

**Minutes Planning Commission
Isle of Wight County
17140 Monument Circle, Isle of Wight County
January 27, 2026**

1. Call to Order

Chairman Bowser called the Isle of Wight Planning Commission meeting to order at 6:00PM on January 27, 2026 in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

Invocation

Commissioner Ford delivered the invocation.

Pledge of Allegiance

Chairman Bowser invited everyone present to join in the Pledge of Allegiance.

2. Roll Call/Determination of a Quorum

A. Roll Call

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

A quorum was determined

ALSO IN ATTENDANCE

Amy Ring, Community Development Director
Bobby Jones, County Attorney
Kristi Sutphin, Economic Development Director
Cordell Asbenson, Planner I
Shaunee Beussink, Environmental Planner
Amanda Landrus, Secretary

B. Election of Chairman for 2026

Bobby Jones, County Attorney, opened the floor for nominations for the Chairman of the Planning Commission for 2026.

Commissioner Gibbs made the motion to re-elect Chairman Bowser for Chairman of the Isle of Wight Planning Commission for 2026. Commissioner Boykin seconded the motion. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson and Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

C. Election of Vice-Chairman for 2026

Chairman Bowser opened the floor for nominations for the Vice-Chairman of the Planning Commission for 2026.

Commissioner Boykin made the motion to re-elect Commissioner Smith for Vice-Chairman of the

Isle of Wight Planning Commission for 2026. Commissioner Ford seconded the motion. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson and Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

D. Appointment of Secretary for 2026

Chairman Bowser opened the floor for nominations for the Secretary of the Planning Commission for 2026.

Commissioner Boykin made the motion to appoint Amanda Landrus Secretary for the Isle of Wight Planning Commission for 2026. Commissioner Gibbs seconded the motion. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson and Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

E. Adoption of 2026 Planning Commission Meeting/Invocation Schedule

Chairman Bowser called for the adoption of the 2026 Planning Commission Meeting and Invocation Schedule as presented.

Commissioner Ford moved to adopt the 20206 Isle of Wight Planning Commission Meeting and Invocation Schedule as presented. Commissioner Shotwell seconded the motion. Chairman Bowser asked all in favor to say aye. The motion passed unanimously.

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 Distefano made the motion to approve the agenda with the adjustment to move the special presentation from Economic Development to 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. Board of Supervisors Action List

1. October 16, 2025, Board of Supervisors Action List
2. November 20, 2025, Board of Supervisors Action List
3. December 11, 2025, Board of Supervisors Action List

B. Planning Commission Minutes

1. October 14, 2025, Work Session Minutes
2. October 28, 2025, Regular Meeting Minutes

3. October 30, 2025, Annual Retreat Minutes
4. November 18, 2025, Regular Meeting Minutes

6. Citizens' Comments

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

7. Public Hearings

- A. Application EXC-25-9 of Paul S. and Heather M. Porter, property owners, for an after-the-fact exception under the Chesapeake Bay Preservation Area Ordinance for an unauthorized deck in the fifty-foot seaward Resource Protection Area buffer located at 3123 South Shore Drive on tax map number 04B-03-J001

Shaunee Beussink, Environmental Planner, gave the following presentation.

EXC-25-9 PORTER CBPA EXCEPTION REQUEST Planning Commission Meeting January 27, 2025 Shaunee Beussink, Environmental Planner	DETAILS	Applicants: Paul S. & Heather M. Porter Location: 3123 South Shore Drive Tax Map #: 04B-03-J001 Request: After-the-fact exception under the Chesapeake Bay Preservation Area (CBPA) Ordinance for an unauthorized deck/sitting area in the fifty-foot seaward portion of the Resource Protection Area (RPA) buffer
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BACKGROUND



1963:
HOME CONSTRUCTED



2010:
DECK AND SHED
CONSTRUCTED



2025:
VIOLATION FOUND-
DECK UNDER
CONSTRUCTION



Porter Exception (EXC-25-9) Location Map



Legend
Parcels

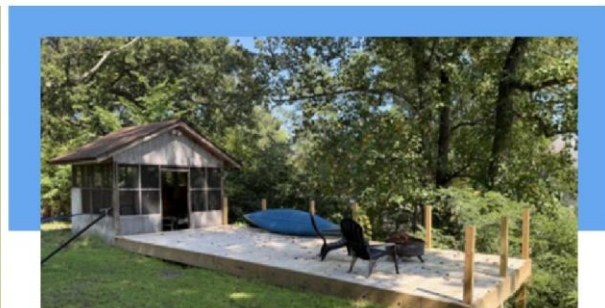
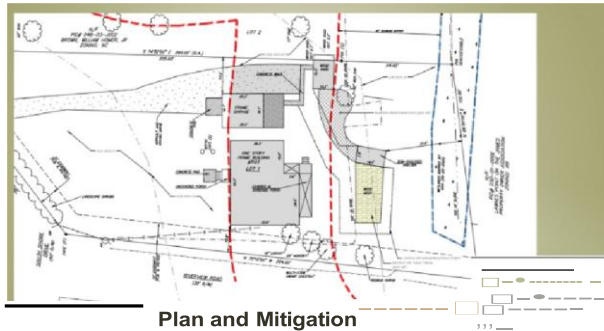
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Porter Exception (EXC-25-9) Location Map



