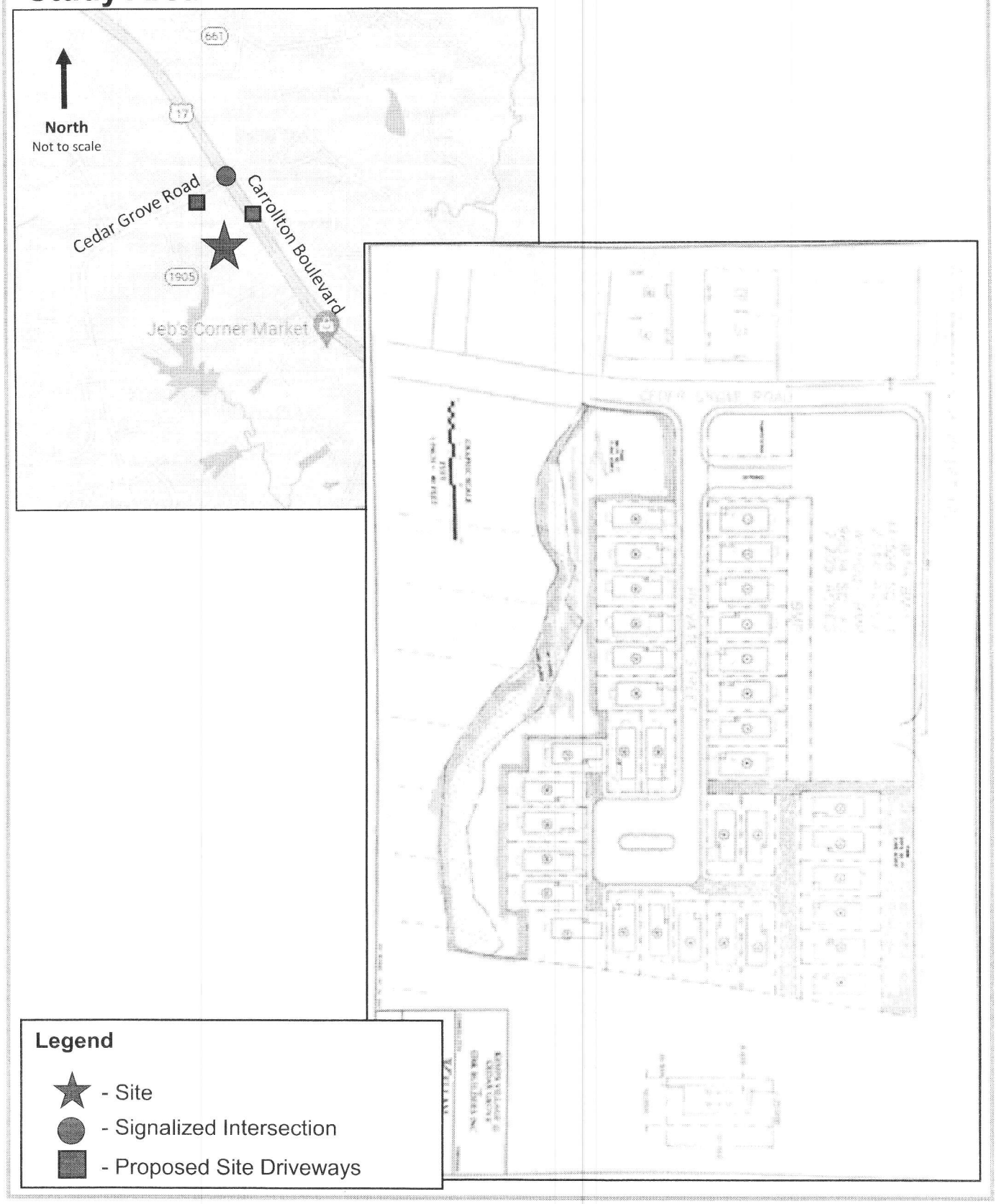
Introduction

This site is located in Isle of Wight County, VA on the southwest quadrant of the Carrollton Boulevard and Cedar Grove Road intersection as illustrated in **Figure 1**. The developer is seeking a rezoning to support a residential development that consists of 35 single family residential detached units along with a commercial parcel that fronts Carrollton Boulevard.

McPherson Consulting, LLC was retained to perform a low-level traffic analysis to quantify the proposed trip generation and turn lane requirements for the signalized intersection at Carrollton Boulevard and Cedar Grove Road and the proposed site driveway along Cedar Grove Road. This technical memorandum will assess the proposed residential and commercial portions of the development and summarize the proposed development impacts, if any.

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www.mcphersonconsulting.com

Study Area


North
Not to scale
Cedar Grove Road
Carrollton Boulevard
Jeb's Corner Market
Legend
- Site
- Signalized Intersection
- Proposed Site Driveways

Existing Conditions

Within the project vicinity, Carrollton Boulevard is a 4-lane divided roadway oriented in a north/south direction that connects the James River Bridge to the north and extends to the Suffolk city line to the south. Carrollton Boulevard is a principal arterial within the County and provides access to commercial developments as well as intersecting with several major local roadways at signalized intersections to support regional access to numerous residential neighborhoods. Cedar Grove Road intersects with Carrollton Boulevard at a signalized intersection and will be the primary external roadway that supports the residential portion of the proposed development. The commercial portion will be supported by a right-in/right-out driveway along with secondary access to the proposed Kemps Circle. Existing roadway conditions are illustrated in **Figure 2** along with the turn lane storage and taper lengths.

Peak period turning movement count data (AM and PM) was collected at the intersection of Carrollton Boulevard and Cedar Grove Road and is illustrated in **Figure 3**. The AM volumes are illustrated in red and the PM volumes are illustrated in blue. Additionally, average daily traffic counts were collected along Cedar Grove Road and captured 3,605 vehicles per day (vpd), which resulted in approximately 1,800 vehicles traveling in each direction. Historical average daily traffic (ADT) along Carrollton Boulevard indicated an ADT of 15,000 vehicles a day.

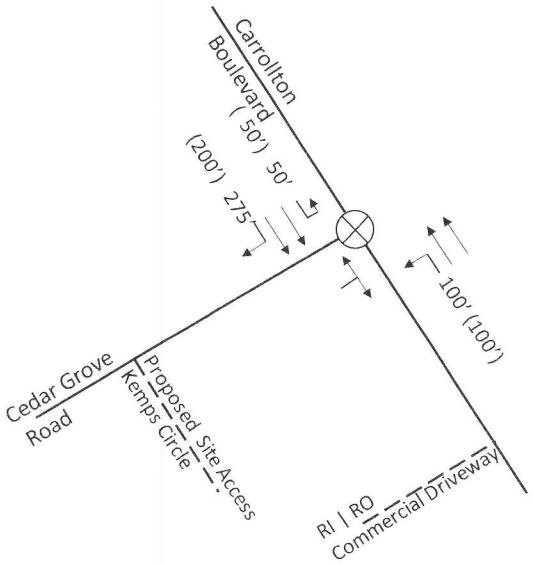


Figure 2: Existing Conditions

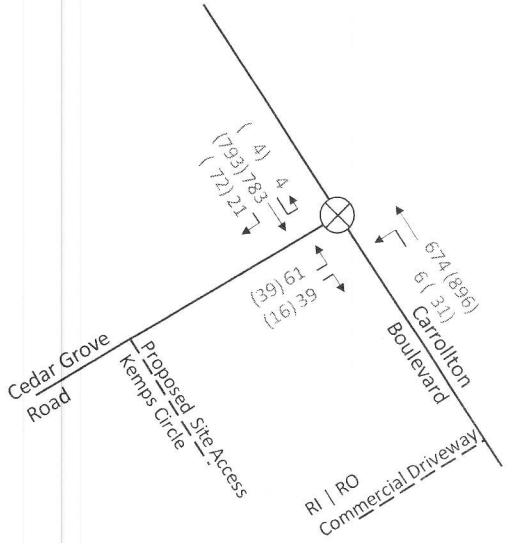


Figure 3: Existing Volumes

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Proposed Development | Trip Generation and Distribution

The proposed development will have two access points. The first access point is located along Cedar Grove Road, located approximately 400 feet west of Carrollton Boulevard to support both the residential and commercial access. A second right-in / right-out access point is proposed along Carrollton Boulevard, approximately 500 feet south of the Cedar Grove Road.

The proposed site is currently vacant. Trip generation for the proposed land uses were obtained from the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition,* 2021. **Table 1** illustrates the trips generated by the proposed development. To be conservative, the residential portion used single family homes in lieu of condominium. Similarly, the commercial portion used 5,600 square foot convenience gas/station.

Table 1: Proposed Trip Generation

Land Use (Code)	Units	Trip Generation								
		Daily			AM			PM		
		Total	In	Out	Total	In	Out	Total	In	Out
Single Family Homes Detached (210)	Units	330	165	165	25	7	18	33	21	12
Gas/Convenience Store (945)	KSF	3,496	1,748	1,748	227	114	113	271	136	135
Total		3,826	1,913	1,913	252	121	131	304	157	147

Cedar Grove Road currently provides access to other residential units; therefore, the proposed trip distributions for the residential portion of the development used the travel pattern from the existing intersections to develop the follow trip distributions:

- 65% to and from the north towards the James River Bridge
- 35% to and from the south towards Suffolk

For the commercial portion of this development, a conservative approach was evaluated with the following trip distributions:

- 50% to and from the north towards the James River Bridge
- 50% to and from the south towards Suffolk

Commercial traffic destined to and from the south was divided equally between the two site driveways, which assigns 25% of the commercial traffic as U-turns and 25% as traditional turn left-movements. These travel patterns were assigned to the site traffic illustrated in **Table 1** to assign the AM and PM peak hour site traffic to the two study are intersections, which are illustrated in **Figures 4** and **5** respectively.

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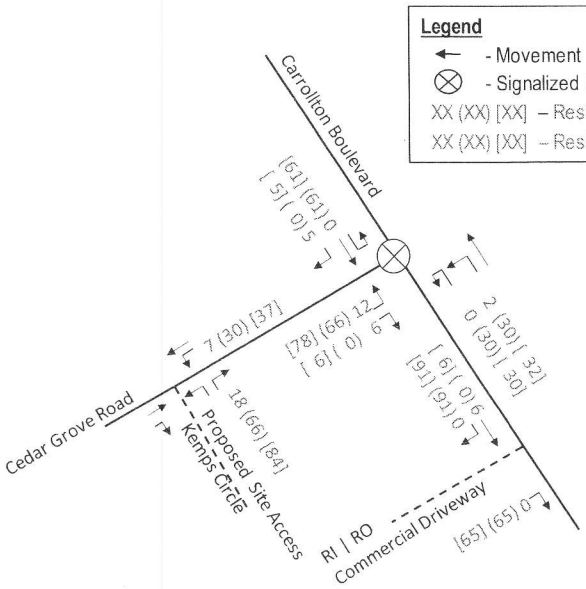


Figure 4: Site Traffic AM Peak Hour

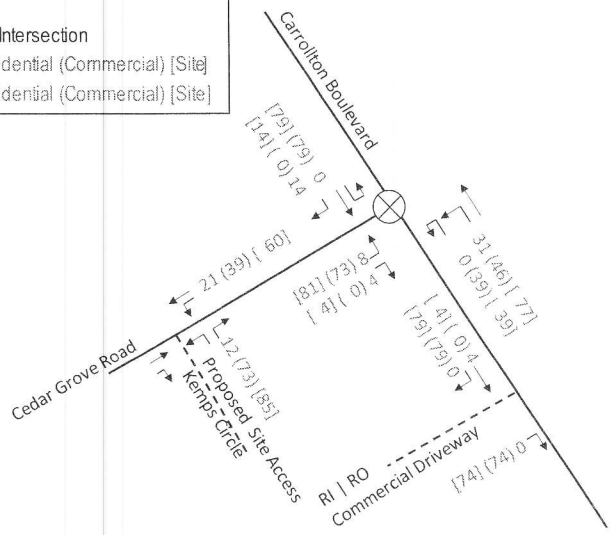


Figure 5: Site Traffic PM Peak Hour

Growth Rate

While actual historical data along Carrollton Boulevard illustrates no growth on Carrollton Boulevard, to be conservative, a 0.5% growth rate was used to account for moderately growth within the study area. This 0.5% growth rate was applied to the existing traffic volumes within the study area to generate background traffic.

Build-out

The anticipated build-year for this development is 2024. The proposed mixed-use development will add a total number of 3,826 daily trips, 252 AM and 304 PM peak hour trips to the roadway network. The 2024 Build volumes are illustrated in **Figures 6** and **7**, which includes background traffic along with the anticipated site traffic.

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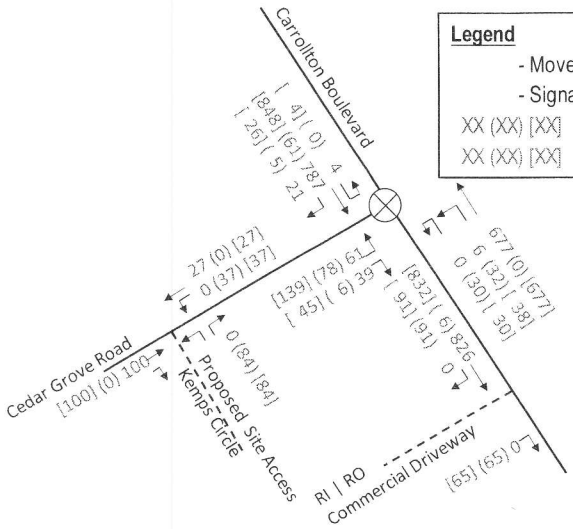


Figure 6: 2024 Build AM Peak Hour

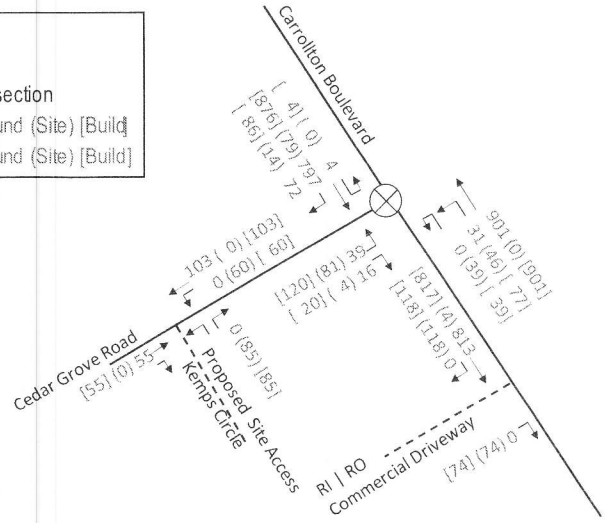


Figure 7: 2024 Build PM Peak Hour

Table 2 illustrates the level of service (LOS) and maximum queue lengths at the adjacent signalized intersection of Carrollton Boulevard and Cedar Grove Road.

Table 2: Carrollton Boulevard / Cedar Grove Road Signalized Intersection Level of Service

Scenario	Overall LOS	Level of Service Per Movement by Approach (Delay in sec/veh)					
		Eastbound	Northbound		Southbound		
		LT/RT	LT	TH	LT	TH	RT
AM							
Existing	A (5.5)	C (33.3)	A (2.1)	A (2.4)	A (3.3)	A (4.6)	A (3.3)
		C (32.7)	**A (2.4)**		**B (4.6)**		
Build	A (9.9)	C (29.9)	A (4.7)	A (4.4)	A (7.2)	B (10.4)	A (7.2)
		C (29.9)	**A (4.5)**		**B (10.3)**		
Build Max Queue (ft)		**169'**	**52'**	**119'**	**24'**	**205'**	**27'**
PM							
Existing	A (4.1)	C (33.4)	A (1.8)	A (2.2)	A (3.2)	A (4.5)	A (3.3)
		C (33.4)	**A (2.2)**		**B (4.4)**		
Build	A (8.4)	C (28.5)	A (4.8)	A (4.4)	A (6.8)	B (10.0)	A (7.1)
		C (28.5)	**A (4.4)**		**A (9.8)**		
Build Max Queue (ft)		**106'**	**94'**	**121'**	**26'**	**183'**	**64'**

This intersection operates at an overall LOS A during all scenarios using optimized signal timings. Based on the location of this intersection, it is assumed to operate as an isolated intersection. The proposed local controller settings were optimized to meet the demands of the proposed side street split during the proposed AM and PM peak periods.

Turn Lane Warrants

Turn lane warrants were performed at the site entrance along Cedar Grove Road and the site entrance along Carrollton Boulevard. Given the minimal traffic along Cedar Grove Road, the proposed development does not generate enough inbound peak hour trips to warrant a left-turn lane. Additionally, all traffic is anticipated to arrive from the west; therefore, a right-turn lane is not required.

For the site access along Carrollton Boulevard, turn lane warrants reflect the need to construct a southbound right-in / right-out to support the commercial development. See **Appendix A** for detailed turn lane warrants.

Queuing Analysis

A queuing analysis was performed for the Build scenario to evaluate the capacity of the existing turn lanes. The northbound left-turn lane maximum queue is 94', which includes U-turn associated with a proposed convenience store a gas station. Maximum queue lengths are illustrated in **Table 2**, which illustrates the existing turn lanes are adequate to support the additional traffic added by the proposed development.

Conclusion

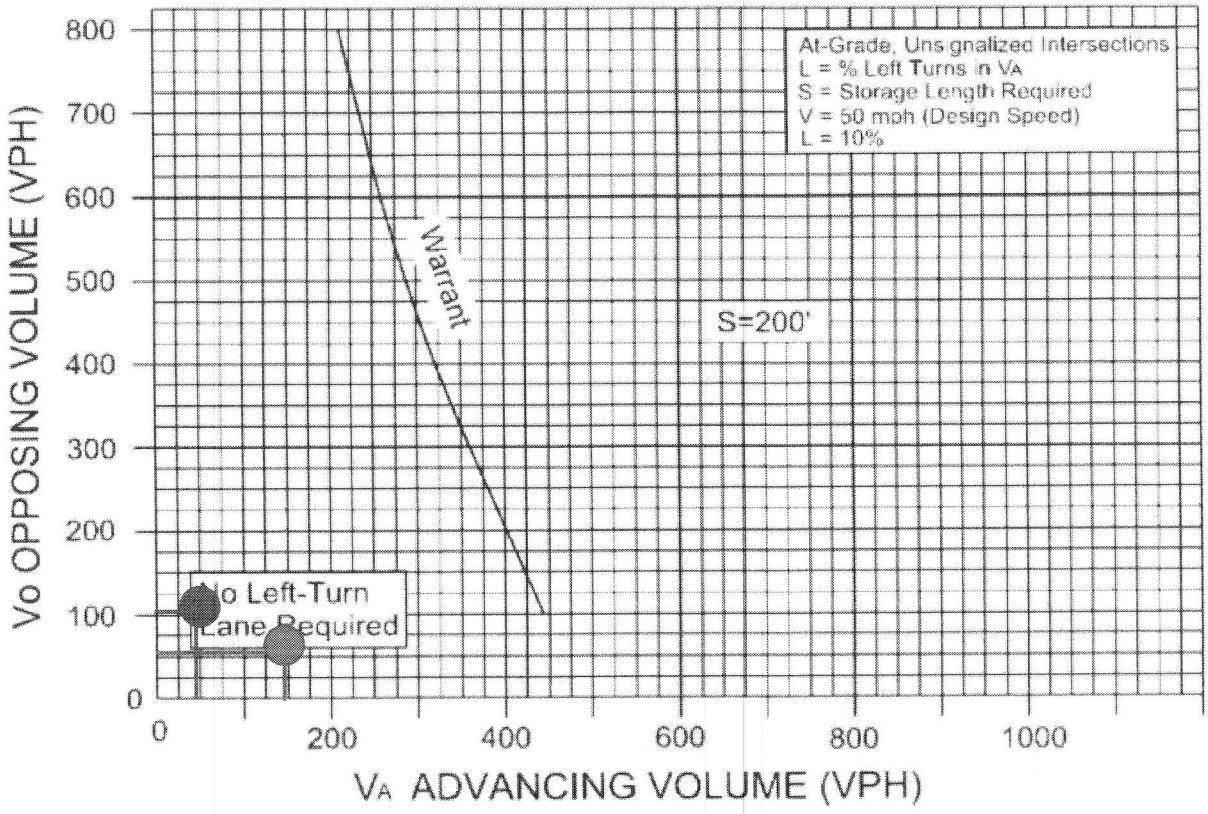
This proposed Cedar Grove Road development is estimated to generate 252 and 304 vehicle trips during the AM and PM peaks, respectively.

Based on the size and the existing laneage at the Cedar Road signalized intersections, the following improvements are needed.

- Construct an exclusive right-turn lane along Carrollton Boulevard to include 200' storage and 200' taper. This right-in | right-out driveway should be construction when the commercial portion of the development occurs.

Appendix A: Turn Lane Warrants

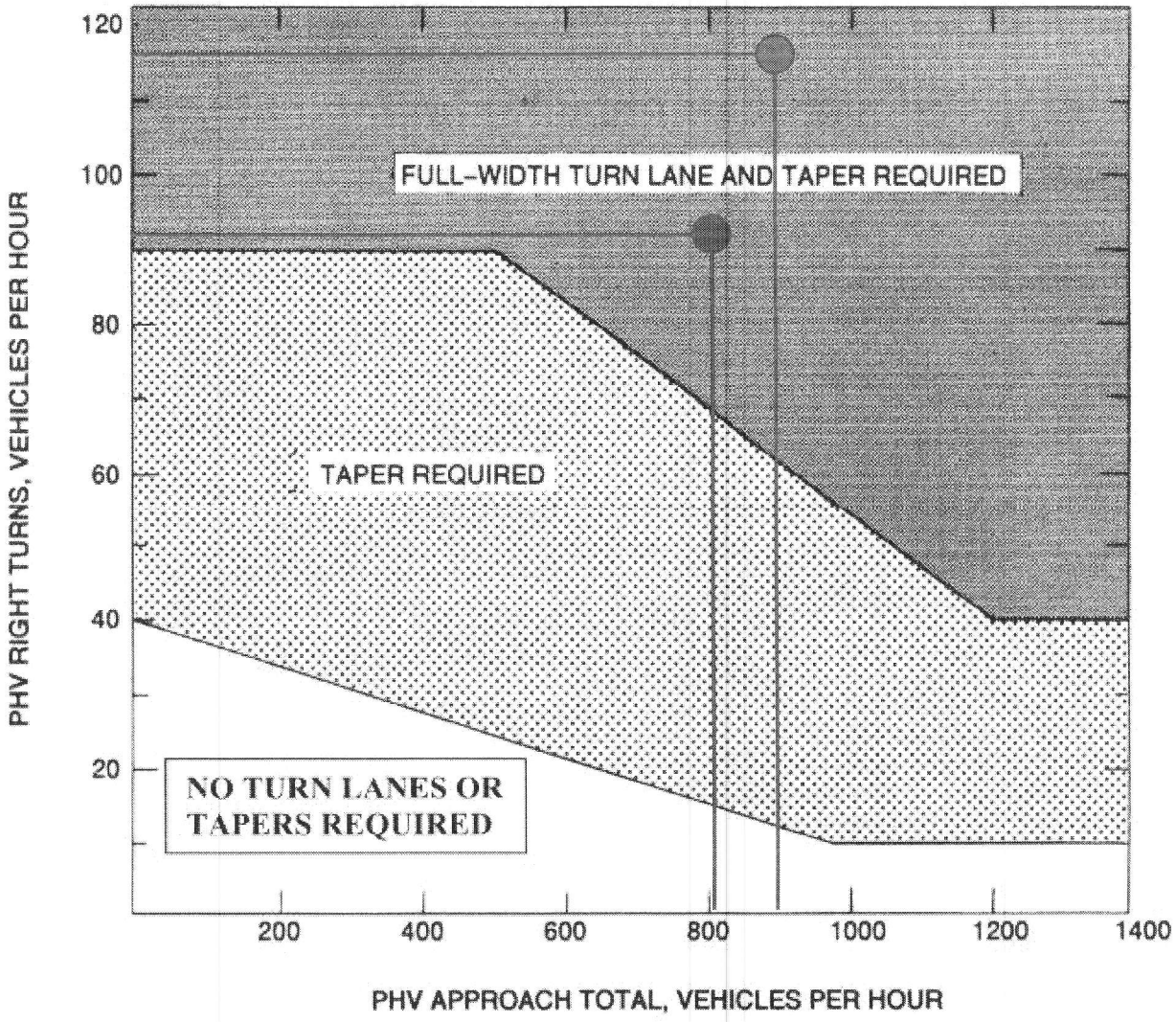
Cedar Grove Road / Site Driveway
Westbound Left Turn Lane Warrant



Legend

- AM Peak Hour Conditions
- PM Peak Hour Conditions

Carrollton Boulevard / Site Driveway
Southbound Right Turn Lane Warrant



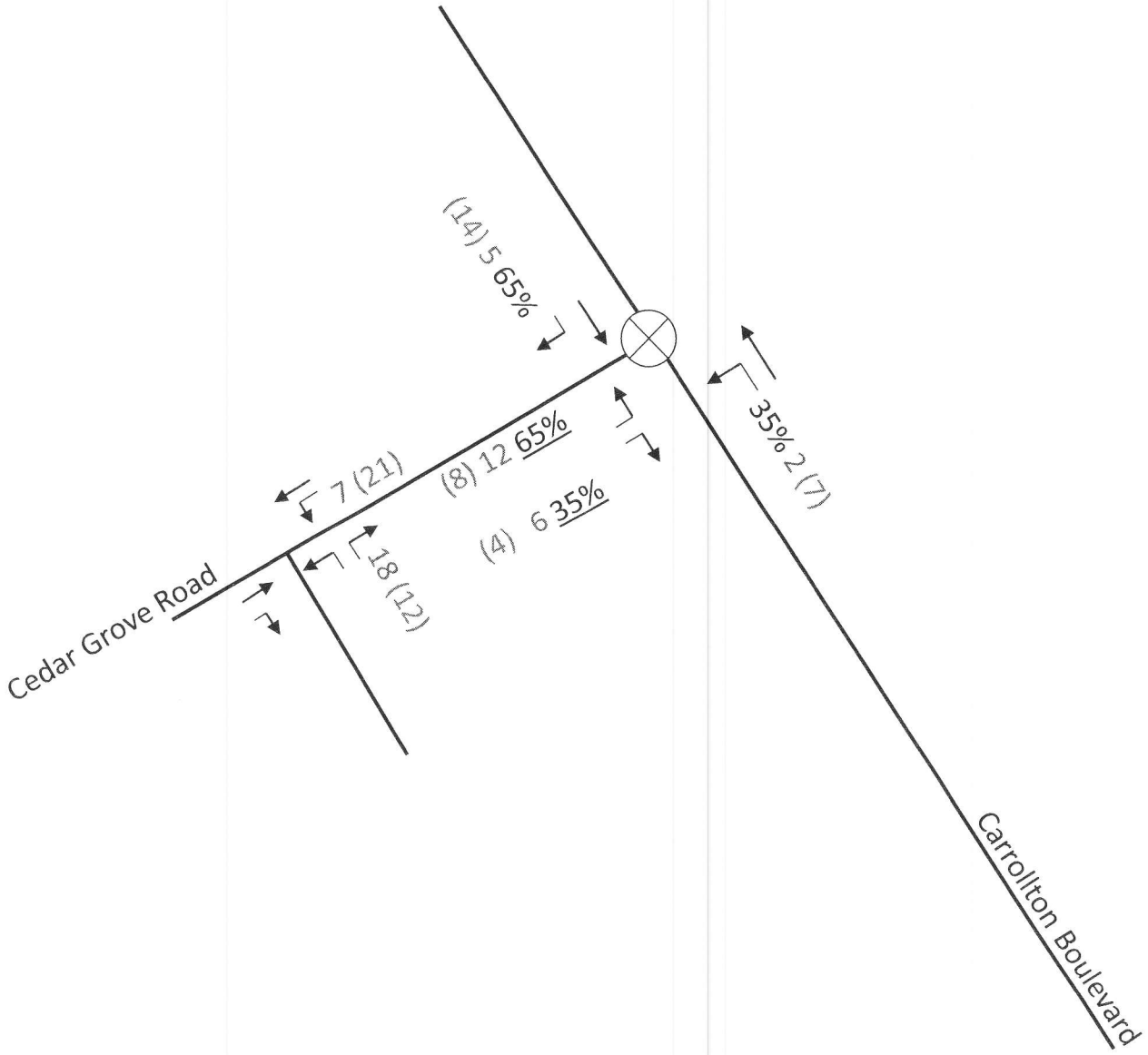
Legend

- AM Peak Hour Conditions
- PM Peak Hour Conditions

Appendix B: Detailed Trip Assignment

Trip Distribution and Assignment Residential

North
Not to scale

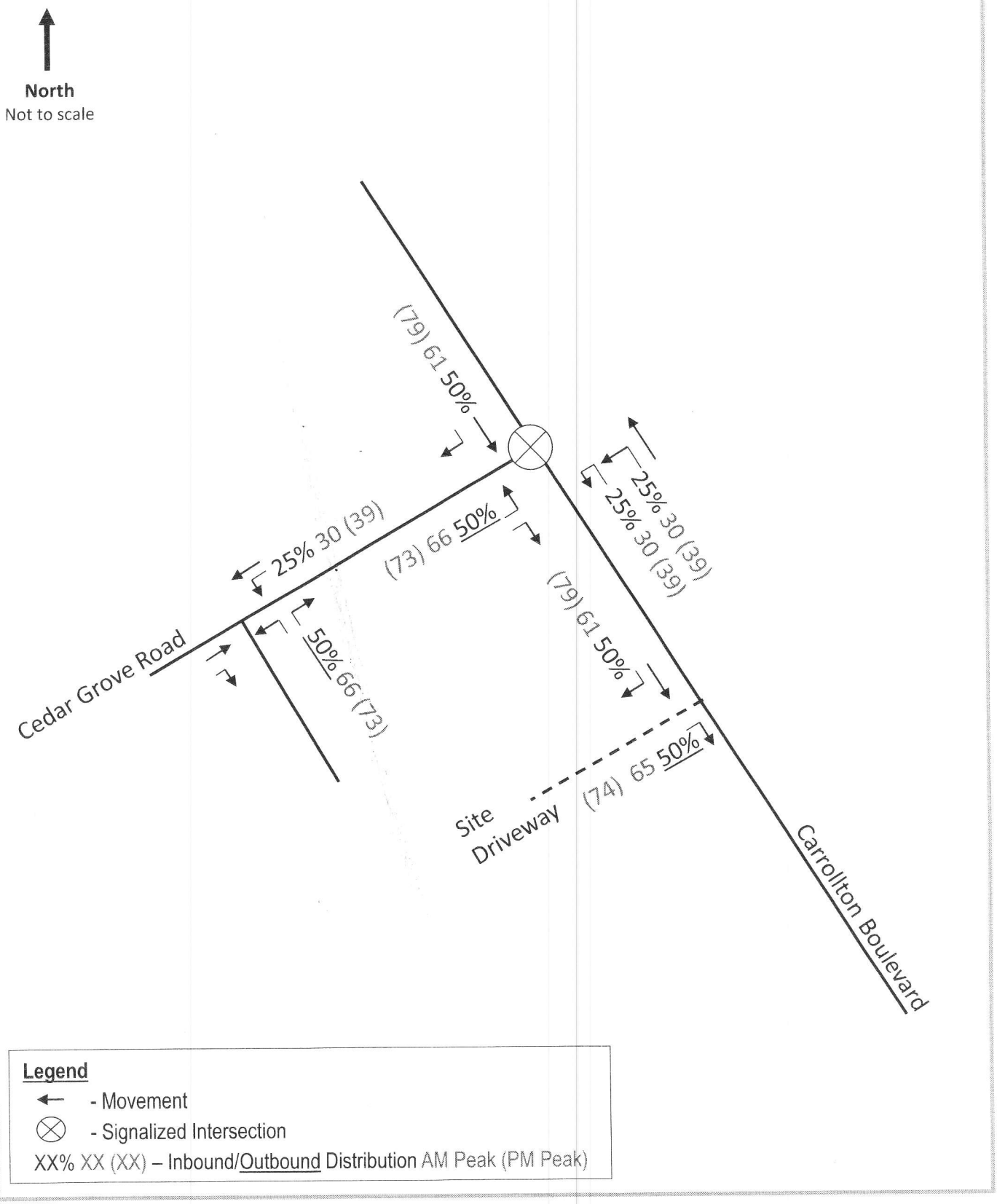


Legend

- ← - Movement
- ⊗ - Signalized Intersection

XX% XX (XX) – Inbound/Outbound Distribution AM Peak (PM Peak)

Trip Distribution and Assignment Commercial

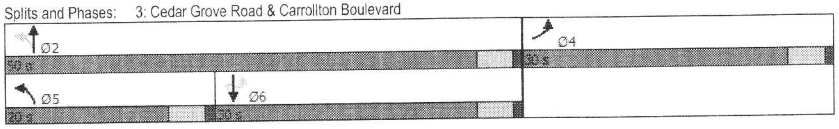


Appendix C: Level of Service (LOS) Reports

Lane Group	EBL	NBL	NBT	SBU	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	61	6	674	4	783	21
Future Volume (vph)	61	6	674	4	783	21
Turn Type	Prot	pm+pt	NA	Perm	NA	Perm
Protected Phases	4	5	2		6	
Permitted Phases		2		6		6
Detector Phase	4	5	2	6	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	9.5	22.5	22.5	22.5	22.5
Total Split (s)	30.0	20.0	50.0	30.0	30.0	30.0
Total Split (%)	37.5%	25.0%	62.5%	37.5%	37.5%	37.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag		Lead		Lag	Lag	Lag
Lead-Lag Optimize?		Yes		Yes	Yes	Yes
Recall Mode	None	None	Max	Max	Max	Max
Act Effct Green (s)	8.3	54.2	55.2	53.0	53.0	53.0
Actuated g/C Ratio	0.12	0.78	0.80	0.76	0.76	0.76
v/c Ratio	0.45	0.01	0.26	0.01	0.31	0.02
Control Delay	24.1	2.8	3.0	5.2	4.7	2.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.1	2.8	3.0	5.2	4.7	2.8
LOS	C	A	A	A	A	A
Approach Delay	24.1		3.0		4.7	
Approach LOS	C		A		A	

Intersection Summary			
Cycle Length: 80			
Actuated Cycle Length: 69.4			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.45			
Intersection Signal Delay: 5.2		Intersection LOS: A	
Intersection Capacity Utilization 34.9%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 3: Cedar Grove Road & Carrollton Boulevard



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	61	39	6	674	4	783	21
Future Volume (vph)	61	39	6	674	4	783	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5		4.5	4.5	4.5	4.5	4.5
Lane Util. Factor	1.00		1.00	0.95	1.00	0.95	1.00
Frt	0.95		1.00	1.00	1.00	1.00	0.85
Flt Protected	0.97		0.95	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1713		1770	3539	1770	3539	1583
Flt Permitted	0.97		0.29	1.00	0.37	1.00	1.00
Satd. Flow (perm)	1713		540	3539	695	3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	66	42	7	733	4	851	23
RTOR Reduction (vph)	38	0	0	0	0	0	7
Lane Group Flow (vph)	70	0	7	733	4	851	16
Turn Type	Prot		pm+pt	NA	Perm	NA	Perm
Protected Phases	4		5	2		6	
Permitted Phases			2		6		6
Actuated Green, G (s)	7.1		57.8	57.8	52.1	52.1	52.1
Effective Green, g (s)	7.1		57.8	57.8	52.1	52.1	52.1
Actuated g/C Ratio	0.10		0.78	0.78	0.71	0.71	0.71
Clearance Time (s)	4.5		4.5	4.5	4.5	4.5	4.5
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	164		442	2767	489	2495	1116
v/s Ratio Prot	c0.04		0.00	c0.21		c0.24	
v/s Ratio Perm			0.01		0.01		0.01
v/c Ratio	0.43		0.02	0.26	0.01	0.34	0.01
Uniform Delay, d1	31.5		2.1	2.2	3.2	4.2	3.2
Progression Factor	1.00		1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	1.8		0.0	0.2	0.0	0.4	0.0
Delay (s)	33.3		2.1	2.4	3.3	4.6	3.3
Level of Service	C		A	A	A	A	A
Approach Delay (s)	33.3			2.4		4.6	
Approach LOS	C			A		A	

Intersection Summary			
HCM 2000 Control Delay	5.5	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.36		
Actuated Cycle Length (s)	73.9	Sum of lost time (s)	13.5
Intersection Capacity Utilization	34.9%	ICU Level of Service	A
Analysis Period (min)	15		

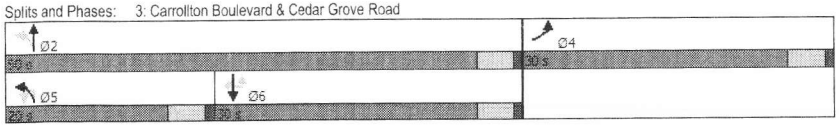
c Critical Lane Group

Lane Group	EBL	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	139	30	38	677	4	848	26
Future Volume (vph)	139	30	38	677	4	848	26
Turn Type	Prot	custom	pm+pt	NA	Perm	NA	Perm
Protected Phases	4		5	2		6	
Permitted Phases		5	2		6		6
Detector Phase	4	5	5	2	6	6	6
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	9.5	9.5	22.5	22.5	22.5	22.5
Total Split (s)	30.0	20.0	20.0	50.0	30.0	30.0	30.0
Total Split (%)	37.5%	25.0%	25.0%	62.5%	37.5%	37.5%	37.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5		4.5	4.5	4.5	4.5	4.5
Lead/Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	None	None	Max	Max	Max	Max
Act Effct Green (s)	12.5		48.4	48.4	39.1	39.1	39.1
Actuated g/C Ratio	0.18		0.69	0.69	0.56	0.56	0.56
v/c Ratio	0.61		0.18	0.30	0.01	0.47	0.03
Control Delay	31.1		5.3	5.0	10.0	11.6	4.5
Queue Delay	0.0		0.0	0.0	0.0	0.0	0.0
Total Delay	31.1		5.3	5.0	10.0	11.6	4.5
LOS	C		A	A	A	B	A
Approach Delay	31.1			5.0		11.4	
Approach LOS	C			A		B	

Intersection Summary

Cycle Length: 80
Actuated Cycle Length: 69.9
Natural Cycle: 55
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.61
Intersection Signal Delay: 10.8 — Intersection LOS: B
Intersection Capacity Utilization 49.3% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 3: Carrollton Boulevard & Cedar Grove Road



Movement	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	139	45	30	38	677	4	848	26
Future Volume (vph)	139	45	30	38	677	4	848	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5			4.5	4.5	4.5	4.5	4.5
Lane Util. Factor	1.00			1.00	0.95	1.00	0.95	1.00
Frt	0.97			1.00	1.00	1.00	1.00	0.85
Flt Protected	0.96			0.95	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1736			1770	3539	1770	3539	1583
Flt Permitted	0.96			0.23	1.00	0.37	1.00	1.00
Satd. Flow (perm)	1736			423	3539	693	3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	151	49	33	41	736	4	922	28
RTOR Reduction (vph)	17	0	0	0	0	0	0	13
Lane Group Flow (vph)	183	0	0	74	736	4	922	15
Turn Type	Prot		custom	pm+pt	NA	Perm	NA	Perm
Protected Phases	4			5	2		6	
Permitted Phases			5	2		6		6
Actuated Green, G (s)	12.5			49.2	49.2	39.1	39.1	39.1
Effective Green, g (s)	12.5			49.2	49.2	39.1	39.1	39.1
Actuated g/C Ratio	0.18			0.70	0.70	0.55	0.55	0.55
Clearance Time (s)	4.5			4.5	4.5	4.5	4.5	4.5
Vehicle Extension (s)	3.0			3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	306			401	2462	383	1957	875
v/s Ratio Prot	c0.11			0.01	c0.21		c0.26	
v/s Ratio Perm				0.11		0.01		0.01
v/c Ratio	0.60			0.18	0.30	0.01	0.47	0.02
Uniform Delay, d1	26.8			4.5	4.1	7.1	9.6	7.1
Progression Factor	1.00			1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	3.1			0.2	0.3	0.0	0.8	0.0
Delay (s)	29.9			4.7	4.4	7.2	10.4	7.2
Level of Service	C			A	A	A	B	A
Approach Delay (s)	29.9				4.5		10.3	
Approach LOS	C				A		B	

Intersection Summary

HCM 2000 Control Delay	9.9	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.49		
Actuated Cycle Length (s)	70.7	Sum of lost time (s)	13.5
Intersection Capacity Utilization	49.3%	ICU Level of Service	A
Analysis Period (min)	15		

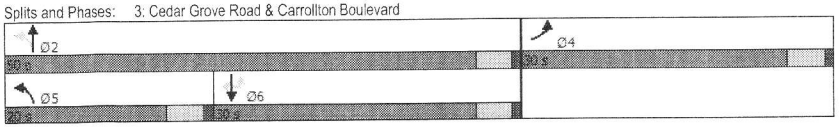
c Critical Lane Group

Lane Group	EBL	NBL	NBT	SBU	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	39	31	896	4	793	72
Future Volume (vph)	39	31	896	4	793	72
Turn Type	Prot	pm+pt	NA	Perm	NA	Perm
Protected Phases	4	5	2		6	
Permitted Phases		2		6		6
Detector Phase	4	5	2	6	6	6
Switch Phase						
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	9.5	22.5	22.5	22.5	22.5
Total Split (s)	30.0	20.0	50.0	30.0	30.0	30.0
Total Split (%)	37.5%	25.0%	62.5%	37.5%	37.5%	37.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag		Lead		Lag	Lag	Lag
Lead-Lag Optimize?		Yes		Yes	Yes	Yes
Recall Mode	None	None	Max	Max	Max	Max
Act Effct Green (s)	7.2	54.5	56.4	51.8	51.8	51.8
Actuated g/C Ratio	0.11	0.82	0.85	0.78	0.78	0.78
v/c Ratio	0.29	0.06	0.33	0.01	0.31	0.06
Control Delay	24.1	2.5	2.6	6.2	5.2	2.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.1	2.5	2.6	6.2	5.2	2.2
LOS	C	A	A	A	A	A
Approach Delay	24.1		2.6		5.0	
Approach LOS	C		A		A	

Intersection Summary

Cycle Length: 80
Actuated Cycle Length: 66.6
Natural Cycle: 55
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.33
Intersection Signal Delay: 4.3 — Intersection LOS: A
Intersection Capacity Utilization 37.4% — ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 3: Cedar Grove Road & Carrollton Boulevard



Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	39	16	31	896	4	793	72
Future Volume (vph)	39	16	31	896	4	793	72
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5		4.5	4.5	4.5	4.5	4.5
Lane Util. Factor	1.00		1.00	0.95	1.00	0.95	1.00
Frt	0.96		1.00	1.00	1.00	1.00	0.85
Flt Protected	0.97		0.95	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1729		1770	3539	1770	3539	1583
Flt Permitted	0.97		0.29	1.00	0.29	1.00	1.00
Satd. Flow (perm)	1729		533	3539	548	3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	42	17	34	974	4	862	78
RTOR Reduction (vph)	16	0	0	0	0	0	23
Lane Group Flow (vph)	43	0	34	974	4	862	55
Turn Type	Prot		pm+pt	NA	Perm	NA	Perm
Protected Phases	4		5	2		6	
Permitted Phases			2		6		6
Actuated Green, G (s)	4.9		57.1	57.1	50.0	50.0	50.0
Effective Green, g (s)	4.9		57.1	57.1	50.0	50.0	50.0
Actuated g/C Ratio	0.07		0.80	0.80	0.70	0.70	0.70
Clearance Time (s)	4.5		4.5	4.5	4.5	4.5	4.5
Vehicle Extension (s)	3.0		3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	119		473	2846	385	2492	1114
v/s Ratio Prot	c0.02		0.00	c0.28		0.24	
v/s Ratio Perm			0.06		0.01		0.03
v/c Ratio	0.36		0.07	0.34	0.01	0.35	0.05
Uniform Delay, d1	31.6		1.8	1.9	3.1	4.1	3.2
Progression Factor	1.00		1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	1.9		0.1	0.3	0.0	0.4	0.1
Delay (s)	33.4		1.8	2.2	3.2	4.5	3.3
Level of Service	C		A	A	A	A	A
Approach Delay (s)	33.4			2.2		4.4	
Approach LOS	C			A		A	

Intersection Summary

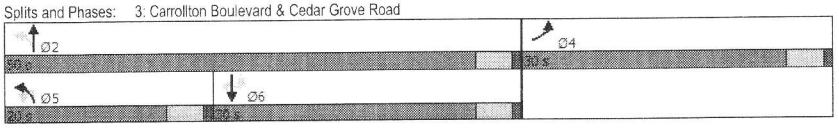
HCM 2000 Control Delay	4.1	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.37		
Actuated Cycle Length (s)	71.0	Sum of lost time (s)	13.5
Intersection Capacity Utilization	37.4%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Lane Group	EBL	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	120	39	77	901	4	876	86
Future Volume (vph)	120	39	77	901	4	876	86
Turn Type	Prot	custom	pm+pt	NA	Perm	NA	Perm
Protected Phases	4		5	2		6	
Permitted Phases		5	2		6		6
Detector Phase	4	5	5	2	6	6	6
Switch Phase							
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	22.5	9.5	9.5	22.5	22.5	22.5	22.5
Total Split (s)	30.0	20.0	20.0	50.0	30.0	30.0	30.0
Total Split (%)	37.5%	25.0%	25.0%	62.5%	37.5%	37.5%	37.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0		0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	4.5		4.5	4.5	4.5	4.5	4.5
Lead/Lag		Lead	Lead		Lag	Lag	Lag
Lead-Lag Optimize?		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	None	None	Max	Max	Max	Max
Act Effct Green (s)	10.8		48.4	48.4	38.5	38.5	38.5
Actuated g/C Ratio	0.16		0.71	0.71	0.56	0.56	0.56
v/c Ratio	0.53		0.29	0.39	0.01	0.48	0.10
Control Delay	30.4		5.4	4.9	9.5	11.3	2.9
Queue Delay	0.0		0.0	0.0	0.0	0.0	0.0
Total Delay	30.4		5.4	4.9	9.5	11.3	2.9
LOS	C		A	A	A	B	A
Approach Delay	30.4			4.9		10.5	
Approach LOS	C			A		B	

Intersection Summary			
Cycle Length: 80			
Actuated Cycle Length: 68.2			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.53			
Intersection Signal Delay: 9.2		Intersection LOS: A	
Intersection Capacity Utilization 49.8%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 3: Carrollton Boulevard & Cedar Grove Road



Movement	EBL	EBR	NBU	NBL	NBT	SBU	SBT	SBR
Lane Configurations								
Traffic Volume (vph)	120	20	39	77	901	4	876	86
Future Volume (vph)	120	20	39	77	901	4	876	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.5			4.5	4.5	4.5	4.5	4.5
Lane Util. Factor	1.00			1.00	0.95	1.00	0.95	1.00
Frt	0.98			1.00	1.00	1.00	1.00	0.85
Flt Protected	0.96			0.95	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1751			1770	3539	1770	3539	1583
Flt Permitted	0.96			0.22	1.00	0.29	1.00	1.00
Satd. Flow (perm)	1751			407	3539	545	3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	130	22	42	84	979	4	952	93
RTOR Reduction (vph)	9	0	0	0	0	0	0	41
Lane Group Flow (vph)	143	0	0	126	979	4	952	52
Turn Type	Prot		custom	pm+pt	NA	Perm	NA	Perm
Protected Phases	4			5	2		6	
Permitted Phases			5	2		6		6
Actuated Green, G (s)	10.8			49.1	49.1	38.5	38.5	38.5
Effective Green, g (s)	10.8			49.1	49.1	38.5	38.5	38.5
Actuated g/C Ratio	0.16			0.71	0.71	0.56	0.56	0.56
Clearance Time (s)	4.5			4.5	4.5	4.5	4.5	4.5
Vehicle Extension (s)	3.0			3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	274			410	2521	304	1977	884
v/s Ratio Prot	c0.08			0.03	c0.28		c0.27	
v/s Ratio Perm				0.19		0.01		0.03
v/c Ratio	0.52			0.31	0.39	0.01	0.48	0.06
Uniform Delay, d1	26.7			4.4	3.9	6.8	9.2	6.9
Progression Factor	1.00			1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	1.8			0.4	0.5	0.1	0.8	0.1
Delay (s)	28.5			4.8	4.4	6.8	10.0	7.1
Level of Service	C			A	A	A	B	A
Approach Delay (s)	28.5				4.4		9.7	
Approach LOS	C				A		A	

Intersection Summary				
HCM 2000 Control Delay	8.4	HCM 2000 Level of Service	A	
HCM 2000 Volume to Capacity ratio	0.49			
Actuated Cycle Length (s)	68.9	Sum of lost time (s)	13.5	
Intersection Capacity Utilization	49.8%	ICU Level of Service	A	
Analysis Period (min)	15			

c Critical Lane Group

Appendix D: Queuing Reports

Intersection: 3: Carrollton Boulevard & Cedar Grove Road

Movement	EB	NB	NB	NB	SB	SB	SB	SB
Directions Served	LR	UL	T	T	U	T	T	R
Maximum Queue (ft)	169	52	119	83	24	205	186	27
Average Queue (ft)	77	26	50	29	2	79	45	4
95th Queue (ft)	150	49	97	68	11	144	109	18
Link Distance (ft)	839		465	465	600	600	600	
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)		150						375
Storage Blk Time (%)								
Queuing Penalty (veh)								

Intersection: 3: Carrollton Boulevard & Cedar Grove Road

Movement	EB	NB	NB	NB	SB	SB	SB	SB
Directions Served	LR	UL	T	T	U	T	T	R
Maximum Queue (ft)	106	94	121	106	26	183	156	64
Average Queue (ft)	52	43	55	46	1	76	57	13
95th Queue (ft)	83	78	98	97	8	159	125	37
Link Distance (ft)	839		482	482	600	600	600	
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)		150						375
Storage Blk Time (%)								
Queuing Penalty (veh)								

TO: **Amy Ring, Director of Community Development, Isle of Wight County**

FROM: **Lynn Briggs, Director of Community & Media Relations, IWCS**

RE: **Response from IWCS Regarding Proposed Kemps Village East Development**

DATE: **July 14, 2025**

The Kemps Village East (KVE) proposal results in thirteen (13) additional students for IWCS and contributes to the broader pressure facing Isle of Wight County Schools. These realities underscore the need for coordinated planning as residential development in the northern end of the county continues.

Kemps Village East Development Impact

Kemps Village East is a proposed development located at the intersection of Carrollton Boulevard and Cedar Grove Road. The development includes 35 detached single- family homes. Based on this plan and using data from the 2023 Cooperative Strategies Subdivision Yield Analysis Report prepared for IWCS, the division estimates the development would yield:

- Carrollton Elementary School (CAES) 4 students
- Westside Elementary School (WSES): 3 students
- Smithfield Middle School (SMS): 2 students
- Smithfield High School (SHS): 4 students
- Total: 13 students

Based on projected enrollment for the 2024–2025 school year and existing program capacities, each impacted school currently has sufficient capacity to absorb these additional 13 students. Table 1 illustrates the projected impact by school. However, there will be cumulative impacts to the division based on projects already in the subdivision pipeline. Those impacts are addressed in more detail in this letter.

