

Minutes
Planning Commission
Isle of Wight County
August 26, 2025

1. Call to Order

Bobby Bowser, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on August 26, 2025, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

Brian Carroll delivered the invocation.

Chairman Bowser invited everyone present to join in the 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

Roll was called and the following members were present: Bobby Bowser, Brian Carroll, James Ford, Jennifer Boykin, Raynard Gibbs, Matthew Smith, Brian Shotwell, George Rawls, Keith Johnson.

A quorum was determined

ALSO IN ATTENDANCE

Amy Ring, Community Development Director
Bobby Jones, County Attorney
Don Robertson, County Administrator
Cordel Asbenson, Planner I
Shaunee Beussink, Environmental Planner
Amanda Landrus, Secretary

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

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

4. Approval of Agenda

Chairman Bowser called for a vote to approve the agenda. Commissioner Carroll moved to approve the agenda with the amendment to move the Growth Rate Scenario Study special presentation before the Public Hearings. Commissioner Gibbs seconded the motion. Chairman Bowser asked for all in favor to signify by saying “aye.” The motion passed unanimously.

5. Consent Agenda

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

- A. July 10, 2025, Board of Supervisors Action List
- B. July 22, 2025, Planning Commission Regular Minutes

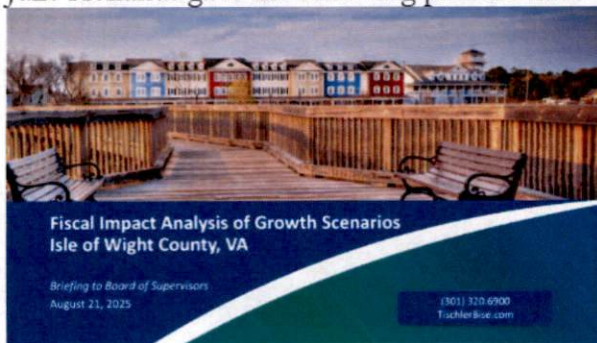
6. Citizens' Comments

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

2. Special Presentation - Growth Rate Scenario Study

Amy Ring, Community Development Director, introduced Julie Herlands, Vice President of TischlerBise, Inc., who presented a summary of the Growth Rate Scenario Study. Ms. Ring noted that the County engaged TischlerBise in the summer of 2024 to evaluate the fiscal impacts of three growth scenarios on the County's future operating and capital facilities budgets. She explained that the study provides insight into the financial implications of future growth and will help the County prepare for anticipated impacts on operations and community improvements.

Julie Herlands gave the following presentation.



What the Study Does

- Evaluates the fiscal impact of **projected growth**
 - Projected growth = Housing and employment growth based on current market conditions
 - Weldon Cooper Center's projections (as of July 2025) affirmed the growth rate assumptions used in the study
- Evaluates two **hypothetical** alternatives to test higher growth rates
 - Higher growth rates are not anticipated but help understand potential impacts if growth accelerated
 - However, if the approved yet dormant 2,500 units begin to build, the 2% growth rate provides information on potential impacts

TischlerBise
INCORPORATED



What the Study Doesn't Do

- It does not **predict** changes in growth patterns: Growth projections assume current conditions and trends continue
- It does not forecast a 2% growth rate: it **tests** a scenario that contemplates "what if" the County grew by this higher rate
 - What might that look like **IF** this were to occur
 - The study does not say that this is likely to occur
- Nor does the study instruct the County **what to do**
 - Mitigation strategies (e.g., cash proffers, quantifying capital impacts) and/or policy changes are possible depending on County goals

TischlerBise

Overview of Fiscal Impact Analysis

- Fiscal Impact Analysis
 - Direct revenues and direct cost impacts to the County
 - Unlike budgeting, revenues and expenditures are projected separately
 - Reflects both operating and capital costs
 - Assumes that current levels of service are maintained