Legend
Parcels

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Feet



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

1. That the strict application of the ordinance would produce an undue hardship and will not confer upon the applicant any special privileges denied by this ordinance to other property owners in the CBPA areas;
 - Other properties in Watershed are also subject to the development standards in the CBPA Ordinance - not unique to this property.
 - Property may continue to be used for its intended purpose as a single-family residence without a detached deck in the seaward RPA.
 - Strict application of this Ordinance to the deck does not constitute a unique hardship and would grant a special privilege to the applicants, if approved.
 - This property already has a sitting area attached to the rear of the home, this detached deck would be a second sitting area on the property.

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 placement of the detached deck does 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 detached deck is in the fifty-foot seaward buffer. The new impervious coverage is not in harmony with the CBPA.

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

- If this exception is approved, staff recommends the following conditions:
- A. Applicant shall install the minimum mitigation landscaping as proposed in the WQIA within the RPA; and
 - B. No further major exceptions be granted.

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;

Both the demolished and the partially constructed new deck are unpermitted and are located in the RPA buffer, therefore the need for an exception is a self-created circumstance.

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

- Detached, accessory structures are not considered necessary for the single-family residential use of the lot, therefore they do not qualify as the minimum necessary to afford relief to be able to use the property.
- Existing sitting area attached to the rear of the home.

STAFF CONCLUSIONS:

Strengths:

The landscaping mitigation proposed in the WQIA meets the requirements of the *Riparian Buffers Guidance Manual*.

Weakness:

1. The applicants' request does not meet the five criteria for an exception.
2. All encroachments were added without prior permits.
3. Accessory structures are not permitted in the RPA buffer.
4. The structural stability of the deck is unknown.

STAFF RECOMMENDATION

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

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

Mr. Paul Porter, 103 Warner Lane, Smithfield, stated that he and his wife purchased the property for their son and daughter-in-law and used cash to buy and repair the home due to its condition. He explained that the existing deck was originally intended to be repaired, but once work began, it became clear that more extensive repairs were necessary to protect the structure from weather exposure. He noted that a stop-work order was issued during the repairs, at which point work ceased. Mr. Porter stated that the deck was not expanded or altered in size and that the screened-in porch portion was left intact. He indicated that the deck existed at the time of purchase and serves as an important safety and gathering space due to the limited backyard area. He further stated that he is willing to comply with all required permits and conditions, has already incurred significant engineering costs, and will meet all requirements once the approval process is complete.

Chairman Bowser invited anyone present to speak for or against this application.

Ms. Lori White, 3133 South Shore Drive, stated that she is a neighboring property owner with long-term familiarity with the area, having resided there since 1989. She noted that the deck in question was constructed following Hurricane Isabel due to damage to the bank and watershed area, which she stated had already been impacted by debris from the storm. Ms. White expressed support for the project, stating that the deck improves safety by providing a barrier near a steep drop-off and may help reduce erosion by protecting the bank from the elements. She also commented on the challenges homeowners face when repairing older homes and expressed a desire for clearer guidance from the County rather than punitive measures. Ms. White stated her support for the project and believed it to be an enhancement to the property and the neighborhood.

Ms. Frances Kolet, 3149 South Shore Drive, spoke in support of the Porters, stating that the improvements made to the home are a significant enhancement to the neighborhood. She described the work as a positive investment by a young family and expressed neighborhood support for the project, encouraging the County to assist where possible.

Commissioner Boykin asked whether the screened-in porch would be replaced.

Mr. Paul Porter responded that it is structurally sound and will not be replaced at this time, though it may be addressed in the future if needed.

Commissioner Boykin also inquired about the recommended plantings and their location.

Mr. Porter explained that the mitigation plan includes six plantings on both sides of the porch, consisting of a white oak, eastern redbud, magnolia, and three dwarf yaupon hollies, placed according to the designer's plan.

Chairman Bowser asked Mr. Porter about costs incurred to date.