Table 1

School	CAES	WSES	SMS	SHS
Program Capacity 2024	698	866	683	1,738
September 30, 2024 Enrollment	563	683	563	1,323
Kemps Village East	4	3	2	4
Total	567	686	565	1,327
Utilization	**81%**	**79%**	**83%**	**76%**

While there is currently sufficient program capacity at this time to accommodate the 13 students expected from KVE, their arrival may generate operational impacts, including:

- **Transportation:** There may be a need for an additional bus and driver if transportation resources in the Carrollton area cannot absorb the increased demand.
- **Special Education:** Approximately 15% of IWCS students receive special education services. Based on this, KVE could generate 2 additional students with special needs. This increase may necessitate additional special education teachers and instructional assistants, as well as specialized buses, drivers, and aides, depending on the level of services required to support the additional students.
- **Instructional Resources:** Additional teaching resources will be required, including textbooks, technology, classroom materials, and furniture to accommodate student needs.
- **Staffing and Class Size Compliance:** IWCS must maintain compliance with Virginia Standards of Quality for class sizes (§22.1-253.13:2). Depending on the grade levels and course requirements of new students, further instructional staffing may be necessary.
- **School-to-Work Pipeline:** Double-blocked CTE classes, including welding, culinary arts, and building trades, are at capacity. As the student population increases, a smaller percentage of the high school students will have an opportunity to participate in CTE classes without an expansion of space, equipment, and instructors.

Cumulative Impact from Ongoing and Approved Developments

While KVE alone does not exceed current program capacity thresholds at the four zoned schools, the impact from developments currently under construction, and those already approved but not yet underway, presents a more urgent challenge. Table 2 reflects the cumulative impact of developments under construction on school program capacity.

Table 2

School	HES	CAES	WSES	SMS	SHS	Total
Program Capacity 2024	853	698	866	683	1,738	4,822
September 30, 2024 Enrollment	634	563	683	563	1,323	3,766
Utilization	**72%**	**78%**	**79%**	**82%**	**76%**	
Developments Under Construction						
Brewers Station Apts	0	9	8	6	11	34
The Crossings Condos	0	25	20	15	30	90
Mallory Point/Scott's Farm (SFD)	75	0	30	34	71	210
Mallory Point/Scott's Farm (SFA)	41	0	17	19	39	116
Total Students from Developments	**116**	**34**	**75**	**74**	**151**	**450**
Total Students (9/30/24 Enrollment + Total Students from Developments)	**758**	**597**	**758**	**637**	**1,474**	**4,216**
Utilization	**88.92%**	**85.53%**	**87.52%**	**93.27%**	**84.81%**	

Once these developments are fully occupied, several schools will approach or exceed 90% program capacity, with Smithfield Middle School reaching 93.27%. This triggers formal planning responses by IWCS, as outlined below.

Table 3 includes approved but not yet constructed developments and their anticipated effect on program capacity.

Table 3

Approved Developments	**HES**	**CAES**	**WSES**	**SMS**	**SHS**	**Total**
Archers Meade	0	6	5	4	7	22
Bridgepoint Commons	0	13	11	6	13	43
St. Luke's Village	0	17	14	10	21	62
Sweetgrass	27	0	11	13	26	77
The Grange	12	0	2	5	12	31
The Cottages	4	0	3	6	13	26
Timber Preserve	0	32	26	19	39	116
Total Students from Developments	**43**	**68**	**72**	**63**	**131**	**377**
Total Students	**793**	**665**	**830**	**700**	**1,605**	**4,593**
Utilization	**92.97%**	**95.27%**	**95.84%**	**102.49%**	**92.35%**	

Under this cumulative scenario, Carrollton Elementary, Westside Elementary, Smithfield Middle, and Smithfield High will approach or exceed 95% program capacity threshold. For instance:

- Smithfield Middle: 102.49% utilization
- Carrollton Elementary and Westside Elementary: Over 95% utilization
- Smithfield High: Nearing 953%

Per division regulation FB-R Facilities and Planning & Growth Management, implemented July 10 2025, when school program capacity exceeds key thresholds, IWCS takes the following actions:

- At 75% program capacity: Formation of a Long-Range Planning Committee
- At 85% program capacity: Development of a formal plan of action by the committee
- At 90% program capacity: Engagement of an architect to produce working drawings for potential solutions

Proposed developments, such as Kemps Village East, will result in schools extending far beyond capacity. Table 4 shows proposed developments and projected student yields from each.

Table 4

Proposed Developments	HES	CAES	WSES	SMS	SHS	Total
Gwaltney Farms	0	33	25	18	34	110
Kemps Village East	0	4	3	2	4	13
Promontory	37	0	9	12	25	83
Total Students from Proposed Developments	**37**	**37**	**37**	**32**	**63**	**196**
Total Students from All Developments (under construction, approved, and proposed) and current enrollment	**830**	**702**	**867**	**732**	**1,668**	**4,799**
Utilization	**97.30%**	**100.57%**	**100.12%**	**107.17%**	**95.97%**	

In conclusion, as Isle of Wight County continues to grow, our school division must respond with intentional, forward-looking solutions. Rising student enrollment calls for more than short-term adjustments; it demands a long-term commitment to expanding and updating our educational facilities. Strategic investments in infrastructure, especially in areas such as special education and career and technical programs, are essential to meet the needs of all students. As our community grows, so must our dedication to providing every child with the space, support, and resources they need to succeed.

Community Impact Statement

Kemps Village East @ Carrollton

COMMUNITY IMPACT STATEMENT

Kemps Village East @ Carrollton

NARRATIVE

This application requests a Zoning amendment of approximately 12.57 acres for a proposed 35-unit single-family (condominium-style) residential development, and 2.57 acres or 112,080 square feet of commercial, being referred to as Kemps Village East @ Carrollton. The proposed development is located on the southeast corner of Carrollton Boulevard (Rt. 17) and Cedar Grove Road (Rt. 661) within the Newport Development Service District (DSD).

The zoning amendment seeks to rezone the property from Rural Agricultural Conservation (RAC) to Planned Development-Mixed-Use (PD-MU) to allow for 35 single-family detached residential homes on approximately 6,000 square foot lots to be developed in a condominium style development.

Four residential models are planned for the proposed development, ranging from $389,000 to $649,000 and in size from 1,800 square feet to 3,600 square feet. Unit sizes and prices were estimated proportionally, with the smallest model being 1,800 square feet priced at $389,000, followed by a 2,500 square foot model priced at $489,000, a 3,200 square foot model priced at $589,000, and a 3,600 square foot model priced at $649,000.

The commercial development is expected to be convenience retail, potentially with gas pumps.

The proposed development will be accessed directly from Cedar Grove Road and will be served by private streets, and central public water and sewer systems. A park and open space parcel is also proposed.

LOCATION

The property is located at the corner of Carrollton Boulevard and Cedar Grove Road (Rt. 661) and backs up to the Rollingwood Subdivision. The area is predominantly residential with Rollingwood being one of several residentially developed properties served by Cedar Grove Road. If this proposal is approved, it will leave two (2) properties along Cedar Grove Road undeveloped, one being approximately 15 acres (zoned Suburban Residential - SR) and the other 26 acres (zoned RAC).

Carrollton Boulevard is a primary north/south corridor. The intersection at Cedar Grove Road is an existing signalized intersection. All access is to the proposed development will be provided via Cedar Grove Road with no direct access from Carrollton Boulevard.

Across Carrollton Boulevard from the proposed location is an existing junkyard, an insurance office, a mobile home park, scattered residential and commercial properties, including the Dollar General. There is also numerous existing

residential neighborhoods with varying densities located in the surrounding area along with scattered commercial developed along Carrollton Boulevard.

The property is located less than a mile from the Suffolk City Line.

ADEQUACY OF EXISTING PUBLIC FACILITIES AND SERVICES

A. Water and Sewer Facilities:

The lots will be served by central water and sewer systems to be constructed in accordance with Isle of Wight County's development standards for new water and sewer utilities.

The source of water for this area of the County is the City of Suffolk, Virginia water treatment plant. There is an existing 16" water main located within the right-of-way of Carrollton Boulevard.

There is an existing 30" HRSD force main along Carrollton Boulevard. As part of the development, a new pump station and distribution system will be required to convey the wastewater flows from the homes to the existing HRSD force main. The proposed location is shown on the site plan and all proposed improvements will meet the requirements of the County and HRSD.

The size of water and sewer lines interior to the development shall be determined as part of the final engineering approval. The applicant shall convey all required water and sewer improvements to the County at no cost at such time as they are completed. There are no off-site water and sewer improvements necessary to serve the development.

B. Drainage Facilities and Environmental Considerations:

The site is presently a vacant, wooded property with little slope and little potential for erosion. The existing site flows into the upper impoundment area of Smith's Neck Creek. This impounded pond has been separated by an earthen dam; this dam has changed this portion of Smith's Neck Creek from a tidal system to a fresh water pond. The dam is +/-1, 330 feet from the subject property.

A Water Quality Impact Assessment (WQIA) has been prepared which states that there is no presence of a Resource Protection Area (RPA) on the property. In fact, the RPA and its 100 foot buffer is located approximately 1, 200 feet from the site.

Being that the property has little to no slope, the applicant proposes to use best management practices (BMPs) to accommodate the additional stormwater runoff. The BMPs will be located between the commercial and the single-family portion of the site. There will be little effect on the hydrology from the

development due to the recharge ability of the proposed BMP to the aquifer. A single outfall will be constructed for the stormwater discharge to the upper Smith's Neck Creek system. The Virginia Runoff Reduction Method (VRRM) calculations will be used to insure that the pollutant loads meet the State's discharge requirements.

The existing .905 acre of wetlands that have been identified on site will be protected and any disturbance will be temporary.

C. School Facilities:

The following table shows Isle of Wight County's Projected School current capacity and enrollment numbers with the addition of projected students from Kemps Village East, as predicted by the Fiscal Impact Analysis prepared by Ted Figura Consulting, Inc.

School	Programmed Capacity	Current Enrollment	Remaining Capacity	Projected student enrollment from Kemp Village East	Remaining Capacity after Kemps Village East
Carrollton ES	720	662	58	4	54
Westside ES	849	729	120	3	117
Smithfield MS	634	610	24	2	22
Smithfield	1588	1348	240	4	236

Source: Isle of Wight County Schools for capacity and enrollment numbers.

Per Mr. Figura's analysis, the proposed 35 units are expected to generate 13 new students. The development is currently zoned for Carrollton Elementary, Westside Elementary, Smithfield Middle and Smithfield High Schools. The estimated distribution of these 13 new students are shown in the table above.

Given the current capacity and enrollment numbers, none of the schools to which students from the proposed development would be assigned are projected to reach their building capacities directly due to the development of Kemps Village East @ Carrollton. It is also unlikely that an additional school bus will be required to accommodate the 13 new students.

It is also noteworthy to mention the number of private schools located within a 10- to 20-mile radius that provide alternative educational choices to existing and future residents.

D. Emergency Service Facilities

Studies show that service standards for emergency services are more cost effective for land intensive development as more dispersed development patterns increase local government cost and response times. For this and other cost-effective reasons, growth management strategies contained in the County's 1991 Comprehensive Plan created Development Service Districts (DSD's). The proposed development is located within the Newport Development Service District where emergency response stations can provide quick response times due to close proximity.

These include:

a. Carrollton Volunteer Fire Department .8 mile

b. Smithfield Volunteer Fire Department 6.5 miles

c. Isle of Wight Volunteer Rescue Squad 9 miles

d. Isle of Wight Sheriff's Department 15 miles

- Fire and Rescue

Carrollton Volunteer Fire Department has the primary responsibility for providing fire protection and emergency medical services, with paramedic staff also based at this location. The Carrollton fire station is located within .8 mile of the development.

Sentara St. Luke's is located within 4 miles of the development offering urgent care, doctor offices and other medical services.

- Law Enforcement

The Isle of Wight Sheriff's Department has the primary responsibility for providing law enforcement within the development. The department is located approximately 15 miles from the development; however, patrol areas are designated to provide strategic response times to the development and throughout the County.

In addition, it is important to note for consideration of this application that no capital improvements were referenced in the County's FY 2024-33 Capital Improvements Program (CIP) to accommodate for growth in this area of the County.

E. Transportation Facilities:

The residential portion of the development will have one access point along Cedar Grove Road, identified as Kemps Circle and located approximately 400 feet west of Carrollton Boulevard. All internal streets, including the main access point will be private and will be maintained by the Condominium/Homeowner's Association.

The commercial portion will be supported by a right-in/right-out driveway to Carrollton Boulevard, approximately 500 feet south of the Cedar Grove Road intersection, along with secondary access from the proposed Kemps Circle.

A Low-level Traffic Memorandum was completed by McPherson Consulting, LLC dated January 12, 2023, revised July 25, 2023 to quantify the proposed development's trip generation and turn lane requirement for the signalized intersection at Carrollton Boulevard and Cedar Grove Road and the proposed site entrance along Cedar Grove Road. The anticipated development buildout is 2024 with a total number of 3,826 daily trips, consisting of 330 residential vehicle trips and 3,496 commercial vehicle trips.

It was determined per the traffic memorandum that the Carrollton Boulevard and Cedar Gove Road intersection operates at an overall LOS A during all proposed development scenarios.

Turn lane warrants were also performed at the site of the entrance along Cedar Grove Road and the site entrance along Carrollton Boulevard. Given the minimal traffic along Cedar Grove Road, the proposed development does not generate enough inbound peak hour trips to warrant a left-turn lane.

Therefore, based upon the size and the existing laneage at the Cedar Grove Road signalized intersection, the following improvements are needed.

- Construct an exclusive right-turn lane along Carrollton Boulevard to include 200' storage and 200' taper. This right-in/right-out driveway should be constructed when the commercial portion of the development occurs.

CONCLUSION

This request for Zoning Amendment for Kemps Village East @ Carrollton represents a type of "in-fill development" and will incorporate a condominium-style single-family (detached) development to complement surrounding choices.

Kemps Village exemplifies the Comprehensive Plan's growth management strategy with an emphasis on "contained growth" to require less consumption of land County-wide. It further promotes an eco-conscious housing development proposing homes built closer to the road and to each other, while offering open green spaces and eco-friendly stormwater strategies, and avoids impacts to environmentally sensitive areas.

Kemps Village will have an overall positive fiscal impact on the general and enterprise funds of Isle of Wight County and will create an additional customer base for the County's growing public water system in which significant County investment has recently been made.

In conclusion, the proposed development integrates housing and commercial uses in its overall design for walkability, reducing the need for vehicular travel as dictated by the County's Comprehensive Plan. The proposed development is consistent with Newport DSD "mixed use" land use designation, and is intended to mix housing within the development and surrounding areas with shopping, restaurants, and employment opportunities.

Water Quality Impact Assessment

Kemps Village East @ Carrollton

Project overview

The project will develop 12.49 acres at the south east corner of Carrollton Blvd, (Route 17) and Cedar Grove Road (Route 661). The proposed development of this property will have a 2.57 acre commercial site and 35 detached single family home condominium units. The site is presently wooded and has little slope and little potential for erosion. The existing site flows into the upper impoundment area of Smith Neck Creek. This impounded pond has been separated by an earthen dam; this dam has changed this portion of Smith Neck Creek from a tidal system to a fresh water pond. The dam is +/- 1,330 feet from the subject property.

Contents of the major water quality impact assessment.

a. Location of the components of the resource protection area including the one-hundred-foot buffer area delineated in accordance with section 3001.

The 100 foot RPA buffer is approximately 1,300 feet from this site.

b. Location and nature of the proposed encroachment into the buffer area, including type of paving material; areas of clearing or grading; location of any structures, drives, or other impervious cover; and sewage disposal systems or reserve drain field sites;

There is no encroachment into the 100 foot RPA buffer.

c. Type and location of proposed best management practices to mitigate the proposed encroachment;

The proposed best management practices (BMPs) have been located between the commercial and the single family portion of the site. The stormwater discharge from these areas will be directed into the upper Smith Neck Creek system.

d. Location of existing vegetation on site including the number and type of trees and other vegetation to be removed in the buffer to accommodate the encroachment or modification;

This site is not in the RPA buffer.

e. Re-vegetation plan that supplements the existing buffer vegetation in a manner that provides for pollutant removal, erosion and runoff control.

This site is not in the RPA buffer.

A hydro-geological element that:

a. Describes the existing topography, soils, and hydrology of the site and adjacent lands.

The existing topography and soil information that is available for the site shows that the site has a slope between 0 to 2 percent and the soil type is a fine sandy loam.

b. Describes the impacts of the proposed development on topography, soils, hydrology, and geology on the site and adjacent lands.

Being that the property has little or no slope, and the drainage from the developed area will be directed to a BMP located on the property, there will be little effect on the hydrology from the development due to the recharge ability of the proposed BMP to the aquifer.

c. Indicates the following:

i. Disturbance or removal of wetlands and justification for such action;

The existing 0.905 acre of wetlands that have been identified on site will be protected. A single outfall will be constructed for the stormwater discharge for this site. This area will be returned to the same elevation as before, so this disturbance should be temporary.

ii. Disruptions or reductions in the supply of water to wetland, streams, lakes, rivers, or other water bodies;

There will be no reduction of water supplied to the water systems in the area.

iii. Disruptions to existing hydrology including wetland and stream circulation patterns;

There will be no disruptions of water supplied to the water systems in the area.

iv. Source location of description of proposed fill material;

There will be limited filling of the property. The filling and grading will be only that necessary for the proposed construction connected with this project.

v. Location of dredging and location of dumping area for such dredged material;

There will be no dredging connected with this project.

vi. Estimation of pre- and post-development pollutant loads in runoff;

The Virginia Runoff Reduction Method (VRRM) calculations will be used to insure that the pollutant loads meet the State's discharge requirements.

vii. Estimation of percent increase in impervious surface on site, type(s) of surfacing material used;

When developed the impervious area on the site will be about 63%. This increase will be due to the construction of the commercial site and the roads, homes, driveways and patios that will be constructed for the single family homes.

viii. Percent of site to be cleared for project;

Most of the site will be cleared for this development, about 9.85 acres.

ix. Anticipated duration and phasing schedule of construction project;

The construction of the single family home condominium roads, utility and pump station will be performed in one phase and should be completed in five (5) months. The time line for the commercial site can not be determined at this time.

x. Listing of all requisite permits from all applicable agencies necessary to develop project.

After the rezoning of the property by Isle of Wight County other permits that will be need are:

Approval of pump station by: Virginia Health Dept and HRSD

Approval of road connection to the existing roads by: VDOT.

Approval of the drainage outfall by; DEQ.

d. Describes the proposed mitigation measures for the potential hydrogeological impacts. Potential mitigative measures include:

i. Additional proposed erosion and sediment control concepts beyond those normally required under subsection 4000(b)5. of this ordinance; these additional concepts may include the following: minimizing the extent of cleared area; perimeter controls; reduction of runoff velocities; measures to stabilize disturbed areas; schedule and personnel for site inspection.

During the construction the retention area will be used as a sediment trap for the project.

ii. When required, proposed stormwater management system for nonpoint source quality and quantity control in compliance with Chapter 14A of Isle of Wight County's Stormwater Management Ordinance.

The Virginia Runoff Reduction Method (VRRM) calculations will be used to insure that the pollutant loads meet the State's and Isle of Wight County's discharge requirements.

3. A vegetative element that:

a. Identifies and delineates the location of all woody plant material on site, including all trees on site eight (8) inches or greater diameter at breast height or, where there are groups of trees, said stands may be outlined.

A tree survey has not been performed; this site is not in the RPA buffer.

b. Describes the impacts the development or use will have on the existing vegetation. Information should include:

The limit of tree removal has not been shown on the preliminary development plans.

c. Describes the proposed measures for mitigation. Possible mitigation measures include:

There is no mitigation or restoration proposed for this project. This site is not in the RPA buffer.

4. For phased projects, an updated WQIA shall be provided for each phase to the county planning and zoning department demonstrating the project's compliance with the criteria of the original WQIA. An updated WQIA shall be required until all phases of the project are complete.

The construction of the single family homes, roads, utility and pump station will be performed in one phase. The time line for the commercial site can not be determined at this time.

TTC Corporation

Environmental Sciences and Consulting since 1989

Environmental Due Diligence: Screening Process

Conducted on:
Cedar Grove Road
TP # 34-01-117, 12.57 acres
Carrollton, VA 23314
Project Number: 25004T.PHI
For:
Kemp Dell Builders, Inc.
Issue Date:
February 26 ,2025

ENVIRONMENTAL CERTIFICATION

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in S312.10 of this part [40 CFR Part 312]. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312. *Environmental due diligence was performed in accordance with the applicable ASTM standards (E15278" Standard practice for environmental Due Diligence: Transaction Screen process"), that all known information on environmental conditions has been disclosed, that the information presented to Kemp Dell Builders is complete and truthful to the best of his/her knowledge, the report is intended to be used and relied upon by Kemp Dell Builders the subject property is suitable for residential or public land use, and the subject property does not represent a significant risk to human health and the environment.*

K M Miller

Keith M. Miller, CES, CWD, CHMM
President
TTC Corporation

INTRODUCTION

Executive Summary

13561 Courthouse Highway
Smithfield, Virginia 23430
Cell 757-409-2869
Email: TTCCorporation@aol.com

TTC Corporation

Environmental Sciences and Consulting since 1989

TTC Corporation has conducted an Environmental Risk Screening Assessment (ESA) of the subject property located at Cedar Grove Road, TP#34-01-117 in Carrollton, Virginia for Kemp Dell Builders, Inc. The property consists of approximately 12.57 acres located on the east side of Cedar Grove Road in Carrollton, Virginia and consists of undeveloped, wooded land with no structures or other features.

SUMMARY

The subject property consists of approximately 12.57 acres of undeveloped, wooded land.

According to historical aerial photographs from 1994 through 2024 the property was vacant undeveloped wooded land with no indication of structures or prior development.

Visual inspection of the subject property indicated NO or LIMITED presence of the following:

NO previous hazardous material storage

NO building structures or other improvements

LIMITED illegal dumping or storage: One small pile of waste tires (approx. 10 to 12 tires) was observed near the north eastern perimeter of the property. This waste tire pile constitutes a " De Minimis " environmental issue and is NOT considered a Recognized Environmental Concern (REC).

There were NO Recognized or Historical Environmental Conditions (REC / HEC) noted on the subject property.

No further environmental investigation (Phase II ESA) is warranted.

This ESA was conducted in accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E 1528-22. This ERS Assessment includes a summary of the site reconnaissance conducted on TP#34-01-117 Cedar Grove Road, a review of environmental databases, a review of historical data sources, and personal interviews. Any exceptions to or deletions from these ASTM practices are described later in this report.

13561 Courthouse Highway
Smithfield, Virginia 23430
Cell 757-409-2869
Email: TTCCorporation@aol.com

Based on NO identified RECs and HEC's in connection with the subject property, TTC has concluded that the risk of encountering contamination is low, if subsurface activities were to occur within the Project Area. Because of this conclusion, TTC makes the following recommendations. No further action or a Phase 2 ESA is recommended at this time.

INTRODUCTION

Purpose and Involved Parties

This ERS Assessment documents the evaluation of the Project Area for indications of "recognized or historical environmental conditions." A recognized environmental condition (REC) or historical environmental condition (HEC) is defined by ASTM Practice E 1528-22 as: "The presence or likely presence of any hazardous substances or petroleum products on a project site under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the project site or into the ground, groundwater, or surface water of the project site. The term includes hazardous substances or petroleum products even under conditions of storage and use in compliance with local and state laws and regulations.

The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of regulatory governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

LEGAL BACKGROUND TO FEDERAL LAW AND THE PRACTICES ON ENVIRONMENTAL ASSESSMENTS IN COMMERCIAL REAL ESTATE TRANSACTIONS

The Legal Task Group of Subcommittee E50.02 on Environmental Assessments in commercial Real Estate Transactions provides the following background to the" all appropriate Inquiry" obligation under the Comprehensive Environmental Response, Compensation and Liability Act(CERCLA) amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA),the Asset Conservation, Lender Liability, and Deposit Insurance Protection Act of 1996 (the" Lender Liability Amendments"), and the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the" Brownfields Amendments"). This background to CERCLA, (also commonly known as the Superfund Law), outlines the parties' potential liability for the cleanup of hazardous substances under CERCLA, potentially available protections from such liability, the requirements for " all

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appropriate inquiry" under CERCLA, the statutory definition of hazardous substances, petroleum products and petroleum exclusion to CERCLA, and reasons why certain constituents of potential environmental concern are excluded from the scope of CERCLA and this practice. The Legal Task Group also notes that, with the changes to CRECLA brought about by the Brownfields Amendments and the implementation of said amendments by EPA, the Environmental Transaction Screen Practice (E 1528), although still a useful transactional environmental screening tool, no longer meets the requirements for "all appropriate inquiry" which is key to establishing CERCLA's landowner liability protections, or LLP's.

Practice E 1528 has been developed to define" all appropriate inquiry" for the purpose of establishing any of the three LLP's available under CERCLA as amended by the Brownfields Amendments. This Legal Appendix makes information reference to the other criteria, beyond the" all Appropriate inquiry" criterion, that are necessary for successfully asserting any of the three LLP's.

Environmental Professional means:

A person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases on, at, in, or to a property, sufficient to meet the objectives and performance factors.

Relevant experience means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases to the subject property.

In order to qualify for one of the Landowner Liability Protections (LLP's) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments") the user must provide the following information to the environmental professional.

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

2. Activity and land use limitations that are in place on the site or have been filed or recorded in a registry (40 CFR 312.26).

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 9).

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5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

SUMMARY

TTC Corporation was requested by Mr. Kemp (Kemp Dell Builders) to perform an Environmental Risk Screening Assessment of the property located at TP#34-01-117, Carrollton, Virginia. TTC Corporation utilizes the standards set by the American Society for Testing and Materials for the purpose of due diligence and innocent land owner defense under CERCLA liability. ASTM E1528 - 22 states the *" recognized environmental liabilities " are defined as the presence or likely presence of any hazardous substances or petroleum products found on the property which exist under conditions that could indicate a release, past or present, or a material threat of any hazardous substances into structures, ground, ground water or surface water on or adjacent to the property. This does not include de Minimus conditions that in general do not represent a risk to public health or the environment.*

It is understood that Mr. Kemp and his agents and assignees are using this information as part of their decision making process regarding the site, as such, the information in this report may be relied upon for the purpose of due diligence.

On February 25, 2025 we visited the above referenced site and conducted an Environmental Risk Assessment at your request. The following report will spell out our OBSERVATIONS, CONCLUSIONS and RECOMMENDATIONS regarding this property.

This work has been performed using reasonable care within the scope of work and in accordance with budgetary limitations, in keeping with industry standards and in accordance with generally accepted environmental science standards and practices. No other warranty expressed or implied is made.

DETAILED SCOPE OF SERVICES

The following tasks were completed during the course of this assessment:

Records review (including but not limited to) examination of city records, maps, surveys, zoning and any other information pertaining to property location and use.

Site reconnaissance (including but not limited to) site visit and assessment, site

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conditions, topography, land use, adjoining property and it's uses past and present, roads, water, sewer, exterior and interior observations, and other potential environmental liabilities on the subject property.

Review of zoning requirements, types of businesses and activities operating in the area, surrounding land uses to reveal potential environmental influence on the subject property.

Review of other available historical records and agency lists to reveal potential concern of prior impacts on the property.

Performance of appropriate interviews with individuals knowledgeable of environmental practices affecting the property.

Investigation of structures, under ground or above ground storage tanks, the nature of trash or rubble found on the site, storage and disposal practices, and other conditions indicative of environmental liabilities at the site.

Period of investigation: February 24th through February 25th , 2025. The weather was seasonable with temperatures in the 50's.

All methods of investigation are based on ASTM standard practices for environmental site assessments as set forth in ASTM E 1528 - 22.

SIGNIFICANT ASSUMPTIONS

Our Conclusions and Recommendations are based upon our observations at the site, the reviewed documentation, any test results reviewed, interviews and other information provided and our previous experience in this area. The Conclusions And Recommendations assume that data and other information provided are reasonably accurate. It must be recognized that available agency records and other information reviewed in this assessment are often incomplete, contain errors, may not be current, may list alternative facility names or addresses, or may provide otherwise misleading data. Verification of agency data, determination of facility locations that are listed by post office box, continuous updating and other tasks related to data base information are generally beyond the scope and cost allowance of this assessment. However, the Environmental Professional performing the review has made a reasonable effort to compensate for errors or insufficiencies in the information reviewed that are in light of other information actually known to the Environmental Professional. It should also be recognized that information may be available which was not found or reviewed in this assessment. The Conclusions and Recommendations are based on a limited review of the site and cannot provide complete

assurance that all liabilities were detected. The Conclusions and Recommendations do not reflect variations in site conditions not visually apparent or which could exist intermediate of the sample locations or which could exist in the future.

TTC Corporation has analyzed the information obtained in this audit in keeping with existing guidelines and regulations, but cannot accurately predict what actions or interpretations any given agency or individual may take presently.

This Environmental Risk Screening Assessment does not constitute an Environmental Compliance Audit or a Business Environmental Risk Audit. These services are considered to be outside the scope of this Assessment.

This Assessment is partially based on information that is practically reviewable. Practically Reviewable means that information that is relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved be reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable.

SITE DESCRIPTION

LOCATION and DESCRIPTION

The property is located on the east side of Cedar Grove Road in Carrollton, Virginia. The property consists of approximately 12.57 acres of vacant wooded land. The surrounding area is residential. The site is topographically flat with grades of 1 % to 5% with surface drainage generally to the south into . Area Geology and Hydrogeology: The project site lies in the physiographic province known as the coastal plain the coastal plain is underlain by unconsolidated sediments consisting primarily of sand, clay, silt and gravel (with variable amounts of shell materials) ranging from Cretaceous to Holocene age. On the basis of lithologic and hydrologic analysis of the sediments, a hydrogeologic framework consisting of a water table aquifer and seven confined to semi-confined and intervening aquatards (less permeable units) have been identified.

Topographically, the site lies at an elevation of approximately 40 feet above mean sea level with area surface drainage generally to the east into the public drainage systems. (U.S. Geological Survey Quadrangle 7.5 minute series, 1965, photo revised 1986

SUBJECT PROPERTY
REC and HEC Checklist

On site Environmental Concern	De Minimus	REC / HEC

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1. Water bodies, springs, lagoons, swamps, rivers, lakes, ponds, etc.	**( ) Yes (X) No**	**( ) Yes (X) No**
2. Storm drains, wells, cisterns	**( ) Yes (X) No**	**( ) Yes (X) No**
3. Floor drains, septic systems	**( ) Yes (X) No**	**( ) Yes (X) No**
4. Damaged/leaking transformers	**( ) Yes (X) No**	**( ) Yes (X) No**
5. Heavy equipment, tankers, spray rigs, paint booths	**( ) Yes (X) No**	**( ) Yes (X) No**
6. Storage containers, drums	**( ) Yes (X) No**	**( ) Yes (X) No**
7. Chemical, petroleum foul odors	**( ) Yes (X) No**	**( ) Yes (X) No**
8. Dumping, disturbed soil, direct burial activity injection wells, other disposal activities	**( ) Yes (X) No**	**( ) Yes (X) No**
9. Surface impoundments/holding ponds (other than stormwater retention)	**( ) Yes (X) No**	**( ) Yes (X) No**
10. Wastewater discharges	**( ) Yes (X) No**	**( ) Yes (X) No**
11. Sumps, hydraulic lifts/equipment	**( ) Yes (X) No**	**( ) Yes (X) No**
12. ASTs, USTs, fill pipes, vent pipes, vaults, UST manhole covers, pumping equipt,	**( ) Yes (X) No**	**( ) Yes (X) No**
15. Leachate or seeps	**( ) Yes (X) No**	**( ) Yes (X) No**
16. Chemically distressed, stained vegetation	**( ) Yes (X) No**	**( ) Yes (X) No**
17. Chemical spills/releases	**( ) Yes (X) No**	**( ) Yes (X) No**
18. Petroleum sheen's on water (excluding parking lot ponding)	**( ) Yes (X) No**	**( ) Yes (X) No**
19. Prolonged use or misapplication of pesticides herbicides, soil conditions, fertilizers	**( ) Yes (X) No**	**( ) Yes (X) No**
20. Other	**( ) Yes (X) No**	**( ) Yes (X) No**

On-Site Industrial/Manufacturing Activity Concern	**REC Found**	**HEC Found**
1. Agricultural or horticultural production	**( ) Yes (X) No**	**( ) Yes (X) No**
2. Airport or aircraft maintenance	**( ) Yes (X) No**	**( ) Yes (X) No**
3. Analytical testing laboratories	**( ) Yes (X) No**	**( ) Yes (X) No**
4. Asphalt or cement plant	**( ) Yes (X) No**	**( ) Yes (X) No**
5. Chemical manufacturing or treatment	**( ) Yes (X) No**	**( ) Yes (X) No**
6. Dairy, meat or food processing	**( ) Yes (X) No**	**( ) Yes (X) No**
7. Dry cleaning facilities	**( ) Yes (X) No**	**( ) Yes (X) No**
8. Explosives manufacturing	**( ) Yes (X) No**	**( ) Yes (X) No**
9. Foundries, smelters or casting operations	**( ) Yes (X) No**	**( ) Yes (X) No**
10. Freight terminals	**( ) Yes (X) No**	**( ) Yes (X) No**
11. Gasoline station or convenience store	**( ) Yes (X) No**	**( ) Yes (X) No**
12. Herbicide or pesticide manufacturing	**( ) Yes (X) No**	**( ) Yes (X) No**
13. Incineration furnace or air emissions	**( ) Yes (X) No**	**( ) Yes (X) No**
14. Inks, dye and paint manufacturing or use	**( ) Yes (X) No**	**( ) Yes (X) No**

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15. Junk or scrap yard	**( ) Yes (X) No**	**( ) Yes (X) No**
16. Landfill or open dump	**( ) Yes (X) No**	**( ) Yes (X) No**
17. Livestock feed lots or manure stockpiles	**( ) Yes (X) No**	**( ) Yes (X) No**
18. Machine shops	**( ) Yes (X) No**	**( ) Yes (X) No**
19. Metal fabrication or production	**( ) Yes (X) No**	**( ) Yes (X) No**
20. Metal plating or finishing	**( ) Yes (X) No**	**( ) Yes (X) No**
21. Military base	**( ) Yes (X) No**	**( ) Yes (X) No**
22. Mining or quarry activities	**( ) Yes (X) No**	**( ) Yes (X) No**
23. Motor vehicle maintenance or repairs	**( ) Yes (X) No**	**( ) Yes (X) No**
27. Photochemical laboratories	**( ) Yes (X) No**	**( ) Yes (X) No**
28. Plastic or fiberglass fabrication or manufacturing	**( ) Yes (X) No**	**( ) Yes (X) No**
29. Power plant	**( ) Yes (X) No**	**( ) Yes (X) No**
30. Printing industries	**( ) Yes (X) No**	**( ) Yes (X) No**
31. Railroad yard or spur	**( ) Yes (X) No**	**( ) Yes (X) No**
32. Treatment, storage & disposal (TSD) facility	**( ) Yes (X) No**	**( ) Yes (X) No**

INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

Hazardous substances in connection with identified uses, including storage, handling and disposal:

None

Hazardous substance containers and unidentified substance containers including, storage, handling and disposal:

None

Storage Tanks including, contents and assessment of leakage or potential for leakage:

None

Indications of solid waste disposal

One small waste tire pile (approx. 10 to 12 tires) was identified on the subject property.

CURRENT USE of the PROPERTY:

The site is currently undeveloped land with No structures.

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Past uses of the property:

According to aerial photographs:

- **1994 to 2024 the property was vacant wooded land**

Current and past use of adjoining properties:

This area of Carrollton has historically been industrial, residential and retail sales which was developed from the early 1970's to current dates.

During our site reconnaissance contiguous and nearby properties were observed. There was no evidence of hazardous substances, petroleum products or chemicals use, storage, treatment, generation, recycling or disposal was observed. No pits, ponds, lagoons or waste water discharges were observed on any adjacent properties.

RECORDS REVIEW

There were NO environmental issues or database listings were found on the subject property.

FINDINGS AND CONCLUSIONS

Conclusions

We have performed an ERS in conformance with the scope and limitations of ASTM E 1528 - 22 of the property located at TP#34-01-117, Cedar Grove Road in Carrollton, Virginia. There were NO Recognized Environmental Concerns (REC's) and Historical Environmental Concerns (HEC's) noted on the target property during of our site assessment.

Recommendations

The existing Waste Tire Pile (approx. 10 to 12 tires) should be removed and disposed of in accordance with the current Virginia Solid Waste Management Regulations.

There are no further Environmental Recommendations for the property located at TP#34-01-117, Cedar Grove Road, Carrollton, Virginia at this time. No further environmental investigation or Phase II ESA is recommended at this time.

The findings and conclusions presented in this report are based on the procedures

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described in ASTM Practice E 1528-22, informal discussions with various agencies, a review of the available literature cited in this report, conditions noted at the time of this ESA, and TTC's interpretation of the information obtained as part of this ESA. The findings and conclusions are limited to the specific project and properties described in this report, and by the accuracy and completeness of the information provided by others. An ESA cannot entirely eliminate uncertainty regarding the potential for RECs. Conducting this assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a project area within reasonable limits of time and cost. In conducting its services, TTC used a degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the same locality. This ESA conforms to the level of documentation required in ASTM Practice E 1528-22. However, TTC may omit discussion of certain records, i.e., sources deemed, in TTC's professional opinion, to be inapplicable, or of limited value, to this client. In accordance with ASTM, however, if the lack of available documentation results in a data gap, this data gap is identified herein and its significance is discussed.

Area Geology and Hydrogeology: The project site lies in the physiographic province known as the coastal plain the coastal plain is underlain by unconsolidated sediments consisting primarily of sand, clay, silt and gravel (with variable amounts of shell materials) ranging from Cretaceous to Holocene age. On the basis of lithologic and hydrologic analysis of the sediments, a hydrogeologic framework consisting of a water table aquifer and seven confined to semi-confined and intervening aquatards (less permeable units) have been identified.

Topographically, the site lies at an elevation of approximately 50 feet above mean sea level with area surface drainage generally to the south into the public drainage systems. (U.S. Geological Survey Quadrangle 7.5 minute series, 1965, photo revised 1986)

SITE ASSESSMENT DISCLAIMER AND LIMITATIONS

TTC Corporation is pleased to assist Mr. Kemp in the assessment of environmental conditions at the subject property, as outlined in this report. This report has been prepared for the exclusive use of Mr. Kemp, his agents and assignees for specific application to the property as assessed.

Our Conclusions and Recommendations are based upon our observations at the site, the reviewed documentation, any test results reviewed, interviews and other information provided and our previous experience in this area. It must be recognized that available agency records and other information reviewed in this assessment are often incomplete, contain errors, or may provide otherwise misleading data.

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However, the Environmental Professional performing the review has made a reasonable effort to compensate for errors or insufficiencies in the information reviewed that are in light of other information actually known to the Environmental Professional. It should also be recognized that information may be available which was not found or reviewed in this assessment. The Conclusions and Recommendations are based on a limited review of the site and cannot provide complete assurance that all liabilities were detected. The Conclusions and Recommendations do not reflect variations in site conditions not visually apparent or which could exist intermediate of the sample locations or which could exist in the future.

TTC Corporation has analyzed the information obtained in this audit in keeping with existing guidelines and regulations, but cannot accurately predict what actions or interpretations any given agency or individual may take presently, or what standards and practices may apply to the site in the future. Should such variations in regulations, guidelines or site conditions become apparent in the future, it will be necessary to reevaluate our Conclusions and Recommendations based upon additional analyses and on-site observations as appropriate.

Unless known conditions indicate other durations, it is generally assumed that a site assessment is valid for a period of 90 days.

Thank you for the opportunity to be of service to you at this time.

Signature of Environmental Professional

Sincerely,

K M Miller

Keith M. Miller, CES, CWD, CHMM
President
TTC Corporation

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PHASE IA CULTURAL RESOURCES ASSESSMENT OF THE PROPOSED KEMPS VILLAGE EAST DEVELOPMENT ON U.S. ROUTE 17 ISLE OF WIGHT COUNTY, VIRGINIA

April 2024

Prepared For:

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ABSTRACT

In April 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase IA cultural resources assessment of a 12.57 acre tract located at the southwest corner of U.S. Route 17 and Cedar Grove Road in northeast Isle of Wight County, Virginia. The 12.57-acre tract (Parcel 34-01-117) is bound on the northeast by U.S. Route 17 (Carrollton Boulevard), on the northwest by Cedar Grove Road (State Route 661), on the southwest by Smith's Neck Creek, and on the southeast by Parcel 34C-01-007. The parcel is currently owned by W. Bernard and Nell C. Owen, as trustees for W. B. Owen and Jean C. Barger of Carrollton, Virginia.

The Phase IA Assessment found no standing structures, no documented historic residence within the project area, and no surface evidence of archaeological resources in the project area. The project area has never been archaeologically surveyed and there are no documented archaeological sites on the property.

Three prehistoric archaeological sites have been recorded within one mile of the project area. Given the proximity of the project area to Smith's Neck Creek and prehistoric occupation commonly found along waterways, it would not be unreasonable to suggest that the project area has a moderate probability of containing a Native American archaeological site(s).

TABLE OF CONTENTS

ABSTRACT ..... **III**

LIST OF FIGURES ..... **VII**

LIST OF TABLES ..... **IX**

I. INTRODUCTION **1**

II. PHYSICAL AND ENVIRONMENTAL CONTEXT **5**

III. CULTURAL CONTEXT **11**

A. PREHISTORIC CONTEXT **11**

Paleoindian (Prior to 10,000 BC) 11
Archaic (8000-1200 BC) 12
Woodland (1200 BC-ca. AD 1600) 13

B. HISTORIC CONTEXT **16**

Settlement to Society (1607-1750) 16
Colony to Nation (1750-1789) 18
Early National Period (1789-1830) 19
Antebellum Period (1830-1860) 19
Civil War (1861-1865) 20
Reconstruction and Growth (1865-1916) 23
World War I to World War II (1917-1945) 23
The New Dominion (1945 to Present) 24

IV. RESEARCH DESIGN **29**

PREVIOUS RESEARCH **29**

MAAR Associates, Inc. 1993 29

PREVIOUSLY IDENTIFIED CULTURAL RESOURCES WITHIN ONE MILE **29**

Archaeological Sites 29
Architectural Resources and Historic Districts 31

RESEARCH GOALS AND METHODS **33**

Parcel Evaluation 33
Documentary Research 33
Field Methods 33

V. RESULTS OF FIELDWORK **35**

VI. CONCLUSIONS AND RECOMMENDATIONS **37**

VII. REFERENCES **39**

LIST OF FIGURES

Figure 1. Project area location on detail of USGS 1:100 000 Norfolk topographic quadrangle map, 1985. 2

Figure 2. Project area location on USGS 1:24 000 Benns Church, 1992 topographic quadrangle map. 3

Figure 3. Aerial photograph of the project area from 2023 (Google Earth). 5

Figure 4. General conditions of project area. 6

Figure 5. Topography of project area (County of Isle of Wight GIS 2024). 7

Figure 6. Mapped soils within the survey area (USDA Web Soil Survey 2024). 8

Figure 7. Approximate location of the project area on detail of *Virginia Discovered and Discribed* [sic.] (Smith 1624). 15

Figure 8. Approximate location of project area on detail of *Virginia and Maryland as it is Planted and Inhabited This Present Year 1670* (Herrmann 1673)..... 17

Figure 9. Approximate location of project area on detail of *A Map of the Most Inhabited Part of Virginia Containing the Whole Province of Maryland with Part of Pensilvania, New Jersey and North Carolina* (Fry and Jefferson 1751). 18

Figure 10. Approximate location of project area on detail of *A Map of the State of Virginia* (Boye 1828) 19

Figure 11. Approximate location of project area on detail of *Copy of a Map Military Reconnaissence Dept. Va.* (Worret 1862). 21

Figure 12. Approximate location of project area on detail of *Map of Part of Southeastern Virginia*. (Lindenkohl 1862). 20

Figure 13. Approximate location of the project area on detail of *Map of Isle of Wight and Part of Nansemond* (Campbell 1864). 22

Figure 14. Location of the project area on detail of USGS 1:62 500 Smithfield topographic quadrangle map, 1919. 25

Figure 15. Project area location on detail of USGS Benns Church 1:24 000 topographic quadrangle, 1948. 26

Figure 16. Project area location on detail of USGS Benns Church 1:24 000 topographic quadrangle, 1965. 27

Figure 17. Aerial photograph depicting the previously identified archaeological sites within roughly one mile of the project area (VCRIS 2024)..... 30

Figure 18. Aerial photograph depicting the previously identified architectural resources within roughly one mile of the project area (VCRIS 2024)..... 32

LIST OF TABLES

Table 1. Soil types within the project area (USDA. Web Soil Survey 2024).....9

Table 2. Previously Identified Archaeological Sites within One mile of the Project Area (VCRIS 2024). 31

Table 3. Previously Identified Architectural Resources within One mile of the Project Area (VCRIS 2024). 31

I. INTRODUCTION

In April 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase IA cultural resources assessment of a 12.57-acre tract located at the southwest corner of U.S. Route 17 and Cedar Grove Road in northeast Isle of Wight County, Virginia (Figure 1). The 12.57-acre tract (Parcel 34-01-117) is bound on the northeast by U.S. Route 17 (Carrollton Boulevard), on the northwest by Cedar Grove Road (State Route 661), on the southwest by Smith's Neck Creek, and on the southeast by Parcel 34C-01-007 (Figure 2). The parcel is currently owned by W. Bernard and Nell C. Owen, as trustees for W. B. Owen and Jean C. Barger of Carrollton, Virginia.

JRIA accessed the archival resources of the Virginia Department of Historic Resources (DHR) to compile documentation on all previously inventoried historic resources, including archaeological sites, historic structures, and historic districts within the project area vicinity. Documentary research, analysis of historic maps, and examination of aerial photographs was conducted to determine which portions of the study area have the highest sensitivity for both prehistoric and historic archaeological resources. The documentary research was then followed by a pedestrian survey of the study area to assess current site conditions and identify visible archaeological remains. All documentary research, archaeological field testing, and architectural survey associated with this project was conducted at a level in compliance with the Secretary of the Interior's standards (Department of the Interior 1983, 48 FR 44720-44723), as well as the DHR's *Guidelines for Conducting Historic Resources Survey in Virginia* (2017).

Any future Phase I cultural resources survey would need to follow the DHR Guidelines for Conducting Historic Resources Survey in Virginia (VDHR 2017).

Nicholas M. Luccketti, M.A., RPA, was the Principal Investigator for the project while JRIA Senior Archaeologist Anthony W. Smith, M.A., RPA, performed the pedestrian survey and background research, and JRIA Project Archaeologist Allison Romo, M.A., RPA, conducted background research and contributed the historic context to this report.

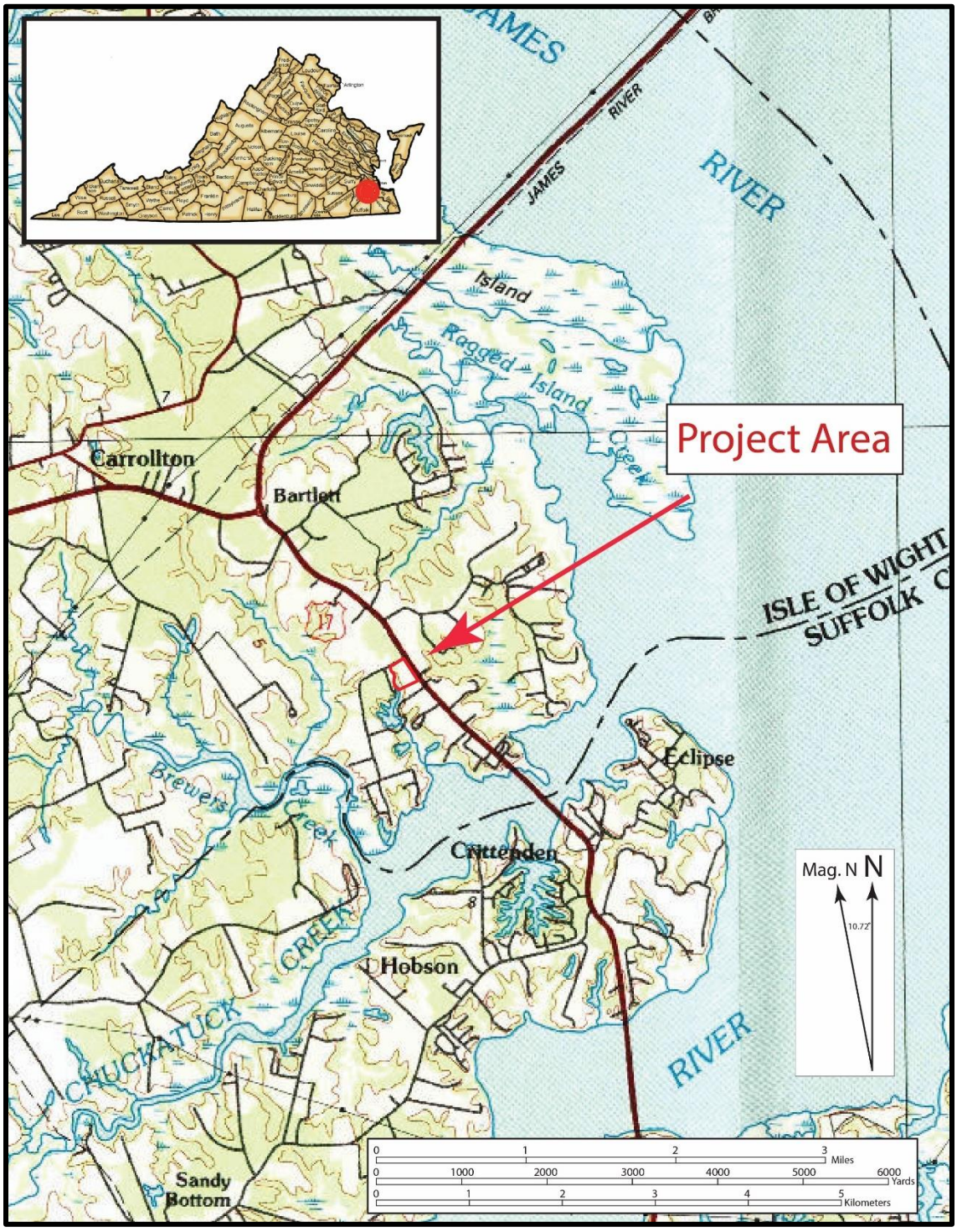


Figure 1. Project area location on detail of USGS 1:100 000 Norfolk topographic quadrangle map, 1985.