TischlerBise

Study Methodology

- Isle of Wight County FY2025 Budget used
- Current levels of service as defined by 2025 Budget are modeled
- 20-year projection period
- Inflation is not assumed to allow for comparison across the projection period
- Average-marginal hybrid approach used
- General Fund and Capital Improvements included in the analysis
 - General Fund revenues
 - Operating and capital costs (with debt financing assumed)
- All school capacity thresholds are set at 95% (prior to change in policy)

TischlerBise

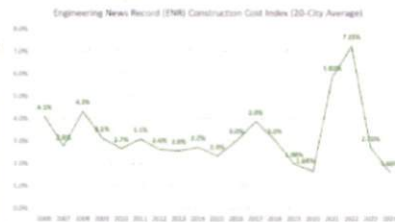
Study Timeline and Roll-out of Findings

- Kickoff in fall 2024
- Fall and winter spent developing potential growth scenarios and collecting data
- Fiscal modeling occurred winter / early spring
- Draft results transmitted to County in March 2025
 - Draft version was provided to County Staff and the Working Group
 - County Staff provided feedback and revisions, including revisions to fire and schools
 - TischlerBise revised the model and reissued the findings for April 2025 Working Group
- With these changes, **fiscal results and study findings changed**
 - Costs had increased significantly enough to flip the fiscal results from **positive** to **negative** for the alternative higher growth scenarios

TischlerBise

Year over Year Construction Cost Changes

Engineering News Record (ENR) Construction Cost Index (CCI). New ENR builds the index: 200 hours of common labor at the 20-city average of common labor rates, plus 25 cent of standard structural steel shapes at the mill price prior to 1980, and the fabricated 20-city price from 1980, plus 1.28 times of Portland cement at the 20-city price, plus 1.08 times of 2 x 4 lumber at the 20-city price.



TischlerBise

Scenario Projection Approach

- Base Growth Scenario**
 - Residential growth from Weldon Cooper Center Virginia projections (vintage 2024) at 0.8% growth rate
 - Nonresidential growth projected per trends at 0.4% growth rate
- Alternative 1: Higher Growth**
 - Faster residential growth at 2.0%
 - Nonresidential growth at 1.0%
- Alternative 2: Highest Growth**
 - Even faster residential growth at 3.0%
 - Nonresidential growth at 1.5%

TischlerBise

Projections Summary

Projections Summary

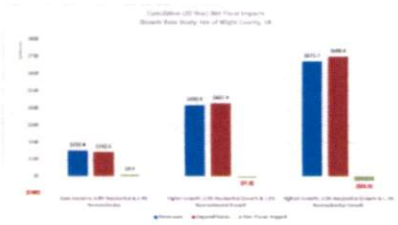
Net increase over 20 years
Total population by 2044 under the Base Scenario is projected at 41,423 + 7,451 = 48,874

2024 Estimates	Base Scenario: 0.8% Residential & 0.4% Nonresidential	Higher Growth: 2.0% Residential Growth & 1.0% Nonresidential Growth	Highest Growth: 3.0% Residential Growth & 1.5% Nonresidential Growth	
HOUSING UNITS	28,036	3,824	8,752	14,518
% Change From 2024 Year		14%	31%	52%
POPULATION	41,423	7,451	28,234	35,549
PUBLIC SCHOOL STUDENTS	5,519	1,119	3,814	4,899
JOB	9,145	787	2,897	5,151

TischlerBise

Fiscal Impact Results

Projected cumulative revenues (blue bar), cumulative expenditures (red bar), and fiscal impacts over the full 20-year period (green bar) for each scenario. Net fiscal impact results above the \$0 axis reflect projected 20-year cumulative surpluses to the County; results below the \$0 axis reflect deficits.



TischlerBise

Fiscal Impact Results

Each line reflects projected revenues minus expenditures (operating and capital) in that year, or net fiscal impacts in each year. Surpluses (or deficits) are not carried forward into the next year.

Results above the \$0 axis reflect projected surpluses to the County.



TischlerBise

11

Fiscal Impact Results

Each line reflects projected revenues minus expenditures (operating and capital) in that year, or net fiscal impacts in each year. Surpluses (or deficits) are not carried forward into the next year.

