

Agenda
Planning Commission
Isle of Wight County
October 28, 2025

1. Call to Order

Invocation
Pledge of Allegiance

2. Roll Call/Determination of a Quorum

Bobby Bowser, Chairman
Matthew Smith, Vice-Chairman
Brian Carroll
James Ford
Jennifer S. Boykin
George Rawls
Raynard Gibbs
Keith Johnson
Brian Shotwel

3. Action on Requests to Withdraw or Table Pending Agenda Items

4. Approval of Agenda

5. Consent Agenda

A. September 23, 2025, Planning Commission Regular Minutes

6. Citizens' Comments

7. Public Hearings

A. Application COMP-25-2 of Backyard Motor Real Estate LLC, property owner, for a Comprehensive Plan Amendment for approximately 2.5 acres with tax map numbers 09-01-015 and 09-01-015B to amend the future land use designation from Rural Agricultural Conservation to Business and Employment.

B. Application REZN-25-6 of Backyard Motor Real Estate LLC, property owner, for a change in zoning district from Rural Agricultural Conservation (RAC) to Conditional-General Commercial (GC) for approximately 2.5 acres with tax map numbers 09-01-015 and 09-01-015B in order to establish minor motor vehicle repair service and outdoor motor vehicle storage uses on the properties

C. Proposed Floodplain Management Overlay District Regulation Changes

8. Old Business

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

9. New Business

A. County Attorney's Report

B. Planning Director's Report

- C.** Application EXC-25-7 of Amy Carlesi, property owner, for a waiver to Section 3.2.4.A.4 and Section 5.9.1.C of the Isle of Wight County Subdivision Ordinance, to create a family member subdivision lot from tax map number 49-04-009A on a private easement that currently serves fourteen existing lots

10. Closed Meeting

11. Adjournment