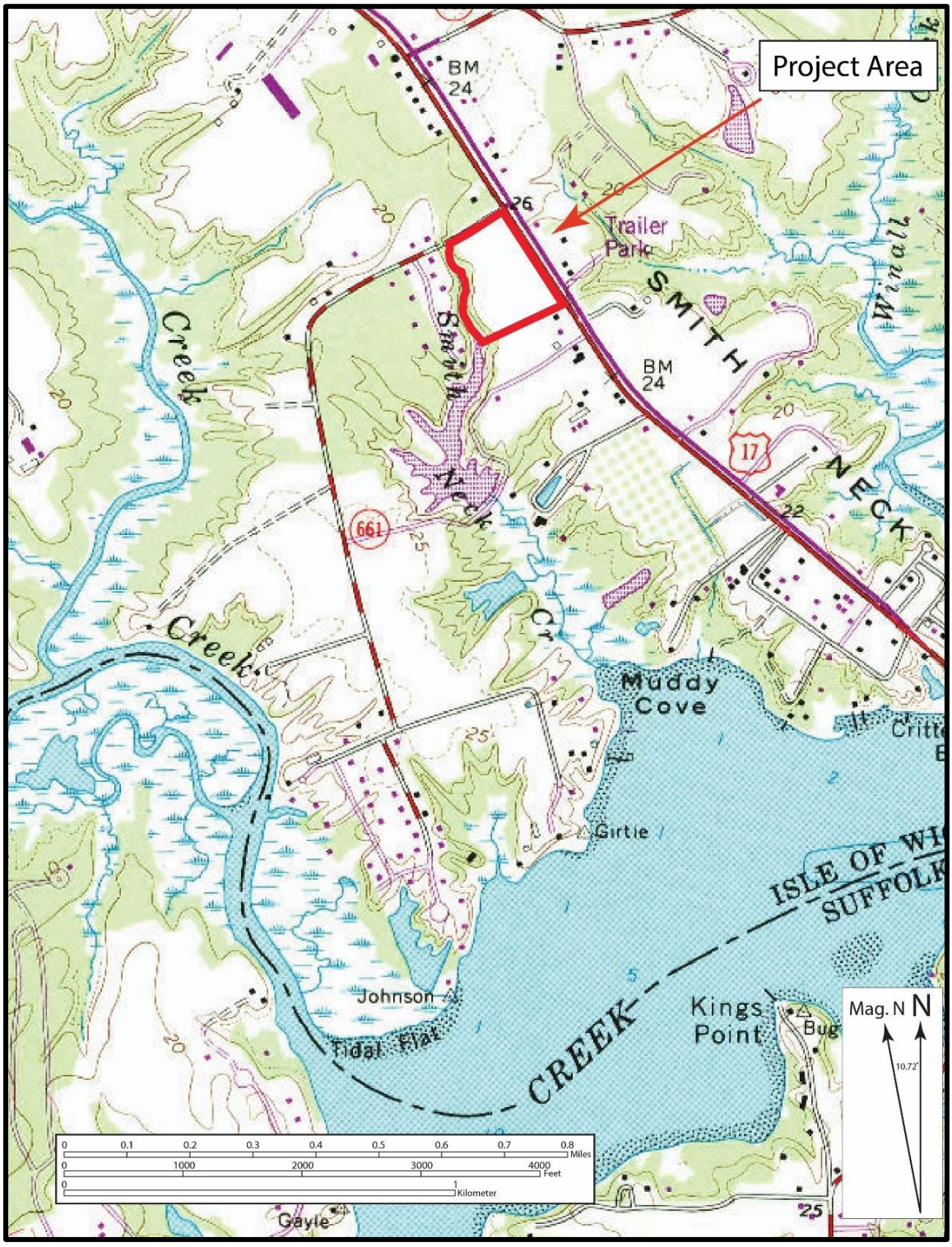


Figure 2. Project area location on USGS 1:24 000 Benns Church, 1992 topographic quadrangle map.

II. PHYSICAL AND ENVIRONMENTAL CONTEXT

The 12.57-acre project area (Parcel 34-01-117) is bounded on the northeast by U.S. Route 17 (Carrollton Boulevard), the northwest by Cedar Grove Road (State Route 661), the southwest by the headwaters of Smith's Neck Creek, and the southeast by neighboring Parcel 34C-01-007. The entire parcel is lightly wooded and fairly open, with a mix of relatively young (<30 years) hardwoods, mostly sweet gum and tulip poplar, and pine (Figures 3 and 4).

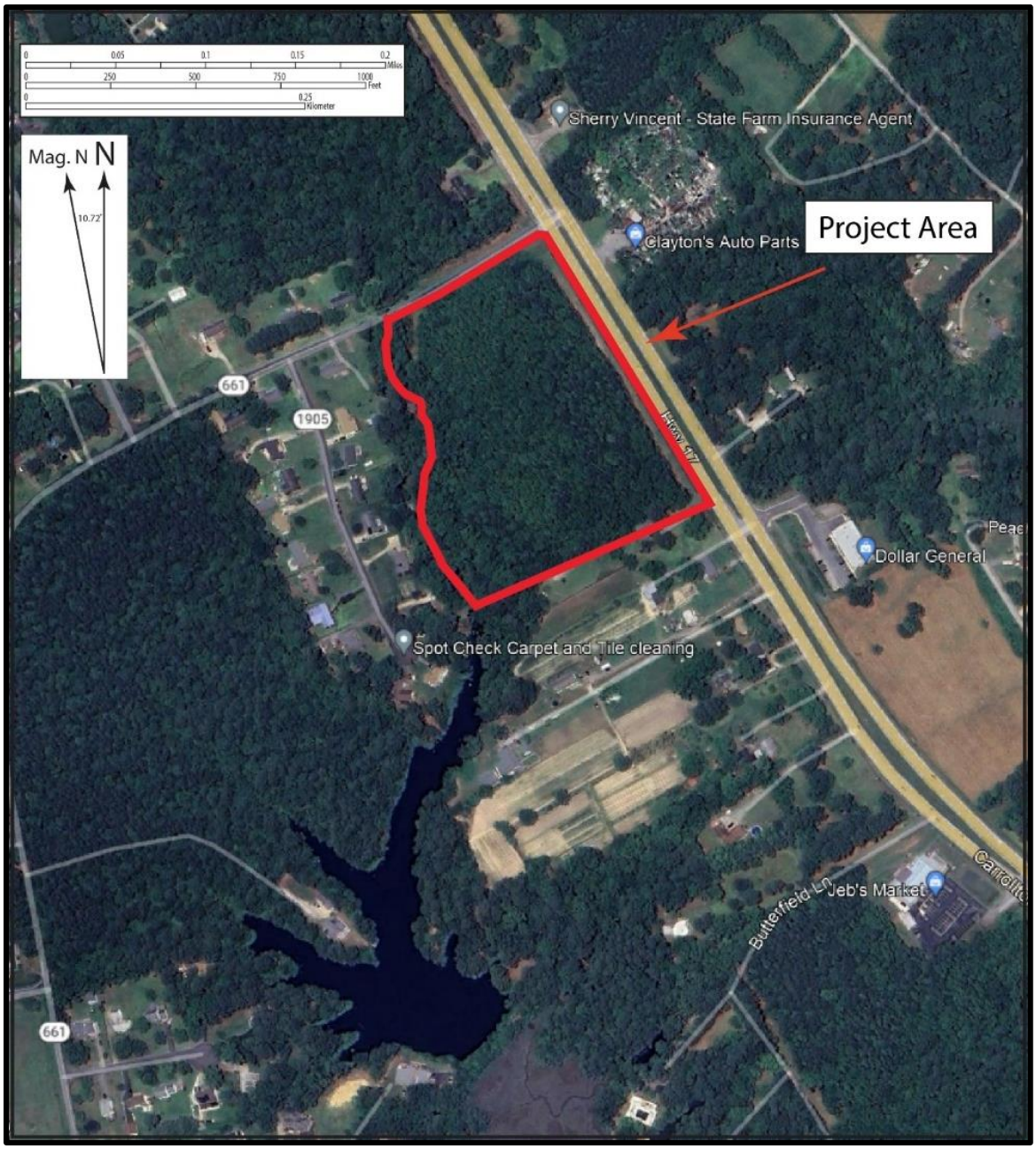


Figure 3. Aerial photograph of the project area from 2023 (Google Earth).



Figure 4. General conditions of project area.

The Smith's Neck area of Isle of Wight County is situated within the Lowland subprovince of the Coastal Plain physiographic province. The topography of this area is characterized by flat areas of low relief cut by a dendritic network of drainages, creeks, and tributaries (Figure 5). The project area itself is remarkably flat, resting between 20-22 feet above mean sea level (AMSL), with the only slopes lying along its southwest edge down to Smith's Neck Creek. The tract is drained by the dammed headwaters of Smith's Neck Creek which flows southeast into Chuckatuck Creek which, in turn, empties into the James River, and subsequently into Hampton Roads, the Chesapeake Bay, and the Atlantic Ocean.

The flat and well drained soils contained by the majority of the project area provide excellent agricultural potential. The central 52.9% of the project area is covered in what the USDA considers "Prime Farmland", the Emporia and Slagle fine sandy loams. Another 32% of the project area are considered "Prime Farmland If Drained", the Myatt and Yemassee fine sandy loams. The soils immediately abutting Smith's Neck Creek, the poorly drained and occasionally flooded Kinston loam and the excessively sloped Nevarc and Remlik complex, are generally poor in agricultural potential (Figure 6, Table 1).

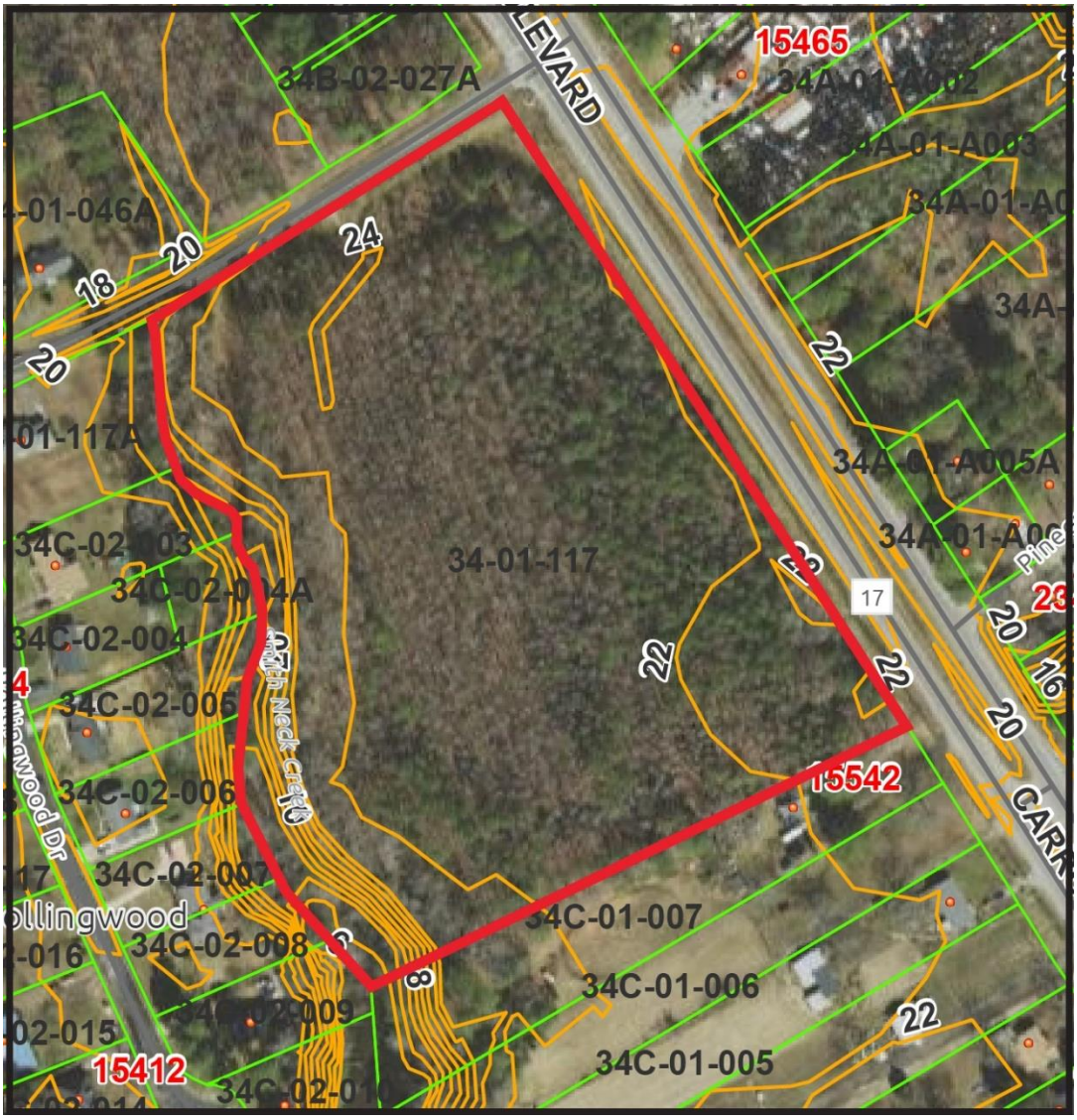


Figure 5. Topography of project area (County of Isle of Wight GIS 2024).

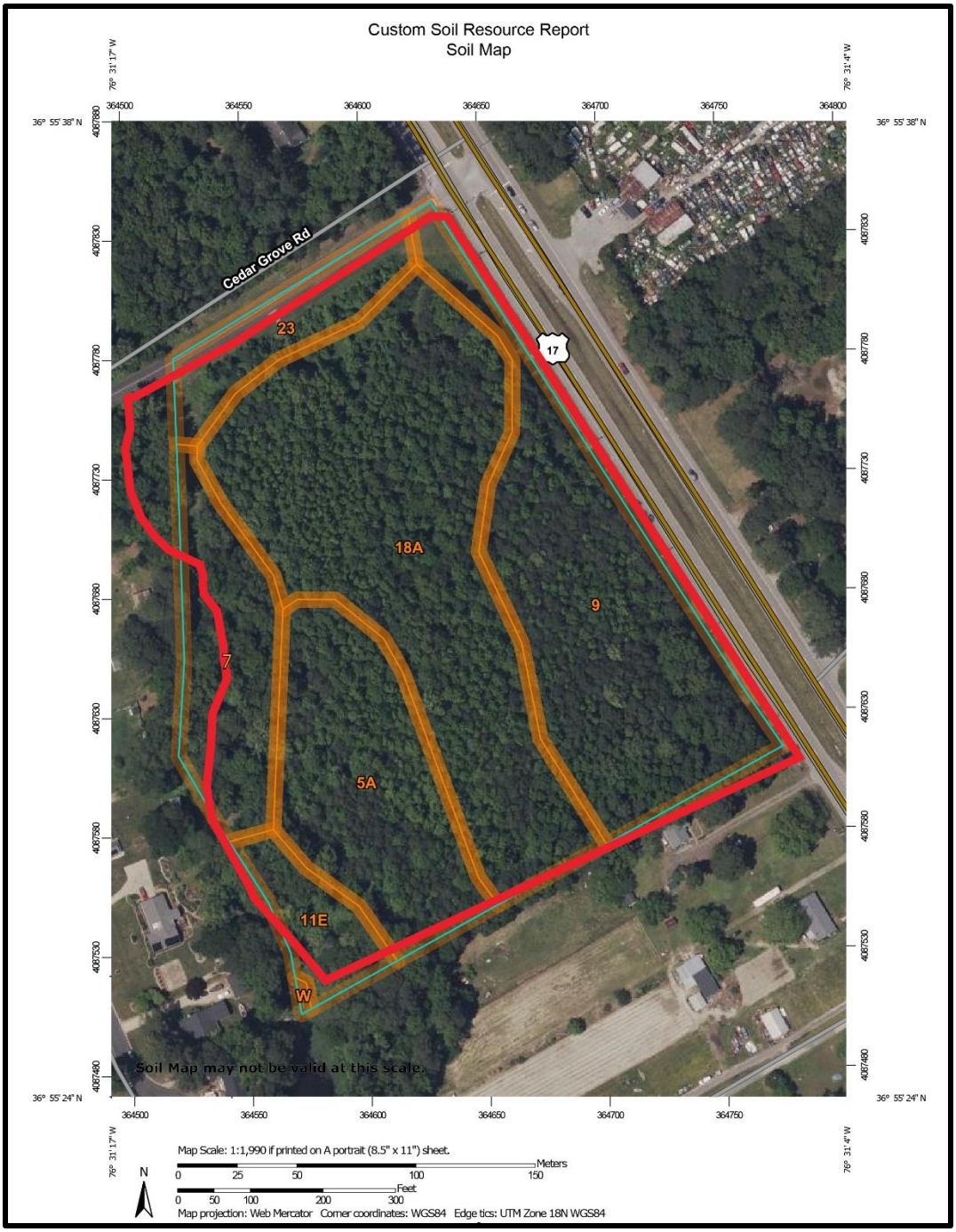


Figure 6. Mapped soils within the survey area (USDA Web Soil Survey 2024).

Table 1. Soil types within the project area (USDA. Web Soil Survey 2024).

Soil Symbol	Soil Name	Slope	Drainage	Capability Class*	Percentage of Project Area
5A	Emporia fine sandy loam	0-2%	Well drained	1	15.8
7	Kinston loam	0-2%	Poorly drained	6w	11.3
9	Myatt fine sandy loam	0-2%	Poorly drained	4w	25.0
11E	Nevarc and Remlik soils	15-35%	Moderately well drained	7e	3.8
18A	Slagle fine sandy loam	0-2%	Moderately well drained	2w	37.1
23	Yemassee fine sandy loam	0-2%	Somewhat poorly drained	2w	7.0

Soils in dark green area considered "Prime Farmland", soils in light green are considered "Prime Farmland If Drained".

*Soils designated as Capability Class 2-4 are all generally suited to cultivated crops, pasture, range, and woodland, with varying degrees of limitations. Class 2 soils have some limitations which reduce the choice of plants or require moderate conservation practices; Class 3 soils have severe limitations; and Class 4 have very severe limitations. Class 6 and 7 soils have severe limitations which make them generally unsuited to cultivation, and may limit their use mainly to pasture, range, or woodland. Capability limitations include shallow, droughty, or stony soils (s); erosion (e); and excess water (w).

III. CULTURAL CONTEXT

A. PREHISTORIC CONTEXT

Virginia's prehistoric cultural chronology is subdivided into three major time periods based on changes in subsistence as exhibited by material remains and settlement patterns. These divisions are known as the Paleoindian, Archaic, and Woodland periods. A brief summary of the regional cultural chronology follows, with comments on manifestations of each period within the project area vicinity.

Paleoindian (Prior to 10,000 BC)

Paleoindian occupation in Virginia, the first human occupation of the region, began some time before 10,000 BC. The earliest recognized diagnostic artifacts from this period were Clovis projectile points, typically fashioned of high-quality cryptocrystalline materials such as chert, chalcedony, and jasper. Later Paleoindian points include smaller Clovis-like and Cumberland variants, small "Mid-Paleo" points, and, at the end of the period, Dalton, Hardaway-Dalton and Hardaway Side-notched points. Also diagnostic, though to a lesser extent, are certain types of well-made endscrapers, sidescrapers, and other formalized tools. Most current views now hold that eastern Paleoindians were generalized foragers with an emphasis on hunting. Social organization apparently consisted of relatively small bands that exploited a wide, but defined, territory (Gardner 1989: 5-52; Turner 1989: 71-94).

The majority of Paleoindian remains in Virginia are represented by isolated projectile point finds and what appear to be small temporary camps. Although some larger and very notable base camps are present in the state, they are relatively rare and usually associated with sources of preferred, high quality, lithic materials. The most important Paleoindian sites in Virginia, and in the eastern U. S. as a whole, are the Thunderbird Site in the Shenandoah Valley (Gardner 1974, 1977), the Williamson Site in south-central Virginia (McCary 1951, 1975, 1983), and the Cactus Hill Site in Sussex County. Both the Thunderbird and Williamson sites are large base camps associated with local sources of high-grade cryptocrystalline lithic materials. At the Thunderbird site area and its surrounding environs, a site typology has been formulated which includes lithic quarries, quarry-related base camps, quarry reduction stations, base camp maintenance stations, outlying hunting sites, and isolated point sites (Gardner 1981a, 1989). Cactus Hill (44SX202), located on the Nottoway River near Stony Creek, is characterized by stratified deposits associated with the Paleoindian through Woodland periods. The site has yielded numerous Clovis projectile points, and generated a radiocarbon date of 15,070 BP from a pre-Clovis occupation layer, which is characterized by artifacts in a pre-Clovis core blade tradition (McAvoy and McAvoy 1997).

Archaic (8000-1200 BC)

The beginning of the Archaic Period generally coincided with the end of the Pleistocene epoch, marked in the region by a climatic shift from a moist, cool period to a warmer, drier climate. Vegetation also changed at this time from a largely boreal forest setting to a mixed conifer-deciduous forest. In eastern Virginia, a temperate climate was established, and the formation of the Chesapeake estuary began. Increasing differences in seasonal availability of resources brought on by post-Pleistocene changes are thought to have coincided with increasing emphasis on strategies of seasonally geared mobility (Dent 1995:147).

Archaic populations likely were characterized by a band-level social organization involving seasonal movements corresponding to the seasonal availability of resources and, in some instances, shorter-interval movements. Settlement during this era probably involved the occupation of relatively large regions by single band-sized groups living in base camps during part of the year, and dispersing as necessary on a seasonal basis, creating smaller microband camps that may have consisted of groups as small as single families.

The Archaic period saw the development of more specialized resource procurement activities and associated technologies. These differences in material culture are believed to reflect larger, more localized populations, as well as changes in food procurement and processing methods. The Archaic Period also marked the beginning of ground stone technology, with the occurrence of ground atlatl weights and celts. New tool categories that developed during the Archaic include chipped and ground stone celts, ground stone net sinkers, pestles, pecked stones, mullers, axes, and, during the more recent end of the Late Archaic, vessels carved from soapstone quarried in the Piedmont (Custer 1990: 35-40; Geier 1990: 84-86, 93-94).

Early Archaic

Corner and side-notching became a common characteristic of projectile points at the beginning of the Archaic Period (Early Archaic), indicating changes in hafting technology and possibly the invention of the spear-thrower (atlatl). Notched point forms include Palmer and Kirk Corner-notched and, in localized areas, various side-notched types. The later end of the Early Archaic Period and the beginning of the Middle Archaic Period are marked by a series of bifurcate base projectile point forms that, in this area, are mainly represented by LeCroy points.

Middle Archaic

As a whole, the Middle Archaic, ca. 6500- ca. 3000 BC, witnessed the rise of various stemmed projectile point forms, and there is a notable increase in the number of early Middle Archaic components over the immediately preceding Early Archaic. In this region, the most common Middle Archaic artifact forms are, from oldest to youngest, LeCroy, Stanly, Morrow Mountain, and Guilford projectile point types, followed by the side-notched Halifax type at the end of the period as it transitions into the Late Archaic

between ca. 3500 and 3000 BC. The numbers of Middle Archaic sites recorded in eastern Virginia as a whole indicate a significant population increase at this time.

Late Archaic

The Late Archaic period (ca. 3000-1200 BC) was dominated by stemmed and notched knife and spear point forms, including various large, broad-bladed stemmed knives and projectile points that generally diminish in size by the succeeding Early Woodland period (e.g., Savannah River points and variants). Also found, though less common, are stemmed and notched-stem forms identical to those associated more prominently with areas of Pennsylvania and adjoining parts of the northeast (Susquehanna and Perkiomen points).

Marked increases in population density and, in some areas, decreased mobility characterized the Late Archaic Period in the Middle Atlantic states and eastern North America as a whole. Locally, there is an increase in the numbers of late Middle Archaic (Halifax) and Late Archaic (Savannah River) sites over those of earlier periods, suggesting a population increase and/or intensity of use of this region between about 3500 BC and ca. 1200 BC.

Agriculture in the Middle Atlantic region probably has its origins during this period. Yarnell (1976: 268), for example, writes that sunflower, sumpweed, and possibly goosefoot may have been cultivated as early as 2000 BC. In the lower Little Tennessee River Valley, remains of squash have been found in Late Archaic Savannah River contexts (ca. 2400 BC), with both squash and gourd in slightly later Iddins period contexts (Chapman and Shea 1981: 70). However, no cultigens have been found in Late Archaic contexts locally.

Woodland (1200 BC-ca. AD 1600)

The Woodland period was characterized by the introduction of ceramic technology, a gradually developing dependence on horticulture, and increased sedentism. Three sub-periods (Early, Middle, and Late Woodland) have been designated, based primarily on stylistic and technological changes in ceramic and projectile point types, as well as settlement patterns.

Early Woodland

The Early Woodland period, ca. 1200-500 BC, is generally defined by the appearance of ceramics in the archaeological record. The earliest Woodland ceramic wares, Marcey Creek Plain and variants, are rectangular or oval and resemble the preceding Late Archaic soapstone vessels. These ceramics are followed by cord-marked, soapstone-tempered Selden Island ceramics, then by sand-and-grit-tempered Elk Island (Accokeek) ceramics with both plain and cord-marked surfaces. The latter traditionally were referred to as the Stony Creek series, although this type is now known to subsume several Early, Middle, and Late Woodland ceramic wares (Egloff 1991: 243-48).

Early Woodland sites in this section of Tidewater Virginia typically consist of small camps in both riverine and lesser-order stream locations, particularly those also occupied slightly later in the earlier part of the Middle Woodland period.

Middle Woodland

The Middle Woodland period in this area, ca. 500 BC to AD 900, was marked by the appearance of net-marked, sand-tempered, and pebble-tempered pottery that generally spans the period ca. 500 BC to about AD 300 (Pope's Creek and Prince George wares). These ware types were supplanted by shell-tempered net- and cord-marked Mockley pottery until about AD 900 in areas lying east of the Fall Line. Local wares, such as Varina net-marked, were quite common in the Inner Coastal Plain, and have been dated to ca. AD 200/250 (Egloff 1991: 243-48).

Previous archaeological studies in the region have demonstrated the intensive use of small tributary streams as well as major river floodplains throughout the Middle Woodland period (ca. 500 BC and AD 900). Archaeologists have suggested that the Middle Woodland was characterized by "restricted wandering," in which groups used various campsites for several weeks at a time, obtaining needed materials in the site vicinity (Stewart 1992: 12-16).

Late Woodland

By the Late Woodland Period (AD 900-1600), agriculture had assumed a role of major importance in the prehistoric subsistence system. The adoption of agriculture represented a major change in the subsistence economy and patterns of settlement. The availability of large areas of arable land became a dominant factor in settlement location, and sites increasingly were located on fertile floodplain soils or on higher terraces or ridges adjacent to them.

Diagnostic artifacts of this period include several triangular projectile point styles that originated during the later part of the Middle Woodland period and decreased in size through time. Late Woodland ceramics from about AD 900 to the time of European contact in Tidewater Virginia include shell-tempered, Townsend, and Roanoke ceramics; untyped, sand-tempered, fabric-impressed ceramics that are otherwise similar to Townsend; and lithic- and sand-tempered simple-stamped ceramics similar to Gaston and Cashie types of North Carolina.

By the Late Woodland period, a significant number of villages and small hamlets appear to have been occupied on a more permanent basis. Some villages were highly nucleated while others were internally dispersed over a wide area. A number of villages were completely fortified by circular or oval palisades, indicating a rise in inter-group conflict, while others contained both a fortified core area and outlying houses. The more dispersed settlements were scattered over a wide area and characterized by fluid settlements within large, sprawling, and loosely defined town or village territories (Turner 1992: 108-114).

Drawings and journals of early European explorers describing Indian villages indicate that houses were constructed of oval, rectangular, or circular frameworks of flexible, green sapling poles set in the ground, lashed together, and covered with thatch or bark mats. Burial sites of the period were situated in individual pits or in ossuaries. Such historical accounts are consistent with data obtained from archaeological excavations of Coastal Plain Late Woodland village sites (Hodges and Hodges 1994).

With the development of a more sedentary settlement-subsistence system culminating in the Late Woodland period, permanent habitation sites gradually replaced base camp habitation sites more characteristic of those of previous foragers and hunter-gatherers. Various supporting camps and activity areas were established in the day-to-day procurement of food and other resources (i.e., short-term hunting and foraging camps, quarries, butchering locations, and re-tooling locations). Locations used partially or largely for ceremonial purposes were also present, usually in association with habitation sites. Late Woodland hamlets and villages typically are found on bluffs, terraces, or floodplains adjacent to rivers or major tributaries. Small seasonal camps and non-seasonally based satellite camps supporting nearby sedentary villages and hamlets are located along smaller streams in the interior. These campsites typically are characterized by limited concentrations and sparse scatters of lithics and ceramics (Turner 1992: 108-114). The current project area would seem to amply fill several of these criteria for Late Woodland occupation, indeed, Smith's famed map does show an "ordinary howse" and a "King's howse" at Mattanock, in the vicinity of current project area.

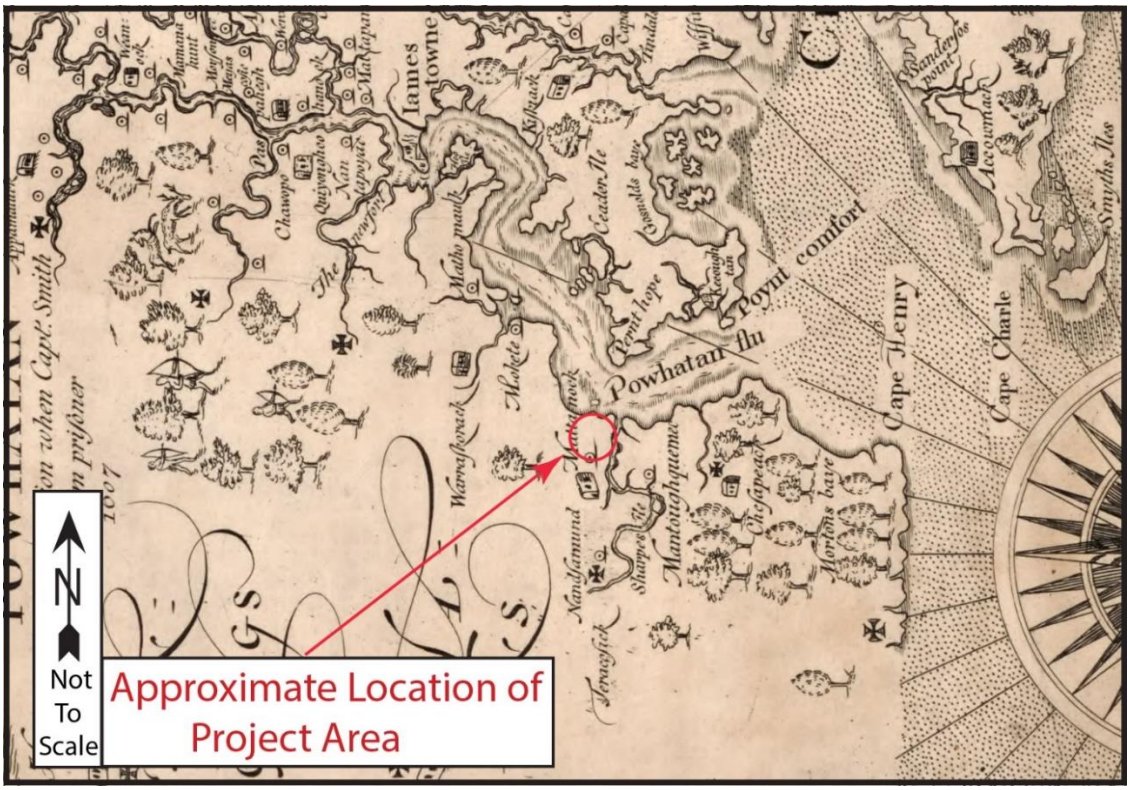


Figure 7. Approximate location of the project area on detail of *Virginia Discovered and Discribed* [sic.] (Smith 1624).

B. HISTORIC CONTEXT

The historic context for the project area and its region is divided into the following sections in accordance with VDHR guidelines: Settlement to Society (1607-1750); Colony to Nation (1750-1789); Early National Period (1789-1830); Antebellum Period (1830- 1860); Civil War (1861-1865); Reconstruction and Growth (1865-1917); World War I to World War II (1917-1945); and the New Dominion (1945-present).

Settlement to Society (1607-1750)

The Warrosquoyacke, a small tribe of between 40 and 50 warriors, occupied the south bank of the James at the start of the 17th century. The tribe lived in two small villages: Mathomank near Burwell's Bay and Mokete at Pagan Point near Battery Park. John Smith traded with the tribe at Burwell's Bay in 1608; however, English colonization south of the river would not take place for another decade. On April 27, 1619, a group of men under Captain Christopher Lawne arrived at Jamestown with 100 settlers on the ship *Marygold*. These new colonists settled across the river from Jamestown near the mouth of a small creek, afterwards known as Lawne's Creek. This creek would become the dividing line between Isle of Wight and Surry Counties (King 1993).

Captain Lawne and four out of five of the men who came with him all died within a year as the location selected for their settlement was swampy land prone to mosquitos. On November 30, 1620 the London Company granted this association of settlers an extension to 1625 to make up the quota of men they were supposed to bring and declared that the plantation should hereafter be known as Isle of Wight. The two primary English settlements on the south side of the James River at this time were Edward Bennett's holdings at a place called "The Rocks" and Captain Nathaniel Basse's holdings on the Pagan River known as Basse's Choice (King 1993).

Settlements on both sides of the James River were attacked by Native Americans on Good Friday, March 22, 1622. Of the 1,240 inhabitants spread across the 80 settlements of the colony, 347 were killed in a few hours and 53 of those were inhabitants of Isle of Wight (King 1993:3). After the attack, most plantation were abandoned and many of the surviving colonists crowded into eight plantations closer to the fort at Jamestown. All of Isle of Wight from Hog Island down the river 14 miles was deserted. Roger Smith was commissioned to build a fort for protection against the Spanish and Native Americans in this same year. This fort would form the foundation of what later became Fort Boykin. The census of 1623 to 1624, the first in the county, listed 33 people living at "Warrosquoyacke" and 20 people at Basse's Choice (King 1993:5). Four black "servants" were also recorded as living at Warrosquoyacke (King 1993:131). Only 31 people were listed as living at both plantations in 1625 (King 1993:5).

Following the dissolution of the Virginia Company in 1624, Virginia became a royal colony. In 1634, King Charles I directed the organization of the colony into eight shires, or counties. Two of these were Elizabeth River Shire and Warrosquoake Shire. Generally speaking, Elizabeth River Shire was comprised of the area now known as South Hampton Roads (Norfolk, Portsmouth, Chesapeake, Suffolk, and Virginia Beach) and the city of Hampton. The year 1636 saw the subdivision of New Norfolk County (South Hampton Roads) from the remainder of Elizabeth River Shire (Hampton).

New Norfolk County was subsequently divided into Upper Norfolk County (Suffolk) and Lower Norfolk County (the remainder of South Hampton Roads) in 1637. Warrosquoake Shire was renamed Isle of Wight County in the same year. Upper Norfolk County was officially redesignated the County of Nansimum (Nansemond) by the House of Burgesses in March 1646. The new name paying deference to the native Nansemond tribe, whose main village lay along the shores of the Nansemond River, near present-day Suffolk.

The current project area is tied to the Terascoe or Arascoe Neck in several historic land transfers. That area was technically part of Elizabeth City Shire until 1636, then subsequently part of New Norfolk County until 1637, Upper Norfolk County until 1646, and Nansemond County until 1656, at which point a petition by Isle of Wight burgesses resulted in Ragged Island and Terascoe Neck being transferred from Nansemond to Isle of Wight County. The name Terascoe Neck, sometimes Rascoe or Rascal's or Arascoe Neck, is rarely used today but is encountered throughout historic records and deeds.

The 1635 census for the county shows a total population of 532 people, a significant rebound from the 31 people living in the county a decade prior. In 1642, the county was divided into upper and lower parishes, with the Pagan River serving as the general dividing line. In 1732, Brunswick County was formed out of a portion of Isle of Wight and in 1749, the entire lower parish became Southampton County (King 1993).



Figure 8. Approximate location of project area on detail of *Virginia and Maryland as it is Planted and Inhabited This Present Year 1670* (Herrmann 1673).

Colony to Nation (1750-1789)

Isle of Wight County was primarily agricultural and, as with the rest of Virginia, tobacco served as the principal crop for at least the first 175 years of settlement. However, the soil in Isle of Wight was never ideal for tobacco cultivation, and the crop itself wore out farmland quickly. Towards the end of the 18th century, many farmers turned to more diversified crops including corn, grains, fruit orchards and livestock.

Very little of note took place in Isle of Wight County during the Revolutionary War. In 1781, Colonel Bannistre Tarleton and his calvary failed to destroy the county records kept at Smithfield as the wife of the acting clerk of court was able to successfully hide them. Tarleton and his forces did, however, do considerable damage to the courthouse itself (King 1993:63). It is also believed that General Cornwallis passed through the county on July 9, 1781 when he camped at Six Oaks (King 1993:63). Roger Smith's fort, commissioned in 1622, was named Fort Boykin after Major Francis Boykin of the Continental Army.



Figure 9. Approximate location of project area on detail of *A Map of the Most Inhabited Part of Virginia Containing the Whole Province of Maryland with Part of Pensilvania, New Jersey and North Carolina* (Fry and Jefferson 1751).

Early National Period (1789-1830)

Isle of Wight continued to be a primarily agricultural county into the late 18th and early 19th centuries. Cotton became a more significant crop in the region and was grown in sufficient quantity to support two cotton factories in the early 19th century: Scott's Factory established in 1828 and Mt. Holly Factory established after 1834. During the War of 1812, Fort Boykin was enlarged into a seven-pointed star (King 1993:170). However, the only action the county saw during that war was one failed attempt by the British to land at "The Rocks."

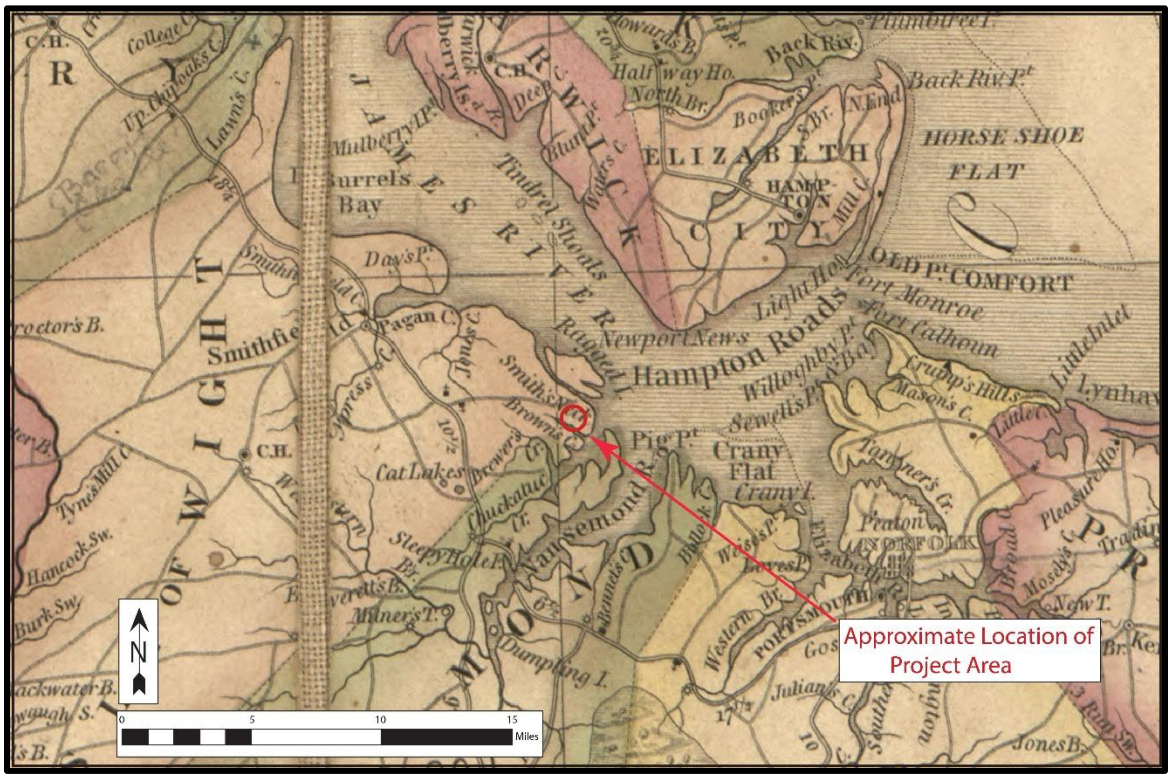


Figure 10. Approximate location of project area on detail of *A Map of the State of Virginia* (Boye 1828).

Antebellum Period (1830-1860)

Farming continued to define Isle of Wight County in the Antebellum Period. The 1850 census shows a farming population of 8,421 people out of a total of 9,353 residents (King 1992:198). Crops grown in the county continued to diversify and tobacco was largely abandoned with only 44 pounds ground in the county in 1850 (King 1993:196). It was around the end of this period that peanuts were introduced as a commercial crop in the county. The first ownership data which likely relates to the project area parcel dates to January 1847 when the "Ames" farm of approximately 388 acres was transferred from Watson P. Jordan to James C. Jordan for $3,000. Presumably, the property was owned by the Ames family at some point in the past, but the historical record is murky before this point. In September of that same year James C. and Adelaide T. Jordan sold the property to David A. Bain for $2,500. David A. and Faustina Bain sold the property, still described

as the "Ames" farm, to Lewis Nock in January of 1852 for a significantly lower sum of $400. Nock retained the property throughout the Civil War.

Civil War (1861-1865)

Very little action took place in Isle of Wight County during the Civil War. The two forts in the county—Fort Boykin and Fort Huger on Hardy's Bluff—which Confederate troops occupied in the hopes of preventing Federal forces from moving freely up the James River, both proved ineffective at stopping the well-armed Union ships and were ultimately abandoned. Three minor skirmishes took place in the county. In July of 1862, a New York regiment of cavalry reached the Smithfield courthouse and a slight action took place near Ducksville between the Southhampton and New York cavalries in which several horses were killed, but no other casualties took place. A detachment of Dodge's Cavalry, while making a reconnaissance eastward from thte courthouse, encountered Confederate troops from Colonel Claiborne's command near Carroll's Bridge resulting in a number of Union casualties and the capture of 32 men and 26 horses. Finally, in 1864, the 15th Massachusetts infantry landed at Burwell's Bay and marched a short distance to Smithfield were they met a small confederate force. After a lot of long-range firing, the Union troops returned to their ship with no known casualties on either side.

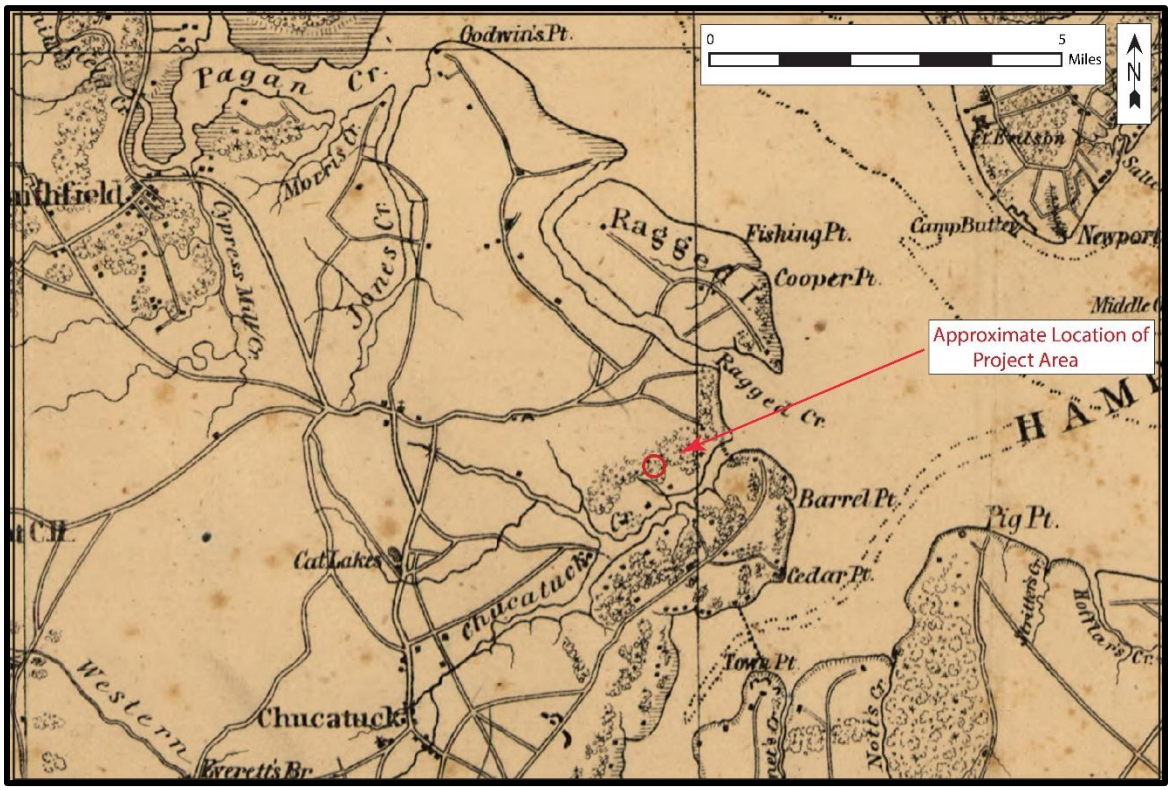


Figure 12. Approximate location of project area on detail of *Map of Part of Southeastern Virginia*. (Lindenkohl 1862).

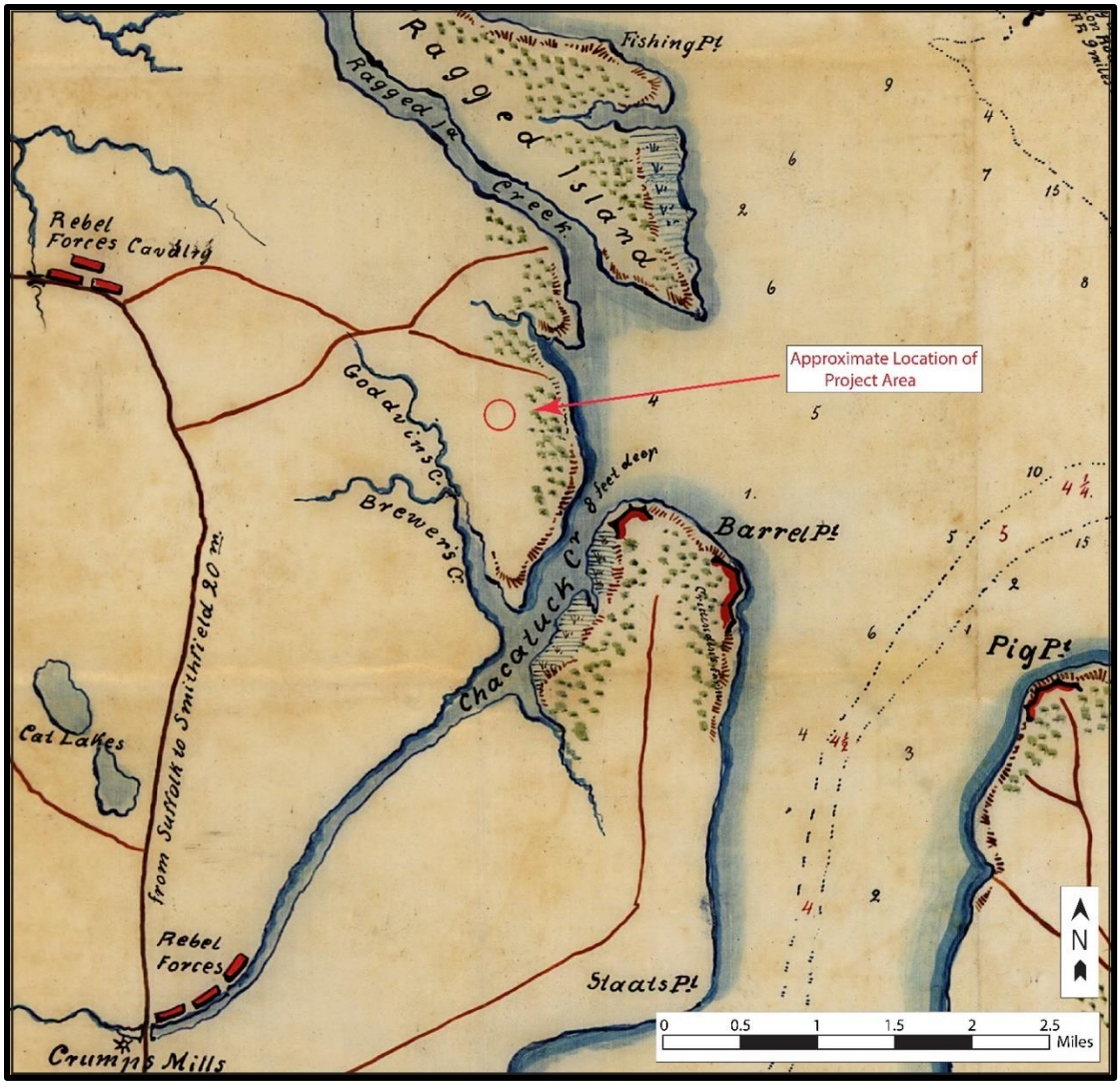


Figure 11. Approximate location of project area on detail of *Copy of a Map Military Reconnaissence Dept. Va.* (Worret 1862).

The only Civil War "battle" to take place in Isle of Wight County was the "Battle of Smithfield." By 1862, all Confederate forces had been evacuated from the Smithfield area and the bridges at either end of the town had been burned. In 1864, when the battle took place, Union gunboats were in complete control of the James River. In late January, a Federal steamer on the river was fired upon by Confederate forces on the shore and ran aground. A retaliatory force of 90 men was sent to Smithfield to join with troops at Cherry Grove. After a minor skirmish at Six Oaks, the Yankees fell back to Smithfield, expecting to be picked up by a gunboat. When the boat failed to arrive, they placed their one small cannon at the top of Wharf Hill where it commanded the length of Main Street and threw up a barricade. Eventually, the gunboat, the *Smith-Briggs*, did return, but the Confederate troops succeeded in maiming the vessel and forcing the Union troops to surrender. The *Smith-Briggs* was set on fire and when the flames reached the magazine it was blown completely to pieces. Though little direct action took place in Isle of Wight County, the war had a sizeable impact on the lives of residents. The signficant

contribution of men and resources from the county to the Confederate war effort would have a severe impact on the region for many years. Lewis Nock appears to have retained ownership of the property throughout the Civil War.