Results above the \$0 axis reflect projected surpluses to the County.

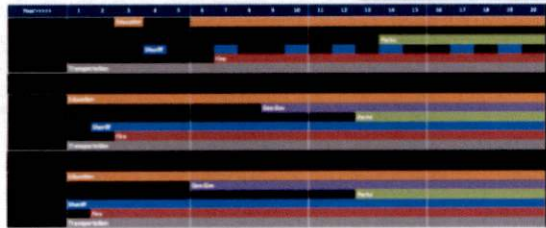


TischlerBise

12

Capital Impacts Timing

Note: School Capacity is modeled at 95% capacity with costs incurred incrementally when the threshold is reached.



TischlerBise

13

Fiscal Impact Results

Each bar reflects projected average annual net fiscal impacts over two 10-year periods—the first half of the projection period (years 1 to 10) and the second half (years 11 to 20) as well as over the full 20-year period (years 1 to 20). Results above the \$0 axis reflect projected surpluses to the County; results below the \$0 are projected deficits.



TischlerBise

14

Findings

- The **base/trend scenario produces fiscally positive results**
 - All other growth scenarios project net deficits
- Projected growth at the **faster growth rates does not generate sufficient revenue** to cover operating and capital costs while maintaining current levels of service
- Capital assumptions** are the main driver for the negative results.
- Faster growth scenarios result in **worse fiscal conditions in later years (second half)** as capital impacts increase costs over time

TischlerBise

15

Questions & Discussion

TischlerBise

16

APPENDIX: SUPPORTING MATERIAL

TischlerBise

17

Methodologies & Outputs

TischlerBise

18

[illegible]

Asset & Liabilities	2019-2020	2020-21	2021-22	2022-23	2023-24
Fixed Assets					
Land & Building	1,00,00,000	1,00,00,000	1,00,00,000	1,00,00,000	1,00,00,000
Plant & Machinery	50,00,000	50,00,000	50,00,000	50,00,000	50,00,000
Office Equipment	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000
Investment	30,00,000	30,00,000	30,00,000	30,00,000	30,00,000
Current Assets					
Stocks	20,00,000	20,00,000	20,00,000	20,00,000	20,00,000
Debtors	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000
Prepaid Expenses	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000
Other Current Assets	5,00,000	5,00,000	5,00,000	5,00,000	5,00,000
Liabilities					
Equity					
Share Capital	1,00,00,000	1,00,00,000	1,00,00,000	1,00,00,000	1,00,00,000
Reserves	50,00,000	50,00,000	50,00,000	50,00,000	50,00,000
Debt					
Long Term Debt	20,00,000	20,00,000	20,00,000	20,00,000	20,00,000
Short Term Debt	10,00,000	10,00,000	10,00,000	10,00,000	10,00,000

1000

[illegible]

Accounting Method	Account Name	2016	2017	2018	2019	2020
General Expenses	Advertising	250,000	250,000	250,000	250,000	250,000
	Marketing	300,000	300,000	300,000	300,000	300,000
	Public Relations	100,000	100,000	100,000	100,000	100,000
	Research & Development	150,000	150,000	150,000	150,000	150,000
	Other	20,000	20,000	20,000	20,000	20,000
Fixed Assets	Land	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Buildings	500,000	500,000	500,000	500,000	500,000
	Equipment	200,000	200,000	200,000	200,000	200,000
	Leasehold Improvements	100,000	100,000	100,000	100,000	100,000
	Other	50,000	50,000	50,000	50,000	50,000
Current Liabilities	Accounts Payable	100,000	100,000	100,000	100,000	100,000
	Notes Payable	200,000	200,000	200,000	200,000	200,000
	Accrued Liabilities	50,000	50,000	50,000	50,000	50,000
	Deferred Revenue	150,000	150,000	150,000	150,000	150,000
	Other	50,000	50,000	50,000	50,000	50,000
Equity	Common Stock	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Retained Earnings	500,000	500,000	500,000	500,000	500,000
	Preferred Stock	200,000	200,000	200,000	200,000	200,000
	Other	100,000	100,000	100,000	100,000	100,000
	Other	50,000	50,000	50,000	50,000	50,000