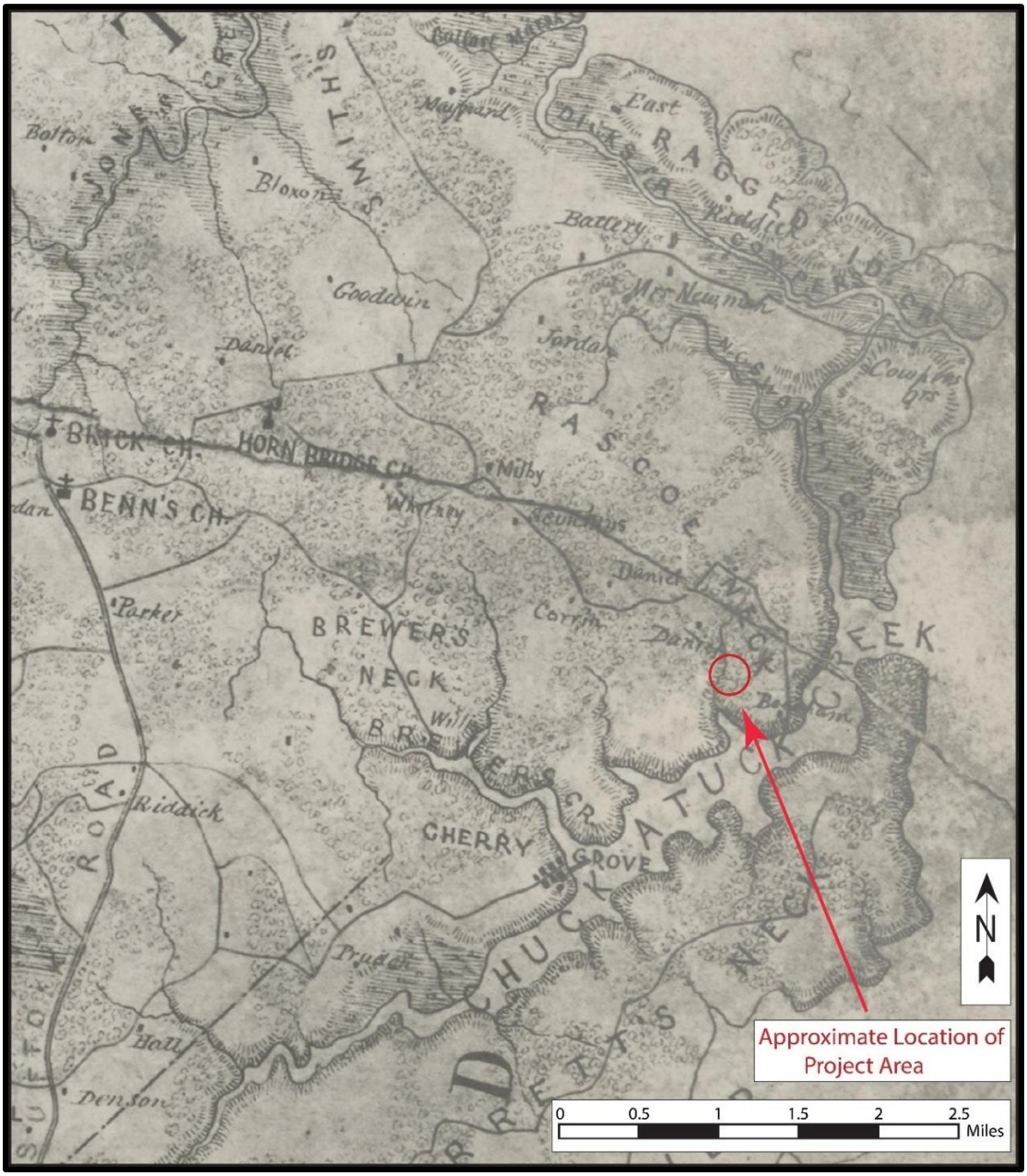


Figure 13. Approximate location of the project area on detail of *Map of Isle of Wight and Part of Nansemond* (Campbell 1864).

Reconstruction and Growth (1865-1916)

Though Isle of Wight County saw very little fighting, the financial aftermath of the Civil War was deeply felt in the region. Significant resources had been devoted to the Confederate cause and the loss of the slave population further exacerbated the county's financial hardships. Most of the able-bodied men in the county had fought for the Confederacy, leaving only women, children and the men too old or injured to fight to maintain the fields and buinesses during the war. After the Civil War, the county experienced a drop in population of more than 1,600 people (King 1993:146).

As the 19th century wore on, the peanut grew in importance as a crop. In 1872, the total number of peanuts grown in the county was 40,000 bushels. By 1890, that number had jumped to a substantial 202,870 bushels (King 1993:200). In 1880, the first peanut-cleaning factory was established in Smithfield by P.D. Gwaltney, Sr. (King 1993:199). Soybeans were introduced in the early 1900s and became another significant crop in the county, though initially they were only used as hog feed.

In 1874, Lewis Nock died and his property was siezed. W. D. Folk and C.B. Hayden, acting as special commission for the estate, sold the property to Marietta Nock for $988.16. At this point, the parcel is listed as 400 acres. Marietta Nock sold the property to T. Q. Gilliam in April of 1876. In April 1912, "the lands of T.Q. Williams, dec'd, known as The Knox Farm, situated in Arasco Neck, Newport District" was sold by R.C. and Annie Lee Gilliam to W. W. Gilliam for $450. In 1914, a portion of the property consisting of 200 acres was sold by W.W. Gilliam to John S. and H. H. Gale. Though only a portion of the original parcel, this land sold for $5,800, over ten times what W.W. Gilliam paid for the entire 400 acres.

World War I to World War II (1917-1945)

Isle of Wight remained agricultural into the modern period. In 1935, there were 200,960 acres of farmland in the county, representing 73.6% of the total area. The average farm size at the time was fairly small, only 104.5 acres (King 1993:205). Agriculture in Isle of Wight suffered in the early part of the 20th century as the bottom fell out of the peanut market and hog cholera ran rampant. Congress's addition of peanuts to the commodities list in 1934, a fight in which the farmers of Isle of Wight took part, helped protect the future of peanut farming in the area through controls and subsidies. Similarly, an act passed by the General Assembly of Virginia in 1926 helped protect hog farming in the county by legally defining the "Smithfield Ham." At this point in time, the majority of farmers in the county killed their own hogs and cured their own meat. While hogs remained an important livestock product in the county, in the 1930s, the numerous dairies which existed in Isle of Wight went out of business.

The value of the smaller 200-acre parcel purchased by John and H.H. Gale continued to increase. John S. Gale, Jr. and Francis R. Gale along with W.H. and Marjorie P. Gale sold the land to T. Waverly Owen for $8,000 in 1919. The following year, T.W. Owen sold the property to Bessie P. Owen, his wife, for an initial down payment of $1,500, with an additional $6,500 to be paid in later installments

The New Dominion (1945 to Present)

Production of hogs continued to rise in the late 20th century, though the processing of those animals was given over to larger corporations. The demand for hogs by these companies, Smithfield in particular, soon exceeded what the county could produce. In 1986, Smithfield Hog Farms, Inc. was formed by the Smithfield Packing Company to establish hog farms in Isle of Wight and the surrounding counties. However, the program was not very successful as plans calling for the establishment of farms met with resistance from residents who feared the effect such farms would have on property values. Virginia lost more than half of its hog production in the early 1990s and more than 1/3 of all the hogs slaughtered at the Smithfield factory were trucked in from the Midwest.

Though hog farming declined, the farming of cotton, peanuts and soybeans continued in Isle of Wight. In the early 1990s, the county consisted of 360 square miles or 230,400 acres, of which 49.1% was farmland (King 1993:189). Though the county had begun with several large farms, they had become gradually smaller until, in the first half of the 20th century, there were many small farms of 100 acres or less (King 1993:193). The population of the county has grown modestly from 29,728 people according to the 2000 census to 38,606 as of 2020.

The tendency to subdivide farms into smaller and smaller parcels is reflected in the ownership record of the project area. In August of 1976, Bessie P. Owen sold a 44-acre portion of the land conveyed to her by her husband T.W. Owen to Bernard Owen and Alda O. Garner. The project area is a 12.574-acre section cut from this smaller 44-acre parcel. The current owners of the property are the W. Bernard Owen and Nell C. Owen Trust, the Rev. W.B. Owen Trust and Jean C. Barger.

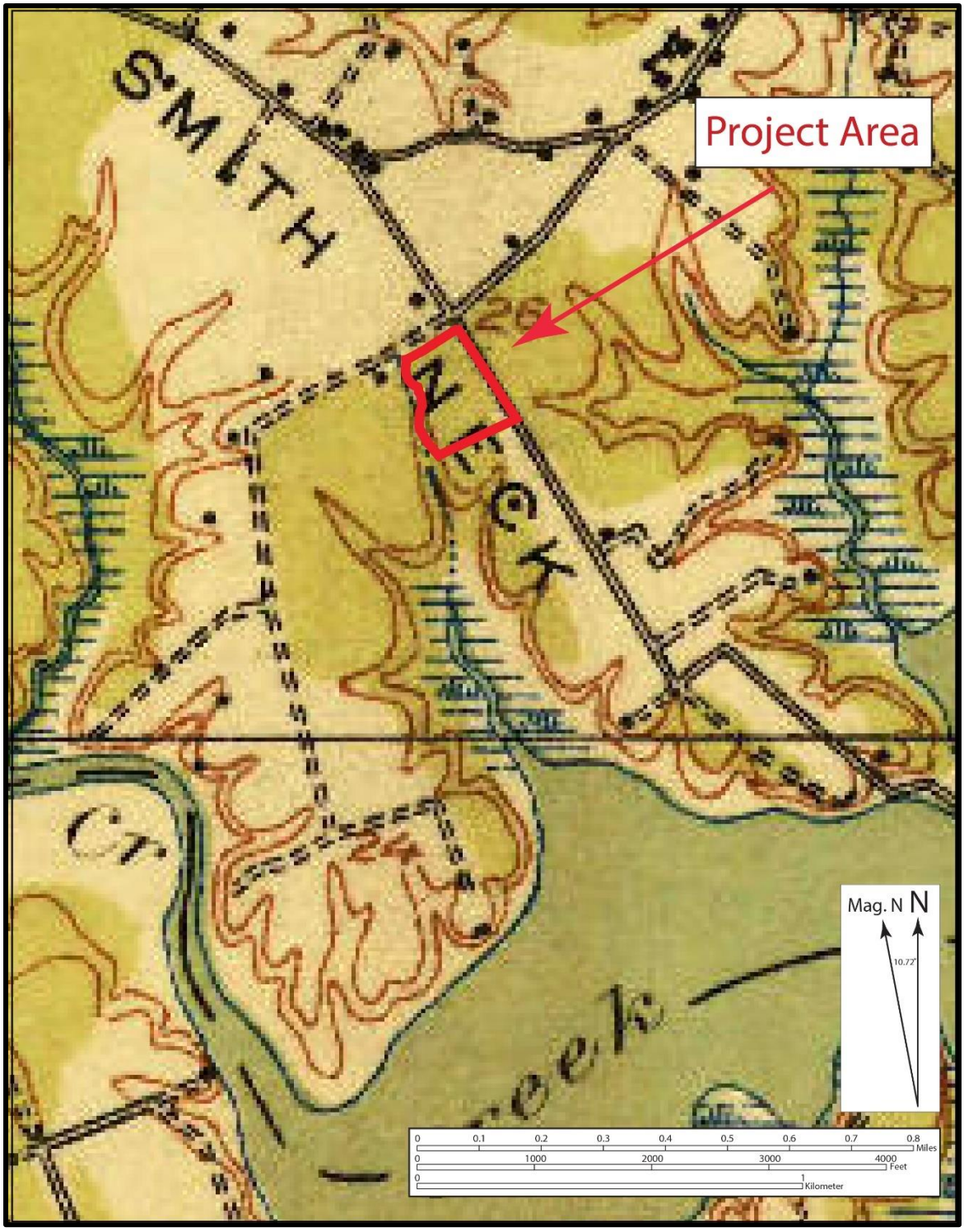


Figure 14. Location of the project area on detail of USGS 1:62 500 Smithfield topographic quadrangle map, 1919.

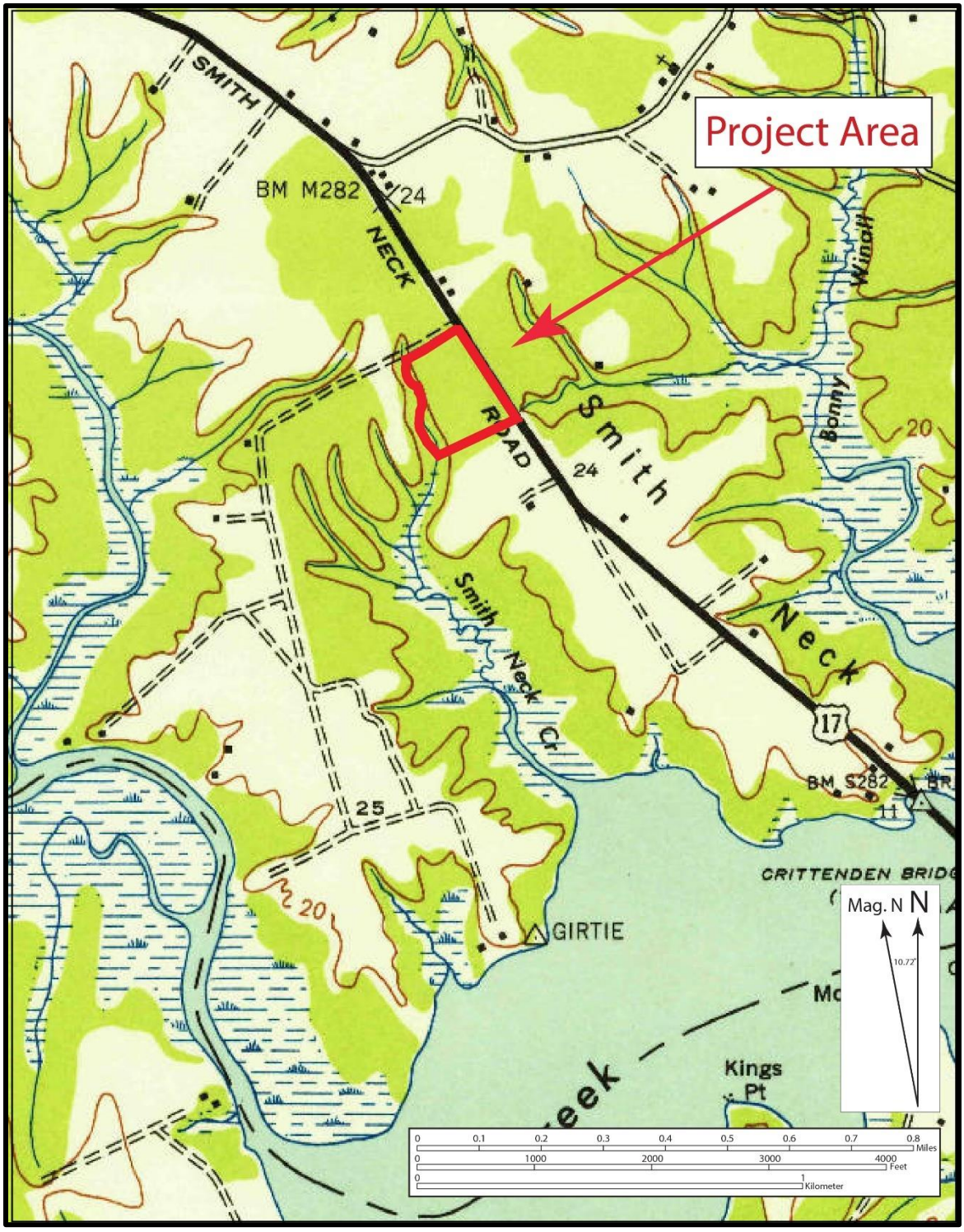


Figure 15. Project area location on detail of USGS Benns Church 1:24 000 topographic quadrangle, 1948.



Figure 16. Project area location on detail of USGS Benns Church 1:24 000 topographic quadrangle, 1965.

IV. RESEARCH DESIGN

A Phase IA cultural resource assessment will define areas where cultural resources are likely to be present, and is to be used for initial planning purposes. The Phase IA cultural resource assessment document may not satisfy county, state, or federal regulatory requirements for cultural resources, but rather allows for a review of the nature and scope of potential cultural resources issues associated with a given project.

PREVIOUS RESEARCH

One previous archaeological survey within the current project area boundary has been recorded with the VDHR.

MAAR Associates, Inc. 1993

A portion of the project area running parallel and immediately adjacent Route 17 was part of an archaeological survey of the proposed Smithfield Interceptor force main right-of-way by Mid-Atlantic Archaeological Research Associates, Inc. (MAAR) in February of 1993. However, the portion of that survey corridor included in the current project area was not physically surveyed at that time as it lay within the disturbed Virginia Department of Transportation (VDOT) right-of-way (ROW) associated with Route 17 and any archaeological resources within that area would have been destroyed. (Traver 1993: I-5, II-7, II-14)

PREVIOUSLY IDENTIFIED CULTURAL RESOURCES WITHIN ONE MILE

The background research for the Phase IA cultural resource assessment also included a review of the DHR archives and data collected from the DHR VCRIS system to compile maps and summaries of all architectural resources and archaeological sites within 1.6 kilometers (one mile) of the project area (Figures 17 and 18, Tables 2 and 3). The results of this research follow.

Archaeological Sites

No previously identified archaeological sites were located within the project area. Eight previously identified archaeological sites were located within one mile of the project area. A summary of these sites including their site number, temporal affiliation, site type, and NRHP status are summarized in Table 2 and mapped on Figure 17.

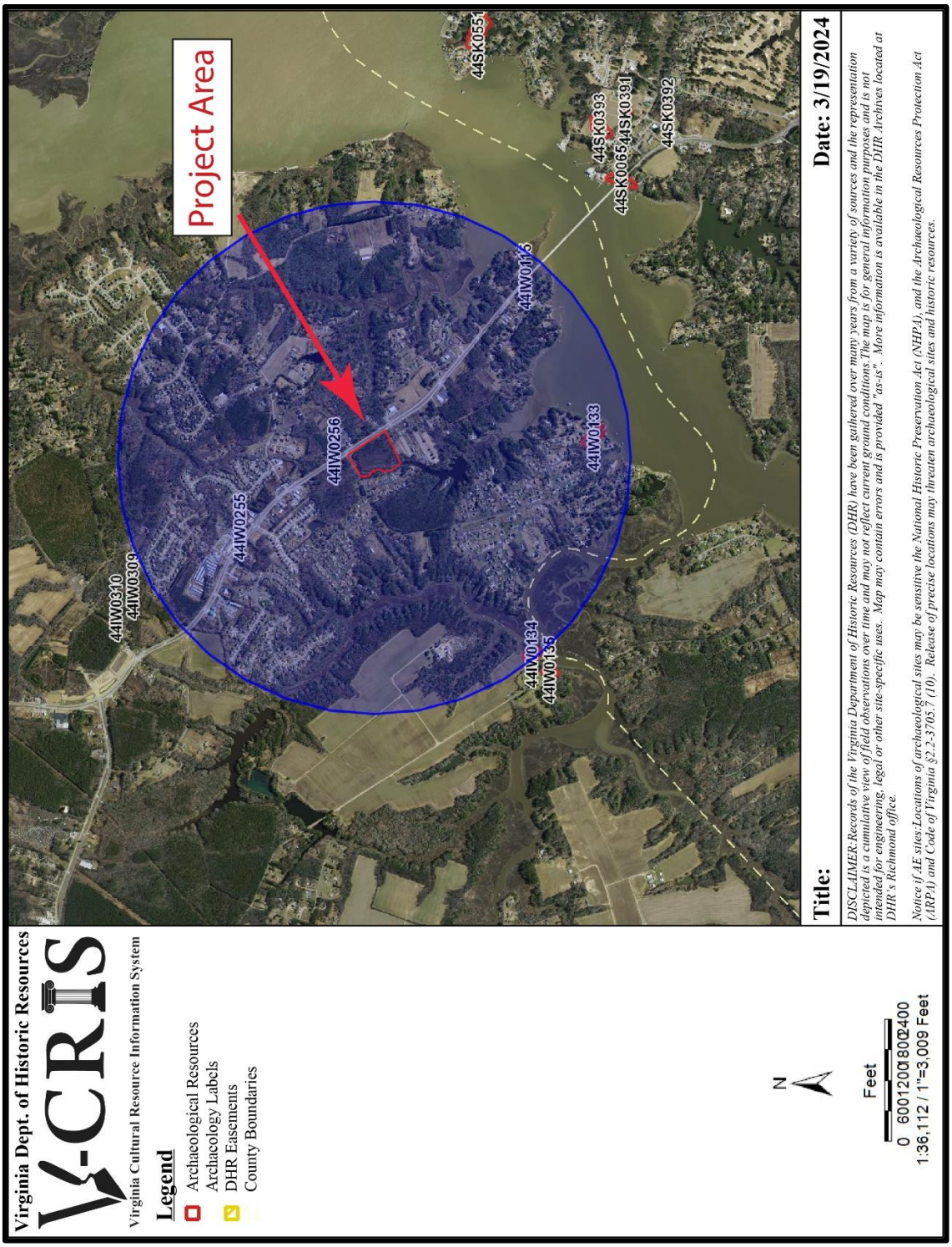


Figure 17. Aerial photograph depicting the previously identified archaeological sites within roughly one mile of the project area (VCRIS 2024).

Table 2. Previously Identified Archaeological Sites within One mile of the Project Area (VCRIS 2024).

VDHR ID#	Site Categories	Time Period(s)	NR Eligibility Status
44IW0115	DSS Legacy, Camp, Other	Historic; 19th Century (1800 - 1899)	DHR Staff: Not Eligible 1993
44IW0133	Domestic, shell midden	Prehistoric; Woodland (1200 BC - 1606 AD)	No Recommendation/Not Evaluated
44IW0134	Domestic, shell midden	Prehistoric; Woodland (1200 BC - 1606 AD)	No Recommendation/Not Evaluated
44W0135	Domestic, shell midden	Prehistoric; Woodland (1200 BC - 1606 AD)	No Recommendation/Not Evaluated
44IW0255	DSS Legacy, trash scatter	Historic; 2/2 19th - 20th Century (1850 - 1999)	No Recommendation/Not Evaluated
44IW0256	DSS Legacy, trash scatter	Historic; 20th Century (1900 - 1999)	No Recommendation/Not Evaluated
44IW0309	Domestic, artifact scatter	Historic; 2/2 20th Century (1950 - 1999)	DHR Staff: Not Eligible 2019
44IW0310	Domestic, artifact scatter	Historic; 2/2 20th Century (1950 - 1999)	DHR Staff: Not Eligible 2019

Architectural Resources and Historic Districts

No previously identified architectural resources or historic districts were identified within the project area, however; seven were identified within one mile of the project area. A summary of these sites including their site number, resource name, type, date, and NRHP status are summarized in Table 3 and mapped on Figure 18.

Table 3. Previously Identified Architectural Resources within One mile of the Project Area (VCRIS 2024).

VDHR ID#	Property Name(s)	Addresses	Period	NR Eligibility Status
046-5167	Oak Grove United Methodist Church Parish House (Historic)	24065 Sugar Hill Road, Route 661	1884	No Recommendation/Not Evaluated
046-5168	Oak Grove United Methodist Church (Historic/Current)	24081 Sugar Hill Road, Route 661	1884	No Recommendation/Not Evaluated
046-5238	Pitt-Blackwell-Turner House	15529 New Towne Haven Lane	2/2 18th - 19th Century (1750-1899)	DHR Staff: Eligible 2006
046-5279	Brown House	Deep Bottom Drive	c. 1910	No Recommendation/Not Evaluated
046-5281	House, 15423 Carrollton Boulevard (Function/Location)	15423 Carrollton Boulevard	1950s	No Recommendation/Not Evaluated
046-5539	House, 23109 Baltimore Lane	23109 Baltimore Lane	1950s	No Recommendation/Not Evaluated
046-5638	Breezewood Drive Cemetery	Breezewood Lane	3/4 19th Century (1865-1899)	No Recommendation/Not Evaluated

Figure 18. Aerial photograph depicting the previously identified architectural resources within roughly one mile of the project area (VCRIS 2024).

RESEARCH GOALS AND METHODS

Parcel Evaluation

A Phase IA cultural resource assessment will define areas where cultural resources are likely to be present, and is to be used for initial planning purposes. The Phase IA cultural resource assessment document may not satisfy county, state, or federal regulatory requirements for cultural resources, but rather allows for a review the nature and scope of potential cultural resources issues associated with a given project. If cultural resource studies are required for compliance with local, state, and federal laws and regulations, a Phase I identification survey may be requested by regulating agencies.

Documentary Research

Documentary research in support of the project was conducted using the resources of a variety of repositories, including the VDHR, Library of Virginia, Geography and Map Division of the Library of Congress, the John D. Rockefeller Library of the Colonial Williamsburg Foundation, and the Library of Virginia.

Field Methods

Limited judgmental shovel testing was conducted on selected portions of the project area in an effort to confirm soil stratigraphy and the presence or absence of disturbed areas. For any archaeological or architectural resources observed during the Phase IA cultural resource assessment, photographs were taken of the general vicinity and of any visible features. Notes were taken on surface conditions, soil characteristics, dimensions and construction of features evident.

V. RESULTS OF FIELDWORK

A pedestrian survey of the study area was undertaken on 22 March 2024. The survey was intended to assess general site conditions; identify visible artifact deposits, architectural remains, and landscape features; and to evaluate the potential for prehistoric and historic archaeological sites.

No standing structures are present and no surface deposits were observed within the project area. One currently used deer stand was located towards the center of the project area. No major ground disturbances were noted. Modern refuse deposition appeared to be minimal and concentrated in the northwest corner and along Cedar Grove Road and Route 17.

Two judgmental shovel tests were excavated to assess the integrity of the soil column. Both shovel tests exhibited a profile consisting of a plow-zone/topsoil layer overlying a paler "E horizon," indicating that the stratigraphy in the project area largely undisturbed.

VI. CONCLUSIONS AND RECOMMENDATIONS

In April 2024, the James River Institute for Archaeology, Inc. (JRIA) completed a Phase IA cultural resources assessment of a 12.57-acre tract located at the southwest corner of U.S. Route 17 and Cedar Grove Road in northeast Isle of Wight County, Virginia. The 12.57-acre tract (Parcel 34-01-117) is bound on the northeast by U.S. Route 17 (Carrollton Boulevard), on the northwest by Cedar Grove Road (State Route 661), on the southwest by Smith's Neck Creek, and on the southeast by Parcel 34C-01-007. The parcel is currently owned by W. Bernard and Nell C. Owen, as trustees for W. B. Owen and Jean C. Barger of Carrollton, Virginia.

The Phase IA Assessment found no standing structures, no documented historic residence within the project area, and no surface evidence of archaeological resources in the project area. The project area has never been archaeologically surveyed and there are no documented archaeological sites on the property.

Three prehistoric archaeological sites have been recorded within one mile of the project area. Given the proximity of the project area to Smith's Neck Creek and prehistoric occupation commonly found along waterways, it would not be unreasonable to suggest that the project area has a moderate probability of containing a Native American archaeological site(s).

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MEMORANDUM

TO: Amy Ring
Director of Community Development, Isle of Wight County

FROM: Jennifer England
Director, Isle of Wight County Museum
Historic Resources Manager, Isle of Wight County

RE: Kemp's Village East at Carrollton

DATE: October 29, 2024

After reviewing the **Phase IA Cultural Resources Assessment of the Proposed Kemps Village East Development on U.S. Route 17** as prepared by James River Institute for Archaeology Inc., the Isle of Wight County Museum/Isle of Wight County Department of Historic Resources finds that the developer should pursue a Phase 1 assessment of the 12.57-acre site.

While this assessment found no standing structures, documented historic residences or surface evidence of archaeological resources within the project area, the site, because of its proximity to other prehistoric archaeological sites within a one-mile radius, needs the formal evaluation of Phase 1 assessment to ensure that development will not compromise any archaeological sites within the project area which may require avoidance.

The proposed project may impact archaeological and/or cultural resources in Isle of Wight County as potential on the project site for archaeological artifacts is likely. As the project proceeds, the Isle of Wight County Museum should be the repository for discovered artifacts and future finds on this site as they will further the interpretation or discovery of Isle of Wight County history.

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Kemps Village East @ Carrollton

Fiscal Impact Study

Isle of Wight County, Virginia

Prepared by

Ted Figura Consulting, Inc.

for

GBK Builders, Inc.
Virginia Beach, Virginia

January 13, 2023

Table of Contents

Executive Summary..... 3
Background..... 5
Methodology..... 5
School Impact: Kemps Village East @ Carrollton..... 8
Fiscal Impact: Kemps Village East @ Carrollton..... 9

Appendix – Methodology
Approach..... A-1
Parameters and Assumptions..... A-3
Revenue Calculations..... A-4
Cost Calculations..... A-13
Variable per-household cost of public services other than education..... A-13
General government capital costs..... A-22
Education costs..... A-22
School capital costs..... A-28

Tables
Table 1 – Available School Capacities Before and After Kemps Village West @ Carrollton..... 9
Table 2 – Kemps Village East @ Carrollton: Projected Revenues 10
Table 3 – Kemps Village East @ Carrollton: Projected Costs..... 11
Table 4– Kemps Village East @ Carrollton: Projected Cash Flow..... 12
Table 5 – Kemps Village East @ Carrollton: Fiscal Impact Measures..... 12
Table A-1 - Isle of Wight County Variable Revenues Per-Household and Business, FY 2022-2023 Adopted Operating and Capital Budget..... A-10
Table A-2– The Isle of Wight County Non-School Expenditures: Expenditure per Household and Business, FY 2022-2023 Adopted Operating and Capital Budget..... A-23
Table A-3 – The Isle of Wight County Non-School Expenditures: Expenditures per Unit other than Households, FY 2022-2023 Adopted Operating and Capital Budget..... A-24
Table A-4 – Local Funding of Variable Costs Isle of Wight County School Budget..... A-26
Table A-5 – Isle of Wight County Variable Cost of Operations per Student, SY 2022-2023..... A-27
Table A-6– Available School Capacities Before and After Kemps Village West @ Carrollton..... A-28
Table A-7 – Available School Capacities Before and After Kemps Village West @ Carrollton and Pipeline Development..... A-29

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Kemps Village East @ Carrollton: Fiscal Impact Analysis

Executive Summary

The applicant, GBK Builders, Inc. is seeking a rezoning of a site totaling 12.57 acres from Suburban Residential (SR) to Planned Development Residential (PDR) zoning. The site is located at Carrollton Boulevard and Cedar Grove Road. The applicant is proposing to build 35 single-family detached dwellings and to develop a commercial parcel fronting Carrollton Boulevard ("Kemps Village East @ Carrollton" or "the proposed development").

As proposed, this development is projected to have a positive fiscal impact on the general fund and the enterprise funds of Isle of Wight County ("the County") over its initial five-year analysis period and in the stabilization year. In the stabilization year, net new revenues for the County (revenues minus costs) are projected to be almost $170,000 annually. Over the five-year analysis period, cumulative net new revenue is projected to be almost $820,000.

Prices for the proposed units are expected to range from $389,000 for an 1,800 square foot base model unit to $649,000 for a 3,600 square foot base model unit. Based on these prices, the average income for the proposed development's households was estimated to be $114,450 compared to the County's estimated 2023 average household income of $106,750 (2023 being the budget year for which this fiscal impact analysis is performed.

The proposed development is expected to generate only 13 new students attending Isle of Wight County Public Schools. No school to which students from the proposed development will be assigned will become overcrowded due to the construction of the proposed development, applying standards mandated by Virginia law governing the offer and acceptance of cash proffers. However, when future enrollment from "pipeline development" is considered, Carrollton Elementary School is expected to exceed its program capacity by 16 students and Smithfield Middle School can be expected to exceed its program capacity by five students. That said, an expected school attendance zone adjustment to take place after the opening of the new Hardy Elementary School is expected to transfer 75 students from Carrollton Elementary School to the new Hardy Elementary School, thus relieving the anticipated facility deficit at that school. The facility deficit of five students at Smithfield Middle School results in the addition of less than one student per classroom, on average, and is not sufficient to warrant any expenditure by the County to add middle school classroom capacity.

The table on the following page summarizes the fiscal impact measures for the proposed development.

Kemps Village East @ Carrollton Fiscal Impact Measures, Combined General and Enterprise Funds	
Stabilization Period (FY 2028 and ongoing)	
Annual Revenues	$255,075
Annual Costs	$ 86,400
Cash Flow	$168,675
Benefit-to-Cost Ratio	2.95-to-1
Cumulative Measures (FY 2024-FY 2028)	
Total Revenues	$1,160,825
Total Costs	$ 342,800
Cumulative Cash Flow	$818,025
Benefit-to-Cost Ratio	3.39-to-1

Figures rounded to the nearest $25

A more detailed analysis follows.

Background

GBK Builders, Inc. (the "applicant" or the "developer") has proposed a 35-unit single-family detached development with a commercial outparcel, to be known as Kemps Village East @ Carrollton or "the proposed development." Kemps Village East @ Carrollton will be located on 12.57 acre site located at Carrollton Boulevard and Cedar Grove Road in the Carrollton district of Isle of Wight County on parcel 34-01-117 (the "Site"). The requested zoning amendment to change the current land use from Suburban Residential (SR) to Planned Development Residential (PDR) zoning would allow the proposed development to take place on the site.

An equal division of the 35 residential units between four models was assumed. The models range from 1,800 square feet, priced at $389,000, to 3,600 square feet, priced at $625,000. The two other models were assumed to be proportionally sized at 2,400 square feet, priced at 470,000, and 3,000 square feet, priced at $544,000. Based on the asking sales prices and typical ratios of selling price to income, household income for the proposed development's households is projected to average $88,400 for model 1, $106,825 for model 2, $123,65 for model 3 and $142,050, averaging $114,450 for all models—compared to a projected 2023 average household income of $106,750 for Isle of Wight County.

All models in the proposed development are expected to be developed simultaneously. Sitework is expected to begin in the fall of 2023 with construction of the first residential units beginning in March 2024. The first units are anticipated to be occupied in the fourth quarter of 2024. All units are expected to be sold and occupied by the first quarter of 2027 (third quarter of FY 2027). The business occupying the commercial parcel is expected to be open by the end of the fourth quarter 2026 (the start of the third quarter of FY 2027). Thus, the stabilization year--the year following completion of the proposed development beyond which revenues and costs, measured in constant dollars, do not change—is expected to be FY 2028.

These parameters are best estimates of the scope of the proposed development made by the applicant at this point in time. The specifics of the proposed development are subject to change based upon final determinations of site constraints and/or market conditions. Descriptions of the proposed development contained herein are not guarantees by the applicant that the proposed development will be constructed exactly as described above. However, the basic elements of the proposed development are those outlined above. Any change in the fiscal impact of the proposed development on the County due to minor changes in the scope of the proposed development are expected to be in the magnitude of projected revenues and costs and are expected to be in practically the same proportion of revenues to costs as estimated in the fiscal impact analysis report.

Methodology

The fiscal impact of the proposed development on Isle of Wight County was calculated using the methodology described below. Fiscal impact is defined as the difference between all revenues to the County generated by the development and all costs to the County attributable to the proposed development. Revenues and costs are described in further detail below. The fiscal impact of a by-right development was not calculated as this is deemed not to be necessary by County planning staff.

The fiscal impact was calculated over a five-year period. This is because the stabilization year falls at the end of the five-year period. The proposed development is expected to be fully developed with the last units occupied in the third quarter FY 2027. Fiscal year 2028 will be the first full fiscal year in which costs and revenues from the proposed development are stabilized.

All fiscal impacts are presented in constant 2023 dollars, (i.e., inflation is not applied to either revenues or costs throughout the analysis period). A constant in 2023 dollars was chosen because the analysis is substantially based on the revenue, cost and tax rate assumptions contained in the *Isle of Wight County, Virginia Adopted Operating and Capital Budget, Fiscal Year 2022-2023* and the *Isle of Wight County Schools FY 2023 Approved Budget,* individually or collectively, "the *Budget(s)*," as the case may be. These were the budgets in effect at the time this fiscal impact analysis was drafted.

The constant dollar approach means that no assumptions are made about rates of increase in real estate assessments in the County. Also, no assumptions are made about increasing tax revenues from sales, meals or business license taxes based upon retail price increases. Neither are assumptions made about future increases in the unit costs of government. The practical implication of this approach is that any future systemic imbalances between rising revenues and rising costs are assumed to be adjusted through changes in the County's tax rate, either upward or downward.

A marginal revenue/marginal cost approach was used to calculate expected revenues and costs to the County attributable to the proposed development. This is opposed to an average revenue/average cost approach, in which estimates of a project's revenues and costs are based upon a jurisdiction's per-capita total revenues and total costs. The marginal revenue/marginal cost methodology counts only variable costs and revenues and, thus, does not count fixed costs and revenues that would be spent or received by the County whether additional development occurs or not. It counts only revenues and costs attributable to an increase in the number of households from the development being analyzed.

It is, thus, a more accurate estimate of future revenues and costs resulting from a development than is the average revenue/average cost approach. The average revenue/average cost approach actually calculates a project's "fair share" of public costs, rather than the incremental impact of a project on a locality's fiscal position. A more detailed description of the methodology used in this analysis is presented in the Appendix.

Revenues estimated for the proposed development fall into three categories: one-time direct revenues, recurring direct revenues and additional tax revenues generated by households. The methodology does not use multipliers to calculate revenues that could be generated through a project's secondary impacts, as such multipliers are considered to be unreliable for small geographic areas. The methodology does not include revenues generated from spending by construction workers at the proposed development, as such spending cannot reliably be said to occur within the County.

One-time direct revenues are revenues to the County derived from the construction of the proposed development. They include all plan review fees, building permit and associated fees (electrical, mechanical and plumbing), other development fees, including water and sewer connection fees, the local recordation tax and grantor's tax.

Recurring direct revenues consist of real estate property taxes, personal property taxes (car tax), business personal property tax, car rental tax, electric and natural gas utility taxes, water consumption charges, sewer collection charges, and other fees paid by households to the County. As explained in the Appendix, sales, meals and business license fee taxes generated through sales by the proposed commercial development were not counted as contributing to a net increase in taxes collected by the County. Recurring direct revenues are taxes and fees paid directly to the County by households, the proposed business and/or property owners. Taxes currently paid on the assessed value of the site's land were deducted from real estate property tax calculations. Taxes were calculated based upon estimates of the assessed property values, the County's per-household user fees or other methodologies explained in the Appendix.

Additional tax revenues generated by households are estimates of taxes paid by Isle of Wight County businesses due to purchases made by the proposed development's residents. These include the local sales tax option, meals tax, and the business license fees paid by businesses on gross receipts from these sales.

Purchases by the proposed development's residents are estimated based upon spending patterns according to estimated household income. Spending patterns are derived from the most recent U.S. Bureau of Labor Statistics Consumer Expenditure Survey. Adjustments were made for the distribution of local option sales taxes to the towns of Smithfield and Windsor and for meal purchases made outside the County or in the towns of Smithfield and Windsor. The methodology for estimating these revenues is presented in the Appendix. No generated taxes were estimated for construction workers or employees of businesses located in Isle of Wight County, as these employees were assumed either to be already living and spending in Isle of Wight County or living outside the County and, thus, spending most of their income outside the County.

Costs were divided into five categories: education variable operating costs per student, other variable operating costs of government per household, education capital costs (if any), general government capital costs (if any) and public utilities (enterprise fund) costs. Cost data and assumptions were derived from the *Budgets*.

Per household and per business costs were calculated for various budget line items. State and federal revenues supporting various budget line items were deducted to leave only the County's operating cost. Certain government functions, such as public assistance and public health services, that would not serve the proposed development's population were not included in the calculations.

Chief executive, legislative and administrative functions, which would be performed regardless of population size, were not included in the calculations. A percentage of certain administrative support services, to the extent that they support operations which have variable costs, were included in the calculations. The methodology for estimating the cost of government, including, public utility costs (the per-customer cost of billing and the per-gallon cost of water and sewer treatment) is presented in more detail in the Appendix.

Education costs exclude administrative and other fixed costs. Student generation ratios were derived from the Isle of Wight Public School's *2018 Student Yield & Subdivision Analysis* prepared by Cooperative Strategies to calculate the number of students projected to be generated by the development of Kemp's Village @ Cedar Grove. This study was also used to calculate the distribution of students among elementary, middle and high schools. Education costs were calculated on a per-student basis. There were no education capital costs attributed to the proposed development.

Three measures of fiscal impact were used—cash flow, cumulative cash flow and the benefit-to-cost ratio. Cash flow shows the annual surplus or deficit of revenues less costs through the stabilization year. Because revenues and costs are reported in constant dollars, there is no change in the projected cash flow after the stabilization year.

Cumulative cash flow is the sum of annual cash flows over the analysis period. Another way of explaining cumulative cash flow is that it is derived by subtracting total costs to the County attributable to a project from total revenues to the County derived from a project over the analysis period, leaving the County's total net revenue from a project.

Finally, the benefit-to-cost ratio is the ratio of total project revenues to the County and total project costs to the County. A benefit-to-cost ratio greater than 1.0-to-1 signals a net fiscal benefit. The magnitude of the benefit-to-cost ratio signals the strength of the fiscal impact on the County. For instance, a benefit-to-cost ratio of 1.5-to-1 indicates that for every additional dollar of spending a project costs the County, the County is expected to receive $1.50 in additional revenue.

School Impact: Kemps Village East @ Carrollton

Recent changes to Virginia's law governing proffers mandate that only actual impacts of a proposed development on public facilities causing them to reach or exceed their service capacity can be considered by a developer when offering (and by a locality when accepting) proffers. A proffer offered based upon a presumed impact on future service capacities or on other facilities not directly impacted by the proposed development constitutes an "unreasonable proffer" which is now illegal. Thus, there should be no expectation of proffers for students generated attending Isle of Wight County public schools or for any other public facilities.

Based upon student generation estimates, none of the schools to which students from the proposed development would be assigned are projected to reach their building capacities directly due to the development of Kemps Village East @ Carrollton. Therefore, no profferable circumstance exists with respect to Kemps Village East @ Carrollton.

Student generation, projected school enrollment and remaining capacity estimates for the proposed development are shown in Table 1, below. School capacity is based upon reports provided by the Isle of Wight County Public Schools. Current enrollment data is derived from the Virginia Department of Education. The methodologies for estimating the cost of education are presented in more detail in the Appendix.

Table 1
Available School Capacities Before and After
Kemps Village East @ Carrollton

School	Programmed Capacity	Current Enrollment	Remaining Capacity	Kemps Village Enrollment	Capacity After Kemps Village
Carrollton Elem.	720	662	58	4	54
Westside Elem.	849	729	120	3	117
Smithfield M.S.	634	610	24	2	22
Smithfield H.S.	1588	1348	240	4	236

Source: Isle of Wight County Schools

It also is unlikely that an additional school bus will be required to handle students generated by the proposed development. A standard school bus can accommodate up to 64 riders. The maximum number of students from the proposed development riding any one route would be four, which is less than 7% of bus capacity. These riders should be able to be accommodated using excess capacity on existing school bus routes.

Fiscal Impact: Kemps Village East @ Carrollton

GBK Builders is seeking a comprehensive plan amendment to permit the development described above. The derivation of the revenues and costs attributed to the proposed development are described in the Methodology section, above, and in the Appendix. The revenues projected for the proposed development are listed in the Table 2 on the following page. Costs generated by the proposed development are displayed in Table 3, located on page 11. Both revenues and costs are shown for the stabilization year and for the total five-year analysis period (FY 2024-FY 2028).

It should be noted that, while the County's Public Utilities fund contains substantial costs, these are nearly all fixed costs that will not change with the addition of new households to the County. Particularly, the County's obligation to purchase water at fixed quantities and prices results in water being available to the new households in the proposed development effectively at no additional cost to the County except the costs of water treatment and billing. In other words, the County's commitments to purchase water from other localities will not increase due to the proposed development. Adding households actually provides new revenues to help the County defray these fixed costs. Additionally, the development of Kemps Village East @ Carrollton will not cause the County to increase its budgeted cost for water and sewer line maintenance and few, if any, repairs to the new water and sewer lines should be required during the fiscal impact analysis period. Therefore, water and sewer line maintenance has been treated as a fixed cost to the County.

Table 2 Kemps Village East @ Carrollton Projected Revenues		
Revenue Type	Annual Revenues, Stabilization Year (FY 2028)	Five-Year Total (FY 2024-FY 2028)
Existing Real Estate Property Tax on Land	$ (4,275)	$ (21,375)
Real Estate Property Tax, Land	$ 9.075	$ 24,975
Real Estate Property Tax, Improvements	$118,775	$ 279,650
Personal Property (Car) Tax, Car Rental Tax, Motor Vehicle Registration Fees	$ 38,775	$ 108,075
Business Personal Property Tax	$ 8,825	$ 13,250
Other fees	$ 3,950	$ 10,925
Electric and Natural Gas Utility Tax	$ 5,025	$ 10,975
Subtotal Direct Taxes	*$179,450*	*$ 426,475*
Additional Revenues Derived from Households	$ 6,600	$ 18,400
General Fund Annual Revenues	***$186,050***	***$ 444,875***
Fire Hydrant Meter Charge	$ 4,025	$ 15,075
Sewer Collection Charge	$ 21,250	$ 58,350
Water Consumption Charge	$ 43,050	$ 118,175
Enterprise Fund Annual Revenues	***$ 68,325***	***$ 191,600***
Subtotal Annual Revenues	**$255,075**	**$ 636,475**
Building Permit and Review Fees (including electric, mechanical and plumbing)		$ 38,350
Development Review and Other Fees		$ 2,100
Recordation Tax & Grantor's Fee		$ 155,700
General Fund One-time Revenues		***$ 196,150***
Sewer Connection, Service and Deposit Fees		$ 141,600
Stormwater Fees		$ 26,550
Water Connection, and Service Fees		$ 160,050
Enterprise Fund One-time Revenues		***$ 328,200***
Subtotal One-time Revenues		**$ 524,350**
Total Revenues	**$255,075**	**$1,160,825**
Total General Fund Revenues*	***$186,750***	***$ 641,025***
Total Enterprise Fund Revenues	***$ 68,325***	***$ 519,800***

Figures rounded to the nearest $25.

*Does not include value of on-site improvements

Table 3 Kemps Village East @ Carrollton Projected Costs		
Cost Type	Annual Costs, Stabilization Year (FY 2028)	Five-Year Total (FY 2024-FY 2028)
General Government Service Operating Costs	$30,300	$ 87,550
General Government Capital Costs		$ 0
Education Operating Costs	$54,625	$155,500
Education Capital Costs		$ 84,525
Total General Fund Costs	***$84,925***	***$327,575***
Enterprise Fund Costs	***$ 1,475***	***$ 15,225***
Total Operating Costs	**$86,400**	**$342,800**

Figures rounded to the nearest $25.

Subtracting projected costs from revenues yields a positive overall cash flow (or revenues net of costs) for the development. The County is expected to receive more than $255,000 annually in new revenue from the construction of the proposed development while incurring less than $90,000 in new annual costs.

Annual cash flow from the proposed development is shown in Table 4 on the following page. In the stabilization year, the County is expected to see net new revenues (revenues less costs) of almost $170,000 annually. Of this revenue surplus, more than $100,000 is projected to enter the County's general fund and the County's enterprise fund can be expected to receive more than $65,000 in surplus revenues annually from FY 2028 going forward. The County's enterprise funds, though separate for accounting purposes, ultimately impact the County's general fund. An increase in net revenues would reduce the amount of funds transferred from the general fund to cover enterprise fund deficits or the funds would be used to enable a faster repayment of debt service, which could result in surpluses transferred to the general fund in the future.

Table 5, on the following page, shows the fiscal impact measures for the proposed development. These are positive with the overall benefit-to-cost ratio in the stabilization year approaching 3-to-1, meaning that the County is expected to receive $2.89 in revenue for every dollar of cost attributed to the proposed development. Over a five-year period, the County can expect to receive more than $800,000 in net new revenue from the proposed development. Benefit-to-cost ratios exceed 3-to-1 for the combined funds and are very strong for the County's enterprise funds, indicating that much of the new enterprise fund revenue to be received by the County can be applied to covering fixed costs (water purchase contracts and/or debt service).

Table 4
Kemps Village East @ Carrollton
Projected Cash Flow

	FY2024	FY 2025	FY 2026	FY 2027	Stabilization Year FY 2028
General Fund Revenues*	$ 9,275	$ 82,250	$165,475	$197,275	$186,750
Enterprise Fund Revenues	$66,800	$149,400	$167,000	$ 68,250	$ 68,325
Total Revenues	$76,075	$231,650	$332,475	$265,525	$255,075
General Fund Costs	$ 1,375	$ 19,175	$ 53,200	$168,900	$ 84,925
Enterprise Fund Costs	$ 6,025	$ 2,925	$ 3,200	$ 1,600	$ 1,475
Total Costs	$ 7,400	$ 22,100	$ 56,400	$170,500	$ 86,400
General Fund Cash Flow	$ 7,900	$ 63,075	$112,275	$ 28,375	$101,825
Enterprise Fund Cash Flow	$60,775	$146,475	$163,800	$ 66,650	$ 66,850
Total Cash Flow	$68,675	$209,550	$276,075	$ 95,025	$168,675

Figures rounded to the nearest $25.
*Includes deduction for existing revenues

Table 5
Kemps Village East @ Carrollton
Fiscal Impact Measures, General and Enterprise Funds

	Stabilization Year (FY 2028)	Five-Year Total (FY 2024- FY 2028)
Cumulative Cash Flow		
General Fund*	N/A	$313,450
Enterprise Funds	N/A	$504,575
Combined Funds	N/A	$818,025
Benefit-to-Cost Ratio		
General Fund	2.2-to-1	1.96-to-1
Enterprise Funds	46.32-to-1	34.14to-1
Combined Funds	2.95-to-1	3.39-to-1

*Does not include value of on-site improvements

Kemps Village East @ Carrollton

Appendix

Methodology

Approach

Fiscal impact is defined as the difference between all revenues to Isle of Wight County generated by the project and all costs to the County attributable to the project. Only variable revenues and costs are counted in the fiscal impact study. This means that, rather than applying per capita or per household total non-tax revenue and total County and school system per capita or per household expenditures to Kemps Village East @ Carrollton ("the proposed development"), only those incremental revenues and costs that the County will actually receive or incur due to the increase in households and businesses are counted as having a fiscal impact. Fixed costs that do not rise as population, households or businesses increase incrementally are not counted as having a fiscal impact.

Revenues include one-time direct revenues, annual direct revenues from the project and tax revenues generated by households. One-time revenues include building permit fees and other development fees, sewer and water connection fees, and recordation and grantors' taxes. They also include the value of any on and off-site public infrastructure improvements or amenities provided by the developer that have benefit to the County beyond the benefit to the proposed development.

Annual direct revenues include: real estate property taxes, personal property taxes, car rental taxes, motor vehicle registration fees, utility taxes, and various local government fees, fines and user charges. They also include sewer collection and water consumption charges which provide revenue to the County's enterprise funds. Tax revenues generated by households are taxes paid or collected by Isle of Wight County businesses due to purchases made by the proposed development's households.

Costs include: education costs per student; any capital school costs per student actually to be incurred by the County; other operating costs of government per household or per other unit, and any County (non-school) capital costs generated by the proposed development that will actually be incurred by the County.

All fiscal impacts are presented in constant 2023 dollars. Inflation is not applied to either revenues or costs throughout the analysis period. The constant dollar approach also means that no assumptions are made about the rate of real estate assessment increases in the County. No assumptions are made about future increases in tax revenues from sales, meals or business license taxes that are based upon retail price increases. Neither are assumptions made about future increases in the unit costs or revenues of government. The practical implication of this approach is that any systemic future imbalances between rising (or falling) revenues and rising costs will be adjusted through changes in the County's tax rate, either upward or downward. All cost and revenue data were derived from the *Isle of Wight County, Virginia, Adopted Operating and Capital Budgets, Fiscal Year 2022-2023* and *Isle of Wight County Schools FY 2022-2023 Proposed School Operating Budget* as modified by its *FY 2023 School Operating Budget* amended June 9, 2022 (collectively or individually, the *Budget(s)*). These were the budgets in effect at the time this fiscal impact analysis was drafted.

The net revenue surplus or deficit of the proposed development is calculated by subtracting total costs to the County attributable to the project from total revenues to the County derived from the project over the analysis period. This was calculated for each year of project activity through the stabilization year. The year in which all costs and revenues have been fully realized was designated the stabilization year for the proposed development. This was FY 2028. The stabilization year captures the cost and revenue impact generated by the project upon and after completion. Because revenues and costs are reported in constant dollars, there is no significant change in the projected cash flow after the stabilization year. Since the stabilization year falls within the second five-year increment following the assumed rezoning approval, a ten-year analysis period was used for convenience.

Three measures of fiscal impact are used. One is the annual cash flow through the stabilization year (revenue minus costs). The second fiscal impact measure is the cumulative net revenue surplus over the five-year analysis period (total revenues minus total costs). This is also the cumulative annual cash flow over the analysis period.

Finally, the benefit-to-cost ratio is the ratio of total project revenues to the County and total project costs to the County. A benefit-to-cost ratio greater than 1.0-to-1 signals a net fiscal benefit. The magnitude of the benefit-to-cost ratio signals the strength of the fiscal impact on the County. For instance, a benefit-to-cost ratio of 1.5.0-to-1 indicates that for every additional dollar of spending the project costs the County, the County is expected to receive $1.50 in additional revenue.

Throughout, revenue and cost data are estimated on a per-household basis or per some other unit, as appropriate. When costs are clearly variable per-capita (e.g., population-based funding formulas), they were converted to a per-household cost. Additionally, per-household data were adjusted, where appropriate, for the somewhat larger household size of home owners versus all households in the County. This was done whenever the number of persons in a household would have a marginal impact on variable costs or revenues. This is more fully described below under "Cost Calculation."

The number of households in the County in FY 2023 (15,080) was estimated by multiplying the number of households reported by the U.S. Census Bureau's American Community Survey (ACS) for 2020 (five-year average) by the rate of household increase from 2017 to 2020 (also from the ACS). No additional increase in households was forecast in keeping with the constant dollar approach. The County's estimated FY 2020 population (39,175) was computed by multiplying the FY 2023 household estimate by the County's average household size reported in the ACS for 2020.

The number of business establishments in the County (908), available from the second quarter 2021 Virginia Employment Commission's Quarterly Census of Employment and Wages, was used to adjust per-household metrics when services are provided to both businesses and households (see under "Cost Calculations" for an explanation of the adjustment methodology.

Parameters and Assumptions

The developer is proposing a multi-use development consisting of a residential and commercial component. The proposed development will be located along Carrollton Boulevard south of Cedar Grove Road, encompassing parcel 34-01-117 (the Site"). The total Site size is 12.57 acres. The developer intends to acquire the Site upon approval of the rezoning request.

A total of 35 single-family residential units are proposed by the developer for Kemps Village East @ Carrollton. A single commercial use is anticipated for the 2.04 acre commercial parcel. The developer intends to sell this parcel to the end user or a commercial developer, who will construct the commercial improvements. Additionally, the developer will construct a pump station to serve the Site, to be located on the Site.

Four models are planned for the proposed development. These will range in price from $389,000 to $625,000 and in size from 1,800 square feet to 2,800 square feet. The number of baths will range from 2 ½ baths for the smallest model to 4 ½ baths for the largest model with the two middle models assumed to have 3 ½ baths. For analysis purposes, an equal division of units among models is assumed, with eight units of the largest model developed and nine units of the remaining models developed. Unit sizes and prices were estimated proportionally, with the smallest model being 1,800 square feet priced at $389,000, followed by a 2,500 square foot model priced at $489,000, a 3,200 square foot model priced at $589,000, and a 3,600 square foot model priced at $649,000.

All models are planned to be developed simultaneously. Sitework is expected to begin in the fall of 2023 with construction of the first units beginning in March 2024. Allowing for a seven month construction/sale and move-in period, the first units are expected to be occupied in October 2024. Fifteen units are expected to be built and occupied annually. All units are expected to be sold and occupied by the end of the first quarter of 2027 (third quarter of FY 2027). The business occupying the commercial parcel is expected to be open in the fourth quarter 2026 (the second quarter of FY 2027), Business personal property would then be assessed on January 1, 2027, with the first full year's taxes paid in FY 2028. Thus, the stabilization year--the year following completion of development beyond which revenues and costs, measured in constant dollars, do not change—is expected to be FY 2028.

The commercial development is expected to be convenience retail, potentially with gas pumps. However, although this assumption underlies this fiscal impact analysis, no representations are made by the applicant regarding the end use of the commercial parcel, except that it will conform to the zoning recommended by the County.

Upon rezoning approval and the purchase of the properties from the current owner, the existing parcels will be replatted into 43 parcels—35 to be developed as single-family homes, a parcel for the commercial development, two parcels to be developed as park and open space, three parcels consisting of the right of way for the private roads, a parcel for the pump station site, and one parcel consisting of a drainage easement, The pump station will be deeded to the County upon completion and acceptance by the County (assumed to occur before FY 2028). The open space areas and two of the right-of-way parcels are expected to be deeded to a home owners association (HOA).

Thus, these parcels will eventually become tax exempt and not generating an assessment cost. Their tax exempt status is assumed to occur in FY 2028 for the pump station site and FY 2027 for the parcels to be owned by the HOA. One of the right-of-way parcels, the drainage easement and the commercial parcel are expected to be owned by the commercial developer. Per the County's Commissioner of the Revenue, the undeveloped parcels will be assessed for their fair market land value when they are platted, which was determined to be $80,000 per residential lot.

Revenue Calculations

Revenues estimated for the proposed development fall into three categories: one-time direct revenues, direct annual revenues, and additional annual tax revenues and fees generated by households. The methodology does not use multipliers to calculate revenues that could be generated through the project's secondary impacts. Such multipliers are considered to be unreliable when applied to small economic units, such as localities.

One-time direct revenues are revenues to the County derived from the construction of the proposed development. These include County development and building permit fees, as well as County water and sanitary sewer connection fees, plus one-time taxes and payments. Specific fees are listed below:

- Building permit fees, including electrical, mechanical, plumbing, sign and technology fees
- Building plan examination fees
- Code enforcement administration fee
- Construction/development plan fee
- Erosion and sediment control permit fee
- Fire hydrant meter fees
- Recordation tax and grantors fees
- Stormwater infrastructure inspection fee
- Street sign permit fee
- Subdivision plan fee
- Utility infrastructure inspection fee
- VSMP fees local share, including renewal fees
- Water and sewer service fees
- Water and sewer tap fees

It was assumed that the plan examination fee would be levied for the review of each model but not for each unit. Building permit fees were calculated for each unit. Residential square footage stated above was used to calculate residential building permit fees. The commercial building was assumed to be 5,600 square feet based upon typical building sizes for convenience stores with gas pumps in the western Hampton Roads area.

Electrical permit fees were calculated assuming all services are under 400 amps. One temporary electrical service was assumed for every three to four units, depending on their grouping, and one temporary electrical services were assumed for the commercial component. For plumbing permit calculation, it was assumed that the commercial building would have two rest rooms, each with four fixtures. Mechanical permits were based on a cost of $11,000 per residential unit, on average. The mechanical cost for the commercial parcel was assume to be between $22,000 and $23,000. Additionally, three fuel tanks and eight gas pumps were assumed to calculate mechanical permit costs for the commercial parcel.

It was assumed that a single erosion and sediment control permit fee would be paid for the entire residential development and not for each lot and that the developer would obtain a bond in lieu of obtaining erosion and sediment control inspections. Because the commercial development is likely to be designed separately and at a different time than the residential component, a separate erosion and sediment control permit was assumed for that parcel. One monument sign is anticipated for the proposed residential development and one monument sign for the commercial component. Based on the applicant's concept plan, three private street signs were assumed. The stormwater and utility infrastructure inspection fees were assumed to be for their minimum amounts. The County's 5% IT surcharge was applied to all building and stormwater permits.

Water and sewer tap fees were calculated based on 5/8" meters for the residential development and a 3/4" water meter for each commercial building, plus four fire hydrants. No car wash was assumed for the commercial development, though this assumption does not preclude the developer proposing a car wash component in the future. Water usage for the proposed commercial development was estimated using the paper, "Methods for Estimating Commercial, Industrial, and Institutional Water Use," published by the Florida Section of the American Water Works Association. Recordation and grantor's taxes were based on selling prices and the proffer revenue was based on the applicant's offer.

Direct annual revenues consist of those revenues paid directly to Isle of Wight County by the proposed development's property owners and residents. These include real estate property taxes, personal property taxes on vehicles, the car rental tax remitted to the County by the Commonwealth, motor vehicle license fees, utility taxes, and water usage charges, sewer usage charges and other fees paid to the Isle of Wight County.

The annual stormwater fee was not included as a direct annual revenue, though it is likely to be paid by Kemps Village East @ Carrollton property owners and provide revenue for the County's enterprise fund. It was excluded because this fee is levied at the discretion of the County (and is, thus, not a reliable revenue source) and because these fees are dedicated to funding stormwater improvements that would not be made if the County did not levy the fee (thus, they do not constitute a net revenue to the enterprise fund). The remittance from the Commonwealth of the communications sales tax was also not included as direct annual revenue because this remittance is based upon a fixed formula that would not be affected by increasing population in the County.

The Isle of Wight County real estate assessment of the proposed development is based on current assessment data supplied by the County's Commissioner of the Revenue. New residential product will be assessed, not based on the selling price, but based on the average existing assessment for similar product. The most current real estate assessment conducted by the County is based upon real estate sales in the County during late 2018 and early 2019.

Although the most current assessment data was used to estimate real estate assessments for the proposed development (since these are reflected in assessments used for the FY 2023 *Budget*), it should be recognized that a new Countywide assessment will take place before the first units at Kemps Village East @ Carrollton are sold and that the initial assessed values of residential product in the proposed development are likely to be higher than assumed in this fiscal impact analysis. However, it is also likely that the County's real estate tax rate would be lowered to a "revenue neutral" rate, as mandated by state law.

The Commissioner of the Revenue based their estimated assessment for residential improvements at Kemps Village East @ Carrollton on comparables located at the Benns Grant subdivision in the County. Land was assumed to be assessed for the lot value provided by the developer ($85,000 per lot). The Commissioner recommended using improvement assessments of $269,100 for the 1,800 square foot units (Model 1); $361,500 for the 2,500 square foot units (Model 2); $390,400 for the 3,200 square foot units (Model 3) and $442,300 for the 3,600 square foot units (Model 4). Land value is included in these assessments. At full development, the residential component of Kemps Village East @ Carrollton was assumed to be assessed for $12,718,400.

Although land value will ultimately be incorporated into the assessed value of the residential product, it must be taken into account during the development phase of the project. The developer intends to subdivide the parcels into lots once the property is purchased. Therefore, platted lots are likely to be assessed at their assumed market value of $85,000 per lot. Other land held by the developer is assumed to be taxed at the current assessment (averaging $40,000 per acre) until disposed of by the developer.

For the commercial component, the Commissioner based their estimated assessment the 7-11 at Eagle Harbor, which was the newest similar property comparable to the proposed development. This property was assessed at $224.69 per square foot for improvements and $12 per square foot for land. This resulted in an estimated assessed value of $1,258,300 for improvements and $1,066,300 for land, resulting in a total estimated assessed value for the commercial component of $2,324,600, rounding to the nearest $100

Acreage devoted to streets and right-of-way (1.912 acres) is assumed to be owned by a homeowners association and, therefore, tax exempt. Additionally, the Site's open space would be owned by a homeowners association and become tax exempt once the homeowners association takes possession of this property. It is anticipated that this land and infrastructure will be deeded to the homeowners association at the by the end of FY 2026. The 0.079-acre pump station parcel is assumed to be deeded to the County upon its completion and its inspection and acceptance by the County. It is anticipated that this will occur in FY 2027. Until these parcels are deeded to tax exempt entities, they were assumed to be taxed at their current assessed value.

The annual personal property tax to be received by the County from the proposed development's residents was estimated by first calculating the County's average personal property tax per vehicle. This amount was then adjusted by income level and tenure to account for variations in the number and value of vehicles owned by the proposed development's households.

The average personal property tax per vehicle ($403.89) was calculated by dividing the personal property tax on passenger vehicles estimated to be received by the County in FY2023 by the number of vehicles subject to the personal property tax. The number of vehicles in the County was supplied by the County's Commissioner of the Revenue. The estimated personal property tax was calculated from the estimated by adding the FY 2023 personal property tax collection reported in the *Budget* and the amount of Personal Property Tax Relief Act revenue to be received by the County from the Commonwealth.

Data from the U.S. Bureau of Labor Statistics Consumer Expenditure Survey (CES), 2021 (the latest data available) were used to estimate the relative value of vehicles owned by households at various income levels. This was done by first calculating the vehicle purchase net outlay from the CES data for the average income estimated for each model type at the proposed development. This amount was then divided by the amount of vehicle purchase net outlay calculated for the average household income for Isle of Wight County. The ratio of predicted purchase outlay for each model type to the predicted purchase outlay for the average Isle of Wight household was then applied to the average personal property tax per vehicle received by the County to derive the average personal property tax per vehicle for households with an average income comparable to that of the proposed development's residents.

The number of vehicles owned per household for the average income level of the proposed development's households was then calculated for each model type. The average number of vehicles per household for the income level associated with each model type at the proposed development was first derived from the CES data. This was then adjusted for the difference in vehicle ownership between owner-occupied and all households in the County.

The number of vehicles per owner occupied household (2.3) and the number of vehicles per household for all households (2.14) was calculated using ACS data. ACS data was used even though it significantly undercounts the actual number of vehicles owned by Isle of Wight households under the assumption that this undercount would apply equally to owner and renter households and, therefore, the relative difference between vehicles per owner-occupied households and all households would not be affected. The expected number of vehicles predicted to be owned by the CES data was then adjusted to take into account the higher number of vehicles per owner-occupied residence.

A further adjustment to account for the larger average number of vehicles per Isle of Wight household (3.06 according to data supplied by the County Commissioner of the Revenue) than predicted by CES data for average Isle of Wight household income (2.18 vehicles per household) was *not* made, however. The large number of vehicles owned by the average Isle of Wight household was thought to reflect the predominantly rural nature of the County. Households living in the more suburban environment of Carrollton can be expected to own fewer vehicles than predicted by the number of vehicles registered in the County. Therefore, CES data, adjusted for the higher number of vehicles owned by owner-occupied households, was used to estimate the number of vehicles owned by households at the proposed development. To the extent that households living in Kemp's Village @ Cedar Grove may participate somewhat in the higher vehicle ownership patterns exhibited by other Isle of Wight households, revenue received by the County from personal property tax may be underestimated in this fiscal impact analysis.

Finally, for each model type at the proposed development, the estimated number of vehicles per household at the proposed development was multiplied by the estimated personal property tax received per vehicle. This result was multiplied by the number of occupied units for the appropriate model type. The entire calculation can be demonstrated in the series of equations below:

$$PPT = \sum PPT/V_{KVC} \times V/HH_{KVC} \times HH_{OKVC}$$

Where, PPT = Total personal property tax paid by Kemps Village East @ Carrollton households

PPT/V_{KVC} = Personal property tax per vehicle for each model type at Kemps Village East @ Carrollton

V/HH_{KVC} = Vehicles per household for each model type at Kemps Village East @ Carrollton and

HH_{KVC} = the number of occupied households for each model type at Kemps Village East @ Carrollton

and

$$PPT/V_{KVC} = PPT/V_{IoW} \times VPNO_{IKVC}/VPNO_{IIoW}$$

Where, PPT/V_{IoW} = Average personal property tax per vehicle for all Isle of Wight County households

$VPNO_{IKVC}$ = Vehicle purchase net outlay for the income level of each model type of Kemps Village East @ Carrollton and

$VPNO_{IIoW}$ = Vehicle purchase net outlay for households at mean income for the Isle of Wight County

$$V/HH_{KVC} = V/HH_{IKVC} \times (HH_{OACS}/V/HH_{ACS}) \times (VHH/VHH_{IIoWCES})$$

Where, VHH_{OACS} = Vehicles per household for owner households in the Isle of Wight County (from ACS data)

V/HH_{ACS} = Vehicles per household for all Isle of Wight County households (from ACS data)

V/HH = Vehicles per household for all the Isle of Wight County households (from County data)

$VHH_{IIoWCES}$ = the average number of vehicles per household calculated using the CES data for Isle of Wight's average income

The resulting estimates of personal property tax to be received by the County per Kemps Village East @ Carrollton household range from $776.47 for Model 1 to $1,293.54 for Model 4, averaging $1,033.10 per household. This was consistent with but somewhat below the average personal property tax per household ($1,234.51) computed by dividing the total personal property tax estimate by the estimated number of households. The estimate should, therefore, be considered conservative.

The vehicle rental tax, which is remitted to the County by the Commonwealth, and motor vehicle registration fees estimated to be received from the proposed development's households were calculated using similar methodologies. The vehicle rental tax per household ($3.13) was adjusted for expenditures by household income using CES data for vehicle rental expenditures. The motor vehicle registration fee was multiplied by the estimated number of vehicles per Kemps Village East @ Carrollton household as calculated for V/HH_{KVC} in the formula above.

A data set received from the City of Newport News was used to estimate business personal property tax to be received from the proposed commercial development. This data set was comprised of business personal property assessments for businesses within that city's major commercial and industrial corridors for tax year 2016. Four convenience store/gas station properties were selected as comparables: two RaceTracs, a 7-11 and a Wawa. Assessments in Newport News are based calculated as one-third of original cost. Applying this formula, the average original cost of business equipment at these locations was calculated as $528,875. However, one business's assessment was more than double the next highest assessment and the lowest assessment was 30% lower than the next lowest assessment. Eliminating these high and low assessments resulted in an average original cost of $409,100, which was used as the basis for estimating the original cost of business equipment for the proposed commercial component.

The U.S. Department of Labor Producer Price Index (PPI) was used to compute the inflation rate to be applied to this estimate. Since the 2016 assessments were based upon 2015 reporting, the PPI from 2015 to 2022 was used as an inflation measure. Indexes for commercial furniture (weighted 25%), commercial partitions and fixtures (weighted 50%) and computer equipment (weighted 25%) were used. This resulted in an estimated inflation rate of 36.57% over this six year period.

However, not all of the equipment reported in 2015 was purchased in 2015. Assuming a useful life of ten years, equipment would have been purchased over a period from 2005 through 2015. Therefore, these original cost estimates were further inflated using the weighted average inflation for this period of 4%. The formula for computing this weighted average can be expressed below:

$$WI = \sum [I_n / N]$$

Where WI = the weighted average annual inflation rate
I_n = the inflation rate for year n computed from the base year (2005)
N = the number of years in the series

The combined inflation rate applied to the original cost estimate was calculated to be 38.38%, resulting in a business equipment estimated cost for the proposed commercial development of $566,100, rounded to the nearest $50. Applying the County's assessment formula of 40% of original cost results in an estimated assessed value of $226,450.

Revenues generated by the proposed commercial component based on sales (sales tax, business license fees and meals tax from prepared food sales) were not counted in the fiscal impact analysis. This is because it was judged that these sales would not generate a net increase in taxes collected by the County. Convenience store items are purchased close to home or while commuting to work or other shopping. The proposed commercial development also will not offer any goods that are not already available in the County within relatively close proximity to the Site. Therefore, it is assumed that patrons of the proposed commercial development are currently shopping (and generating tax revenue for the County) at other nearby locations in the County. These include: Exxon/Ron's Food Mart on Carrolton Boulevard south of the Site, RaceTrac and 7-11 on Carrolton Boulevard north of the Site, and the Citgo on Brewers Neck Boulevard west of the Site.

In estimating revenues per household from local utility taxes on electric and natural gas service, the maximum residential utility tax levies were assumed (as these are capped at relatively low levels). Electricity use for a convenience store with gas pumps was calculated to be billed at more than $1,000 per month, which results in the maximum electricity usage tax levy. No natural gas usage was assumed for the commercial component.

User fees per household were calculated by dividing revenues estimated to be received in FY 2023, as reported in the *Budget*, by the number of households in the County. Per household user fee revenue was calculated for animal licenses and adoption fees, concealed weapons permit fees, EMS fees, parks and recreation fees and various fees connected with the criminal justice system. All revenues, except animal licenses and adoption fees, were deemed sensitive to household size and the revenue per household estimate was adjusted for the anticipated larger household size at Kemps Village East @ Carrollton. The methodology for calculating household size is explained below under "Cost Calculations."

Table A-1, below, details the County's variable revenues, other than those derived from the direct levy of taxes on the project. It also shows revenues per household and per business.

Table A-1
Isle of Wight County Variable, Revenues Per-Household and Business
FY 2022-2023 Adopted Operating and Capital Budget

Item	Revenue	Revenue per Household	Revenue per Business
Animal Licenses and Adoption Fees	$ 70,000	$ 4.64	$ 0.00
Commonwealth Attorney Fees	$ 3,000	$ 0.21	$ 0.19
Concealed Weapons Permits	$ 40,000	$ 3.00	$ 0.00
Court Security and Building Fees	$ 115,000	$ 8.14	$ 7.19
Court Fines and Forfeitures; County Code Violation Fees	$ 85,000	$ 6.01	$ 5,32
EMS Recovery Fees	$1,000,000	$ 70.74	$62.56
Impound Fees	$ 1,000	$ 0.07	$ 0.06
Parks and Recreation Fees	$ 231,350	$ 17.35	$ 0.00
Sheriff Fees	$ 4,000	$ 0.28	$ 0.25
Total	$1,549,350	$110.44	$75.57

Rounded to the nearest $25

Revenues from water and sewer usage charges were based upon the estimated number of gallons used by Kemps Village East @ Carrollton households and business. The County estimates that the average daily water use per residential customer is 200 gallons per day. This was adjusted for the larger household size estimated for Kemps Village East @ Carrollton households, yielding an estimated daily residential water usage of 226.2 gallons per day. This was below the 185.25 gallons per day computed using industry standards of 65 gallons per person per day.

Tax rates and fees found on the current Isle of Wight County website and/or reported in the *Budget* were used and assumed to be accurate.

Tax revenues generated by households are estimates of taxes paid by Isle of Wight County businesses due to purchases made by the proposed development's residents. Purchases by the proposed development's residents are estimated based upon their projected spending patterns. These spending patterns were estimated using the CES.

Household incomes were estimated for the proposed development's residents based upon the projected sale price of residential units. A housing price-to-income ratio of 4.4-to-1 was assumed, based on conversations with area mortgage brokers, adjustments computed using the 30-year fixed rate mortgage interest rate current as of November 2022, and the advice of the applicant. This ratio would allow a buyer to qualify for a home purchase with a 20% down payment and spending 30% of gross income on housing. The proposed development's household incomes were then estimated by dividing average unit sale prices by 4.4. This resulted in an average income estimate for households at the proposed development of $114,450.

This compares to the average 2023 estimated countywide household income of $106,750. The countywide household income was estimated based on 2020 5-year average estimates from the ACS (1-year data is not available). This was inflated by 60% of the increase in the Consumer Price Index from 2019 to 2022 (9.25%). If was assumed that wages and income growth have lagged inflation by 60%. It was assumed that the 2019-2022 rate of increase will approximate the rate of increase from 2020 to 2023. These estimates are rounded to the nearest $25.

The spending estimates derived from the CES for an income level expected of households at the proposed development were then used to calculate local sales and meals taxes generated by the proposed development at Isle of Wight businesses, as well as the business license fees from revenue generated by this spending.

Adjustment was made for purchases made outside the County. The adjustment for purchases made outside the County was based on a calculation of the leakage of retail spending from the County. This was accomplished by comparing the per-household spending levels predicted with CES data (using spending predicted for the County's average household income level) to actual retail spending in the County. The County's average per-household income was obtained from the ACS and retail spending in the County was obtained from data on taxable retail sales as reported by the Weldon Cooper Center for Public Service, Center for Economic Policy Studies, at the University of Virginia, 2021 annual data (with data derived from the Virginia Department of Taxation). A comparison of annual retail spending from 2019, 2020 and 2021 indicated that spending had substantially recovered from the 2020 COVID disruption and, therefore, the 2021 data was used without adjustment.

Some CES spending categories were collapsed or distributed among the NAICS store categories contained in the Weldon Cooper data in order to arrive at three category groupings—food at home (grocery and convenience store spending), food away from home, and other retail spending. Retail sales in each category group were divided by the retail spending predicted for that category group using CES data to compute the percentage of household spending in Isle of Wight that was retained within the County and, thus, generated tax revenue for the County.

Overall, it was determined that 62.56% of household retail spending occurred within the Isle of Wight County. For grocery item spending, the retail leakage analysis indicated an influx of grocery spending into the County and, thus, 100% of grocery spending retained within the County. Although the Wal-Mart located across the James River Bridge in Newport News is only about 20 minutes away, from the site of the proposed development, Kemps Village East @ Carrollton households are not likely Wal-Mart shoppers and, therefore, shopping by Kemps Village East @ Carrollton households at this Wal-Mart was not factored into the calculation of grocery spending occurring outside the County.

However, Food Lion and Kroger are the only major grocery stores located in Isle of Wight County. While the daily shopping and the majority of weekly grocery shopping can be expected to occur at these stores due to their proximity to the proposed development, those wishing to shop at higher end grocers (Harris Teeter, Fresh Market, Trader Joe's and Whole Foods) will have to do so outside Isle of Wight County. It was assumed, based on the propensity of higher income households to shop at these stores, that 15%-20% of grocery spending by the proposed development's households would occur at these stores. Thus, the percentage of grocery spending by the proposed development's households assumed to be retained within the County was estimated to be 82.5%.

The percentage of food away from home spending (restaurants, fast food, concessions) retained within Isle of Wight County was estimated by the retail leakage analysis to be 89.46%. For most other retail categories, the County experiences significant retail leakage, as the closest department stores, category-killer stores and shopping malls are located in Hampton, Newport News and Suffolk. Only 24.89% of other retail spending was estimated to occur within the County. Personal service spending (hair and nail salons, dry cleaners, etc.) was assumed to mirror food at home spending patterns, as these establishments tend to cluster around grocery stores. However, it was deemed more likely that residents of the proposed development would patronize service establishments located in commercial clusters within the County rather than at service establishments near grocers they would patronize for specialty and higher end grocery shopping. Thus, it was assumed that 100% of personal and other service spending was assumed to remain within the County.

Based upon these estimates of retail spending retention, local sales and meals taxes and business license fees calculated from predicted retail spending by the proposed development's households were reduced by 17.5% for grocery and personal service spending, 10.54% for restaurant spending and 75.11% for all other retail spending—the amounts of estimated grocery, restaurant and other retail spending leakage out of the County.

Additional adjustments were then made for the distribution of the local option sales tax revenue between the County and the towns and for meals tax spending occurring within the Towns of Smithfield and Windsor. The local option sales tax remitted by the Commonwealth to the County is divided by the Commissioner of the Revenue between the County and the towns based upon the proportion of school children generated from each jurisdiction. The percentage retained by the County (84.53%) was derived from the Commissioner and applied to the estimated net new local option sales tax revenue expected to be generated by the proposed development.

With respect to the meals tax calculation, the County does not levy a meals tax on meals purchased in the towns and, therefore, food away from home spending calculated as retained within the County must be disaggregated between the County and the towns. The projected FY 2023 revenues for meals taxes in the budgets of the County and the two towns were converted into estimated gross receipts using their respective tax rates and the proportion of estimated food and beverage sales occurring in the towns was subtracted from the percentage of food and beverage sales retained within the County. The percentage of total meals tax remittance projected to be received by the County was 26.24%. Consequently, meals tax and associated business license fees received by the County from predicted meals spending by the proposed development's households was further reduced by 73.76%.

Cost Calculations

Costs were divided into five categories: general government operating costs, education operating costs, capital costs for schools, other capital costs, and enterprise fund costs. General government operating costs and other capital costs were calculated on either a per household basis or on a per capita basis and, then, converted to cost per household. Costs calculated on a per capita basis were converted to a per household measure by multiplying the per capita cost by 2.55 (persons per owner household), which was derived from the ACS. Cost data and assumptions were derived from the *Budgets*. Education operating costs and any capital school costs were calculated on a per student basis.

Variable per household cost of public services other than education. As stated above, variable cost estimates for services provided by Isle of Wight County general government were derived from the *Budget*. Some public services are consumed by households only and some public services are consumed by households and businesses (i.e., recreational services would be assigned completely to households, since businesses do not directly consume these services). For those public services that serve businesses and households, the costs generated by businesses and the costs generated by households must be distinguished and only costs generated by households attributed to the proposed development.

Per household and per business variable operating costs were determined in the following manner. Business establishments and households were considered to be equal from the standpoint of generating public service costs, when both households and business establishments consumed those services A percentage of each service shared by households and businesses was allocated to households or businesses according to the formula on the following page.

% allocated to households = # households / [#households + # businesses]
% allocated to business = # businesses / [#households + # businesses]

Per household costs were then determined according to the following formula:

Expenditure per household =
[Expenditure] x [% allocated to households] / # of households

Per business costs were determined according to the following formula:

Expenditure per business =
[Expenditure] x [% allocated to business] / # of businesses

Governmental functions that serve both households and businesses are shown below:

- adult criminal justice (Circuit Court, General District Court, Clerk of Court, Commonwealth Attorney, Sheriff), since crimes are committed against (and by) businesses as well as persons
- Assessment (both business and residential property are assessed)
- Commissioner of the Revenue and Treasurer (both businesses and households are taxed)
- E-911 Operations, Emergency Services and Fire & Rescue (response to events occur at businesses and households)
- Public Utilities (both businesses and households are billed) and
- Budget & Finance, Human Resource, Risk Management and Unemployment Insurance (which support all County governmental functions).

Certain per household costs were then adjusted to take into account the somewhat larger household sizes of owner-occupied dwellings compared to the County's overall average household size. The person per household estimate (2.85) for Isle of Wight County owner households in Census tract 2801.07 (the Census tract in which the proposed development is located) was divided by the person per household estimate for all County households (2.52) to calculate the adjustment factor. Per household data was derived from the ACS. The per household cost of governmental functions that serve persons, rather than households, was adjusted according to the following formula:

Expenditure per owner household = [Expenditure per household] x
[persons per owner households] / [persons per all households]

Government functions that are sensitive to household size were

- criminal justice functions
- emergency services/EMS
- E-911 Operations and
- recreation.

Certain contributions to regional organizations made by the County are based on a population formula. These contributions were calculated on a per-capita basis and then converted to a per-household cost using the persons-per-household data for owner households according to the formula below:

$$E_{HH} = E / P \times P_{OHH}$$

Where: E_{HH} = Expenditure per household
E = Regional organization contribution
P = County population and
P_{OHH} = County persons-per-owner household

Population was estimated by multiplying the persons-per-household for all County households by the estimated FY 2023 number of households. Regional organizations for which costs were calculated are shown below:

- Blackwater Regional Library Services
- Hampton Roads Military and Federal Facilities Alliance
- Hampton Roads Planning District Commission and
- Senior Services of Virginia

The County also made contributions to certain regional criminal justice functions based on usage. Usage was assumed to be related to the number households, with the cost per household adjusted for differences in household size. These functions included:

- 5th District Court Services
- Court Services Unit
- Western Tidewater Community Corrections and
- Western Tidewater Regional Jail.

The County performs a real estate assessment every four years which it contracts out. Thus, the annual cost of the assessment is equal to 25% of the total of this contract amount. In recent budgets, the County has budgeted a reassessment reserve to pay for the cost of the next assessment. Per the Commissioner or Revenue, this cost is budgeted as $440,000 (or $110,000 annually). Other budgeted costs, such as postage, office supplies, advertising and training, which fluctuate based upon the assessment cycle, were also summed and averaged. This total cost was allocated on a per parcel basis using the number of real estate parcels projected for FY 2023 in the County's *Budget*. The Assessor's Office also performs an initial assessment for new construction and real estate transfers. This assessment is also contracted at a cost of $30 per parcel.

An initial assessment is assumed to occur for each parcel when the site is platted, as well as when each unit is sold. Ancillary postage and mailing costs were estimated to be $0.50 per parcel. Staff costs associated with initial assessments are included in the Commissioner of the Revenue variable cost analysis, although the Commissioner's Office's workload from initial assessments is assumed to be absorbed without any increase in staff positions or overtime.

Government functions for which the proposed development's population would generate no significant demands were then excluded. These included:

- Children's Services Act (Comprehensive Services Act) Fund
- Section 8 Housing
- Social Services (household income levels of residents of the proposed development make it extremely unlikely that these households will ever demand social services from the County)
- Virginia Cooperative Extension Service (serves the rural areas of the County)
- Western Tidewater Community Services Board (primarily serves the Medicaid-eligible population) and
- Western Tidewater Health District (primarily serves lower income population).

Government functions that would be performed regardless of population size were excluded. These are shown below:

- the chief executive and legislative functions of the County
- administrative divisions of various departments
- Building Maintenance & Grounds
- Capital Programs & Inspections
- Communications (which is a 1-person office)
- County Attorney
- County Fair
- Debt Service
- Economic Development
- Emergency Management
- Grants Fund
- Local Organizational Support (except as noted)
- Non-departmental (except unemployment contributions)
- Parks & Recreation Gateways & Grounds
- Road Maintenance (which is provided by VDOT)
- Stormwater Maintenance (since the proposed development will not add to the stormwater system maintained by the County)
- Technology Services
- Tourism/Markets and
- Transportation Maintenance.

The costs of those departments providing development services to the proposed development were counted as fixed costs. It is reasonable to expect that existing staff of the Planning and Codes & Inspections Departments would handle the workload created by the development of the proposed development. The costs of these functions were, thus, counted as fixed costs and not included as a public service cost attributable to the proposed development. Additionally, per instructions from the County's Planning Department, Refuse Collection/Disposal costs and revenues were not included in the fiscal impact analysis, since this service is not directly provided by the County.

For functions which are a one-person office that is not likely to be expanded due to population growth but which have other variable costs, such as office supplies, personnel costs were excluded from the variable cost calculation.

These functions included:

- General District Court
- Juvenile Accountability Program
- Juvenile and Domestic Relations Court and
- Public Utilities Administration, billing (calculated on a per-customer basis)

Certain administrative support functions can be viewed as fixed costs (since they must be provided) but have a variable cost component (since they serve County functions that incur variable costs due to population growth). A percentage of the variable costs of these functions were thus counted in the cost calculations. This percentage was calculated to be 40.37% of budgeted cost of these functions per household and 36.92% per business. This was obtained by dividing total variable cost salaries into the amount of total salaries in the County's operating budget. For the per-business calculation, only variable costs of departments serving businesses were included in the calculation.

Functions to which this percentage was applied included:

- Budget & Finance
- Human Resources
- Purchasing
- Risk Management—health & wellness claims/deductibles
- Risk Management – workers' compensation and
- Non-departmental – unemployment payments.

For Risk Management line-of-duty insurance, the percentage of variable cost salaries in the Fire and Rescue and the Sheriff's departments (74.03% per household and 69.35% per business) was applied.

Various adjustments were made to expenditure line items to arrive at the County's variable cost of providing public services. Generally, positions that must be provided for a department to function and that are not expandable due to population growth ("fixed cost positions") were excluded from the cost analysis. Salaries for fixed cost positions were identified in the *Isle of Wight County, Virginia Position Classification and Compensation Plan, 2021-2022 Fiscal Year* (the latest available from the County;) an update was requested but not provided]. The mid-point of the range was used to estimate salaries.

Fixed cost positions included the director and assistant director, or equivalent position(s). For E-911, the Sheriff Captain position was deemed to be equivalent to the director of this division. In the Sheriff's office, the Major was deemed to be equivalent to an assistant director. The Captain's position was also assumed to be administrative/supervisory, as was the Office Manager. In Sheriff – Animal Control, the Chief Animal Control Officer was deemed to be division head.

In Fire & Rescue, it was assumed that each of the Fire & EMS Captain and Lieutenant positions were assigned to a fire station, exercising administrative and supervisory roles at those fire stations. The Fire Chief's position was contained in Emergency Services, which (except for EMS billing) was entirely counted as a fixed cost. In Parks and Recreation, the Recreation Manager was counted as a division head. In Purchasing, the Procurement Agent was counted as a department head but the Junior Accountant was deemed expandable, even though currently a single-person position, and, therefore, a variable cost.

Furthermore, only the accountants in Budget and Financing were counted as variable cost positions, with the rest of the positions being either administrative or specialized, single-person positions. Only part-time employment of the Electoral Board were counted as variable cost positions in those departments. Salaries for these positions were also identified using the *Position Classification and Compensation Plan.*

Fringe benefits and other costs associated with personnel are shown for all personnel within a budget function and must be disaggregated for fixed cost personnel and subtracted from costs, as well. These costs are shown below:

- deferred compensation
- FICA
- group life insurance
- hospital/medical plans
- travel and training
- uniforms and wearing apparel and
- VRS retirement benefits

For the Sheriff, this also included fleet expenses.

Fringe benefit and other costs associated with fixed cost positions were removed proportionally according to the formula shown below.

$$FB_{FC} = FB \times (S_{FC} / S)$$

Where: FB_{FC} = fringe benefit and other personnel associated costs assigned to fixed cost positions
FB = all fringe benefits and other personnel associated costs
S_{FC} = salaries of fixed cost positions
S = all full-time salaries (of the department or division)

In applying this formula, a distinction was made between FICA, which is paid on all salaries and wages, and other fringe benefit categories, which generally are applicable only to full-time employees. Thus, for the FICA calculation, part-time salaries and overtime were added to full-time salaries for S. For the Sheriff, part-time salaries were added to full-time salaries in S for the calculation of fleet and uniform variable costs.

Various other types of line item costs were also excluded as fixed costs to the County. These are shown on the following page.

- advertising (except Electoral Board and Human Resources)
- books and subscriptions (except Commissioner of the Revenue)
- building and grounds maintenance
- capital costs
- copier costs
- dues and associated memberships
- equipment and machinery
- insurance
- leases
- repair and maintenance (except Commissioner of the Revenue maintenance contract)
- telecommunications/telephone (except E-911 Operations) and
- utilities.

Certain other costs specific to various functions were also excluded as fixed costs. These included:

- Four for Life program (fully funded by a grant) – Fire and Rescue
- RMS licenses - Sheriff
- Special events - Parks and Recreation
- Windsor Center - Parks and Recreation

The variable costs for Public Utilities billing (postage and office supplies from Public Utilities Administration, since the billing function is carried out by a single position) were divided by the total number of sewer and water customers (5,064) for FY 2023). The estimate for billed customers was derived from data supplied for FY 2018 by the County's Public Utilities Department, modified using data from the *Budget*. Not all water customers are sewer customers in the County but it was assumed that all new water customers from FY 2018 onwards were also sewer customers. Thus, the difference between FY 2023 and FY 2018 water customers was added to the number of billed customers in FY 2018 to obtain the current estimate. An updated number of billed customers and other data was requested from the Utilities Department but was not provided.

The cost of installing water meters was estimated through on-line pricing for materials. It was assumed that labor is a fixed cost since water meter installation is episodic and Public Utilities crews would not be expanded to handle the water meter installation at the proposed development. Prices were estimated as $175 for a 5/8" water meter and $1,200 for a fire hydrant meter.

For the Public Utilities water division, only the costs of treatment supplies were counted as variable costs. The presence of large water users argues for the calculation of these costs on a per gallon basis rather than on a per customer basis. The number of gallons of water purchased was obtained from the County's Public Utilities department. However, the number of gallons of water sold by the County was not available from the County's Public Utilities Department at the time this fiscal impact analysis was completed. Therefore, the number of gallons of water sold by the County was estimated. The amount of water sold was used to calculate the cost per gallon of water treatment.

A proportional methodology, correcting for the change in the County's water consumption charge, was used to estimate the number of gallons sold by the County. The revenue from water sales estimated in the FY 2018 *Budget* was divided by the FY 2018 water consumption charge per gallon to obtain the budgeted number of gallons of water estimated to be sold in FY 2018. This was then done using the data in the FY 2016 *Budget* to obtain the budgeted number of gallons of water estimated to be sold in FY 2016. The FY 2018 quotient was then divided by the FY 2016 quotient to obtain the increase from FY 2016 to FY 2018 in the budgeted estimated number of gallons of water to be sold. This percentage increase was then multiplied by the number of gallons of water sold provided previously by the County's Public Utilities Department for FY 2016. That method would use the change in revenue from water sales, factoring out the change in the water rate, to estimate proportionally the change in the number of gallons sold.

This can be summarized by the formula below:

$$WS_{FY2018} = (W\$_{FY2018}/WR_{FY2018})/(W\$_{FY2016}/WR_{FY2016})*WS_{FY2016}$$

Where WS = Number of gallons of water sold
W$ = Estimated revenue from water sales and
WR = Water consumption rate

Based on data for revenue from water sales and the water consumption rate for FYs 2016 and 2018, the number of gallons estimated to be sold by the County in FT 2018 is projected to actually decline by 6.1% compared to FY 2016, to an estimated 136,100,750 gallons. This compares to 273,740,490 gallons of water purchased and pumped from wells according to the latest data recently supplied by the County's Public Utilities Department.

This amount of gallons of water sold results in an average water use per water customer (3,405 according to the *Budget*) of only 109.5 gallons per day. The County's Department of Public Utilities has estimated average daily water use of households in suburban clusters as 200 gallons per day, while noting that water use for rural households is less. Even if the maximum average daily water use (200 gallons per day) is used, however, the number of gallons sold (248,565,000 gallons) is still considerably less than the number of gallons purchased and pumped from wells.

When the average rate of water consumption estimated by the County's Department of Public Utilities for suburban cluster housing (200 gallons per day per residential customer) is used, the proposed development's households will consume only an estimated 3.2 million gallons annually. This can easily be drawn from existing water purchases at no additional cost to the County no matter which estimate of gallons of water sold (proportional or worst case) is used. Therefore, for the proposed development, water purchases were deemed a fixed cost. Also, note that using the proportional method to estimate the number of gallons of water sold results in a larger (more conservative) estimated water treatment cost per gallon.

The cost of sewer and water maintenance were not deemed to be variable costs based upon information obtained from the County's Public Utilities department. Currently, and in the foreseeable future, amounts budgeted for sewer and water line maintenance are determined not by the length of sewer and water lines serviced by the County but by budgetary constraint. Therefore, this was deemed to be a fixed cost. Furthermore, the new sewer and water lines to be installed by the developer and deeded to the County are not likely to require County maintenance for a period well beyond the fiscal impact analysis period.

Fire and Rescue and Parks and Recreation each perform functions that can be deemed to generate fixed costs. Costs associated with fire protection and prevention are not affected by small incremental changes in population or households. Fire protection is, for the most part, a function of reserve demand which is distributed over geographic areas determined by response times.

The department's EMS function, on the other hand, is sensitive to incremental changes in population and is deemed to generate variable costs. These fixed and variable cost functions are not differentiated within the County's *Budget* for Fire and Rescue. In the absence of such data, 50% of the otherwise variable costs for each department were deemed to support fixed cost functions and excluded from the variable cost calculation.

For Parks and Recreation, the parks function is deemed to generate fixed costs since the costs of park supervision and maintenance will remain the same regardless of population served. These functions are also necessitated by reserve demand and marginal increases in the intensity of use does not affect the provision of these services. The demand for recreational services, however, is generally sensitive to changes in population and generates variable costs. Therefore, the Administration and the Parks, Gateways and Ground Maintenance components of Parks and Recreation costs were deemed to be fixed costs and were excluded from the analysis while the variable cost components of Recreation Programs was included in the analysis.

Finally, revenues received by the County from the Commonwealth were deducted to leave only the County's operating costs. This was applied to the line items shown below:

- Clerk of Circuit Court
- Commissioner of the Revenue
- Commonwealth Attorney
- E-911 Operations
- General Registrar
- Sheriff and
- Treasurer.

However, program income and other dedicated non-tax local revenue sources (e.g. EMS/ambulance fees) are sensitive to changes in household demand and were calculated as revenues (see above). With respect to E-911 Operations, various non-local revenue sources are used to fund E-911 costs. These include 40% of the remittance of communications sales tax, payments from the Towns of Smithfield and Windsor, and other grants and contributions from the Commonwealth. These totaled $1,264,875 in the FY 2023 *Budget,* rounded to the nearest $25. Non-local revenue for the Treasurer included the Treasurer's DMV hold administrative fee.

When revenues were deducted from costs, the reduction in cost was distributed between fixed and variable costs. Only that portion of revenues defraying costs assigned to variable costs was actually deducted from costs. The formula for distributing revenues and calculating costs is displayed below:

$$NVC = VC - (R*(VC/TC))$$

Where NVC = Net Variable Costs (variable costs after revenue is deducted)
VC = Variable Costs (prior to revenue deduction)
R = Revenue
TC = Total Cost (variable and fixed costs)

However, portions of the reimbursement from the Commonwealth for shared cost positions are earmarked for the support of constitutional officers and their deputies, which are fixed cost positions. To avoid double counting (since these salaries are subtracted from the calculation of variable *Budget* costs) the salaries of those positions were subtracted from the amount of reimbursement available to fund variable costs. Fringe benefit reimbursements from the Commonwealth for these positions were also subtracted. The amount of Constitutional Officer and deputy salaries and fringe benefits reimbursed by the Commonwealth, as well as the total amount of Commonwealth support for Constitutional offices, was obtained online for FY 2023 from the Commonwealth of Virginia Compensation Board.

Table A-2 on the following page details the County's variable cost expenditures for households. Table A-3 on page A-24 details the County's variable cost expenditures for government functions calculated on other than a per-household basis.

General government capital costs. The Carrollton area is well served by existing infrastructure. The addition of 35 new households is not expected to exhaust the capacity of any general government facilities. Since existing facilities can be expected to be sufficient to absorb the increased demand from the proposed development without necessitating any capital purchases, no capital costs were assumed for the proposed development. The County employs one deputy sheriff for every 419 households. The 35 new households proposed by the applicant would not trigger the need for an additional patrol deputy and, therefore, the County would not incur the expense of purchasing a new patrol car due to the construction of Kemps Village East @ Carrollton.

Education costs were estimated separately from other public service costs of local government. Education costs were calculated on a per pupil basis. The Isle of Wight County Public School population for the 2021-22 school year (5,619 students) was obtained from the Virginia Department of Education, website, Fall Membership Data page. This was the latest data available at the time this fiscal impact analysis was performed. Cost data and assumptions for school operating costs were derived from the *Isle of Wight County Schools FY 2022-2023 Proposed School Operating Budget* as modified by its *FY 2023 School Operating Budget* amended June 9, 2022.

The amended (approved) *Budget* for FY 2023 provides considerably less detail than the proposed *Budget*. Isle of Wight County Public School staff provided information regarding the changes that were made in the amended *Budget*. The proposed *Budget* was used for the cost analysis with changes made in the amended *Budget* incorporated.

Table A-2
Isle of Wight County Non-School Expenditures: Expenditure per Household
FY 2022-2023 Adopted Operating and Capital Budget

Item	Expenditure*	Expenditure per Household	Expenditure per Business	Notes
Animal Services	$ 501,825	$ 33.28	$ 0.00	
Budget & Finance	$ 191,575	$ 4.84	$ 4.42	408.37/36.92%iable cost
Circuit Court	$ 1,000	$ 0.07	$ 0.06	Adjusted for household size; no personnel costs
Clerk of Circuit Court	$ 211,175	$ 14.94	$ 13.21	Excludes costs paid by Commonwealth; adjusted for household size
Commissioner of the Revenue	$ 525,050	$ 32.84	$ 32.84	Excludes costs paid by Commonwealth.
Commonwealth Attorney	$ 398,425	$ 28.18	$ 24.92	Excludes costs paid by Commonwealth; adjusted for household size.
E-911	$ 765,175	$ 54.13	$ 47.86	Excludes costs paid by Communications Sales Tax, grants and towns; adjusted for household size
Electoral Board	$ 85,050	$ 6.38	$ 0.00	Excludes General Registrar costs paid by Commonwealth; average FY2017 & FY 2018
Emergency Management-Billing	$ 63,125	$ 4.47	$ 3.95	Adjusted for household size
Fifth District Court Services	$ 200,275	$ 15.02	$ 0.00	Adjusted for household size
Fire & Rescue	$ 1,860,550	$ 131.61	$116.37	EMS (50% of costs); excludes costs paid by Four for Life; adjusted for household size
General District Court	$ 3,500	$ 0.25	$ 0.22	Adjusted for household size; no personnel costs
Hampton Roads Military and Federal Facility Alliance	$ 18,975	$ 1.38	$ 0.00	Adjusted for household size
Hampton Roads Planning District Commission	$ 35,350	$ 2.57	$ 0.00	Adjusted for household size
Hampton Roads Workforce Council	$ 9,275	$ 0.67	$ 0.00	Adjusted for household size
Human Resources	$ 214,825	$ 5.42	$ 4.96	40.37%/36.92% variable cost
Juvenile Accountability Program	$ 2,500	$ 0.19	$ 0.00	Adjusted for household size; no personnel costs
Juvenile & Domestic Relations Court	$ 2,800	$ 0.21	$ 0.00	Adjusted for household size; no personnel costs
Library (Blackwater Regional)	$ 925,600	$ 67.34	$ 0.00	Adjusted for household size
Parks & Recreation Programs	$ 507,200	$ 38.04	$ 0.00	Excludes costs paid by fees; adjusted for household size
Purchasing	$ 81,700	$ 2.08	$ 1.89	40.37%/36.92% variable cost
Risk Management-Health & Wellness Claims	$ 8,550	$ 0.21	$ 0.19	40.37%/36.92% variable cost
Risk Management-Line of Duty Insurance	$ 90,650	$ 4.20	$ 4.20	74.03% variable costs
Risk Management-Workers Compensation	$ 275,000	$ 6.94	$ 6.35	40.37%/36.92% variable cost
Senior Services of Virginia	$ 138,450	$ 10.07	$ 0.00	
Sheriff	$ 3,783,350	$267.63	$236.64	Excludes fees received and costs paid by Commonwealth; adjusted for household size
Treasurer	$ 441,900	$ 27.64	$ 27.64	Excludes costs paid by Commonwealth, Administrative Court Fees
Unemployment Payments	$ 20,000	$ 0.50	$ 0.46	40.37%/36.92% variable cost
Western Tidewater Community Corrections	$ 18,625	$ 1.40	$ 0.00	
Western Tidewater Regional Jail	$ 1,293,325	$ 97.00	$ 0.00	Adjusted for household size
Total	**$12,674,800**	**$859.50**	**$526.18**	

* All expenditures exclude fixed cost positions
Rounded to the nearest $25

Table A-3
Isle of Wight County Non-School Expenditures: Expenditures per Unit other than Household
FY 2022-2023 Adopted Operating and Capital Budget

Item	Expenditure*	Expenditure per Unit	Unit of Measure/Notes
Assessment (Quadrennial assessment)	$125,050	$ 5.68	Per parcel / 25% of quadrennial professional services purchase
Assessment (One-time costs)	N/A	$30.00	Per housing unit (new construction)
Public Utilities Administration (billing)	$ 39,500	$ 7 .80	Per customer
Public Utilities Sewer and Water Treatment	$ 65,300	$0.413	Per 1,000 gallons

* All expenditures exclude fixed cost positions

Costs for functions that must be provided and are not affected by relatively small changes in student population were excluded. This includes operations for which one office is present in each school (media, nurse's office, principal's office). However, functions that are provided systemwide or with a staff member responsible for multiple schools were included in the calculation of variable costs, as changes in student population could affect the FTEs allocated to that function.