None (average 2.0%) Residential & 1.4% Non-residential	%	Highest Growth: 2.0% Residential Growth & 1.0% Nonresidential Growth	%	Highest Growth: 2.0% Residential Growth & 1.0% Nonresidential Growth	%
--	---	---	---	---	---

100% (100%)

BUDGETARY SUMMARY							
Functional Category	Functional Name	FY03 Budget	FY04 Total	REVENUES (Income)	NONREVENUES (For Sale)	EXPENSES	FY04
General Administration	Board of Supervisors	\$170,710	1,400				
	County Administrator	\$108,010	0.00				
	County Attorney	\$66,617	0.00				
	County Treasurer	\$17,100	0.00				
	Director	\$12,270	0.00				
Financial Administration	Commissioner of Revenue	\$667,120	0.00				
	State Public Accountant	\$191,200	0.00				
	Treasurer	\$85,210	0.00				
	Budget and Finance	\$1,500,000	0.00				
	Payrolling	\$127,700	0.00				
Police	Chief of Police	\$124,000	0.00				
	Special Agent in Charge	\$88,000	0.00				
	Police-Reliability Community Coordinator	\$20,000	0.00				
	Lawless Responsibility Program	\$10,000	0.00				
	County Clerks, Veterans Court	\$10,000	0.00				
Public Safety	State Attorney General	\$1,000,000	0.00				
	Attorney General's Office	\$125,000	0.00				
	Emergency Services	\$100,000	0.00				
	Law & Revenue	\$1,140,200	1.00				
	Non-Profit Support	\$1,000,000	0.00				

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

[illegible]

²⁴ If "R&D" is input along with other capitalistic inputs of the departmental input/output accounts to be affected by the development, this is typically not the case.

Downloaded from ascelibrary.org by University of California, San Diego on 06/01/15. Copyright ASCE, For All Rights Reserved, No part of this document may be reproduced without written permission from ASCE.

Scenario	Revenue Growth	Operating Costs	Operating Profit
Base Scenario	1.0%	1.0%	0.0%
Higher Growth	1.5%	1.0%	0.5%
Higher Costs	1.0%	1.5%	-0.5%

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

Projections Summary

	2024	2044	Net Increase
Base Projections			
Population	48,475	60,070	11,595
Working Units	18,739	23,243	4,504
ADUs	1,419	1,482	63
Nonresidential Open Area (1,000 sq. ft.)	1,420	1,475	55
Scenario 1			
Population	48,475	58,770	10,295
Working Units	18,739	22,343	3,604
ADUs	1,419	1,411	(8)
Nonresidential Open Area (1,000 sq. ft.)	1,420	1,375	(45)
Scenario 2			
Population	48,475	55,070	6,595
Working Units	18,739	20,343	1,604
ADUs	1,419	1,375	(44)
Nonresidential Open Area (1,000 sq. ft.)	1,420	1,325	(95)

TischlerBise
PLANNING • ECONOMICS • LANDSCAPE

The Commission discussed the Growth Rate Scenario Study with Ms. Herlands. Questions focused on projected population growth in the northern end of the county, impacts on public safety staffing, and the transition from volunteer to career fire and rescue personnel. Commissioners noted the potential long-term fiscal impact of staffing new stations and requested clarification on whether operational costs, including full-time equivalents, were accounted for in the model.

Additional discussion addressed population projections from Weldon Cooper, school capacity triggers, and coordination with county schools regarding enrollment projections. Ms. Herlands confirmed that school capacity was modeled geographically and at 95% utilization, and that coordination with the school system was ongoing. She reported that a related study with the schools would be completed within approximately two months.

7. Public Hearings

Chairman Bowser called for the following public hearing items:

- A. Exc-25-4 Kearney Chesapeake Bay Preservation Area Exception Request
Application EXC-25-4 of Anthony D. and Linda M. Kearney, property owners, for an exception under the Chesapeake Bay Preservation Area (CBPA) Ordinance to construct a residential addition to be located in the seaward and landward portion of the Resource Protection Area (RPA) buffer at 102 Titus Court on tax map number 23-01-010

Shaunee Beussink, Environmental Planner, gave the following presentation.