The following functions were excluded as fixed costs:

- Administration, Attendance, Health, except Financial Services and Human Resources and medical supplies
- Media centers, except media supplies
- Operations and Maintenance, except a portion of custodial expenses (as explained below)
- Principal's Office
- Technology

Instructional administrative salaries and fringe benefits were identified through line items in the Instructional Services cost center of the *Budget*. Librarian salaries and fringe benefits were identified as fixed media center costs. The calculation of Operations and Maintenance cost center variable costs is explained below. No instructional positions were included in the Technology cost center and all costs were assumed to be fixed costs supporting systemwide technology platforms.

Financial Services and Human Resources support systemwide activities and, therefore, a portion of their work load supports variable cost activities and a portion supports fixed cost activities. Only the portion of the variable costs of these departments (i.e., excluding administrative and other fixed costs) attributable to support of variable cost activities should be counted as variable costs in the fiscal impact analysis. Variable cost salaries as a percentage of all salaries was used as a proxy to disaggregate variable and fixed cost activity support. This was calculated to be 77.08%.

Food Services costs were not included in the fiscal impact analysis because no County general funds are used to support these operations. Preschool costs were also excluded because this is an income-tested program and incomes of households residing at Kemps Village East @ Carrollton will be too high to qualify for the preschool program and preschoolers from the proposed development are assume to attend private preschool or daycare programs. State and federal categorical grants fully fund the programs with which they are associated and, therefore, those costs were excluded from the fiscal impact analysis.

The budget reductions for instructional materials, materials and supplies, and health/hospital insurance were distributed proportionally between calculated fixed and variable costs. Since the entire cost for these items is already excluded as fixed costs, only the share of these cost reductions attributed to variable cost components of the *Budget* resulted in a reduction of estimated variable costs. The total combined line item costs for health insurance from each object category within the *Budget* was less than the total County share of health insurance costs identified in the Health Insurance Fund. The difference was assumed to be nondepartmental health insurance cost and the proportional share attributed to variable cost components was added to the *Budget* calculations. Proportionally, 98.73% of instructional material costs, 68.59% of materials and supplies costs, and 77.17% of health insurance costs were attributed to variable cost components of the *Budget.*

Within those cost centers deemed to be variable in nature, administrative costs and other fixed costs within variable cost operating categories were excluded from the calculation of variable costs. Typically, these included those items shown below.

- Capital costs
- Dues and memberships
- Equipment, new and repairs
- Insurance
- Leases and rentals
- Office supplies
- Postage
- Purchased services
- Software
- Staff development
- Telephone
- Travel (staff)

For Operations and Maintenance, all costs associated with building and grounds maintenance and repair were counted as fixed costs, as these need to be performed regardless of student enrollment. Only custodial services and water and sewer consumption were deemed to be variable. It was assumed that 25% of custodial activities (the custodial contract) was variable, depending on student density (more trash, etc.), while 75% of janitorial work occurs regardless of student population and is, thus, a fixed cost. It was also assumed that 25% of water and sewer usage was for cleaning and that 75% was for domestic use and, thus, variable with student and staff population. The $100,000 increase in materials and supplies for Operations and Maintenance was assumed to all be expended on fixed costs, with the increase in budgeted costs due primarily to inflation and/or deferred maintenance needs.

Transportation variable costs excludes the cost of athletic buses, as those trips would occur regardless of enrollment fluctuations. Bus maintenance was also excluded as a variable cost since incremental changes in student enrollment are highly unlikely to increase personnel costs and no new buses are expected to be purchased due to the construction of the proposed development. Per the amended *Budget,* $100,000 was added to fuel costs.

These variable costs were then distributed between local funding and other funding sources. To the extent that the *Budget* identified state and federal categorical grants, these were subtracted from state and federal revenue totals, since they fund costs that have been excluded from the fiscal impact analysis. It was assumed that all remaining state and federal General Fund *Budget* revenue was available to fund any *Budget* function not in an excluded category. Thus, a calculation of the local share of education variable costs was a straightforward division of the County's contribution to the Isle of Wight Schools general fund into the total general fund *Budget*. The County's contribution to fund School capital costs and debt service were not included in the calculation, as those revenues fund fixed costs that are not included in the analysis. Table A-4, below, shows the data for these calculations.

Table A-4
Local Funding of Variable Costs
Isle of Wight County School Budget

Source of Funding	Total Funds
Local (Isle of Wight County)	$26,282,250
Commonwealth	$39,214,725
Federal	$ 3,945,650
Other (Fees, etc.)	$ 1,670,550
Totals	$71,113,175
Percent Local	36.96%

Source: *Isle of Wight County Schools FY 2023 Proposed Budget as Amended*
Does not include Food Services or other special fund revenue
Rounded to the nearest $25

Variable costs were then multiplied by the local share percentage to obtain the local share of variable costs. An exception to this method for computing local share costs occurs with respect to textbooks. The local contribution to textbooks, contained in a separate fund, was identified and counted without adjustment.

Per-student education costs are then computed by dividing the local share of variable costs by the number of students. This is detailed in Table A-5 on the following page. Thus, as seen in Table A-5, although gross spending per student (including funds excluded from the analysis) is calculated at $13,900, variable costs funded by the County account for only $4,202.36 of this per-pupil cost.

Table A-5 Isle of Wight County Variable Cost of Operations per Student, SY 2022-2023			
Item	Variable Costs	Cost per Student	County Cost per Student
General Instructional Services	$45,285,375	$8,059.33	$2,978.59
Career & Technical	$ 1.897,425	$ 337.68	$ 124.80
Financial Services (77.01%)	$ 227,275	$ 40.45	$ 14.95
Gifted Program	$ 234,100	$ 41.66	$ 15.40
Guidance	$ 1,623.075	$ 288.85	$ 106.76
Human Resources (77.01%)	$ 144,875	$ 25.78	$ 9.53
ISAEP	$ 64,675	$ 11.51	$ 4.25
Limited English	$ 141,975	$ 25.26	$ 9.34
Media Center	$ 47.625	$ 8.48	$ 3.13
Nursing Services	$ 22,500	$ 4.00	$ 1.48
Operations and Maintenance	$ 544,075	$ 96.83	$ 35.79
Psychological Services	$ 271,375	$ 48.30	$ 17.85
Special Education	$ 9.155.350	$1,629.36	$ 602.18
Summer Classroom	$ 49.200	$ 8.76	$ 3.24
Textbooks*	$ 309,400	$ 55.07	$ 55.07
Transportation	$ 3,344,825	$ 595.27	$ 220.00
Total	$63,363,125	$11,276.59	$4,202.36
Non -Variable Costs**	$14,746,200		
Grand Total**	$78,109,325		

Source: *Isle of Wight County Schools FY 2023 Approved Budget*

*Local share calculated directly from *School Budget*

**All Funds

Variable costs rounded to the nearest $25

Education expenditures were assigned to the proposed development by estimating the number of students to be generated by the project and multiplying this by the per-student cost of education. Student generation rates used for Isle of Wight County were taken from the Isle of Wight Public School's 2018 *Student Yield & Subdivision Analysis* prepared by Cooperative Strategies. This study identified student generation rates for elementary schools grades K-3 (i.e., Carrollton Elementary School) as 0.104 students per single-family household, for elementary schools grades 4-5 (i.e., Westside Elementary School) as 0.08 students per single-family household, for middle schools grades 7-8 (i.e. Smithfield Middle School) as 0.059 students per single-family household, and for high schools (i.e., Smithfield High School) as 0.125 students per single-family household.

Based upon these metrics, 13 students were assumed to be added to the Isle of Wight Public Schools due to the construction of the proposed development, with 4 students added to Carrollton Elementary School, 3 students added to Westside Elementary School, 2 students added to Smithfield Middle School and 4 students added to Smithfield High School.

School capital cost calculations were informed by current Virginia law governing the offering and acceptance of proffers. Virginia's law governing proffers mandates that only actual impacts of a proposed development on public facilities causing them to reach or exceed their service capacity can be considered by a developer when offering (and by a locality when accepting) proffers. A proffer offered based upon a presumed impact on future service capacities or on other facilities not directly impacted by the proposed development constitutes an "unreasonable proffer."

Calculations were based upon the number of students to be added to each of the County's schools to which students generated by the proposed development would be assigned. Student enrollment data is from the Virginia Department of Education *Fall Membership Data* for SY 2022. School capacity data was supplied by the Isle of Wight School System. Collectively, the student generation calculations, current enrollment and capacity data were used to calculate remaining capacity at each school.

Table A-6, below, displays the current school capacities and enrollments, the additional enrollments from the proposed development only, and remaining capacities after the proposed development's students are added. As shown in Table 6, none of the schools that students from Kemps Village East @ Carrollton would attend would reach their instructional capacity due to the proposed development following the methodology prescribed by the Commonwealth. Thus, no cash proffers would be considered "reasonable" if offered by the applicant.

Table A-6
Available School Capacities Before and After
Kemps Village East @ Carrollton

School	Programmed Capacity	Current Enrollment	Remaining Capacity	Kemps Village Enrollment	Capacity After Kemps Village
Carrollton Elem.	720	662	58	4	54
Westside Elem.	849	729	120	3	117
Smithfield M.S.	634	610	24	2	22
Smithfield H.S.	1588	1348	240	4	236

Source: Isle of Wight County Public Schools; Cooperative Strategies

It is recognized, however, that the methodology used to determine the reasonableness of cash proffers under Virginia law does not take into account students that would be generated by developments that have been approved by the County and can reasonably be expected to begin or continue construction in the near future. Students expected to be generated from these "pipeline developments" are added to the future enrollment calculations in Table A-7, on the following page. Pipeline development was determined from the table, *Residential Pipeline Projects as of 03/29/2022*, modified through consultation with the County's Planning Department and with units already constructed estimated by the Consultant using Google Maps and other online resources. Pipeline developments identified as zoned for the relevant County schools were: Archer's Meade, Brewer's Station, The Crossings Condos, Cypress Creek, Mallory Pointe and Scott Farm, and Lippe and Pitt.

Table A-7
Available School Capacities Before and After
Kemps Village East @ Carrollton and Pipeline Development

School	Programmed Capacity	Current Enrollment	Pipeline Enrollment	Kemps Village Enrollment	Remaining Capacity
Carrollton Elem.	720	662	70	4	-16
Westside Elem.	849	729	113	3	4
Smithfield M.S.	634	610	37	2	-6
Smithfield H.S.	1588	1348	161	3	75

If future enrollment is considered to impact capacity, then future changes in school instructional capacity also need to be considered. The County Public Schools is currently constructing a new Hardy Elementary School with an 889 student capacity. This could relieve projected capacity deficits at Carrollton Elementary School if school zone boundaries are adjusted, which is expected to occur according to an October 2022 presentation made by the Isle of Wight Public Schools. The proposed plan would transfer 75 students from Carrollton Elementary to the new Hardy Elementary School, which would yield a remaining capacity of 59 students after students from pipeline development and Kemps Village East @ Carrollton are added.

The calculation for pipeline development shows that Smithfield Middle School, which is already near its instructional capacity, is expected to exceed its capacity when students from new developments are added. This would occur whether or not the proposed development is approved for construction and Kemps Village East @ Carrollton would add only two additional students. Furthermore, the projected capacity deficit, when distributed across classrooms, would add only one or fewer students to each classroom. It does not appear to be fiscally prudent for the County to construct additional middle school classroom space in order to accommodate that level of facility deficit.

It also is unlikely that an additional school bus will be required to handle students generated by the proposed development. A standard school bus can accommodate up to 64 riders. The maximum number of students from the proposed development riding any one route would be four (assuming some high school students drive to school), which is less than 7% of bus capacity. These riders should be able to be accommodated using excess capacity on existing school bus routes.

COUNTY OF ISLE OF WIGHT
PROFFER STATEMENT

Owner's name(s): W. B. OWEN and NELL C. OWEN, CO-TRUSTEES OF THE W. BERNARD OWEN REVOCABLE TRUST and BARGER FAMILY TRUST

Prospective owner: GBK BUILDERS INC.

Applicants' name(s): GBK BUILDERS, INC.

Project name: KEMPS VILLAGE EAST AT CARROLLTON

Date: June 10, 2025

Parcel-Tax Map Numbers: 34-01-117

Deed book reference: Instrument no. 130003175

These proffers are made as of the 16H day of May, 2025 by W. B. Owen and Nell C. Owen, Trustees of the W. Bernard Owen Revocable Trust and the Barger Family Trust, Owners and GBK Builders, Inc., Applicant, (collectively "Applicants"), of Tax Map Number 34-01-117, containing approximately 12.490 acres of land which is referred to herein as the "Property". Applicants have filed a rezoning application with the Isle of Wight County Planning and Zoning Department requesting a change in the zoning of the Property from RURAL AGRICULTURAL CONSERVATION (RAC), to CONDITIONAL PLANNED DEVELOPMENT MIXED USE (PD-MX). Applicants voluntarily proffers that the development of the Property proposed for rezoning under this application shall be in strict accordance with the conditions set forth below. Applicants do hereby waive any right to challenge, in any judicial or administrative proceedings, the legality of such conditions or to assert a claim for compensation resulting from such conditions (except where compensation is expressly provided for in the conditions) under federal or Virginia law.

These proffered conditions ("Proffers") are the only conditions offered on this rezoning, and any prior proffered conditions on the Property are hereby superseded by these proffers and any and all previous proffers on the Property are hereby void and of no further force and effect.

All improvements, land, easements, dedications, gifts, proffers and other conveyances to the County shall be in fee simple, without cloud of title or encumbrance of any kind.

I. Land Use

1. The Property shall be used as permitted under the Planned Development Mixed Use (PD-MX) Zoning District and more specifically for the following uses: general commercial uses on a parcel at the intersection of Carrollton Boulevard and Cedar Grove Road on a parcel containing 12.49 acres and the creation of 35 new single family detached condominium units upon which 35 new single family dwellings for single family residential use shall be constructed.

2. The development shall be constructed in general conformity with the proposed master plan of Kemps Village East @ Carrollton for GBK Builders, Inc. dated May 14, 2022, revised March 11, 2025 attached hereto as Exhibit A.

3. Single family dwellings shall be constructed in general conformity with the architectural elevations attached hereto as Exhibit B.

4. The developer shall construct the community amenities in general conformity with the proposed master plan of Kemps Village East @ Carrollton for GBK Builders, Inc. dated May 14, 2022, revised March 11, 2025 attached hereto as Exhibit A.

5. Non-residential uses may be those as permitted by the Planned Development Mixed Use (PD-MX) Zoning District. No particular use has been identified at this time.

II. Water and Sewer Improvements

The units shall be served by central water and sewer systems to be constructed by the Applicants in accordance with Isle of Wight County's development standards for new water and sewer utilities. The applicant shall convey all required water and sewer improvements to the County at no cost at such time as they are completed.

III. Transportation

1. The drives within the development shall be private and shall be maintained by a homeowner's association.

2. The applicant shall construct commercial entrances to the commercial parcel as may be required by VDOT and as specifically referenced in the Traffic Impact Analysis submitted as part of this application.

3. The developer will install the turn lane on Route 17 as recommended by the TIA dated July 25, 2023.

IV. Common Areas

1. Open space shall be reserved for use by residents and their guests as shown on the Master Plan dated May 14, 2022, revised March 11, 2025 (Exhibit A).

2. A Home Owner's Association shall be created for the development and shall be specifically responsible for the landscaping and maintenance of all open space and

common areas and for the maintenance of all BMP structures and the private drives and parking areas. Membership in the Homeowner's Association shall be mandatory for owners of all residential units.

3. All community amenities shown on the proposed master plan of Kemps Village East @ Carrollton for GBK Builders, Inc. dated May 14, 2022, revised March 11, 2025

V. General

1. Successors and Assigns - This Proffer Agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their respective heirs, successors and/or assigns. Any obligation(s) of Applicants hereunder shall be binding upon and enforceable against any subsequent Applicants or Applicants of the Property or any portion thereof.

2. Severability - In the event that any clause, sentence, paragraph, subparagraph, section or subsection of these Proffers shall be judged by any court of competent jurisdiction to be invalid or unenforceable for any reason, including a declaration that it is contrary to the Constitution of the Commonwealth of Virginia or of the United States, or if the application thereof to any Applicants of any portion of the Property or to any government agency is held invalid, such judgment or holding shall he confined in its operation to the clause, sentence, paragraph, subparagraph, section or subsection hereof, or the specific application thereof directly involved in the controversy in which the judgment or holding shall have been rendered or made, and shall not in any way affect the validity of any other clause, sentence, paragraph, subparagraph, section or provision hereof.

3. Void if Application is not approved - In the event that the Application is not approved by the County, these Proffers shall be null and void.

SEE SIGNATURE PAGES ATTACHED:

SIGNATURE PAGE

Owner: **W. B. OWEN and NELL C. OWEN, CO-TRUSTEES OF THE W. BERNARD OWEN REVOCABLE TRUST**

Signature

Commonwealth of Virginia

City/ County of Isle of Wight

Subscribed and sworn to before me William H. Riddick III,

A Notary Public in and for the City/County of Isle of Wight,

Commonwealth of Virginia, this 2nd day of June, 2025.

Notary Public

My Commission Expires 3-31-2029

WILLIAM H. RIDDICK, III NOTARY PUBLIC MY COMMISSION NUMBER 150494 COMMONWEALTH OF VIRGINIA

SIGNATURE PAGE

Owner: BARGER FAMILY TRUST

Susan O. Saunders, Trustee

Commonwealth of Virginia

City/ County of Isle of Wight

Subscribed and sworn to before me William H. Riddick III,

A Notary Public in and for the City/County of Isle of Wight,

Commonwealth of Virginia, this 3rd day of June, 2025.

Notary Public

My Commission Expires 3-31-2029

WILLIAM H. RIDDICK III NOTARY PUBLIC MY COMMISSION NUMBER 150494 COMMONWEALTH OF VIRGINIA

SIGNATURE PAGE

Applicant: GBK BUILDERS, INC.

By _____
George B. Kemp, President

TONI LYNN PHILPOTT
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEB. 29, 2028
COMMISSION # 7073152

Commonwealth of Virginia

City/ County of Virginia Beach

Subscribed and sworn to before me Toni Philpott,

A Notary Public in and for the City/County of Virginia Beach

Commonwealth of Virginia, this 24th day of June, 2025.

_____
Notary Public

My Commission Expires 2/29/28

PRODUCT ANALYSIS SHEET





Marigold

GENERAL FEATURES

Home Type: Single Family Detached

Footprint Min: 28′ x 46′

Footprint Max: 28′ x 46′

Mean Roof Height: 23′-3 5/16″

Ceiling Height: 8′-1″ First Floor
7′-9″ Basement & 8′-1″ Second Floor

Base Square Footage: 2134
1st Floor: 870
2nd Floor: 1264

Garage Type: 2-car Front Entry

PRODUCT ANALYSIS SHEET





Iris

GENERAL FEATURES

Home Type: Single Family Detached

Footprint Min: 30′ x 41′

Footprint Max: 30′ x 41′

Mean Roof Height: 23′-7 1/8″

Ceiling Height: 8′-1″ First Floor
7′-9″ Basement & 8′-1″ Second Floor

Base Square Footage: 1660
1st Floor: 630
2nd Floor: 1030

Garage Type: 2-car Front Entry

PRODUCT ANALYSIS SHEET





Dogwood

GENERAL FEATURES

Home Type: Single Family Detached

Footprint Min: 30′ x 33′

Footprint Max: 30′ x 33′

Height: 22′-0 15/16″

Ceiling Height: 7′-9 1/2″ Basement
8′-1 1/8″ First Floor & Second Floor

Base Square Footage: 1307
1st Floor: 521
2nd Floor: 786

Garage Type: 1-car front

PRODUCT ANALYSIS SHEET





Lily

GENERAL FEATURES

Home Type: Single Family Detached

Footprint Min: 30′ x 45′

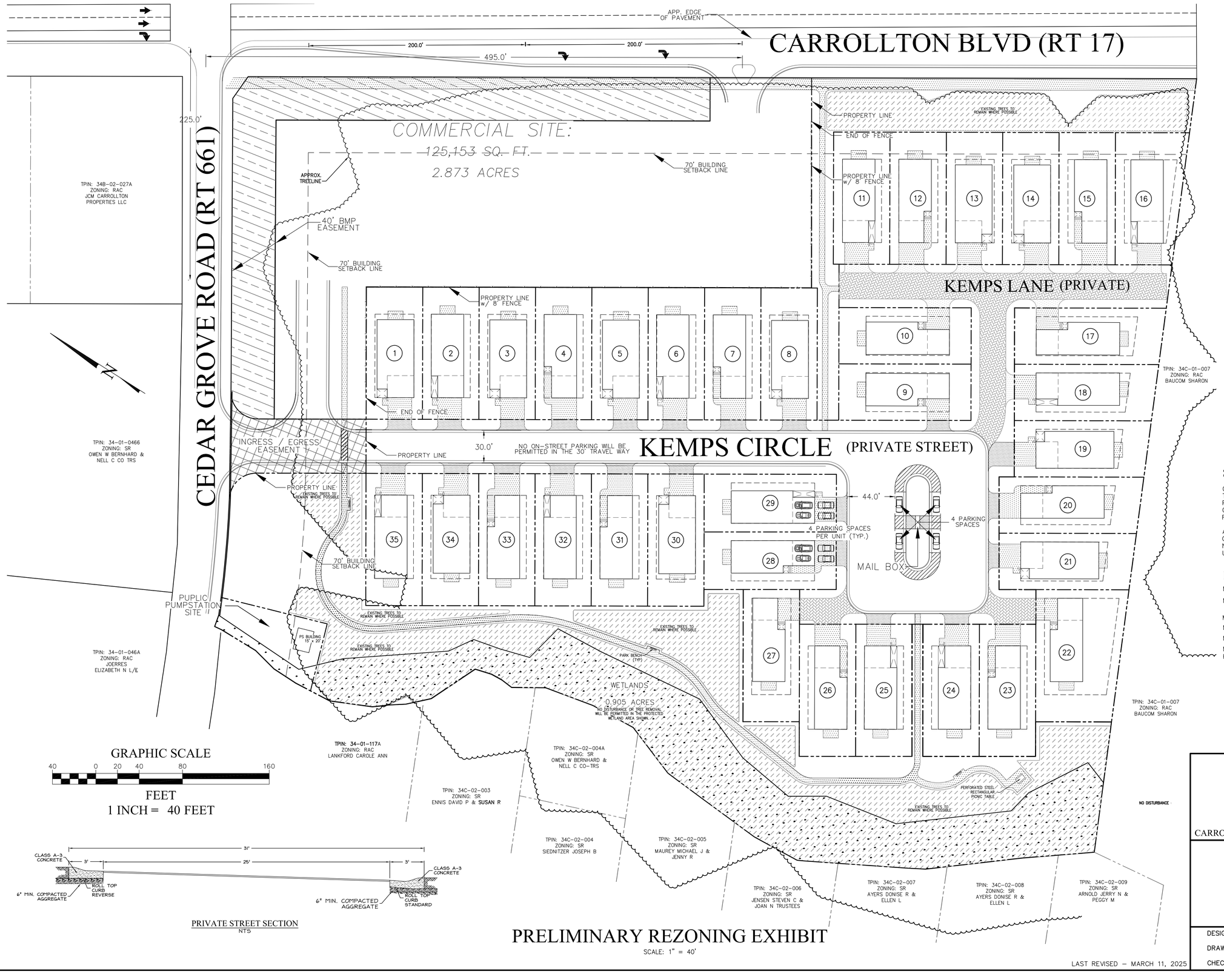
Footprint Max: 30′ x 45′

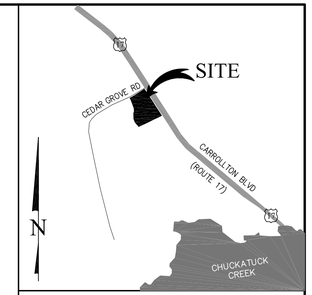
Mean Roof Height: 22′-8 5/8″

Ceiling Height: 8′-1″ First Floor
7′-9″ Basement & 8′-1″ Second Floor

Base Square Footage: 1900
1st Floor: 750
2nd Floor: 1150

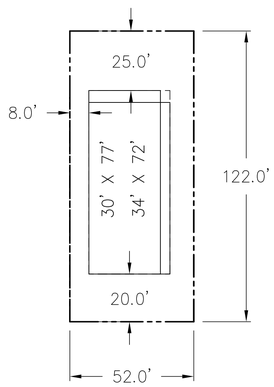
Garage Type: 2-car Front Entry





LOCATION MAP 1" = 2000'

UNIT INFORMATION



SITE INFORMATION

CURRENT ZONING:	RAC – PROPOSED ZONING:	C-PD-MX	
TOTAL AREA TO BE REZONED:	12.490 AC.	544,053 SF	
PUBLIC USE AREA:	0.83% – 0.104 AC.	4,534 SF	
COMMERCIAL AREA:	23.00% – 2.873 AC.	125,153 SF	
RESIDENTIAL AREA:	76.16% – 9.667 AC.	421,103 SF	
NET DEVELOPMENT AREA:	12.037 AC.	524,342 SF	
AREA OF HOMEOWNER'S ASSOCIATION.			
OPENS PACE:	2.685 AC.	116,951 SF	
NUMBER OF UNITS:	35		
UNIT PER ACRES:	4.003 UNITS/AC.		

RESIDENTIAL BUILDING SETBACKS:

MINIMUM UNIT WIDTH:	52 FEET
MINIMUM UNIT AREA:	6,300 SQ.FT.
MINIMUM FRONT YARD:	20 FEET
MINIMUM REAR YARD:	25 FEET
MINIMUM SIDE YARD:	8 FEET
MAXIMUM BUILDING HEIGHT:	45 FEET MAX.

GRAPHIC SCALE

40 0 20 40 80 160

FEET

1 INCH = 40 FEET

PRIVATE STREET SECTION

NTS

PRELIMINARY REZONING EXHIBIT

SCALE: 1" = 40'

LAST REVISED – MARCH 11, 2025

KEMPS VILLAGE EAST @ CARROLLTON

FOR

GBK BUILDERS INC.

CARROLLTON VIRGINIA

KELLAM GERWITZ
ENGINEERING - SURVEYING - PLANNING
500 CENTRAL DRIVE - SUITE 113 - VIRGINIA BEACH, VA 23454
(757) 340-0828 - FAX (757) 340-1603

DESIGNED: RSK	APPROVED: RSK	PROJECT # Y 20021
DRAWN: KRS	DATE: 05/14/22	SHEET 1 OF 3
CHECKED: RSK	SCALE: 1' = 40'	

CARROLLTON BLVD (RT 17)

CEDAR GROVE ROAD

DRAINAGE EASEMENT
30,737 SQ. FT.
0.706 ACRES

COMMERCIAL SITE
125,153 SQ. FT.
2.873 ACRES

PARK/OPEN SPACE #2
23048 SQ. FT.
0.529 ACRES

RESIDENTIAL LOT AREA #3
39,086 SQ. FT.
0.897 ACRES

PRIVATE ACCESS

RESIDENTIAL LOT AREA #1
50,752 SQ. FT.
1.165 ACRES

LOT AREAS 1–6 TOTAL
228,237 SQ. FT.
5.240 ACRES

RESIDENTIAL LOT AREA #2
12,688 SQ. FT.
0.291 ACRES

PRIVATE ROADWAY/
MUTUAL INGRESS/EGRESS
EASEMENT
6,537 SQ. FT.
0.150 ACRES

PRIVATE ACCESS

PRIVATE ACCESS
69178 SQ. FT.
1.588 ACRES

RESIDENTIAL LOT AREA #6
51,050 SQ. FT.
1.172 ACRES

RESIDENTIAL LOT AREA #4
55,644 SQ. FT.
1.277 ACRES

PUBLIC
PUMPSTATION
SITE
4,534 SQ. FT.
0.104 ACRES

PARK/OPEN
SPACE #1
93,903 SQ. FT.
2.156 ACRES

RESIDENTIAL LOT AREA #5
19,017 SQ. FT.
0.437 ACRES

GRAPHIC SCALE

40 0 20 40 80 160

FEET

1 INCH = 40 FEET

LAST REVISED – MARCH 11, 2025

KEMPS VILLAGE EAST@
CARROLLTON

FOR

GBK BUILDERS INC.

CARROLLTON VIRGINIA

KELLAM GERWITZ
ENGINEERING - SURVEYING - PLANNING
500 CENTRAL DRIVE - SUITE 113 - VIRGINIA BEACH, VA 23454
(757) 340-0828 - FAX (757) 340-1603

DESIGNED: RSK	APPROVED: RSK	PROJECT # Y 20021	
DRAWN: KRS	DATE: 05/14/22	SHEET 2 OF 2	
CHECKED: RSK	SCALE: 1' = 40'		

CARROLLTON BLVD (RT 17)

APP. EDGE OF PAVEMENT

200.0'

200.0'

495.0'

N

225.0'

CEDAR GROVE ROAD (RT 661)

PROPERTY LINE

END OF FENCE

APPROX. TREELINE

70' BUILDING SETBACK LINE

PROPERTY LINE w/ 8' FENCE

40' BMP EASEMENT

3 FLOORS
27,238 SQ. FT.

11

70' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

PROPERTY LINE w/ 8' FENCE

1 2 3 4 5 6 7 8

END OF FENCE

INGRESS / EGRESS EASEMENT

30.0'

KEMPS CIRCLE (PRIVATE STREET)

PROPERTY LINE

PROPERTY LINE

EXISTING TREES TO REMAIN WHERE POSSIBLE

29

4

COMMERCAL BUILDING INFORMATION

BUILDING FOOT PRINT:	27,238 SF
NUMBER OF FLOORS:	3
TOTAL FLOOR AREA::	81,714 SF
COMMERCIAL LOT AREA:	125,153 SF
FLOOR TO AREA RADIO (FAR):	0.65

GRAPHIC SCALE

25 0 12.5 25 50 100

FEET

1 INCH = 25 FEET

COMMERCIAL SITE PLAN EXHIBIT

SCALE: 1" = 25'

LAST REVISED – MARCH 11, 2025

KEMPS VILLAGE EAST @ CARROLLTON

FOR

GBK BUILDERS INC.

CARROLLTON VIRGINIA

KELLAM GERWITZ
ENGINEERING - SURVEYING - PLANNING
500 CENTRAL DRIVE - SUITE 113 - VIRGINIA BEACH, VA 23454
(757) 340-0828 - FAX (757) 340-1603

DESIGNED: RSK	APPROVED: RSK	PROJECT # Y 20021
DRAWN: KRS	DATE: 05/14/22	SHEET 3 OF 3
CHECKED: RSK	SCALE: 1' = 40'	

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant GBK Builders, Inc.

Address 1728 Virginia Beach Blvd, #107
Street

Virginia Beach, VA 23454
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
Carrollton Blvd.	Tax Map parcel no. 34-01-117

OTHER OWNERS OF AFFECTED REAL ESTATE
(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Y Yes (Y No)
If yes, names of members: NONE

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct, and true.

Applicant: George B. Kemp (Printed or Typed Name) Applicant: [signature] (Signature) Date: 1/31/23

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me William H. Riddick III,
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 31st day of January, 2023.

[signature]
Notary Public

My Commission Expires 3-31-2025

WILLIAM H. RIDDICK, III NOTARY PUBLIC MY COMMISSION NUMBER 150494 COMMONWEALTH OF VIRGINIA

PLANNING REPORT

APPLICATION:

Proposed Sign Ordinance Revisions

ELECTION DISTRICT:

All

LOCATION:

County-wide

BACKGROUND:

On August 1, 2024, the Board of Supervisors directed staff and the Planning Commission to review the County's sign regulations for possible revisions after considering input from a community input survey. The Board also asked for a report on the number and type of sign violations the County experienced over the last year. Staff previously provided this report in May 2025.

DESCRIPTION:

Based on feedback received from the community survey as well as issues experienced by staff in administering and enforcing the sign regulations in Article IX, "Signs," of the Zoning Ordinance, staff developed draft revisions to the sign ordinance.

In addition to the feedback received during the Planning Commission discussion at their May 27, 2025, regular meeting, staff received initial feedback from the Economic Development and Tourism Departments. Staff made additional revisions to the draft ordinance summarized below:

1. Allow for total permitted wall sign area to be split among on all exterior building walls. The total wall sign area will remain a maximum of 10% of the area of the building facade with road frontage or 200 square feet, whichever is less.
2. Exempt temporary signs from permits up to ninety days per calendar year as long as they are in good repair (not ripped, torn, frayed or faded) and are not hanging from a prohibited structure. Nonresidential properties will be permitted a total of two flag signs and one banner sign as well as an A-Frame

sign or other portable sign as defined in the Ordinance. Any more would be prohibited. Temporary signs will only be permitted where a permanent sign already exists.

3. Permitted sign colors will include the Benjamin Moore Williamsburg Color Palette or other formally recognized historic palette as approved by the Zoning Administrator. Officially trademarked logos with other colors may be incorporated into the sign face.
4. Sign material requirements have been removed. Prohibited sign materials are now listed under prohibited and restricted items which states that signs made from materials that are not durable or rust/corrosion-resistant, such as plywood, cardboard, scrap materials and the like, are prohibited.

After additional discussion on the latest revisions at the June 24, 2025, regular meeting, the Planning Commission directed staff to advertise the proposed changes for public hearing at their next regular meeting. A copy of the latest proposed revisions is attached to this staff report.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed Ordinance changes.

ATTACHMENTS:

Description	Type	Upload Date
Proposed Sign Requirement Revisions Redline revised July 16, 2025	Backup Material	7/16/2025

Proposed Sign Regulations Revisions
July 16, 2025
The draft revisions are listed by section below. New, proposed language is in red underlined text. Language proposed for deletion is in red ~~struck through~~ text.

Article IX. Signs.

Sec. 9-1001. Findings, purpose and intent; interpretation.

A. Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this article is to regulate the size, color, illumination, movement, materials, location, height and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of neighborhoods, the creation of a convenient, attractive and harmonious community, the protection against destruction of or encroachment upon historic areas, to encourage the effective use of signs as a means of visual communication in the county, to maintain and enhance the county's ability to attract sources of economic development and growth, to improve pedestrian and traffic safety, and to enable the fair and consistent enforcement of these sign restrictions. This article allows for adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of signs in the community. This article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this article which can be given effect without the invalid provision. These sign restrictions are adopted under the zoning authority of the county in furtherance of the more general purposes set forth in this ordinance.

B. Signs not expressly permitted as being allowed by right or by special use permit under this article, by specific requirements in other portions of this chapter, or otherwise expressly allowed by the board of supervisors are forbidden.

C. A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein shall be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this article is to establish limitations on signs in order to ensure they are appropriate to the land, building or use to which they are appurtenant and are adequate for their intended purpose while balancing the individual and community interests identified in subsection A of this section.

D. These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.

E. These regulations distinguish between portions of the county designed for primarily vehicular access and portions of the county designed for primarily pedestrian access.

F. These regulations do not regulate every form and instance of visual speech that may be displaced anywhere within the jurisdictional limits of the county. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.

G. These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.

H. These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by federal, state or local government. The inclusion of "government" in describing some

signs does not intend to subject the government to regulation, but instead helps illuminate the type of sign that falls within the immunities of the government from regulation. (3-14-18.)

Sec. 9-1002. Definitions.

A-frame sign\ means a two-faced sign with supports that are connected at the top and separated at the base, forming an "A" shape not more than four (4) feet high. These are also referred to as "sandwich board" signs. They are included in the term "portable sign."

Advertising\ means any words, symbol, color or design used to call attention to a commercial product, service, or activity.

Animated sign\ means a sign or part of a sign that is designed to rotate, move or appear to rotate or move. Such a sign is sometimes referred to as a "moving sign."

Awning sign\ means a sign placed directly on the surface of an awning.

Banner\ means a temporary sign of flexible material affixed to a framework or flat surface.

Building frontage\ means the length of the main wall of a building which physically encloses usable interior space and which is the architecturally designed wall that contains the main entrance for use by the general public. Said frontage shall be measured at a height of ten (10) feet above grade.

Business sign\ means a sign which directs attention to a product, service or commercial activity available on the premises.

Canopy sign\ means a sign attached to a canopy.

Chalk-board sign\ means a single-faced, framed slate or chalk-board that can be written on with chalk or similar markers.

Changeable copy sign\ means a sign or part of a sign that is designed so that characters, letters or illuminations can be changed or rearranged without altering the face or surface of the sign.

Comprehensive sign plan\ means a plan for the signage of a property that includes single or multiple tenants or owners with shared parking or other facilities.

Feather sign\ means a lightweight, portable sign mounted along one (1) edge of a single, vertical, flexible pole the physical structure of which may resemble a sail, bow, or teardrop.

Flag\ means a piece of cloth or similar material, typically oblong or square, attachable by one (1) edge to a pole or rope and used as a symbol or decoration; this includes pennants.

Flashing sign\ means a sign that includes lights that flash, blink, or turn on and off intermittently.

Freestanding sign\ means any non-portable sign supported by a fence, retaining wall, or by upright structural members or braces on or in the ground and not attached to a building.

Grand opening\ means an event, often publicized, which signifies the official public opening of a facility such as a commercial business.

Ground-mounted\ sign means a sign that is supported by structures or supports in or upon the ground and independent of any support from any building or wall.

Height\ means the maximum vertical distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:

(1) Existing grade prior to construction; or

(2) The newly established grade after construction, exclusive of any filling, berming, mounding or excavating primarily for the purpose of mounting or elevating the sign.

Holiday displays\ means displays erected on a seasonal basis in observation of religious, national, or state holidays which are not intended to be permanent in nature and which contain no advertising material.

Illegal sign\ means any sign erected without a required permit or which otherwise does not comply with any provision of this article.

Illuminated sign\ means a sign that is backlit, internally lit, or indirectly lit, but does not include a neon sign.

Marquee\ means a permanent structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.

Marquee sign\ means a sign attached to and made a part of a marquee or any similar projections from a building, with changeable, fixed or both types of lettering in use.

Monument sign\ means a sign affixed to a structure built on grade in which the sign and the structure are an integral part of one another; not a pole sign.

Neon sign\ means a sign containing exposed tubes filled with light-emitting gas.

Nonconforming sign\ means any sign which was lawfully erected in compliance with applicable regulations of the county and maintained prior to the effective date of this article and which fails to conform to current standards and restrictions as set forth herein.

Off-premises sign\ means a sign that directs attention to a business, product, service or activity conducted, sold or offered at a location other than the premises on which the sign is erected.

Pole sign\ means a sign that is mounted on one (1) or more freestanding poles.

Portable sign\ means any temporary sign not affixed to a building, structure, vehicle or the ground. It does not include a flag or banner.

Projecting sign\ means any sign, other than a wall, awning or marquee sign, affixed to a building and supported only by the wall on which it is mounted.

Public area\ means any public place, public right-of-way, any parking area or right-of-way open to use by the general public, or any navigable body of water.

Public art\ means items expressing creative skill or imagination in a visual form, such as painting or sculpture, which are intended to beautify or provide aesthetic influences to public areas which are visible from the public realm that does not direct attention to a business, product, service or activity.

Roof sign\ means a sign erected or constructed, in whole or in part, upon or above the highest point of a building with a flat roof, or the peak of a roof for any building with a pitched roof.

Sign\ means any device (writing, letter work or numeral, pictorial presentation, illustration or decoration, emblem, device, symbol or trademark, flag, banner or pennant or any other device, figure or character) visible to and designed to communicate information to a person in a public area. However, the term "sign" does not include public art, holiday displays, or architectural features, except those that identify products or services or advertise a business use. The term "sign" shall not include the display of merchandise for sale on the site of the display.

Sign face\ means the portion of a sign structure bearing the message.

Sign structure\ means any structure bearing a sign face.

Temporary sign\ means any sign constructed of cloth, canvas, vinyl, paper, wood, fabric, or other lightweight material not well suited to provide a durable substrate or, if made of some other material, is neither permanently installed on the ground nor permanently affixed to a building or structure which is permanently installed in the ground.

Vehicle or trailer sign\ means any sign attached to or displayed on a vehicle, if the vehicle or trailer is used for the primary purpose of advertising a business establishment, product, service or activity. Any such vehicle or

trailer shall, without limitation, be considered to be used for the primary purpose of advertising if it fails to display current license plates and inspection sticker, if it is inoperable, if evidence of paid-to-date local taxes cannot be made available, or if the sign alters the standard design of such vehicle or trailer.

Wall sign\ means any sign attached to a wall or painted on or against a flat vertical surface of a structure.

Window sign\ means any sign visible outside the window and attached to or within eighteen (18) inches in front of or behind the surface of a window or door. (3-14-18.)

Sec. 9-1003. Permits required.

A. Generally. Except as otherwise provided in section 9-1004, a sign permit is required prior to the display of any sign and no sign greater than one (1) square foot in area may be constructed, erected, moved, enlarged, illuminated or substantially altered, except in accordance with the provisions of this ordinance and in accordance with zoning and building permits.

B. Application process. Applications for sign permits shall be submitted to the department of planning and zoning on forms furnished by the department. The applicant shall provide detailed renderings, including colors, sizes, lighting and location for all signs to determine if the proposed sign is permitted under this ordinance and other applicable laws, regulations, and ordinances. An application for a temporary sign shall state the dates intended for the erection and removal of the sign.

C. Permit fee. A nonrefundable fee, as set forth in the uniform fee schedule adopted by the board of supervisors, as it may be amended from time to time, shall accompany all sign permit applications.

D. Duration and revocation of permit. If a sign is not installed within six (6) months following the issuance of a sign permit, ~~(or within thirty (30) days in the case of a temporary sign permit),~~ the permit shall be void. ~~The permit for a temporary sign shall state its duration, not to exceed thirty (30) days unless another time is provided for in this ordinance.~~ The county reserves the right to revoke a sign permit under any of the following circumstances:

(1) The county determines that information in the application was materially false or misleading;

(2) The sign as installed does not conform to the sign permit application; or

(3) The sign violates the zoning ordinance, building code, or other applicable law, regulation or ordinance.

E. Overlay district regulations. All signs in the historic overlay districts require approval of the historic architectural review committee (HARC) except as otherwise set forth in section 6-3006 and when a sign permit is not required as provided in section 9-1004. (3-14-18.)

Sec. 9-1004. Exemptions.

A. The following signs are exempt from regulation under this article without a zoning permit so long as such signs are located a minimum of ten (10) feet from any property line, are located outside of VDOT right-of-way and are located outside of any sight triangles related to public or private roadways, driveways, or other points of ingress or egress:

1. Signs one (1) square foot or less in area;

2. Signs erected by a governmental body or required by law;

3. Flag(s) up to thirty-two (32) square feet in size not containing any commercial advertising provided that no freestanding pole shall be erected in the public right-of-way and shall have a setback of one (1) foot horizontally for each foot in height from the base of the pole to any adjoining property line, service drive, travel lane or adjoining street. All such flags shall be mounted in a permanent fashion with no more than two (2) flags on a single pole. No more than three (3) multiple flag pole displays are

permitted. Flags shall be maintained in good repair and shall not constitute a hazard to vehicular or pedestrian traffic;

4. The changing of messages on marquees and the repair of an existing permitted sign, except that repair of a nonconforming sign must comply with section 9-1010 below.

5. Temporary signs as follows:

   (i) One (1) sign, no more than thirty-two (32) square feet in area and eight (8) feet in height, located on property where a building permit is active.

6. On any property for sale or rent, a sign may be placed in accordance with the following criteria:

   (i) On-premises signs.

      a. On-premises signs shall be limited to one (1) sign per lot per street frontage or frontage on navigable waterway.

      b. Signs on an individual single-family parcel shall not exceed four (4) square feet in size and a maximum of four (4) feet in height.

      c. Signs on a multi-family parcel shall not exceed thirty-two (32) square feet in size and a maximum of ten (10) feet in height.

      d. Signs in Rural Agricultural Conservation zoning districts shall not exceed sixteen (16) square feet in size and a maximum of six (6) feet in height.

      e. Signs in commercial and industrial zoning districts shall not exceed thirty-two (32) square feet in size and a maximum of ten (10) feet in height. The height of all signs shall represent a measurement from ground level to the top of the sign structure.

   (ii) Off-premises signs.

      a. Off-premises signs shall not be erected for more than three (3) days in a calendar week.

      b. Such signs shall be limited to eight (8) square feet in size and a maximum of four (4) feet in height.

7. Official notices or advertisements posted or displayed by or under the direction of any public or court officer in the performance of his or her official or directed duties provided that all such signs shall be removed no more than ten (10) days after their purpose has been accomplished.

8. No more than four (4) temporary signs not more than four (4) square feet in area or one (1) temporary sign not more than sixteen (16) square feet in area in residential and agricultural zoning districts and which are removed within ninety (90) days after being erected.

9. No more than one (1) A-frame or portable sign per unit. A-frame signs may be up to a maximum of ten (10) square feet in size on the sidewalk immediately adjacent to the building facade for which the promotion, sale or service is located. The sign surface area shall be calculated by using the area of only one (1) side of such sign. The height of the sign shall not exceed four (4) feet. Signs shall not reduce required ingress/egress to less than five (5) feet on a sidewalk. Other portable signs, such as mobile changeable copy signs, may not exceed 32 square feet, six feet in height, and must be located a minimum of ten (10) feet from the right-of-way, outside any sight triangle, and shall not impair the visibility of any traffic control sign. Portable signs do not include banner or flag signs.

10. Signs which use pennants, balloons, ribbons, streamers, banners, spinners, strings of lights or other similar devices are permitted for a period of five (5) days prior to and not to exceed fifteen (15) days from the grand opening of an establishment. (3-14-18; 1-21-21.)

11. Temporary signs. Each parcel in a nonresidential or nonagricultural zoning district shall be allowed the following temporary signage up to ninety (90) days per calendar year subject to the following criteria. All temporary signage shall be kept in good repair with no rips, tears, frayed ends, etc. and shall not be

faded. Temporary signs are only permitted on properties with existing permitted, permanent signs. Temporary signs not meeting the criteria specified herein shall be prohibited and subject to immediate removal by the County.

1. Feather sign(s), up to two (2) feather signs, with or without advertising, subject to the following criteria:

   a. Maximum of thirty-two (32) square feet in sign area and no more than ten (10) feet in height.

   b. All feather sign(s) shall be placed a minimum of ten (10) feet from the right-of-way, outside any sight triangle, and shall not impair the visibility of any traffic control sign.

2. One (1) banner sign is permitted subject to the following criteria;

   a. Maximum sign face area of twenty-four (24) square feet.

   b. No banner shall be hung from a freestanding sign, site lighting, trees, utility poles, or the like.

   c. Banner signs shall be placed a minimum of ten (10) feet from the right-of-way, outside any sight triangle, and shall not impair the visibility of any traffic control sign.

3. Any feather signs or banners found to be in violation of the requirements of this section shall result in the following penalties:

   a. Immediate removal of the violating sign by the county.

   b. Loss of privileges to display temporary signs for a period of four (4) months for a first violation, six (6) months for a second violation, and one (1) year for any subsequent violations.

Sec. 9-1005. General sign restrictions and prohibitions.

A. Prohibited. In addition to those signs prohibited elsewhere in this Code or by applicable state or federal law, the following signs are prohibited:

1. Signs that violate any law of the Commonwealth of Virginia relating to outdoor advertising.
2. Signs that are attached to or utilize utility poles, trees or other signs are prohibited. Signs attached to fences or walls are prohibited unless otherwise specifically allowed by this ordinance.
3. Signs simulating, or which are likely to be confused with, a traffic control sign or any other sign displayed by a governmental authority. Any such sign is subject to immediate removal and disposal by an authorized county agent or official as a nuisance.
4. Vehicle or trailer signs.
5. Any sign displayed without complying with all applicable regulations of this article.
6. Signs that revolve or that utilize movement or apparent movement to attract the attention of the public are prohibited.
7. Signs, which contain or consist of pennants, balloons, ribbons, streamers, banners, spinners, strings of lights, or other similar moving or stationary devices, are prohibited, unless otherwise specifically allowed by section 9-1004 of this ordinance.
8. Signs promoting activities which are illegal under federal, state, or local laws or regulations are prohibited.
9. Except for movie theater and gasoline station uses, as defined in this ordinance, changeable sign copy shall not be incorporated into a sign face, unless the changeable component of the sign face occupies less than half the total area of the sign face. If changeable copy is used, it shall be located adjacent to or integrated into the sign face, and lettering shall be of a single style and of uniform color and size.

10. Signs shall not obstruct any window, door, fire escape, stairway, ladder or opening intended to provide light, air or ingress and egress for any building or structure.

11. No wall sign shall be higher than the peak of the roof or the parapet wall of any building to which the sign is attached.

12. No sign may be located within the sight triangle as determined by this ordinance or so that it interferes with the view necessary for motorists to proceed safely through intersections or to enter onto or exit from public streets or private roads.

13. No signs or supporting structures shall be located within or over any public right-of-way unless specifically approved by the regulatory authority.

14. Portable and off-premises signs shall be prohibited unless otherwise specifically allowed by this ordinance.

15. Animated signs. This subsection does not apply to flags expressly permitted under this article.

16. Flashing signs or other signs displaying flashing, scrolling or intermittent lights or lights of changing degrees of intensity.

17. Signs consisting of illuminated tubing or strings of lights outlining property lines or open sales areas, rooflines, doors, windows or wall edges of any building, except for holiday displays.

18. Signs that emit smoke, flame, scent, mist, aerosol, liquid, or gas.

19. Signs that emit sound.

20. Any electronic sign that is generated by a series of moving images, such as an LED, digital display, or other video technology, whether displayed on a building, vehicle, or mobile unit.

21. Signs erected on public land other than those approved by an authorized county official in writing, required by law without such approval, or permitted under section 24.2-310(E) of the Code of Virginia (1950, as amended). Any sign not so authorized is subject to immediate removal and disposal by any authorized agent or official of the county. Removal of the sign under this provision does not preclude prosecution of the person responsible for the sign. (3-14-18.)

22. Signs made from materials that are not durable or rust/corrosion-resistant, such as plywood, cardboard, scrap materials and the like, are prohibited.

Sec. 9-1006. Permitted signs.

A. ~~Temporary signs. Each parcel in a nonresidential or nonagricultural zoning district shall be allowed the following temporary signage.~~ (MOVED TO EXEMPT SIGNS SECTION ABOVE)

~~1. Feather sign(s), up to two (2) feather signs, with or without advertising, up to thirty-two (32) square feet in size, subject to the following criteria:~~

~~a. Each feather sign(s) may be placed for a period of no more than ninety (90) days per calendar year. thirty (30) days, and no additional feather sign(s) shall be placed for a period of thirty (30) days from removal of the previous feather sign(s).~~

~~b. All feather sign(s) shall be placed a minimum of ten (10) feet from the right-of-way, outside any sight triangle, and shall not impair the visibility of any traffic control sign.~~

~~2. Temporary sign(s), one (1) temporary sign, up to thirty-two (32) square feet in size, subject to the following criteria:~~

~~a. A temporary sign may be placed for a period of no more than ninety (90) days per calendar year. thirty (30) days, and no additional temporary sign shall be placed for a period of thirty (30) days from removal of the previous temporary sign.~~

~~b. All temporary signs shall be placed a minimum of ten (10) feet from the right-of-way, outside any sight triangle, and shall not impair the visibility of any traffic control sign.~~

~~c. No temporary sign shall be hung between or from a freestanding sign, site lighting, trees, utility poles, or the like.~~

~~3. Banners, allowed one (1) banner, up to twenty-four (24) square feet in size, subject to the following criteria:~~

~~a. A banner may be placed for a period of no more than~~ ninety (90) days per calendar year. ~~thirty (30) days.~~

~~b. Each unit placing a banner shall not place another banner for a period of thirty (30) days from removal of a previously placed banner.~~

~~c. A banner shall be displayed by being securely affixed to a building wall, window, or permanent structure.~~

~~d. No banner shall be hung between a freestanding sign, site lighting, trees, utility poles, or the like.~~

~~4. On any property with a shopping center as defined in article II, the following additional criteria shall apply:~~

~~a. Additional criteria.~~

~~i. The number of signs shall be based on the building size of the shopping center as follows:~~

~~(a) Twenty-five thousand (25,000) square feet or less - Three (3) temporary signs with a minimum of twenty (20) feet of separation between signs.~~

~~(b) Twenty-five thousand and one (25,001) to fifty thousand (50,000) square feet - Four (4) temporary signs with a minimum of twenty-five (25) feet of separation between signs.~~

~~(c) Fifty thousand and one (50,001) to one hundred thousand (100,000) square feet - Five (5) temporary signs with a minimum of thirty (30) feet of separation between signs.~~

~~(d) One hundred thousand (100,000) square feet and above - Six (6) temporary signs with a minimum of thirty-five (35) feet of separation between signs.~~

~~ii. Any feather signs, temporary signs, or banners found to be in violation of the requirements of this section shall result in the following penalties:~~

~~(a) Immediate removal of the violating sign by the county.~~

~~(b) Loss of privileges to display feather signs, temporary signs, or banners for a period of four (4) months for a first violation, six (6) months for a second violation, and one (1) year for any subsequent violations.~~

B. Wall signs. Each nonresidential establishment, except for planned developments, home occupations, and shopping centers, regulated separately, shall be allowed to erect one (1) or more wall signs ~~on the side of the building with road frontage~~ so long as such signs shall be limited to not more than ten (10) percent of the area of the wall of the side of the building with road frontage on a public street or highway, or two hundred (200) square feet, whichever is less, and shall meet the following standards:

1. All signage on an individual parcel shall utilize a coordinated and cohesive design for all lettering and logos, colors, sizes, fonts, and images.

2. In the village center district, nonresidential establishments shall be limited to a total of one (1) or more wall signs ~~on a wall fronting a public street~~, limited to not more than five (5) percent of the area of wall fronting or facing a public street or highway or sixteen (16) square feet, whichever is less.

3. In the case of mixed-use buildings which are not shopping centers, each building shall be allowed a ~~total of~~ one (1) or more wall signs attached to an exterior wall ~~fronting on a public street~~. Such signs shall be limited to not more than ten (10) percent of the area of the wall it is attached to or forty (40) square feet, whichever is less.

4. Each establishment or, in the case of mixed use buildings which are not shopping centers, each building is allowed one (1) projecting sign in lieu of one (1) wall sign, which meets the following standards:

    a. Each projecting sign shall be limited to not more than ten (10) percent of the area of the wall it is attached to ~~fronting or facing a public street or highway~~, or forty (40) square feet in size, whichever is less.

    b. Nonresidential establishments in the village center district shall be limited to six (6) square feet in size, or less.

    c. All projecting signs shall be mounted such that the bottom of the sign is a minimum of eight (8) feet above grade.

    d. No projecting sign shall extend more than forty-eight (48) inches from the building or structure it is attached to.

5. Canopy or awning signs shall be allowed in addition to ~~the one (1)~~ wall signs or ~~one (1)~~ projecting signs, provided that the total sign square footage for the nonresidential establishment does not exceed the maximum allowed by this section. The area of canopy or awning signs shall be calculated as specified in section 9-1007.

6. Canopies or awnings used for building accents over doors, windows, etc. shall not be internally lit (i.e., from underneath or behind the canopy or awning). Canopies or awnings containing lighting fixtures that illuminate only items below the canopy or awning, but not the canopy or awning itself, shall be permitted.

C. Freestanding signs. Each nonresidential establishment, except for planned developments, home occupations, and shopping centers, regulated separately, shall be allowed a total of one (1) freestanding sign per lot or parcel on each street frontage which must meet one (1) of the design options below.

1. Design options.

    a. One (1) freestanding sign on each street frontage, limited to no more than sixteen (16) square feet in size and a maximum of six (6) feet in height, and meeting the following setbacks:

        i. Where the right-of-way is greater than or equal to fifty (50) feet, the minimum setback is five (5) feet from the edge of the right-of-way.

        ii. Where the right-of-way is less than fifty (50) feet, the minimum setback is thirty (30) feet from the centerline of the road.

    b. One (1) freestanding sign on each street frontage, limited to no more than thirty-two (32) square feet in size and a maximum of six (6) feet in height, and meeting the following setbacks:

        i. Where the right-of-way is greater than or equal to fifty (50) feet, the minimum setback is fifteen (15) feet from the edge of the right-of-way.

        ii. Where the right-of-way is less than fifty (50) feet, the minimum setback is forty (40) feet from the edge of the centerline of the road.

    c. One (1) freestanding sign on each street frontage, limited to no more than fifty (50) square feet in size and a maximum of eight (8) feet in height, and meeting the following setbacks:

        i. Where the right-of-way is greater than or equal to fifty (50) feet, the minimum setback is thirty-five (35) feet from the edge of the right-of-way.

ii. Where the right-of-way is less than fifty (50) feet, the minimum setback is sixty (60) feet from the centerline of the road.

d. Freestanding signs for establishments located in the HCO or the NDSO districts shall meet the following additional construction standards:

i. Establishments with a building area of ten thousand (10,000) square feet or less may construct either a monument-type sign as specified in subsection 9-1006.C or a double-post sign as specified in subsection 9-1006.C.

ii. Establishments with a building area greater than ten thousand (10,000) square feet shall construct a monument- type sign as specified in subsection 9-1006.C.

2. Construction standards for freestanding signs.

a. The street address number must be displayed on all permanent freestanding signs in accordance with the following criteria:

i. Numbers used to display the street address shall meet the minimum height requirements specified in section 14.1-15 of the Isle of Wight County Code.

ii. Street address numbers shall be visible from each direction of traffic flow along the street to which the property is addressed.

iii. Street address numbers shall be excluded from sign area computation.

b. All freestanding signs, shall comply with the following standards:

i. Monument-type signs.

(a) The width of the base of the sign shall be equal to or greater than the width of the sign face.

(b) The height of the base of the sign shall be less than or equal to the height of the sign face.

(c) The total height of the sign, including the base, shall be less than the width of the base.

(d) ~~Sign shall be masonry, wood, high density urethane (HDU), or composite panel made from natural and recycled materials which are designed to simulate wood.~~(SEE PROHIBITED SIGNS ABOVE).

(e) Materials, colors, and shapes of proposed signs shall be compatible with the related building(s) located on the site and signs and buildings on adjacent and nearby properties.

(f) Shrubs, flowers, or other landscaping materials which do not obscure the sign face shall be incorporated into the sign installation area.

(g) Signs shall be sufficiently visible from street rights-of-way so that the site entrances can be readily identified by both pedestrians and persons in vehicles.

(h) Colors schemes for signs shall be subtle and the colors for ~~majority of~~ the sign structure shall be ~~limited to earth tones~~ selected from the Benjamin Moore Williamsburg Color Palette or other formally recognized historic palette as approved by the Zoning Administrator. ~~the historic palettes which have been specifically identified for the area.~~ Officially trademarked logos with other colors may be incorporated into the sign face.

(i) All signage on an individual parcel shall utilize a coordinated and cohesive design for all lettering and logos, colors, sizes, fonts, and images and shall all be constructed utilizing the same materials.

ii. Double-post signs.

(a) The sign structure shall consist of two (2) mounting posts, set at least seventy-five (75) percent of the total sign length apart.

(b) Mounting posts shall be a minimum size of four-inch by four-inch or five-inch diameter.

(c) Total sign structure height shall not exceed six (6) feet.

(d) ~~Sign shall be wood, high density urethane (HDU), or composite panel made from natural and recycled materials which are designed to simulate wood~~. .(SEE PROHIBITED SIGNS ABOVE).

(e) Materials, colors, and shapes of proposed signs shall be compatible with the related building(s) located on the site and signs and buildings on adjacent and nearby properties.

(f) Sign face shall be a minimum of one and one-half (1½) inches thick.

(g) Shrubs, flowers, or other landscaping materials which do not obscure the sign face shall be incorporated into the sign installation area.

(h) Signs shall be sufficiently visible from street rights-of-way so that the site entrances can be readily identified by both pedestrians and persons in vehicles.

(i) Colors schemes for signs shall be subtle and colors for ~~the majority of~~ the sign structure shall be ~~limited to earthtones~~ selected from the Benjamin Moore Williamsburg Color Palette or other formally recognized historic palette as approved by the Zoning Administrator. ~~the historic palettes which have been specifically identified for the area.~~ Officially trademarked logos with other colors may be incorporated into the sign face.

(j) All signage on an individual parcel shall utilize a coordinated and cohesive design for all lettering and logos, colors, sizes, fonts, and images and shall all be constructed utilizing the same materials.

iii. Single-post signs.

(a) Single-post signs may be utilized in RAC, RR, and VC districts, or for historical markers in any district.

(b) Sign structure shall be a single, vertical mounting pole.

(c) Sign face shall not be attached directly to the vertical mounting pole and shall utilize a mounting arm attached perpendicular to the vertical mounting pole.

(d) Signs shall not exceed eight (8) feet in height.

(e) Sign area shall not exceed four (4) square feet.

(f) Signs shall be sufficiently visible from street rights-of-way so that the site entrances can be readily identified by both pedestrians and persons in vehicles.

(g) Colors schemes for signs shall be subtle and colors for ~~the majority of~~ the sign structure shall be ~~limited to earthtones~~ selected from the Benjamin Moore Williamsburg Color Palette or other formally recognized historic palette as approved by the Zoning Administrator. ~~the historic palettes which have been~~

~~specifically identified for the area.~~ Officially trademarked logos with other colors may be incorporated into the sign face.

(h) All signage on an individual parcel shall utilize a coordinated and cohesive design for all lettering and logos, colors, sizes, fonts, and images and shall all be constructed utilizing the same materials.

D. Planned developments.

1. Planned developments shall meet the standards and guidelines of section 9-1006 unless a master signage plan is submitted and approved by the board of supervisors as part of the master development plan specific to the project. A master signage plan submittal shall include the following information:

   a. A site layout which identifies all freestanding signage locations, including any directional signage. This layout shall include proposed dimensions to the right-of-way and property lines, and the proposed square footage of signage including proposed height and width dimension allowances.

   b. Proposed building elevations which identify all facade signage locations. These elevations shall include the proposed square footage of signage including proposed height, width, and area dimension allowances. If proposed elevations are not available the proposed square footage of signage including proposed height, width, and area dimension allowances on a per unit or per building basis shall be specified.

   c. Information on the proposed permitted colors, materials, lighting, landscaping, and any other information the zoning administrator or his/her designee may deem necessary for all signage.

2. In the case of a master signage plan for the parcel(s), changes which do not have a significant impact on the architectural character or overall quality of the development may be approved by the zoning administrator as a minor modification. Minor modifications may include, but are not limited to:

   a. Increase in the total allowable sign square footage for each parcel by less than ten (10) percent.

   b. Changes to the sign design standards such as allowing additional colors, construction materials, or mounting fixture styles.

3. In the case of a master signage plan for the parcel(s), changes which are deemed by the zoning administrator to have a significant impact on the architectural character or overall quality of the development shall be considered a major modification, requiring approval of a master plan amendment by the planning commission and board of supervisors.

E. Home occupations.

1. Home occupations are allowed one (1) freestanding sign per parcel, limited to no more than four (4) square feet in size and four (4) feet in height and meeting the following setbacks:

   a. Where the right-of-way is greater than or equal to fifty (50) feet, the minimum setback is five (5) feet from the edge of right-of-way.

   b. Where the right-of-way is less than fifty (50) feet, the minimum setback is thirty (30) feet from the centerline of the road.

2. Home occupation signs shall not be illuminated.

F. Shopping centers.

1. All signage within or related to the shopping center shall utilize a coordinated and cohesive design for all lettering and logo colors, sizes, fonts, and images, and freestanding signage shall all be constructed utilizing the same materials.

2. Individual establishments within a shopping center shall each be allowed one (1) facade identification sign which does not exceed ten percent (10%) of the area of the wall frontage dedicated to that establishment.

3. In lieu of a facade identification sign, individual establishments within a shopping center shall each be allowed one (1) projecting sign which does not exceed ten percent (10%) of the area of the wall frontage dedicated to that establishment or twelve (12) square feet, whichever is less.

    a. Projecting signs utilized in the village center district shall be limited to six (6) square feet in size.

    b. All projecting signs shall be mounted such that the bottom of the sign is at least eight (8) feet above grade.

4. Shopping centers shall be allowed one (1) freestanding identification sign on each ~~per~~ public road frontage, each limited to no more than eight (80) ~~fifty (50)~~ square feet in size and ten (10) ~~eight (8)~~ feet in height and meeting the following setbacks:

    a. Where the right-of-way is greater than or equal to fifty (50) feet, the minimum setback is thirty-five (35) feet from the edge of right-of-way.

    b. Where the right-of-way is less than fifty (50) feet, the minimum setback is sixty (60) feet from the centerline of the road.

5. Freestanding signs for shopping centers shall meet the construction standards as specified in subsection 9-1006.C.

6. Freestanding signs for shopping centers which include more than one (1) name or logo on the sign face shall utilize a coordinated and cohesive design for all lettering and logos, colors, sizes, fonts, and images installed on the sign.

7. Out parcels platted as part of a shopping center shall be allowed one (1) facade sign per establishment, not to exceed ten percent (10%) of the area of the wall facing a public street. In addition, out parcels platted as part of a shopping center shall be allowed one (1) individual freestanding sign as specified in this article.

8. Individual establishments which are located on the same parcel but which are not part of a platted shopping center shall be permitted one (1) combined freestanding sign which meets the design options and construction standards of subsection 9-1006.C.

G. Directional signage.

1. Civic, office, commercial, and industrial use types, as defined in article III, shall be allowed one (1) freestanding directional sign per building entrance, not to exceed four (4) signs per parcel. Directional signage which is exempt per section 9-1004 shall not be included in the total number of signs calculation.

2. Directional signage shall meet the construction and design standards in subsection 9-1006.C. for all freestanding signs, unless exempt per section 9-1004.

3. The area of directional signs over four (4) square feet in size shall be calculated as specified in section 9-1007.

H. Residential uses.

1. Residential subdivisions, multifamily developments, and mobile home parks shall be allowed one (1) freestanding identification sign per public entrance, meeting the setback and design standards of subsection 9-1006.C.

I. Electronic message board signs.

1. Only one (1) message board per premises is permitted. Such boards shall be permitted only when incorporated with a permitted freestanding sign and shall not exceed fifty percent (50%) of a permitted individual freestanding sign area.

2. The rate of change for the electronic message shall be no less than thirty (30) seconds between changes.

J. Window signs.

1. A permanent window sign, individually or collectively, shall be limited to no more than twenty (20) square feet.

2. The area of window signs shall be deducted from the allowable wall sign area, as specified in subsection 9-1006.B.

K. Wayside stands.

1. Wayside stands shall be allowed one (1) freestanding sign or one (1) facade sign, attached to the wayside stand, no larger than four (4) square feet in size and a maximum of twelve (12) feet in height. (3-14-18; 2-21-19; 7-18-19; 1-21-21.)

Sec. 9-1007. Computation of sign area.

The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing representation, emblem, color or other display, together with any material or color forming a part of the background of the display or used to differentiate the sign from the structure against which it is placed. The area shall not include any supporting framework, bracing or decorative wall or fence when such wall or fence otherwise meets these or other regulations and is clearly incidental to the display itself.

A. For signs consisting of two (2) or more sides, the sign surface area shall be computed as described above in addition to the following criteria:

1. The sign surface area of a two-faced, back-to-back sign shall be calculated by using the area of only one (1) side of such sign, so long as the distance between the backs of such signs do not exceed eighteen (18) inches and the sign message, logo, text, or other display is the same on each side.

2. The sign surface area of a two-faced sign constructed in the form of a "V" shall be calculated by using the area of only one (1) side of such sign (the larger side if there is a size difference), so long as the angle of the "V" does not exceed thirty degrees (30°) and at no point does the distance between the backs of such sides exceed five (5) feet and the sign message, logo, text, or other display is the same on each side.

B. The area of a canopy or awning sign shall be calculated as specified above and the area of such signs shall be deducted from the allowable facade sign area, as specified in subsection 9-1006.A. (3-14-18.)

Sec. 9-1008. Sign illumination and signs containing lights.

Unless otherwise prohibited by this ordinance, signs shall be illuminated using white lighting, provided such illumination is in accordance with this section.

A. External lighting shall be encouraged and shall be provided by concealed and/or screened spot or flood lights and shall be arranged and installed so that direct or reflected illumination does not exceed twenty-five hundredths (0.25) footcandle above background measured at the lot line of any adjoining residential property or street right-of-way.

B. Internal lighting shall be discouraged and shall be limited to internal light contained within translucent letters and/or logos and provided that the background or field on which the copy and/or logos are placed, is opaque and the area illuminated is restricted to the sign face only. The direct or reflected illumination shall not exceed twenty-five hundredths (0.25) footcandle above the background, measured at the lot line of any adjoining residential property or street right-of-way.

C. Lighting directed toward a sign shall be shielded so that it illuminates only the face of the sign and does not shine directly into any public or private right-of-way or residential dwelling.

D. Internally illuminated signs are not permissible in any residential districts. (3-14-18.)

Sec. 9-1009. Maintenance of signs and required permits.

A. All signs and all components thereof, including, without limitation, supports, braces, and anchors, shall be kept in a state of good repair. Components of freestanding signs, (e.g., supporting structures, backs, etc.) not bearing a message shall be constructed of materials that blend with the natural environment or shall be painted a neutral color to blend with the natural environment.

B. If an off-premises sign, other than a billboard, advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall, within ninety (90) days after such abandonment, be removed. The cost for removal shall be the responsibility of the property owner.

C. If the message portion of a sign is removed, leaving only the supporting "shell" of a sign or the supporting braces, anchors, or similar components, the owner of the sign or the owner of the property where the sign is located or other person having control over such sign shall, within ninety (90) days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign. This subsection shall not be construed to alter the effect of section 9-1010, which prohibits the replacement of a nonconforming sign. Nor shall this subsection be construed to prevent the changing of the message of a sign.

D. A zoning permit for a sign shall lapse automatically if the business license for the premises lapses, is revoked, or is not renewed. A zoning permit for a sign shall also lapse if the business activity on the premises is discontinued for a period of ninety (90) days or more.

E. All temporary feather signs, signs, or banners shall be maintained in a state of good repair. Any feather signs, signs, or banners which are in a state of disrepair for a period of three (3) days or longer after notification to the owner by the county shall be taken down or repaired or are subject to immediate removal and disposal by an authorized county agent or official as a nuisance. For the purposes of this ordinance disrepair shall include, but is not limited to:

   1. Feather signs, signs or banners which have fallen and are not returned to their display position;

   2. Feather signs, signs or banners which are ripped, torn, or broken;

   3. Areas where landscaping surrounding feather signs, signs, or banners is not maintained. (3-14-18.)

Sec. 9-1010. Nonconforming signs.

A. Subject to the restrictions of this ordinance, nonconforming signs that were otherwise lawful on the effective date of this ordinance may be continued unless such signs are required to be removed pursuant to section 9-1009 or 9-1011 of this ordinance.

B. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign. No nonconforming sign may be enlarged or altered in such a manner as to aggravate the nonconforming condition. Nor may illumination be added to any nonconforming sign.

C. A nonconforming sign may not be moved or replaced except to bring the sign into compliance with the requirements of this ordinance.

   1. Exceptions.

      (i) A sign which does not conform to setback requirements under this ordinance that identifies a legally established use existing prior to the adoption of the first zoning ordinance dated February 6, 1970, may be replaced or repaired provided that the following requirements are met:

(a) The use identified is a permitted or conditional use under the provisions of this ordinance in effect at the time of replacement;

(b) The replacement sign does not encroach closer into the required yard; and

(c) The replacement sign shall not increase the structures nonconformity in regard to, but not limited to size, height, construction standards, and sight triangle requirements.

D. If a nonconforming sign is destroyed or damaged in any manner, to the extent that the cost of restoration to its condition before such an occurrence shall exceed fifty percent (50%) of the current replacement value at the time of damage, the sign shall not be replaced except in compliance with the provisions of this section and the ordinance; it may not thereafter be repaired, reconstructed, or replaced except in conformity with all the provisions of this ordinance, and the remnants of the former sign structure shall be cleared from the property.

1. Exceptions.

(i) A sign which does not conform to setback requirements under this ordinance that identifies a legally established use existing prior to the adoption of the first zoning ordinance dated February 6, 1970, may be replaced or repaired provided that the following requirements are met:

(a) The use identified is a permitted or conditional use under the provisions of this ordinance in effect at the time of replacement;

(b) The replacement sign does not encroach closer into the required yard; and

(c) The sign otherwise complies to the provisions of this ordinance, including, but not limited to, size, height, construction standards, and sight triangle requirements.

(d) Signs destroyed by vandalism or theft may be replaced in their original location and size dimensions.

E. The message of a nonconforming sign may be changed so long as this does not create any new nonconformities by creating circumstances where such a sign would not be allowed.

F. Subject to the other provisions of this section, nonconforming signs may be repaired and renovated so long as the cost of such work does not exceed, within any twelve-month period, fifty percent (50%) of the value of such sign.

G. If a nonconforming billboard remains blank for a continuous period of ninety (90) days, that billboard shall be deemed abandoned and shall, within thirty (30) days after such abandonment, be altered to comply with this ordinance or be removed by the sign owner, owner of the property where the sign is located, or any other person having control over such sign. For purposes of this section, a sign is "blank" if:

1. It advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted;

2. The message it displays becomes illegible in whole or substantial part; or

3. The advertising copy paid for by a party other than the sign owner or promoting an interest other than the rental of the sign has been removed.

H. A preexisting nonconforming off-premises sign may be replaced within six (6) months of such sign being damaged or destroyed, provided the replacement sign is located in the same location and the replacement sign is no greater than four (4) square feet in size. (3-14-18.)

Sec. 9-1011. Removal or abandonment of signs.

A. Removal of signs. The zoning administrator may order the removal of any sign erected or maintained in violation of this ordinance upon thirty (30) days' written notice to the owner of such signs, or the owner of the building, structure or premises on which such sign is located, to remove the sign or to bring such sign into compliance. Upon failure to comply with this notice, the zoning administrator or his duly authorized representative may remove the sign at cost to the owner. The zoning administrator may remove a sign immediately and without notice if, in his opinion, the condition or location of the sign is such as to present an immediate threat to the safety of the public.

B. Abandoned signs. A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business which it advertises is no longer conducted on the premises. (3-14-18.)

Sec. 9-1012. Exceptions.

A. A request for an exception to the requirements of article IX, signs, shall be made in writing to the zoning administrator for consideration by the board of supervisors following a recommendation by the planning commission in accordance with section 7-2000 (development review). The request shall be accompanied by those documents determined by the zoning administrator to be necessary for the board of supervisor's consideration of the request.

B. The board of supervisors in formulating a decision shall consider the following:

   1. Such exception shall create no greater impact to the residents or occupants of the development, as well as the neighboring property, than that which would be obtained under the applicable regulation;

   2. Such exception is reasonable because of the high level of design and construction that will be incorporated in the development; and

   3. Such exception will result in design and construction that is in accordance with accepted engineering and building standards.

C. Applicants shall be informed in writing of the outcome of the board of supervisors and the process for appeal, should the request be denied.

D. Any person or persons jointly or severally aggrieved by a decision of the board of supervisors may present to the Circuit Court of the County of Isle of Wight a petition specifying the grounds on which aggrieved within thirty (30) days after the final decision of the board of supervisors. (3-14-18.)

PLANNING REPORT

APPLICATION:

The application of Theodore Stowe, property owner, for an exception to section 5-2000.G of the Isle of Wight County Zoning Ordinance. The purpose of the application is to allow for an exception to the six-foot height limitations on fences and gates, to construct an eight foot tall polypropylene netting fence around the single-family dwelling, and a ten foot tall gate for the entrance to the property. The current use for the property is residential.

ELECTION DISTRICT:

District 3

LOCATION:

The property is located at 10477 Halltown Road. The tax parcel number is 19-08-001. The surrounding properties are zoned Rural Agricultural Conservation (RAC) and Rural Residential (RR). There are no commercial uses in the area.

BACKGROUND:

This lot was created in 1989 as a part of the Six Ponds Farm South subdivision by Gray Lumber Company, Inc. Six Ponds Farm South has a Declaration of Protective Restrictions and Covenants attached to the lots, privately enforced by the lot owners. The regulations of this agreement include fencing restrictions and setback restrictions. The lot was purchased by Theodore Stowe and Karen Stowe in 1994 after having two prior owners. Since owning the property, the owners have made several improvements to the primary dwelling, bringing the current total square footage of the dwelling to 7,302 square feet.

DESCRIPTION:

The application requests an exception to section 5-2000.G of the Isle of Wight County Zoning Ordinance regarding the height of gates and fences. The applicant stated that they wish to have an eight foot tall polypropylene netting fence, two feet higher than the maximum permitted fence height of six feet. It would be set back 88 feet from the road, 65 feet from the nearest neighbor, and at times as much as 200 feet from their property line in a heavily wooded area.

The stated reason for the fence would be to protect the owner’s garden from deer.

In addition, they are asking for a four foot, six and a quarter inch height exception for the gate, not only to keep wildlife out, but also to allow the gate to match the Tudor/Gothic architecture of the home.

COMPREHENSIVE LAND USE PLAN:

The future recommended comprehensive land use plan calls for the property to be Rural Agricultural Conservation (RAC) and Environmental Conservation (EC). EC encompasses familiar wetland types, such as marshes, rivers, streams, and resource protection areas, as well as a protective buffer around these features. It also includes large areas of forested wetlands, which are often not as discernible as other types of wetlands. Due to their important environmental role and unsuitability for development, floodplains and steep slopes are also included. Preserving the environment, including protecting wetlands, wildlife, and trees, is extremely important.

RAC represents a majority of the agricultural and forested areas in the County and consists of large contiguous areas of agricultural and forest land, based on both current use and soil data. It also prevents these areas from becoming fragmented, helps maintain their viability for agricultural uses, and preserves the rural character associated with the County.

ORDINANCE REVIEW:

Section 5-2000.G.2 of the ordinance allows fencing up to eight feet tall, if the fence is open-wire and wholly or partially encloses any public school, park, recreational or playground site, public safety facility, or a public utility. Otherwise, fences, walls, and gates are not permitted to be more than six feet tall per Section 5-2000.G.1.

According to 5-2000.D.5, the Isle of Wight County Board of Supervisors with a recommendation by the planning commission may authorize an exemption to the height regulations. In granting exemptions, the board of supervisors with a recommendation by the planning commission may impose reasonable conditions.

AGENCY REVIEW:

The site plan for this application has been reviewed by the Sheriff's Department with no objections to the height exception.

STAFF CONCLUSIONS:

Based on an analysis of the application, staff identified the following strengths and weaknesses:

Strengths:

1. The fence is made of plastic material with minimal infrastructure needed, making it primarily a barrier to animals. It is also open and set back from the road, resulting in minimal visible impact.
2. The fence does not go along the border of the property but rather surrounds the home, leaving areas of the property available for environmental conservation.
3. The property is well-maintained, and the gate will elevate the property's aesthetic and architectural features.

Weaknesses:

1. The proposed height for both the gate and fence would exceed the maximum sizes permitted in the Zoning Ordinance.
2. The property owner can meet the zoning ordinance requirement, and approval would grant a special privilege not otherwise enjoyed by adjacent property owners.

STAFF RECOMMENDATION:

Because of the limited visibility of the fence from adjacent properties and right-of-ways, staff recommends approval of the application with the condition that the fenced area may not be expanded and must be constructed in accordance with the attached concept plan and specifications, including colors, design and materials.

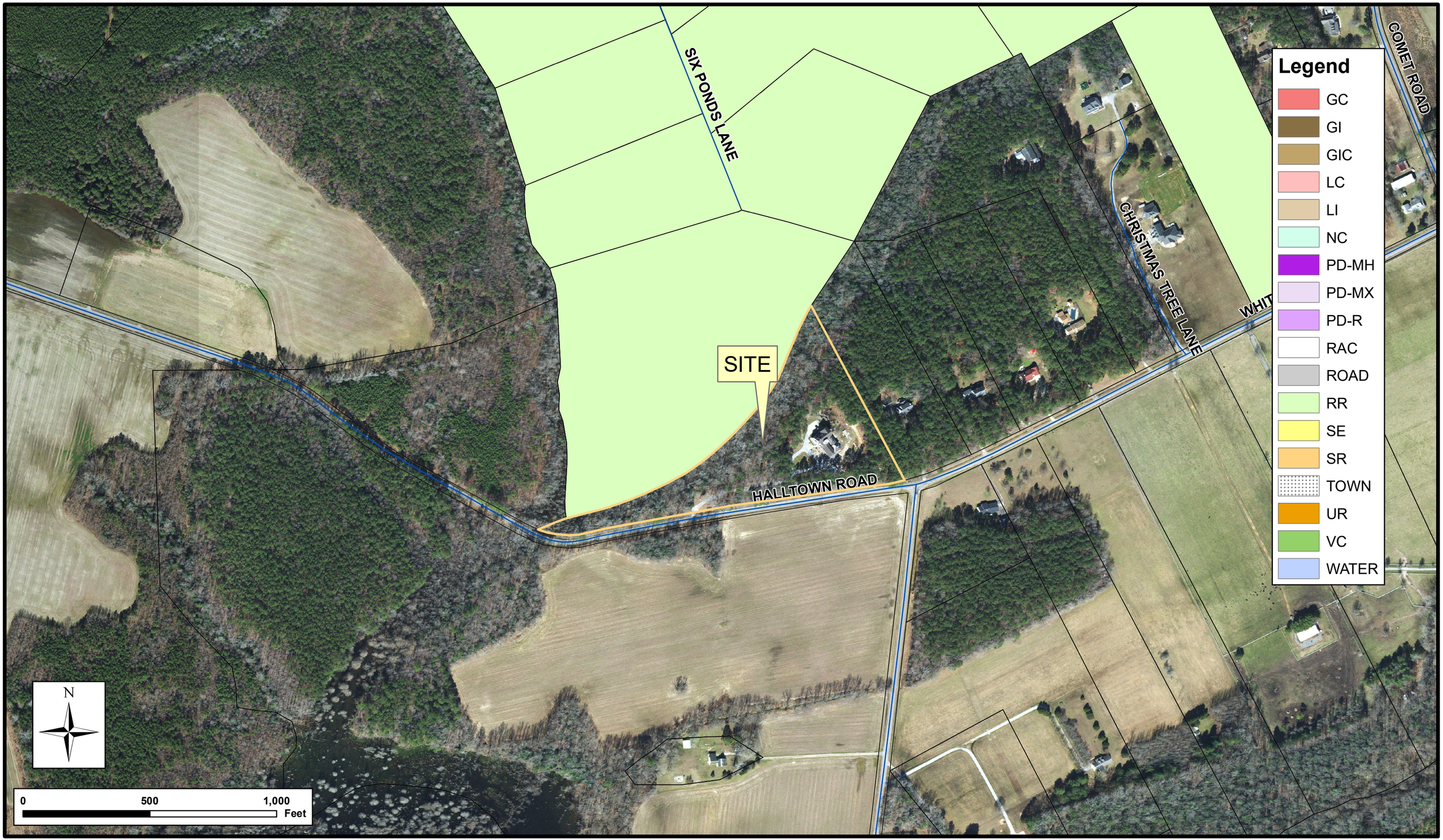
ATTACHMENTS:

Description	Type	Upload Date
Location Map_STOWE	Exhibit	7/16/2025
Zoning Map_STOWE	Exhibit	7/16/2025
Future Land Use Map_STOWE	Exhibit	7/16/2025
Application_STOWE_EXC-25-5	Exhibit	7/16/2025
PHOTOS_STOWE	Exhibit	7/16/2025
Concept Plan_STOWE	Exhibit	7/16/2025

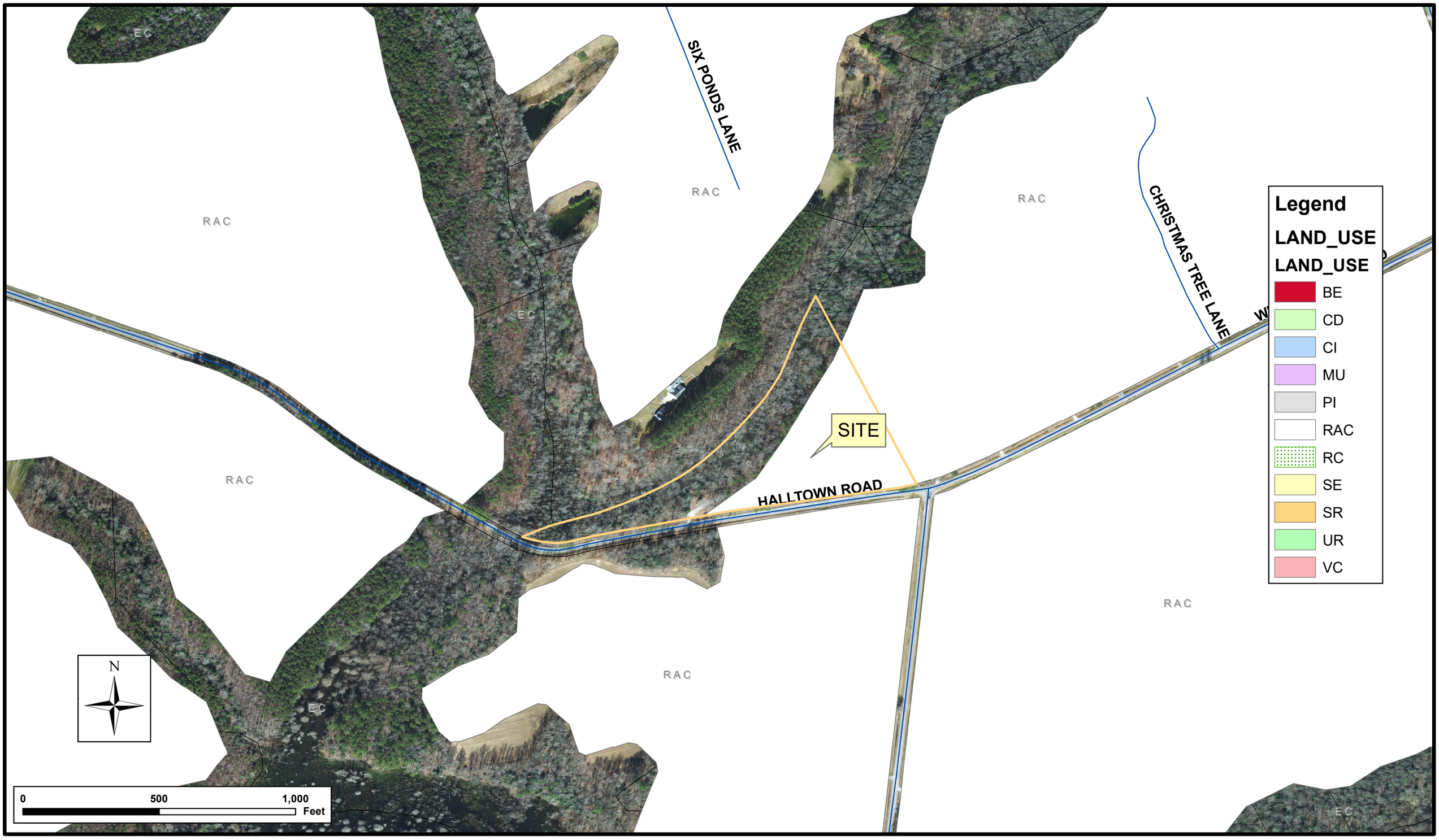
EXC-25-5 Stowe Height Exception Request - Location Map



EXC-25-5 Stowe Height Exception Request - Zoning Map



EXC-25-5 Stowe Height Exception Request - Land Use Map



EXC-25-5

Exception/ Waiver Application

Status: Active

Submitted On: 5/29/2025

Primary Location

10477 HALLTOWN ROAD
SMITHFIELD, VA 23430

Owner

STOWE THEODORE D JR &
KAREN L
HALLTOWN RD 10477
SMITHFIELD, VA 23430

Applicant

Theodore Stowe
757-357-0508
executor@stowetrust.org
10477 Halltown Road
Smithfieldd, VA 23430

Application Information

Applicant*

Owner

Request for*

Other

Please List*

Height exception

Project Name*

StoweHaven Entrance Gate

Ordinance *

Isle of Wight County Zoning Ordinance

Section(s)*

2000.5 G.Walls and fences.

Please provide detail of the proposed use or activity being requested*

We wish to build a masonry wall for an entry gate onto our property in a style that matches the house and install a polypropylene fence around the house that will attach to the gate. To prevent our local deer population from jumping the gate and fence and destroying our landscaping, we are requesting a height exception for both. The masonry wall of the gate would be 9'-3 ½" above grade with two decorative 10' piers to support the gates. The fence would be 8' tall.

Please click Zoning Ordinance for guidance

Disclosures and Signature

The required number of copies may be increased or reduced with permission of the Zoning Administrator, depending on the review needs.

All plans over 11”x17” in size are required to be folded to be processed for review.

Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process to more effectively review the application and prepare the staff reports for the appropriate review.

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents, and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete, and correct information available. I understand that any section not completed in its entirety may delay the processing of this application.

I understand my application will not be processed until I deliver paper copies to Central Permitting at 17140 Monument Circle Building B Isle of Wight, VA 23397.

Applicants Signature

Theodore Drury Stowe Jr
May 29, 2025

A minimum of one (1) hardcopy of ALL application documents MUST be submitted to begin the review process. More copies may be requested during application review.

Internal Use- Plan Review

Planner/Project Manager

Cordell Asbenson, at 757-365-6276 or casbenson@iwus.net

Meeting Type?

New Buisness

Total # of Zoning Notice Signs

1

Planning Commission Hearing Date

–

Board of Supervisors Hearing Date

–

Public Notice Ad/ Application Details

Planning Commission Recommendation

–

Board of Supervisors Decision

–

Internal Review

Agency Referrals

Department of Conservation & Recreation

☐

Inspections

☐

Sheriff's Office

☑

Economic Development

☐

- [ ] Fire Rescue
- [ ] Town of Smithfield
- [ ] Town of Windsor
- [ ] Environmental Planner
- [ ] VDOT
- [ ] Health Department
- [ ] Schools
- [ ] Transportation Manager
- [ ] Budget & Finance
- [ ] Commission of Revenue
- [ ] County Attorney
- [ ] Stormwater
- [ ] Public Utilities
- [ ] Historic Resources
- [ ] Other
- [x] Planning Commission
- [x] Board of Supervisors

Number of Reviews

2nd Review

☐

3rd Review

☐

4th Review

☐

5th Review

☐

Attachments

Real estate tax payment verification REQUIRED
PropTaxBill25.pdf
Uploaded by Theodore Stowe on May 29, 2025 at 1:03 PM

Statement of reasons for seeking an exception/waiver REQUIRED
Request for WaiverRev2.pdf
Uploaded by Cordell Asbenson on Jun 3, 2025 at 9:14 AM
3 Versions

Narrative description of the property REQUIRED
StoweGateSitePlanLocation.pdf
Uploaded by Theodore Stowe on May 29, 2025 at 1:00 PM

Full size concept plan REQUIRED
StoweGateForPermitConst.pdf
Uploaded by Theodore Stowe on May 29, 2025 at 1:02 PM

Disclosure of Real Estate Holdings REQUIRED
RealEstateAffadavit.pdf
Uploaded by Theodore Stowe on May 29, 2025 at 1:03 PM

Record Activity

Theodore Stowe started a draft Record 05/29/2025 at 12:43 pm

Theodore Stowe added file Request for Waiver.pdf	05/29/2025 at 12:56 pm
Theodore Stowe added file StoweGateSitePlanLocation.pdf	05/29/2025 at 1:00 pm
Theodore Stowe added file StoweGateForPermitConst.pdf	05/29/2025 at 1:02 pm
Theodore Stowe added file RealEstateAffadavit.pdf	05/29/2025 at 1:03 pm
Theodore Stowe added file PropTaxBill25.pdf	05/29/2025 at 1:03 pm
Theodore Stowe submitted Record EXC-25-5	05/29/2025 at 1:03 pm
OpenGov system altered approval step Central Permitting Received Paper Copies of Plans, changed status from Inactive to Active on Record EXC-25-5	05/29/2025 at 1:03 pm
OpenGov system altered payment step Application Fee, changed status from Inactive to Active on Record EXC-25-5	05/29/2025 at 1:03 pm
OpenGov system assigned approval step Central Permitting Received Paper Copies of Plans to Larissa Becerra on Record EXC-25-5	05/29/2025 at 1:03 pm
OpenGov system completed payment step Application Fee on Record EXC-25-5	05/29/2025 at 1:10 pm
Allison Wilson changed form field entry Please List from "other" to "Height exception" on Record EXC-25-5	05/29/2025 at 2:03 pm
Allison Wilson reassigned approval step Central Permitting Received Paper Copies of Plans from Larissa Becerra to Allison Wilson on Record EXC-25-5	05/29/2025 at 2:04 pm
Allison Wilson altered approval step Central Permitting Received Paper Copies of Plans, changed status from Active to On Hold on Record EXC-25-5	05/29/2025 at 2:04 pm
Allison Wilson altered approval step Central Permitting Received Paper Copies of Plans, changed status from On Hold to Complete on Record EXC-25-5	05/29/2025 at 3:47 pm
OpenGov system altered approval step Permit Tech Review, changed status from Inactive to Active on Record EXC-25-5	05/29/2025 at 3:47 pm
OpenGov system assigned approval step Permit Tech Review to Larissa Becerra on Record EXC-25-5	05/29/2025 at 3:47 pm
Allison Wilson reassigned approval step Permit Tech Review from Larissa Becerra to Allison Wilson on Record EXC-25-5	05/29/2025 at 3:47 pm
Allison Wilson approved approval step Permit Tech Review on Record EXC-25-5	05/29/2025 at 3:47 pm

OpenGov system altered approval step Staff Assignment, changed status from Inactive to Active on Record EXC-25-5	05/29/2025 at 3:47 pm
OpenGov system assigned approval step Staff Assignment to Amy Ring on Record EXC-25-5	05/29/2025 at 3:47 pm
OpenGov system changed the deadline to May 30, 2025 on approval step Staff Assignment on Record EXC-25-5	05/29/2025 at 3:47 pm
Amy Ring reassigned approval step Staff Assignment from Amy Ring to Cordell Asbenson on Record EXC-25-5	05/29/2025 at 4:58 pm
Cordell Asbenson approved approval step Staff Assignment on Record EXC-25-5	06/02/2025 at 9:16 am
OpenGov system altered approval step Application Review, changed status from Inactive to Active on Record EXC-25-5	06/02/2025 at 9:16 am
OpenGov system changed the deadline to Jun 12, 2025 on approval step Application Review on Record EXC-25-5	06/02/2025 at 9:16 am
Cordell Asbenson assigned approval step Application Review to Cordell Asbenson on Record EXC-25-5	06/02/2025 at 9:16 am
Cordell Asbenson changed form field entry Meeting Type? from "" to "New Buisness" on Record EXC-25-5	06/02/2025 at 9:16 am
Cordell Asbenson changed form field entry Planner/Project Manager from "" to "Cordell Asbenson, at 757-365-6276 or casbenson@iwus.net" on Record EXC-25-5	06/02/2025 at 9:16 am
Cordell Asbenson changed form field entry Total # of Zoning Notice Signs from "" to "1" on Record EXC-25-5	06/02/2025 at 9:16 am
Cordell Asbenson changed the deadline to Jun 6, 2025 on approval step Plan Review on Record EXC-25-5	06/02/2025 at 9:17 am
Cordell Asbenson changed the deadline to Jun 6, 2025 on approval step Application Review on Record EXC-25-5	06/02/2025 at 9:17 am
Cordell Asbenson changed the deadline to Jul 2, 2025 on approval step Plan Review on Record EXC-25-5	06/02/2025 at 9:18 am
Cordell Asbenson changed form field entry Board of Supervisors from "" to "true" on Record EXC-25-5	06/02/2025 at 9:19 am
Cordell Asbenson changed form field entry Planning Commission from "" to "true" on Record EXC-25-5	06/02/2025 at 9:19 am
Cordell Asbenson changed form field entry Sheriff's Office from "" to "true" on Record EXC-25-5	06/02/2025 at 9:19 am
Cordell Asbenson submitted a Change Request on Record EXC-25-5	06/02/2025 at 10:36 am

Theodore Stowe added file Request for WaiverRev1.pdf to Record EXC-25-5	06/02/2025 at 12:09 pm
Theodore Stowe submitted a new version of Record EXC-25-5 of Record EXC-25-5	06/02/2025 at 12:09 pm
Cordell Asbenson added file Request for WaiverRev2.pdf to Record EXC-25-5	06/03/2025 at 9:14 am
Cordell Asbenson changed form field entry Please provide detail of the proposed use or activity being requested from "We wish to build a masonry wall for an entry gate onto our property in a style that matches the h..." to "We wish to build a masonry wall for an e..." on Record EXC-25-5	06/03/2025 at 12:30 pm

Timeline

Label	Activated	Completed	Assignee	Due Date	Status
$ Application Fee	5/29/2025, 1:03:42 PM	5/29/2025, 1:10:54 PM	Theodore Stowe	-	Completed
✔ Central Permitting Received Paper Copies of Plans	5/29/2025, 1:03:42 PM	5/29/2025, 3:47:25 PM	Allison Wilson	-	Completed
✔ Permit Tech Review	5/29/2025, 3:47:26 PM	5/29/2025, 3:47:51 PM	Allison Wilson	-	Completed
✔ Staff Assignment	5/29/2025, 3:47:52 PM	6/2/2025, 9:16:23 AM	Cordell Asbenson	5/30/2025	Completed
✔ Application Review	6/2/2025, 9:16:24 AM	-	Cordell Asbenson	6/6/2025	Active
✔ Plan Review	-	-	-	7/2/2025	Inactive
✔ Sheriff's Office	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✔ Application ready for public hearing/ public meeting	-	-	-	-	Inactive
✔ Planning Commission Notice	-	-	-	-	Inactive
Planning Commission Applicant Notice	-	-	-	-	Inactive
✔ Zoning Notice Sign Posted	-	-	-	-	Inactive
✔ Planning Commission Meeting	-	-	-	-	Inactive
✔ Board of Supervisors Notice	-	-	-	-	Inactive
Board of Supervisors Applicant Notice	-	-	-	-	Inactive
✔ Board of Supervisors Meeting	-	-	-	-	Inactive
✔ Final Review	-	-	-	-	Inactive
Notice of Decision	-	-	-	-	Inactive

Label	Activated	Completed	Assignee	Due Date	Status
✔ Community Development Director Decision Letter	-	-	-	-	Inactive