Kearney CBPA Exception Request

EXC-25-4
PLANNING COMMISSION MEETING
AUGUST 26, 2025
SHAUNEE BEUSSINK, ENVIRONMENTAL PLANNER

Details

- **Applicants:** Anthony D. and Linda M. Kearney
- **Location:** 102 Titus Court
- **Tax Map#:** 23-13-010
- Request is for an exception to allow an addition to be added to the rear of the home, totaling 257 square-feet of new impervious coverage within the RPA.
- 202-72 square-foot addition.
- 24-square-foot stoop.
- 16-square-foot concrete pad.
- 14-square-foot area with stairs spanning between the stoop and the concrete pad.
- 143-square-feet of the new addition will be within the seaward portion of the buffer, while the remaining 112 square-feet will be placed in the landward portion of the buffer.

Background

1991: Dwelling constructed

1991: Kearney's have owned the home since it was constructed

2010: carport added this is the last impervious coverage added

KearneyException (EXC-25-4) Location Map



KearneyException (EXC-25-4) Location Map



Kearney Exception (EXC-25-4) Location Map



Site Plan and
Proposed Plantings





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

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

Reasonable use of this property has already been established, and the proposed addition encroaches into the RPA. A records search indicated that adjacent parcels have not encroached into the fifty-foot seaward portion of the RPA. Therefore, this would not constitute a unique hardship and would grant a special privilege to the applicants.

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

The home was built in 1991, around the time that the CBFA Ordinance came into effect. The applicant applied for an addition and when their permit was denied they began the exception application.

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

Lots in the surrounding area have not requested any additional impervious coverage in the RPA. However, 257 square-feet is the minimum necessary for this addition.

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

The addition and required components do not meet the purpose or intent of the ordinance, which is to safeguard water quality through protection of existing buffers and establishment of buffers where they do not exist. The addition and the components are within the 50-foot landward and seaward portions of the buffer, therefore the new impervious coverage is not in harmony with the CBFA.

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

If this exception were approved, staff recommends:

- A.) the applicant be required to install the mitigation landscaping as proposed in the WQIA within the RPA.
- B.) no further exceptions be granted.

Staff Conclusions:

Strengths:

1. Proposed landscaping mitigation as seen in the WQIA does meet requirements of the Riparian Buffers Guidance Manual.

Weaknesses:

1. The applicant's request does not meet the five criteria for exceptions.
2. The addition lies entirely within the RPA buffer with 145 square-feet of the addition is in the 50-foot seaward portion of the buffer.

Staff Recommendation:

Based on the above findings, staff recommends denial of the exception request.

Anthony Kearney, applicant, addressed the Planning Commission regarding a request to construct a modest addition to their home. Mr. Kearney and his wife, Linda, moved to Isle of Wight County in 1991, where they raised their family on a quiet cul-de-sac of nine houses. Their home, built on a one-acre lot, is 1,290 square feet with three bedrooms and two bathrooms and has served them for more than 30 years.

Mr. Kearney explained that the proposed addition is a 200-square-foot extension to the rear of the home, designed to improve accessibility in the kitchen, dining, and laundry areas. Current entryways are only 27 inches wide, making them difficult to navigate and non-compliant with modern accessibility standards. The project does not involve new bedrooms or bathrooms and is intended solely to make the home safer and more functional as the couple ages.

Mr. Kearney stated that the project began over 15 months ago with the relocation of the home's electrical box, which was completed with a county permit. However, their subsequent request for a building permit was denied due to potential proximity to wetlands. Following staff guidance, they applied for an exception under the Chesapeake Bay Preservation Area Ordinance. They noted that

the late William McCarty, former Board of Supervisors chairman, had expressed his support for their plans, and they retained written correspondence from him encouraging them to proceed.