FRONT ENTRANCE


PROPERTY LINE WITH NEIGHBOR
TO THE EAST


State Rte 603
ROAD COMING FROM THE EAST



ROAD COMING FROM THE WEST


A VIEW OF FENCE THROUGH THE TREES

STOWEHAVEN ENTRANCE GATE

ABBREVIATIONS

@	AT
A.	ALIGN
A.B.	AIR BARRIER
ABV.	ABOVE
A/C	AIR CONDITIONING
ACC.	ACCESSIBLE/ACCESSORY
ACOUS.	ACOUSTIC(AL)
A.C.T.	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
ADJ.	ADJACENT
ADJST.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
AL./ALUM.	ALUMINUM
AMP.	AMPERE(AGE)
∡	ANGLE
APROX.	APPROXIMATELY
ARCH.	ARCHITECT(URAL)
ASPH.	ASPHALT
ASSY.	ASSEMBLY
AUD.	AUDIO
AUTO.	AUTOMATIC
B.C.	BASE CABINET
BD.	BOARD
BEL.	BELOW
BET.	BETWEEN
BEY.	BEYOND
B.F.	BASE FILLER
B.I.	BUILT IN
BIT.	BITUMINOUS
BLDG.	BUILDING
BLK(G).	BLOCK(ING)
BM.	BEAM
B.M.	BENCHMARK
B.O.	BOTTOM OF
BOT.	BOTTOM
BRG.	BEARING
BRK.	BRICK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
B.U.R.	BUILT UP ROOFING
CAB(S).	CABINET(S)
C.B.	CIRCUIT BREAKER
C/C	CENTER TO CENTER
CEM	CEMENT (ITIOUS)
C.F.	CUBIC FOOT (FEET)
CHAM.	CHAMFER
C.I.	CUBIC INCH, CAST IRON
C.I.P.C.	CAST IN PLACE CONCRETE
CIR.	CIRCLE, CIRCULAR
CIRC.	CIRCUMFERENCE
C.J.	CONSTRUCTION JOINT
CL.	CLOSET
CLG.	CEILING
℄	CENTERLINE
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CLEAN OUT
COL.	COLUMN
COMB.	COMBIN(E)(ATION)
COMP.	COMPOSIT(E)(ITION)
COMPR.	COMPRESS(IVE)
CONC.	CONCRETE
COND.	CONDENSER
CONST.	CONSTRUCTION
CONT.	CONTINUOUS/CONTINUE
CONTR.	CONTRACTOR
COORD.	COORDINATE
CORR.	CORRUGATED
CPR.	COPPER
CPT.	CARPET
CR.	CHROME
C.R.I.	COLOR RENDITION INDEX
CRS.	COURSE
CSMT.	CASEMENT
C.T.	CERAMIC TILE
C.W.	COLD WATER
C.Y.	CUBIC YARD(S)
D.	DEPTH
D.B.	DRAWER BASE
DBL.	DOUBLE
D.C.	DROP CORD OUTLET
D.D.	DECK DRAIN
DEG.	DEGREE
D.F.	DRINKING FOUNTAIN
DEMO.	DEMOLITION
DTL.	DETAIL
D.H.	DOUBLE HUNG
DIA.	DIAMETER
DIAG.	DIAGONAL(LY)
DIM.(S)	DIMENSION(S)
DIN.	DINING
DIS.	DISPENSER
DISP.	DISPOSAL
D.L.	DEAD LOAD
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
D.T.	DRAIN TILE
D.W.	DISHWASHER
DWG(S).	DRAWING(S)
DWR.	DRAWER
E.	EAST
EA.	EACH
ELEC.	ELECTRIC(AL)
EL./ELEV.	ELEVATION
ELEVR.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE (ENCLOSE)
ENGR.	ENGINEER
ENTR.	ENTRANCE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXH.	EXHAUST
EXG.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
FAB.	FABRICATE(D), FABRIC
FAS.	FASTEN(ER)
F.C.U.	FAN COIL UNIT
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.F.	FINISHED FLOOR
F.G.	FIXED GLASS
FIN.	FINISH(ED)
FIXT.	FIXTURE
FLG.	FLASHING
FLR.(G)	FLOOR(ING)
FLUR.	FLUORESCENT
FND.	FOUNDATION
F.O.	FACE OF
FT.	FOOT (FEET)
FTG.	FOOTING
FR.	FRAM(E)(D)(ING)
F.R.P.	FIBER REINFORCED PLASTIC
FURN.	FURNISH(ING), FURNITURE
FUT.	FUTURE
GA.	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
G.B.	GRAB BAR
G.BD.	GYPSUM BOARD
G.C.	GENERAL CONTRACTOR
G.D.	GARBAGE DISPOSAL
G.F.I.	GROUND FAULT INTERRUPT
GL.	GLASS
GKT.(D)	GASKET(ED)
GRD.	GRADE
GRN.	GRANITE
GRND.	GROUND
GT.	GROUT
GVL.	GRAVEL
H.B.	HOSE BIBB
H.C.	HOLLOW CORE, HANDICAP
HD.	HEAD
HDR.	HEADER
HDW.	HARDWARE
H.M.	HOLLOW METAL
HNDRL.	HANDRAIL
HNG.	HINGE
HORZ.	HORIZONTAL
H.PT.	HIGH POINT
HT.	HEIGHT
HTG.	HEATING
HTR.	HEATER
H.V.A.C.	HEATING/VENTILATION/AC
HVY.	HEAVY
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
ILUM.	ILUMINATE(ION)
IN.	INCH
INCL.	INCLUDE
INFO.	INFORMATION
INS.	INSULATION
INT.	INTERIOR, INTERNAL
JAN.	JANITOR
JB.	JAMB
JST.	JOIST
JT., JNT.	JOINT
K.B.	KEYBOARD
K.D.	KNOCK DOWN
KIT.	KITCHEN
L.	LENGTH
LAM.	LAMINATE
LAV.	LAVATORY
LB., #	POUND
LBR.	LUMBER
L.D.	LANDSCAPE DRAIN
L.F.	LINEAR FEET (FOOT)
L.H.	LEFT HAND
LIN.	LINEN
LIV.	LIVING
L.L.	LIVE LOAD
LNT.	LINTLE
L.O.	LINE OF
LOC.	LOCAT(E)(TION)
L.PT.	LOW POINT
LT.	LIGHT
L.V.P	LUXURY VINYL PLANK
LVR.	LOUVER
M.	METER
MACH.	MACHINE(D)
MAINT.	MAINTAIN(ANCE)
MAS.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MED.	MEDIUM
MFR.	MANUFACTURE(R)(D)
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MLD.	MOLDING
MBR.	MEMBRANE
MM.	MILLIMETER
M.O.	MASONRY OPENING
MGO BD.	MAGNESIUM OXIDE BOARD
MOD.	MODULAR, MODEL
M.R.	MOISTURE RESISTANT
MRB.	MARBLE
MT(D).	MOUNT(ED)
MTL.	METAL
MUL.	MULLION
N.	NORTH
N/A	NOT APPLICABLE
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT
NO., #	NUMBER
N.R.C.	NOISE REDUCTION COEFFICIENT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O2	OXYGEN
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED/CONTRACTOR INSTALL.
OFF.	OFFICE
O.F.O.I.	OWNER FURNISHED/OWNER INSTALL.
O.H.	OPPOSITE HAND
OPG.	OPENING
OPP.	OPPOSITE
PAR.	PARALLEL
P.BD.	PARTICLE BOARD
P.C.C.	PRECAST CONCRETE
P.C.F.	POUNDS PER CUBIC FOOT
PERF.	PERFORATED
PERI.	PERIMETER
⊥, PERP.	PERPENDICULAR
℄	PROPERTY LINE
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTER
P.L.F.	POUNDS PER LINEAR FOOT
PLUB.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PNT.(D)	PAINT(ED)
POLY.	POLYURETHANE, ETHYLENE
PR.	PAIR
PROJ.	PROJECT(ION)(ED)
PROV.	PROVIDE
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PT.	POINT
PTN.	PARTITION
PVC.	POLYVINYL CHLORIDE
PVMT.	PAVEMENT
PWDR.	POWDER
PWR.	POWER
Q.T.	QUARRY TILE
QTR.	QUARTER
QTY.	QUANTITY
R.	RISER
RAD./R.	RADIUS(IAL)
R.B.	RUBBER BASE
RBR.	RUBBER
R.D.	ROOF DRAIN
REC.	RECESS(ED)
RECT.	RECT(ILINEAR)(ANGULAR)
REF.	REFRIGERATOR
REG.	REGULAR
REINF.	REINFORCE(MENT)(ING)(ED)
REPRO.	REPRODUCE
REQ(D).	REQUIRE(D)
RES.	RESILIENT
RET.	RETURN, RETAINING
REV.	REVISION, REVISE
RF(G).	ROOFING
RFL.	REFLECT(ED)(IVE)(OR)
RGH.	ROUGH
R.H.	RIGHT HAND
R.L.	RAIN LEADER
RM.	ROOM
RMV.	REMOVE
RND.	ROUND
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
S.	SOUTH
S.B.	SINK BASE
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN, SMOKE DETECTOR
SECT.	SECTION
S.F.	SQUARE FOOT (FEET)
SGL.	SINGLE
SH.	SHELF, SHELVING
S.H.	SINGLE HUNG
SHT.	SHEET
SHTH.	SHEATHING
S.I.	SQUARE INCH
SIM.	SIMILAR
S.M.	SURFACE MOUNTED
S.N.	SANITARY NAPKIN
SNT.	SEALANT
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATION, SPECIFY(IED)
SPKR.	SPEAKER
SQ.	SQUARE
S.STL.	STAINLESS STEEL
S.T.C.	SOUND TRANSMISSION CLASS
STD.	STANDARD
STL.	STEEL
STN.	STONE
STR.	STRUCTURE
SUB.	SUBSTITUTE(ION)
SURF.	SURFACE
SUSP.	SUSPENDED
SYM.	SYMMETRY(ICAL)
SYN.	SYNTHETIC
SYS.	SYSTEM
T.	TREAD
T. & B.	TOP & BOTTOM
T. & G.	TONGUE AND GROOVE
TAN.	TANGENT
TEL.	TELEPHONE
TEMP.	TEMPORARY, TEMPERED
T.H.	TRIPLE HUNG
THK.	THICK(NESS)
THR.	THRESHOLD, THROUGH
T.K.	TOE KICK
T.O.	TOP OF
T.O.W.	TOP OF WALL
T.P.	TOILET PAPER HOLDER
TYP.	TYPICAL
U.L.	UNDERWRITER'S LABORATORIES INC.
UND.	UNDER
UNIF.	UNIFORM
U.N.O	UNLESS NOTED OTHERWISE
V.	VOLT(S)(AGE)
VAR.	VARIES(ATION), VARIABLE, VARIANCE
V.B.	VINYL BASE
V.BAR.	VAPOR BARRIER
V.C.T.	VINYL COMPOSITION TILE
V.D.T.	VIDEO DISPLAY TERMINAL
VEND.	VENDING(OR)
VERT.	VERTICAL
VID.	VIDEO
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
VNR.	VENEER
V.T.R.	VENT THROUGH ROOF
V.W.	VINYL WALLCOVERING
W/	WITH
W.	WIDE, WIDTH, WEST, WATTAGE
W.C.	WATER CLOSET (WALL CABINET)
WD.	WOOD
W/D	WASHER/DRYER
WDW.	WINDOW
W.F.	WALL FILLER
W.H.	WATER HEATER
WLD.	WELD
W/O	WITHOUT
W.P.	WATERPROOF
W.R.	WATER RESISTANT
W.W.F.	WELDED WIRE FABRIC
X.	CROSS, BY
YD.	YARD
Z.	26TH LETTER OF ALPHABET

CLIENT:

DRU & KAREN STOWE
10477 HALLTOWN ROAD
SMITHFIELD, VA 23430
757.356.9010 (LANDLINE)
757.357.0508 (DRU'S CELL)

ARCHITECT:

Q - DESIGN, P.L.C.
3 RUCKMAN ROAD, SUITE 201
FORT MONROE, VA 23651
757.722.5577 (RONALD QUINN, PRINCIPAL, R.A.)

CONTRACTOR:

HOHMANN BUILDERS
20370 BREWERS NECK BLVD.
CARROLLTON, VA 23314
757.329.5482 (RUSS HOHMANN, PRESIDENT)

ARCH. MATERIALS LEGEND

- WOOD - ROUGH
- FINISHED WOOD
- WOOD BLOCKING
- PLYWOOD
- CONCRETE MASONRY UNIT
- BRICK
- CAST-IN-PLACE CONCRETE
- STONE
- STEEL / METAL
- CERAMIC TILE
- ASPHALT SHINGLES
- TERRA COTTA
- EARTH / COMPACT FILL
- BATT INSULATION
- POROUS FILL / GRAVEL
- RIGID INSULATION
- GYPSUM BOARD / PLASTER / MORTAR
- RESILIENT FLOORING / PLASTIC LAMINATE
- EXISTING CONSTRUCTION
- DEMOLISHED CONSTRUCTION
- PROPOSED CONSTRUCTION

SYMBOL LEGEND

- STANDING SEAM METAL
- SECTION/DETAIL MARKER (DETAIL/SECTION NUMBER; REFERENCE SHEET; SHEET WHERE DETAIL/SECTION IS DRAWN)
- T&G WOOD FLOORING
- DEMOLITION NOTE
- STEP
- ROOF PITCH (#/12)
- FLUSH
- ELEVATION MARKER (A, B, C, D)
- HIDDEN LINE
- OVERHEAD LINE
- HEIGHT MARKER (0' - 0")
- PARTITION TAG
- CENTERLINE
- DOOR TAG
- HOSE BIBB (H.B.)
- CONSTRUCTION NOTE
- PLANE OF CUT LINE
- CUT LINE
- STAIR DIRECTION & RISER/TREAD COUNT (DN OR UP #R / #T)
- WINDOW TAG
- ASPHALT SHINGLES
- PROPERTY LINE

Index of Drawings

SHEET NUMBER	SHEET TITLE
A-0	Building Information
A-1	Floor Plan, Elevations, & Perspective - Proposed
A-2	Sections - Proposed
SP-1	Specifications

BUILDING INFORMATION

SCOPE OF WORK: CONSTRUCTION OF DRIVEWAY ENTRY GATE TO EXG. HOME.

DESIGN BASIS: 2021 VIRGINIA CONSTRUCTION CODE / VRC ADDITIONS CHAPTER 11.

ZONE: RAC (RURAL AGRICULTURAL CONSERVATION) PARCEL #19-08-001, 8.99 ACRES. THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY WATER SHED.

FLOOD: ZONE X (COMMUNITY PANEL #510303 0150 E. ; 12/02/2015

MIN. LOT AREA: 40,000 SQ.FT. ; EXG. = 8.99 ACRES

MIN. LOT WIDTH AT SETBACK LINE: 150 FT. ; EXG: +/- 1284 FT.

MIN. LOT FRONTAGE AT PROPERTY LINE: 120 FT. ; EXG: +/- 1302 FT.

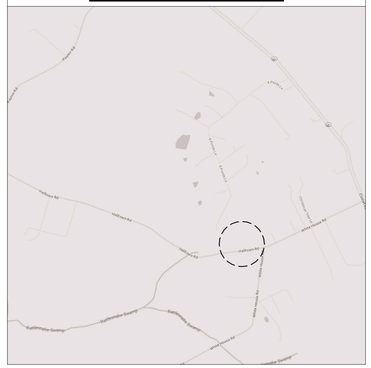
FRONT YARD: REQUIRED: 50' R.O.W. ; 85' FROM CENTERLINE OF ROAD; PROPOSED: 88.0' (CLOSEST POINT, PERPENDICULAR TO ROAD); THEREFORE, ZONING CODE REGARDING FENCES/WALLS DO NOT APPLY SINCE THE CONSTRUCTION IS NOT IN A REQUIRED YARD.
SIDEYARD: REQUIRED: 15' ON SIDE, 35' BOTH COMBINED; EXG.: 167.58' AT HOUSE; ±270'.00' AT GATE.
REAR YARD: REQUIRED: 35'; EXG. 278.83' ; PROPOSED: NO CHANGE
HEIGHT: REQUIRED: 35' / 3 STORIES AT HOUSE; PROPOSED: 10' - 6" (TO T.O. PIERS)

USE GROUP: R - 5.

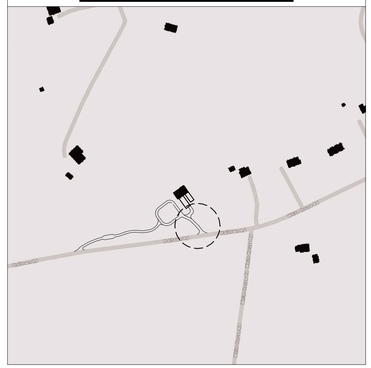
CONSTRUCTION TYPE: VB.

SOIL TYPES: USDA / NRCS SOIL SURVEY - TYPE 18B SLAGLE FINE SANDY LOAM

VICINITY MAP

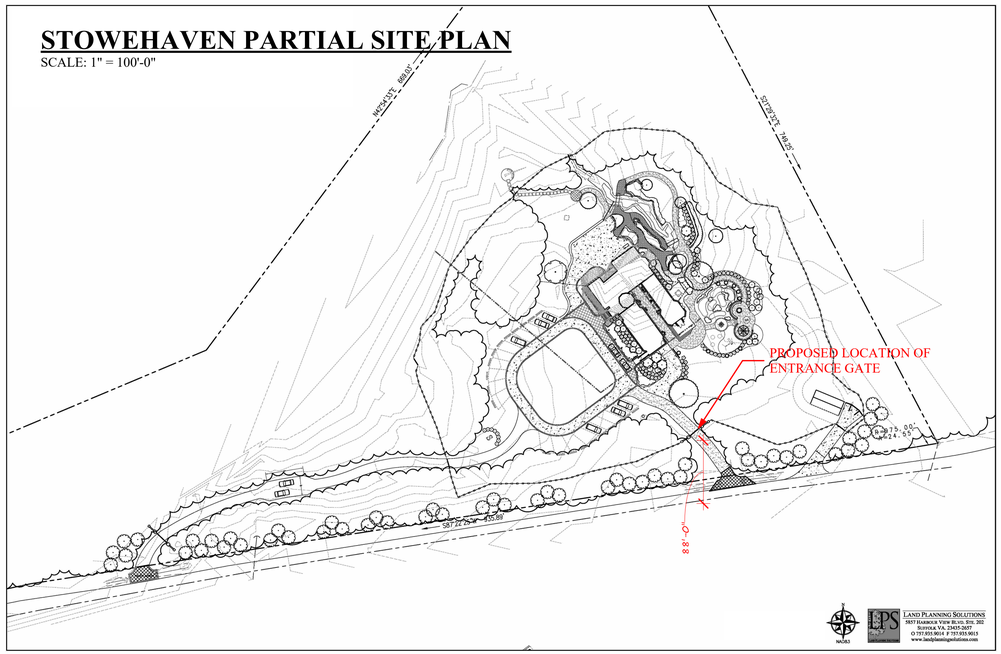


LOCATION MAP



STOWEHAVEN PARTIAL SITE PLAN

SCALE: 1" = 100'-0"



LAND PLANNING SOLUTIONS
5857 HARBOUR VIEW BLVD, STE. 202
SUFFOLK, VA. 23435-2657
O 757.935.9014 F 757.935.9015
www.landplanningsolutions.com

Q·DESIGN
Architecture • Interiors • Planning
3 Ruckman Road, Suite 201
Fort Monroe, Virginia 23651
7 5 7 - 7 2 2 - 5 5 7 7

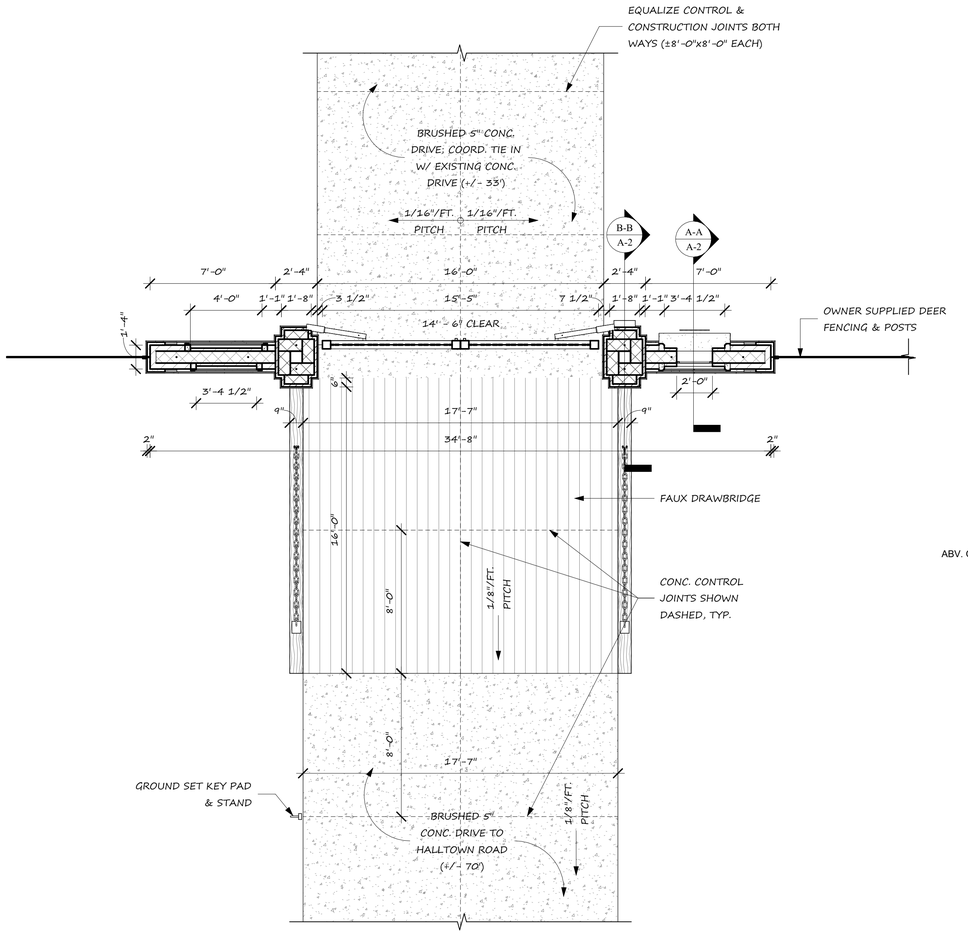
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NO.	DATE	ISSUE
	11/14/24	For Permit & Construction

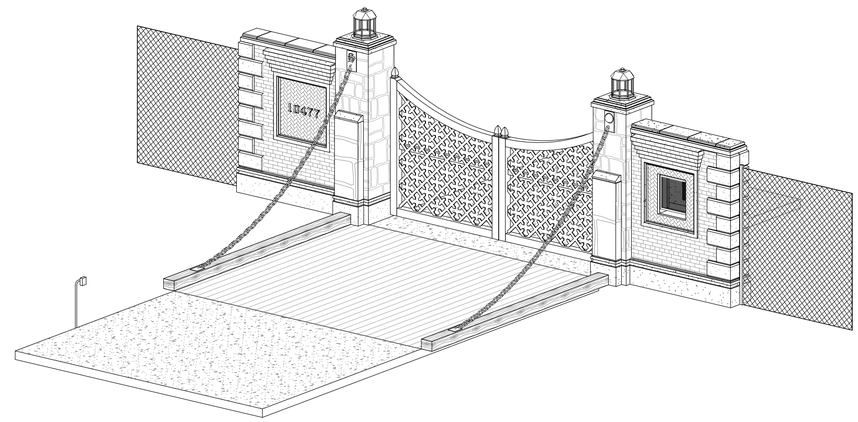
STOWEHAVEN ENTRANCE GATE
10477 Halltown Road, Smithfield, VA 23430
Building Information

COMMONWEALTH OF VIRGINIA
RONALD A. QUINN
No. 002523
11/14/24

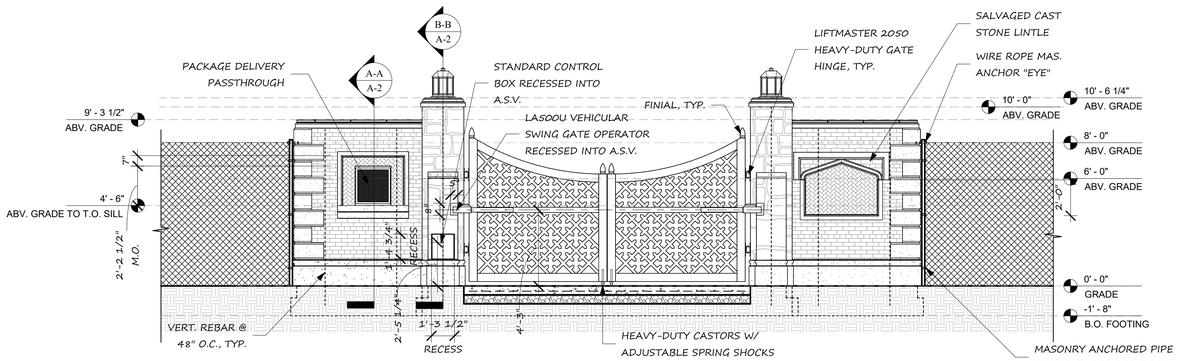
A-0



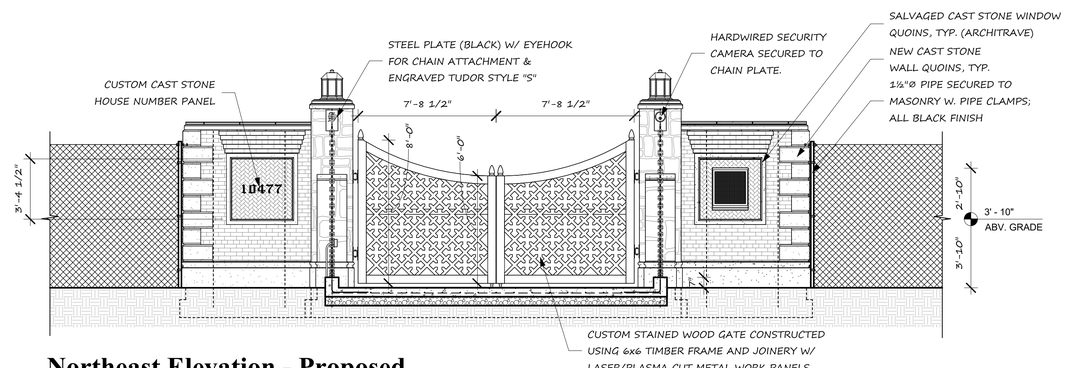
Floor Plan - Proposed
Scale: 1/4" = 1'-0"



Bird's Eye View Perspective
Scale:



Southwest Elevation - Proposed
Scale: 1/4" = 1'-0"



Northeast Elevation - Proposed
Scale: 1/4" = 1'-0"

N

SCALE: 1/4" = 1'-0"

0 4 8

Q•DESIGN
Architecture • Interiors • Planning
3 Koger Center, Blvd., Suite 201
Fort Monroe, Virginia 23651
1.757.722.5577

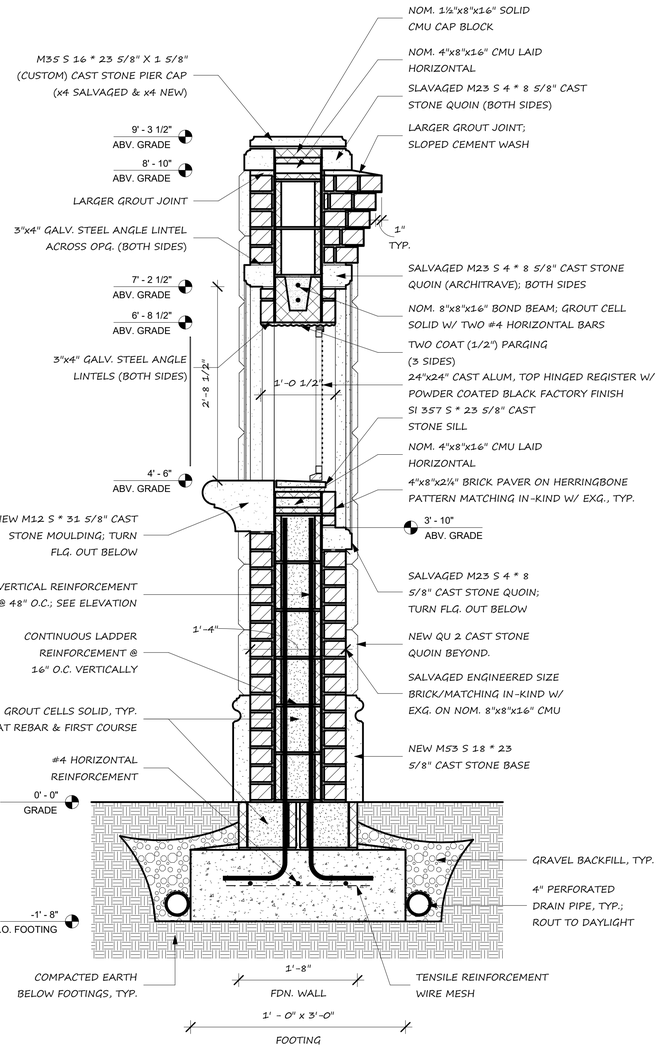
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NO.	DATE	ISSUE
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STOWEHAVEN ENTRANCE GATE
10477 Halltown Road, Smithfield, VA 23430
Floor Plan, Elevations, & Perspective - Proposed

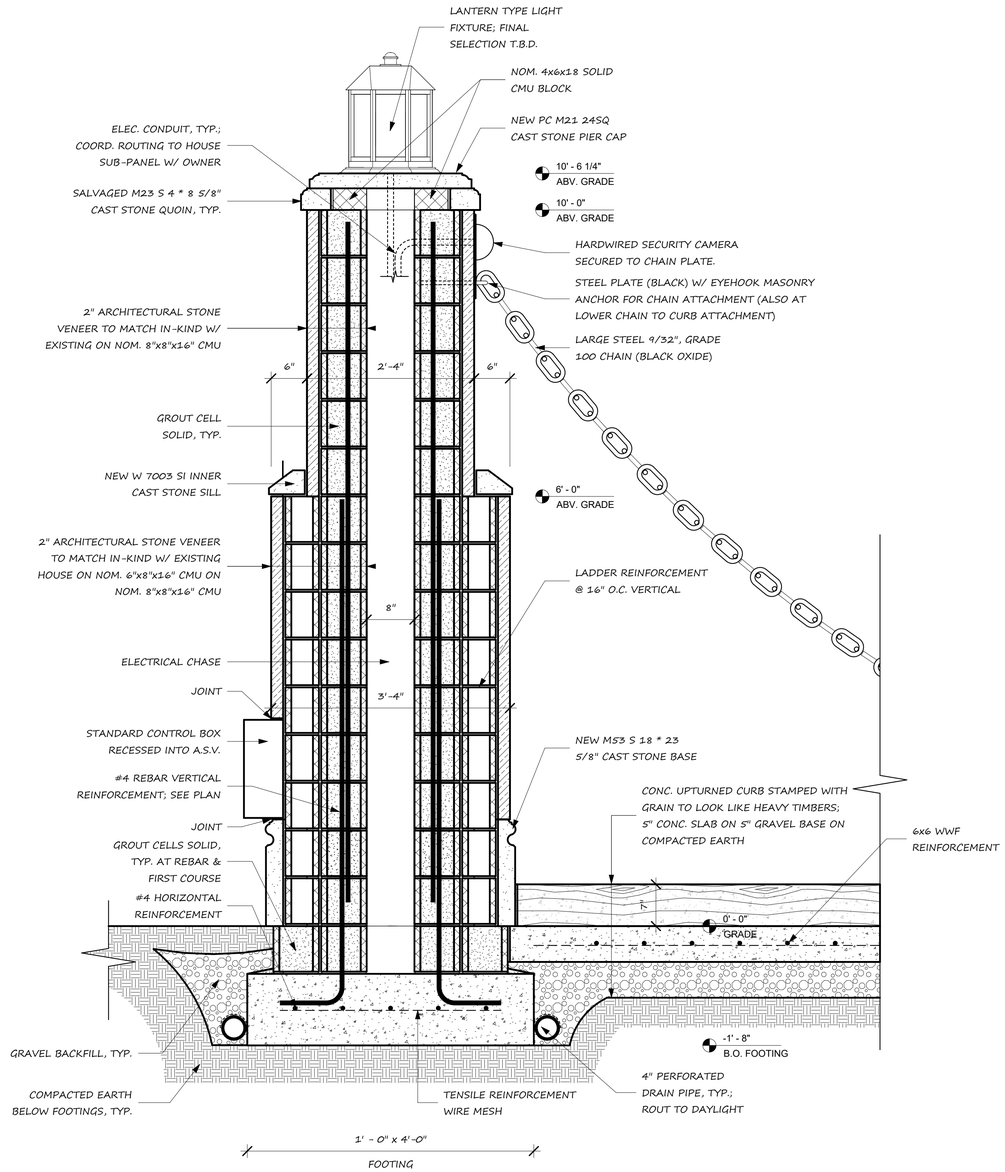
COMMONWEALTH OF VIRGINIA
RONALD A. QUINN
No. 065153
11/14/24

A-1



A-A Package Niche Section

Scale: 1" = 1'-0"



B-B Gate Pier Section

Scale: 1" = 1'-0"

SCALE: 1" = 1'-0"

0 1 2

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Architecture • Interiors • Planning
3 Riccomen Road, Suite 201
Fort Monroe, Virginia 23651
757-722-5577

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NO.	DATE	ISSUE
	11/14/24	For Permit & Construction

STOWEHAVEN ENTRANCE GATE
10477 Halltown Road, Smithfield, VA 23430

Sections - Proposed

COMMONWEALTH OF VIRGINIA
EDWARD A. QUINN
No. 002123
11/14/24

A-2

DIVISION 1: GENERAL REQUIREMENTS

Codes, Specifications, and Guidelines: All work shall comply with local codes and ordinances, the 2021 Virginia Residential Code and its adopted amendments, the Chesapeake Bay Protection Acts, and all other applicable codes, regulations, and ordinances. ASTM refers to American Society for Testing Materials. These form a part of every section of this specification. Contractor shall verify that all work defined herein is designed and constructed to all relevant building codes.

Construction: Coordinate with Owners as to location of dumpster, parking, and portable toilet (if needed).

Contractor shall be responsible for the coordination of work of all sub-contractors and shall verify that all work is performed to the highest degree of craftsmanship. On a daily basis, Contractor shall maintain entire site clean and free of debris and in manner protecting all persons and property from injury. Contractor will be responsible for storage of new and salvaged materials and equipment either onsite (in the form of a secure, watertight storage as arranged with Owner) or within a secure offsite location. At the completion of work, Contractor shall remove all waste materials and rubbish from the site as well as all tools, equipment, surplus materials (unless otherwise appropriate for Owner use), etc.

Contractor shall verify all dimensions, work to critical alignments, and shall not scale drawings for measurements. Information shown or provided at one location within the documents is not necessarily repeated at all identical or similar conditions or drawings. Contact Architect for clarification before proceeding with work should conflicts or discrepancies be found.

Final Pricing: Contractor and/or sub-contractors shall examine the entire site and existing conditions prior to providing final pricing for project. Submission of final bid shall be construed as evidence that the bid comprises all costs relevant to construction as intended by the construction drawings/specifications. Contractor's bid shall include actual pricing for all work as defined in the drawings and specifications unless allowances or alternates are specifically identified through the specs and final contract. If any conflicts occur between the drawings and specifications and the Contractor does not request a decision from the Architect with respect thereto prior to submitting his final bid, he shall be deemed to have bid upon the more expensive method and/or better quality or greater quantity material. If the Owner later elects to use the less expensive method or less quality/quantity, the Owner shall receive a suitable credit.

General Conditions: The form of the general conditions to be used is the "General Conditions of the Contract for Construction" AIA Document A201 latest edition which is incorporated herein.

Licenses and Insurance: Contractor and subs shall have and maintain appropriate Virginia licenses for work to be completed. Contractor shall obtain, pay the premiums for, and keep in force during the term of the Contract insurance underwritten by companies licensed and authorized to conduct business in Virginia and acceptable to the Owners. Contractor shall provide the Owners with a certificate of insurance confirming the insurance required herein within ten (10) days of the award of the contract. Such certificate shall include a provision requiring the insurer to provide thirty days written notice prior to cancellation, non-renewal or reduction in coverage or limits for any reason. The Owners may at any time inspect and copy any and all insurance policies required by the Contract Documents.

In the event the Contractor fails to obtain, maintain and/or pay for the insurance required herein the Owners shall have the right, but not the obligation, to obtain such insurance and/or pay the premium for such insurance in which event the Contractor shall repay the Owner immediately upon demand by the Owners together with interest and any costs or expenses incurred by the Owners without prejudice to any rights or remedies of the Owner under the Contract Documents. At the Owners' option, all sums due the Owners may be deducted from payments due the Contractor under the Contract Documents.

If the Owners' insurance carrier requires that the insurance requirements set forth in the Contract Documents be varied, Contractor agrees to enter into suitable modifications of the provisions herein, provided that Owners shall bear any additional cost reasonably occasioned thereby.

Payments to Contractor: The Contractor shall submit to the Owner for approval, at the end of each contract designated pay period, an AIA or similar Application for Payment AIA along with a release of liens for each subcontractor and supplier for the previous month's payment. No approval of payment shall be issued until these releases are received. Upon completion and prior to final payment, Contractor and all subs shall execute a complete release of liens, stating that they have received payment for all labor and materials installed or in connection with the Project, and disclaiming any right to file a lien against the property at any time.

Safety Measures: Contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable local, state and federal requirements that are safety related.

Schedule: The construction schedule shall be as outlined in the contract with the Owner. Any delays affecting the contract's substantial completion date (due to weather or unforeseen circumstances) shall be immediately documented in written form by the Contractor to the Owners with the effect on contract completion date stipulated. The term "Contractor" shall mean the General Contractor unless specifically within the context of trade contractor purview.

Subcontractors: At project onset, Contractor shall provide a complete list of known subcontractors utilized and their contact information (name, address, office and cell phones, email addresses) to Owners. It is recognized that not all subcontractors will be known upfront; therefore, the list must be updated/distributed prior to final payment.

Submittals: Where indicated in construction documents, shop drawings and/or samples shall be submitted to the Architect for review prior to ordering or installation. Discrepancies and/or ambiguities in the contract documents shall be interpreted as that resulting in the highest degree of craftsmanship and the most complete work performance. "Match" means closely match existing in color, function, size, profile, texture, etc. A MINIMUM of two weeks will be required for review and return of each submittal unless a longer period of time is deemed necessary by the Architect due to submittal complexity, quantities of pending submittals at any given time, or need for consultant review/comment.

Substitutions: Substitution of products, materials, or other specified items shall be submitted to the Architect with the effect of the substitution on the quality, cost and completion time stated (include samples and/or manufacturer's literature). Contractor shall also describe any additional ramifications on future work. NOTE: Many items are not immediately available from stock. While some items have short lead times, many have substantial lead times. It is the Contractor's responsibility to check into lead times of all materials, give sufficient advance notice for any Owner provided materials, and adequately allow for ordering within the construction schedule. Substitution requests because of failure to anticipate lead times will not be accepted.

Supervision: If so directed by Owner, Contractor shall appoint a daily supervisor who shall be on the job site while work is in progress.

Utilities: All existing underground utilities shall be physically located prior to any demolition or construction. It is the Contractor's responsibility to contact each utility company, dig test pits, and take all and whatever steps necessary to accurately locate and protect all utilities. No work shall begin until the utility locations have been made and marked, and it has been determined that construction can be accomplished in accordance with these plans without conflicts. Call Miss Utility at 1-800-552-7001 or 811.

Warranty: All material and workmanship under this contract shall be guaranteed by the Contractor for one year from the date of final completion to fully meet the requirements and purposes intended by the Owners. The Contractor shall be obligated to replace or repair immediately without cost to the Owners, any defects which may develop from use of faulty materials or workmanship. Contractor shall make every effort to obtain manufacturers' maximum warranties by following their specs and recommendations for a complete installation.

DIVISION 2: SITEWORK

Contractor shall provide necessary protection to persons and property to remain as well as all bracing and shoring and other structural support as necessary or required. Contractor shall be responsible for removal of all trash, refuse, rubble or other waste materials attributed to construction.

Deer Fencing: Remove and salvage deer fencing only as necessary for new construction. Connect remaining fencing to new gate wall assembly. Refer to drawings for pipe, clamps, etc. in factory black finish.

Erosion Control: Contractor shall provide erosion control measures at disturbed earth areas to include staked hay bales and netting, and/or staked plastic sheeting.

Excavation/Backfill/Fill: No sub-soil investigations have been made. Sub-soil investigations are the responsibility of the Contractor. Excavate for structure to elevations and dimensions shown, extending excavation a sufficient distance to permit placing and removal of other work and for inspection. Trim bottom to required lines and grades to provide solid base to receive concrete. Stockpile suitable excavated materials until required for backfill. Place and compact acceptable soil material in layers to required elevations and to provide proper drainage away from perimeter of the house. Use soil free of clay, rock or gravel larger than 2" in any direction, debris, vegetable matter, waste and frozen materials. Sustain sides and backfill excavations as promptly as work permits. Prepare ground surface to receive fill by removing vegetation, construction debris, unsatisfactory soil materials and obstructions. Scarify as required so that fill materials bond with surface.

Foundation Drainage: At spread footings, provide top perforated pvc or polyethylene 4" diameter foundation piping with filter fabric sediment cover at footing toe. Backfill with gravel and connect to non-perforated piping routed to daylight. At the end of the piping, provide vermin guards (i.e. hot dipped galvanized gutter ball strainers).

Landscaping: Coordinate with Owner's vendor for any landscaping.

Protectives: Contractor shall take all appropriate and reasonable measures for providing interior/exterior site protectives for existing house and grounds. Protect existing trees and vegetation designated by Owner to remain. Do not store materials under tree drip lines. Restore any damaged property to the condition existing prior to the start of work. Contractor shall also provide protectives for materials stored onsite and per manufacturer's recommendations for same.

DIVISION 3: CONCRETE

Refer to drawings and notes for extent of concrete including slabs, thicknesses, reinforcement, type, aggregate, expansion joints, welded wire fabric, grouting at reinforced c.m.u., gravel base, etc. Coordinate concrete work with other trades and project requirements and per ASTM and American Concrete Association standards. Unless otherwise noted, provide the following:

Reinforced Concrete Materials: Portland Cement: ASTM C 150, type as required. Aggregate: ASTM C33. Water: Drinkable. Air-Entraining Admixture: ASTM C 260. Water-reducing Admixture: ASTM C 494. Welded wire fabric: ASTM A 185. (6 x 6 W2.0 x 2.0 unless otherwise noted). Temperature shall be 40 degrees or higher before pouring unless admixtures are utilized. Provide construction, isolation, and control joints per A.C.I. Standards as required and shown. Locate construction joints so as not to impair strength and appearance of slabs and/or as shown on plans. Protect concrete from physical damage or reduced strength due to weather. Contractor is responsible for providing inserts, sleeves, clips, anchors, and other devices as required. Dimensions and locations of these items shall be verified before concrete is poured. Concrete cover of reinforcement to be 3" where concrete is cast against earth, unless otherwise noted or detailed.

CONCRETE DRIVEWAY EXTENSIONS

Provide/install brushed (broom finished) concrete drive extensions on either side of new gate mated to faux drawbridge as shown. "Drawbridge" curbs and slab shall be poured against rough board formwork or stamped to replicate same. Provide 5" of reinforced concrete over 5" of crushed gravel base. Pitch and contour for drainage. Consolidate concrete surfaces by finish troweling, free of trowel marks, and uniform appearance/color closely matching adjacent paving. Provide reinforcing and expansion joints as indicated. Coordinate with subsurface drainage work and other trades.

CONCRETE FOOTINGS

Reinforced 12" concrete footings shall be poured on undisturbed earth or approved structural fill. Refer to drawings and notes for locations, sizes, reinforcement, etc.

DIVISION 4: MASONRY

All masonry work shall be in accordance with the requirements of ACI 530.1, latest edition, ASTM Masonry Standards, Building Stone Institute, and the Stone Masonry Institute's specs and recommendations. Work shall also conform to standards established by the National Concrete Masonry Association and the Brick Institute of America. Provide all inserts, clips, ties and other accessories required for a complete properly structured installation. Work to also comply with the Masonry Veneer Manufacturer's Association ASTM C1780. All products and accessories to be installed per manufacturer's specs and recommendations for conditions encountered.

ADHERED MANUFACTURED STONE VENEER (ASV)

Where shown in drawings, install Eldorado Stone's (800-925-1491, eldoradostone.com) ASV from salvaged stock (additional stock can be ordered if needed). Install over G-60 hot-dipped galvanized expanded mesh steel lath/Type 1, Grade D, Style 2 asphalt paper backed weather barrier by Clark Dietrich (clarkdietrich.com). Utilize Type N mortar closely matching existing color ("Roanoke Gray"), texture, and dimensions where indicated. Veneer product profile shall be "Limestone", 2 ¼"-8" high, 3 ½" -17" length, and 1 5/8" thick. The intent is to match the ASV construction of the main house.

Follow manufacturer's specs, installation guidelines, and recommendations for workmanship, material requirements (units, flashing, rainscreen drainage plane systems, weep screed and casing beads, lath, fasteners, mortar), surface preparation, installation, transitions and inside/outside corners, cold and hot weather applications, cleaning and coating.

BOND BEAM

Provide and install Elston's (773-235-3100) or approved equal 8" bond beam assembly at Package Pass-thru opening as shown. Install per manufacturer's specs and recommendations.

BRICK MASONRY

Where indicated on drawings, provide brick on c.m.u. masonry utilizing salvaged brick stock (and new to match existing, if needed). Type I: Engineer's face brick; Type II: solid paver brick at herringbone recessed panels.

Brick wall ties shall be two piece non-flat corrugated, vertically adjustable 22 ga. minimum, 7/8" wide, 6" long stainless steel or hot dipped galvanized minimum 3/16" diameter, ASTM C153, Class B-3. Embed ties minimum 2" into brick and secure to studs through sheathing. Space at 18" o.c. vertically maximum and 24" o.c. horizontally maximum. Install additional ties approximately 8" on center at jambs and near edges. No mechanical play in excess of .05". No deformation over .05" for 100 lb. load in either tension or compression. Use screwless anchors (and seal penetrations) to avoid possible corrosion of screws attaching tie to studs.

Flashing: Flashing shall be 10-20 oz. copper or stainless steel (ASTM A167, Type 304, .01" minimum thickness) and must not be subject to ultraviolet degradation or deterioration in contact with alkaline mortars or sealants. (Note: asphalt impregnated felt, aluminum or lead flashing shall not be substituted.) Extend flashing beyond exterior of ASV at least ¼" and turn down at a 45 degree angle to form a drip. Extend flashing at least 8" above the shelf angle. Lap flashing a minimum of 6" horizontally and seal with mastic. Make dams at ends of flashing over and under openings by turning up several inches into the head joint of the brick.

Mortar: Type N for expected wind loads less than 25 psf., Portland cement-lime following ASTM C270. Admixtures and additives for workability not recommended and must be Architect approved prior to usage. Fill all mortar joints completely except weeped head joints. Keep all air spaces and expansion joints clear of mortar. Tool joint with vee or concave profile to match existing house standard.

Sealants: Polysulfide, butyl, or silicone rubber sealants following ASTM C920 shall be used and with backer rod as needed. Sealant depth shall be equal to the width of the joint up to ½" with a minimum depth of ¼". Joint shall be sized for expected movement of brick wall sections.

Steel Shelf Angle: Utilize G-90 galvanized steel shelf angles to be field painted at Package Pass Thru. Refer to details for sizes.

CAST STONE

Contractor shall take inventory of Owners' salvaged cast stone stock to be utilized. Through Owners' vendor, provide and install the following new cast stone items (see selected designations) as custom fabricated by Concrete Designs Inc. of Arizona (www.concrete-designs.com) and meeting Cast Stone Institute (www.caststone.org, 717-272-3744) specs, recommendations, and guidelines. Color shall match existing cast stone elements. Utilize Type N mortar closely matching existing color, texture and dimensions. Install per manufacturer's specs and recommendations for conditions encountered.

Bases: new
House Number Panel: new (address number in Gothic typeface as selected by Owners)
Lintle: salvaged
Pier and Wall Caps: new
Quoins (Wall): new
Surrounds (Architrave): salvaged
Sills: new

Submittal: Provide full submittal of product literature and shop drawings of all cast stone shapes/dimensions for Architect review prior to ordering and fabrication.

CONCRETE MASONRY UNITS (CMU)

Concrete Masonry Units (CMU)/Walls: ASTM C90, grade N-1, 8" x 16" x 8" thick, hollow and 4" x 8" x 4" solid. Deformed Reinforcing Bars: ASTM A615-60. Lay CMU walls to the dimensions and elevations indicated or required in a standard running bond pattern u.o.n. Where required, units should be cut with a power saw. Hold mortar joints at 3/8" flush, not concave. Reinforce CMU bed joints with masonry wall ties at 16" o.c. vertically (every second course). Contractor shall be responsible for providing necessary inserts, sleeves, clips, dowels, anchors and miscellaneous devices as may be required for construction. Dimensions and locations of these items shall be verified before CMU is erected.

DIVISION 5: METALS

Metal work shall conform to standards of the National Association of Architectural Metal Manufacturers, SMACNA, and the American Institute of Steel Construction. Install fabricated bolts, plates, anchors, hangars, dowels, and other miscellaneous metal shapes for framing and supporting and anchoring woodwork. Refer to Division 4 for metal masonry accessories and Division 7 for gutters and down spouts, flashing, and other metal waterproofing materials.

CHAIN/STEEL PLATES

At faux drawbridge shown, provide and install Peerless black oxide powder coated straight chain (9/32, 100 chain grade, alloy steel) available through Grainger (Item #48RN39/Model #5510220) or Architect approved equal and coordinating steel plates with eyehooks and bolts for chain attachment.

Provide/install custom engraved Tudor Style "S" where shown on matching decorative metal plates (as supplied by King Architectural Metals or equal).

CONNECTORS/FASTENERS

Connectors: Provide metal connectors, uplift clips, anchor bolts and other corrosion resistant accessories as required to comply with all codes and regulations. Unless noted otherwise, install Simpson Products SST300 stainless steel, Z Max, copper or hot dipped galvanized.

Fasteners: Fabricated 304, 305 or 316 stainless steel nails, screws, bolts, plates, and other miscellaneous metal clips and shapes for framing, supporting and anchoring woodwork. Hardware screws to be as above or solid brass/bronze per base metal. **All fasteners used on the exterior (revealed or concealed) shall be hot dipped galvanized, solid brass or bronze, or Type 316 STAINLESS STEEL**.

METAL GATE INFILL/PACKAGE PASS THROUGH GRILLE

At wood framed metal gate, provide and install Pacific Register or Architect approved equal aluminum gate in "Medieval" pattern.

At package pass through, provide install Pacific Register's black powder coated 24" x 24" "filter grille" (without filter) in "Square" pattern. Provide with thumb turn (not flush screw) latch for package door with hinge up.

Factory finishes to be determined by Owners.

DIVISION 6: WOOD GATE

Provide custom, wood framed gate with routed channel for metal infill (see above section). Wood frame shall be constructed using 6" x 6" white cedar timbers and traditional timber joinery. Provide/install Mister Spindle's (through Menard's, menards.com) 4 x 4 cedar French Gothic finials as shown. Refer to Division 9 for staining. Refer to Division 8 for hardware.

Submittal: Provide shop drawing of proposed assembly for Architect review and approval.

DIVISION 8: GATE HARDWARE

Contractor shall engage a qualified gate subcontractor/vendor to design and construct a complete working system and assembly based upon Liftmaster or Architect approved equal heavy duty gate hinges, operators, control box, magnetic gate lock, gate opener keypad stand, keypad and other required components/features. Opener stand and keypad location shall be coordinated with Owner. Supply King Architectural Metals (or equal) #30-500 castors with adjustable spring shocks (as an additional method of gate support and operation). All components shall be sized for anticipated gate loads.

System should integrate with Owners' "smart phone" apps, tie in with security system and vehicle remote control transmitters. Install per manufacturer's specs and recommendations and for full warranty.

Submittal: Provide product literature and shop drawing of complete system for Architect review and approval.

DIVISION 9: FINISHES

Contractor to include an allowance for staining the wood gate frame and field painting the steel shelf angles in color and product type as selected by Owners.

DIVISION 16: ELECTRICAL

Electrical work shall conform to standards established by the National Fire Protection Association as described in NFPA 70, NEC, IRC, and other current publications.

WIRING

Contractor shall coordinate with Owners for location of existing buried power conduit to the gate site. Provide line voltage for lighting and gate operators. Provide low voltage wiring for gate entry pad and security camera. All wiring shall be routed and concealed. Coordinate with Owner as to which panel/subpanel shall be used. Provide and install wiring with copper conductors full rated for the loads served. Minimum wire size shall be per NEC standards. Caulk all holes for pipe or wire penetrations. Protect wiring from nails and screws. Do not mix line voltage and low voltage wires. Do not overcrowd wires into holes or outlet boxes.

LIGHTING

Install Owner supplied light fixtures at locations shown. Install per manufacturer's specs and recommendations.

SECURITY

Coordinate with Owner's vendor for concealed low voltage wiring and hookup to Owner provided security camera. Camera feedback shall be supplied to Office and to secure DVR location. Provide, wire, and install camera and gate entry keypad per manufacturer's instructions.

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NO.	DATE	ISSUE
	11/14/24	For Permit & Construction

STOWEHAVEN ENTRANCE GATE
10477 Halltown Road, Smithfield, VA 23430

Specifications

COMMONWEALTH OF VIRGINIA
RONALD A. QUINN
No. 065153
11/14/24

SP-1