To date, the couple has invested over \$15,000 in preparation costs, including electrical work, architectural plans, delineation reports, surveys, and a water quality analysis. They highlighted that Stokes Environmental, a firm recommended by the county, reviewed the site plan and found that the proposed addition does not conflict with the Chesapeake Bay ordinance. Reports also concluded that vegetation buffers would offset any environmental impact within the buffer zone.

Mr. Kearney emphasized that denial of the project would significantly diminish their property's value by signaling that the lot is not usable, while approval would preserve value and provide essential accessibility. They shared that all neighbors signed a petition in support of the addition, with the exception of one who was unavailable at the time signatures were collected.

In closing, Mr. Kearney reiterated that the project is not a luxury but a practical necessity to allow them to age safely in place. They thanked the commission for its consideration and requested approval of their exception.

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

Commissioner Boykin questioned where the breakdown in communication occurred and why this issue had not been identified earlier, before the applicant invested in relocating the electrical box.

Shaunee Beussink explained that in some cases, permit applications do not specify that electrical work is being completed in preparation for an addition. For example, when a request is submitted simply to move or upgrade an electrical box, staff may not be aware that the work is connected to a larger construction project. In those situations, the permit may not be routed through the environmental review process, since a standalone electrical upgrade typically would not require it.

Mr. Kearney stated that the permit did state that it was for a future addition.

Chairman Bowser asked the applicant whether they would have any objection to installing landscaping if the request were approved, as recommended by staff. The applicant responded that they had no objection and expressed full agreement with that condition.

Following discussion, Commissioner Gibbs made a motion to approve the application, noting that while he typically aligns with staff recommendations, the small scale of this request, approximately 237 square feet, made this a heartfelt approval. Commissioner Boykin seconded the motion.

Commissioners then clarified the conditions of approval. Mr. Gibbs asked whether the approval would restrict the applicant from making any future additions. It was agreed that no such restriction would be imposed. Instead, the approval would include staff's recommended condition for landscaping, specifically the installation of vegetation and shrubbery as outlined in the staff report.

With conditions clarified, the Chairman called for a roll call vote.

Motion Passed 9-0, with Commissioner Bowser, Commissioner Carroll, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Smith, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson voting in favor of the motion and none voting against the motion.

This application will go to the September 18, 2025, Board of Supervisors meeting.

B. REZN-25-5 Griffin Conditional Residential Rezoning Request

Application (REZN-25-5) of Michael W. and Susan Griffin, property owners, and Daniel E. Smith, prospective owner, for a change in zoning classification from Rural Agricultural Conservation (RAC) to Conditional Rural Residential (C-RR) of two acres with a proffer for no subdivision of the parcel.

Amy Ring, Community Development Director, informed the commission that the project manager for the rezoning case under consideration is Sandy Robinson, who was unable to attend the meeting. Mrs. Ring gave the following presentation.

**Application REZN-25-5
Griffin/Smith Rezoning Request
to
Conditional Rural Residential**

Planning Commission Regular Meeting
August 26, 2025

Site Description

- Tax Map ID: 70-01-023
- Location: Bob Cat Lane
- Zoning: RAC
- Election District: D5
- Request: Rezone 2 acres to C-RR with a proffer for no subdivision of the parcel.

Background

- Previous owner designated 30 of approximately 32 acres for agricultural use by creating an agricultural subdivision in 2004
- The 30 acres remains vacant
- Present owner is selling the 30 acres and prospective owner wants 2 acres of that to be rezoned to C-RR for a single-family dwelling
- Proffer excludes property from any subdivision

Analysis

- The Capital Impacts Model results show there is existing capacity for public facilities in the southern service area.
- Proposed zoning consistent with the future Recommended Land Use Map.
- Request meets the minimum requirements of the zoning district.
- No special flood zone designation.
- Not in Chesapeake Bay Preservation Area Overlay District.

Map 1: Bob Cat Lane

Map 2: Surrounding Area



The following departments have no concerns with the rezoning application as presented:

- IWC Schools
- Fire and Rescue
- IWC Historic Resources
- Environmental Planner
- IWC Health Department
- County Attorney

Strengths:

- The proposed use is compatible with the existing land uses in the vicinity.
- The proposed use is within the guidelines of the future Recommended Land Use Plan Designation.

Weaknesses:

- None determined at this time.

Staff Analysis

Based on the strengths of the application, staff recommends approval of the rezoning application as conditioned.

Recommendation

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

Ms. Amanda Cason, 11 Merritt Cove, a local realtor, spoke on behalf of her client, Daniel Smith, the prospective buyer of property located on Bobcat Lane. She explained that Mr. Smith, who was

present at the meeting, is seeking to rezone approximately two acres out of a 30-acre parcel.

Ms. Cason shared that Mr. Smith currently lives in Portsmouth but grew up on the Peninsula and has family in the area. His goal is to return to a quieter, more rural lifestyle and to provide his family with privacy and country living.

She added that the property has practical benefits, including existing electricity along the road and an easement that extends to the end of the parcel. With three houses already located on the same road, infrastructure is partially in place.

Ms. Cason concluded by expressing Mr. Smith's excitement about the opportunity and his hope to make this rezoning request a reality so he and his family can relocate to the area.

There being no citizen comment, Chairman Bowser closed the public hearing.

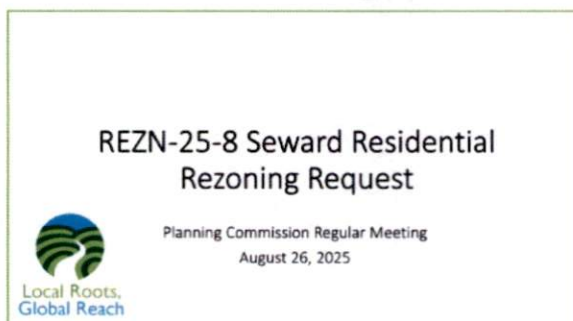
There was no discussion following the comment. The Chairman called for a motion on the rezoning request.

Commissioner Boykin moved to recommend approval of the rezoning request to the Board of Supervisors. Seconded by Commissioner Carroll. Motion Passed 9-0, with Commissioner Bowser, Commissioner Carroll, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Smith, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson voting in favor of the motion and none voting against the motion.

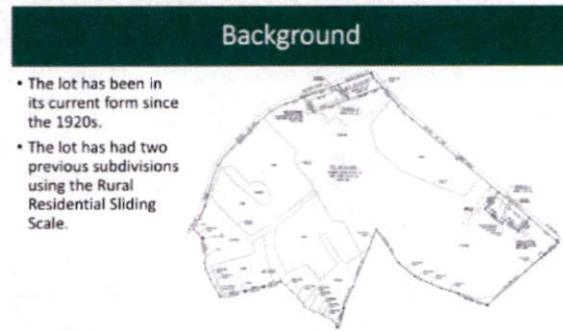
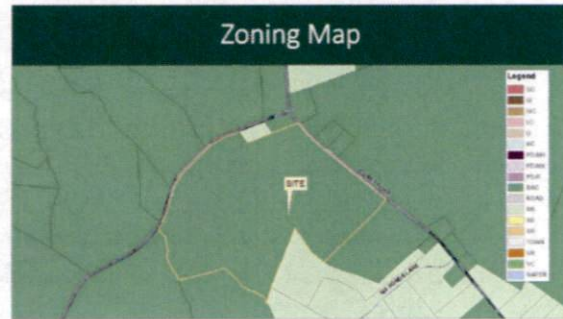
This application will go to the September 18, 2025, Board of Supervisors meeting.

- C. REZN-25-8 Seward Conditional Rural Residential Rezoning Request
Application REZN-25-8 of Jeffrey and Melanie Seward, property owners, for a change in zoning district of approximately 2.5 acres with tax map number 19-01-009 located on Raynor Road from Rural Agricultural Conservation to Conditional Rural Residential to create a single family residential lot

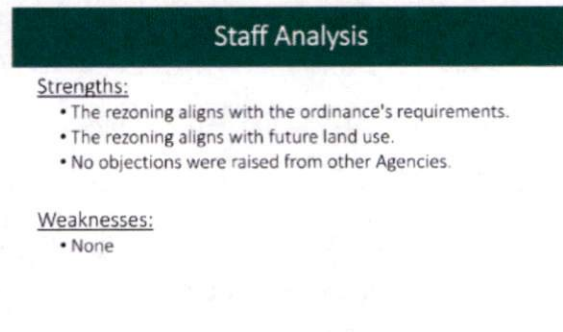
Cordell Asbenson, Planner I, gave the following presentation.



Site Description	
	Tax Map ID#: 19-01-009
	Location : Land next to 11371 Raynor Road
	Current Zoning : Rural Agricultural Conservation (RAC)
	Election District: D3
	Request: To create an additional lot for a single-family dwelling with conditions.



- The lot has been in its current form since the 1920s.
- The lot has had two previous subdivisions using the Rural Residential Sliding Scale.



- Strengths:
- The rezoning aligns with the ordinance's requirements.
 - The rezoning aligns with future land use.
 - No objections were raised from other Agencies.

- Weaknesses:
- None

Staff Recommendation

Based on the strengths of the application, and that no objections were raised from any agency, staff recommends approval of the application.

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

William Riddick, representing the Swards, addressed the Planning Commission regarding a land sale request. He noted that Mr. Seward, a longtime local farmer, generally prefers to acquire and retain land but occasionally needs to sell a lot or two. Mr. Riddick stated that this request provides flexibility for the Swards and noted that the staff report recommends approval. He requested the

Commission's support and recommended forwarding approval to the board.

Commissioner Carroll asked for clarification regarding the sliding scale, noting that the property in question was eligible for four breaks and asking whether three had been previously approved.

Mr. Asbenson explained using a map that two subdivisions had been approved from the property, and a third cut was visible on the map but did not count toward the four breaks. He clarified that an earlier parcel, cut prior to the 1920s and originally the site of a schoolhouse, was not considered a subdivision of the current property and therefore did not count toward the four allowed cuts.

Commissioner Bowser confirmed this clarification for the record.

Commissioner Boykin moved to recommend approval of the rezoning request to the Board of Supervisors. Seconded by Commissioner Smith. Motion Passed 9-0, with Commissioner Bowser, Commissioner Carroll, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Smith, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson voting in favor of the motion and none voting against the motion.

This application will go to the September 18, 2025 Board of Supervisors meeting.

8. Old Business

Amy Ring confirmed there were no old business items.

9. New Business

A. County Attorney's Report

There were no items for the County Attorneys report.

B. Planning Director's Report

1. Proposed Battery Energy Storage System (BESS) Zoning Ordinance Requirements Discussion

Amy Ring reported on the proposed Battery Energy Storage System (BESS) ordinance, noting revisions based on feedback from Dominion Energy and review of other localities' ordinances. Key changes included adjustments to setbacks, elimination of berm requirements, incorporation of noise study provisions, and alignment with existing solar ordinance standards. Dominion Energy was unable to attend the meeting but will participate in the Commission's retreat and tour of the Dry Bridge Facility in Chesterfield County on October 30, 2025. Commissioners discussed setbacks, height limits, grounds maintenance, architectural requirements, and sound studies.

Ms. Ring also provided updates on the Comprehensive Plan five-year review. Community open houses are scheduled for September 16, 2025, at First Gravel Hill Baptist Church and September 30, 2025, at Windsor Community Center. Additional presentations will be made at the Smithfield Planning Commission work session on October 14, 2025. Public comments will be incorporated before final revisions are presented to the Commission in October or November, followed by a public hearing. The Safe Streets for All survey remains open on the County website and will be highlighted at upcoming meetings.

10. Closed Meeting

11. Adjournment

There being no further information to discuss, Chairman Bowser adjourned the meeting at 7:36 PM.

Adopted this 28th day of October, 2025

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

Attest: Amanda Landrus
Amanda Landrus, Secretary