Mr. Porter stated that he has spent approximately \$5,000 on engineering, reports, and applications, and approximately \$4,500 on the deck, with an estimated additional \$1,000 remaining to complete the work.

Commissioner Boykin noted that she conducted a site visit and confirmed that the deck remains within the original footprint and has not been expanded.

Commissioner Distefano asked staff to confirm that the mitigation plan meets minimum requirements, which staff confirmed.

Commissioner Gibbs asked whether any alternatives existed to reduce costs.

Ms. Beussink explained that detached structures within the regulated area require the current review process and no administrative workaround is available.

Commissioner Boykin commented on the steep drop-off behind the property and raised a question regarding the size of the proposed magnolia tree.

Ms. Beussink responded that the mitigation requirements include one canopy tree, two understory trees, and three shrubs, and that the specific species selection is at the applicant's discretion as long as requirements are met.

Commissioner Boykin moved to approve the exception with the conditions recommended by staff. The motion was seconded by Commissioner Distefano. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

The application will go to the February 19, 2026, Board of Supervisors meeting.

- B.** REZN-25-9 William Riddick, applicant, and Joel and Teresa Ross, Trustees, owners, to remove the existing proffered condition on tax map 39-01-026G prohibiting any family member transfers subdivision from the property.

Cordell Asbenson, Planner I, gave the following presentation.

REZN-25-9 13376 Bowling Green Road Proposed Proffer Revisions

Planning Commission Regular Meeting
January 27, 2026

Loeal Roots,
Global Reach

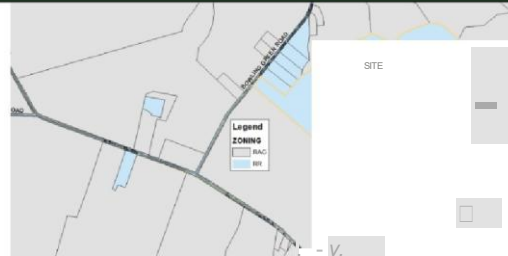
Site Location



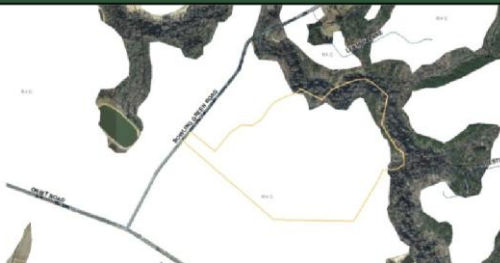
Site Description

- m** Tax Map IDij: 39-01-026G
- 9** Location: 13376 Bowling Green Road
- Current Zoning: Conditional - Rural Residential (C-RR)
- J!!!!** Election District: D4
- e** Request: To amend existing proffer conditions

Zoning Map



Future Land Use Map



Background

- In 2005, property owned by JLB LLC was subdivided into 7 lots. A proffer was put on the lots during the subdivision that prohibited additional subdivision, even through a family member transfer.
- Lot 6 was sold later in 2005 to W. C. Sawyer with the proffers attached.
- In 2006, W. C. Sawyer sold the lot to Joel and Teresa Ross with the proffers and restrictions still attached.
- In 2022, the property was placed in a trust of Joel and Teresa Ross.



Ordinance Review

Zoning:

- Conditional Rural Residential zoning district
- Chesapeake Bay Preservation Area Overlay district
- If approved, any new subdivision would be required to meet all the Zoning and Subdivision Ordinance requirements.

Family Member Transfer:

Section 3.2.4 of the Subdivision Ordinance allows for the transfer of a lot of an individual to an immediate family member in accordance with Section 15.2-2244 of the Code of Virginia.

Staff Analysis

Strengths:

- There is sufficient school, road, fire rescue, and public safety capacity in the southern service area to accommodate the projected impacts from the single-family dwelling.

Weaknesses:

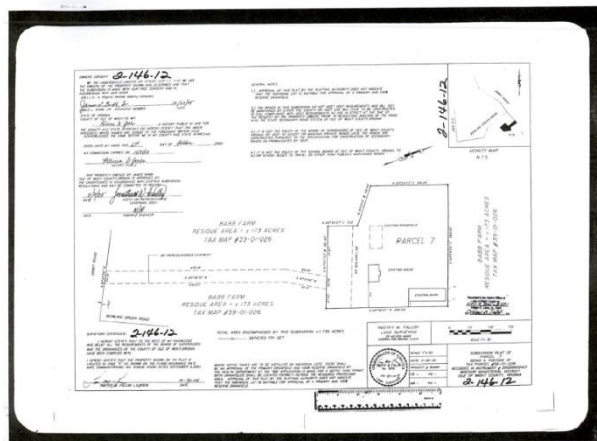
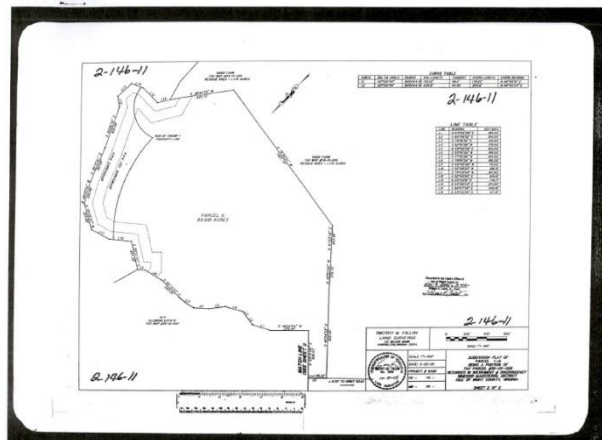
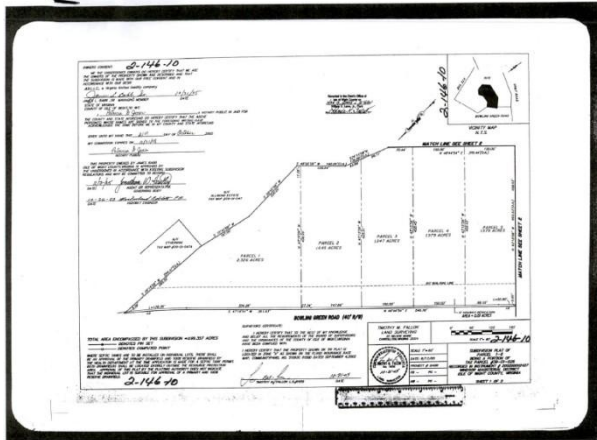
- The amendment would allow a benefit to one of the seven original lots that is not afforded to the other lots.
- It increases the number of residential lots located outside of the DSD.
- Any additional residential units would continue to decrease the level of service for parks and recreation facilities, therefore triggering the need for capacity expansion.

Staff Recommendation

Based on the weaknesses identified, staff recommends denying the conditional zoning amendment request.

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

William Riddick, applicant and legal counsel, passed out a plat of the property in question. Mr. Riddick expressed disagreement with the staff recommendation for denial. He stated that the identified weaknesses were not applicable, noting that the other six lots created in 2005 are too small to subdivide, and therefore would not be similarly situated. He further stated that development outside the Development Service District is not prohibited by County policy, and that family member lots are permitted by right under state law. Mr. Riddick noted that the Rosses paid cash proffers at the time of rezoning and emphasized the family's need to provide housing for their daughter and grandchildren due to housing affordability concerns. He stated that the proposed single-family dwelling would not significantly impact parks and recreation services and requested the Commission recommend approval to the Board of Supervisors.



Mr. Joel Ross, property owner, addressed the Commission and stated that the request is intended to allow his daughter and grandchildren to live nearby so the family can remain close. He noted that the request would not be necessary but for a proffer condition placed on the property in 2005 and expressed appreciation for the Commission's consideration.

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

Commissioner Boykin questioned the rationale for the weaknesses identified in the staff report, stating that she found them inconsistent given that the remaining lots lack sufficient acreage to subdivide.

Mr. Asbenson responded that when a proffer condition is placed on a property, staff evaluates the original intent and applicability of that condition. He explained that because the proffer applies only to the subject parcel due to its size, staff considered whether granting relief could be viewed as conferring a benefit not available to the other lots, and that this analysis formed the basis for the identified weaknesses in the report.

Commissioner Gibbs moved to approve rezoning request to remove the existing profit condition on tax map 39-01-026G, prohibiting family and family members to transfer subdivisions from property. The motion was seconded by Commissioner Boykin. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

The application will go to the February 19, 2026, Board of Supervisors meeting.

8. Old Business

A. Five Year Comprehensive Plan Review Proposed Revisions

Amy Ring, Community Development Director, introduced the proposed Comprehensive Plan revisions under Old Business. She reminded the Commission that a public hearing was held at the November meeting, followed by a preliminary discussion during which several Commissioners suggested corrections. Ms. Ring stated that staff reviewed those comments and made revisions accordingly, which are outlined in a memorandum included with the staff report.

Ms. Ring explained that certain formatting and display issues remain within the PDF, including a section on page 94 where text does not display correctly when uploaded to the Civic Plus system. She clarified that the affected section includes updated data regarding the percentage of veterans in the County and revised employment statistics related to manufacturing, warehousing, and distribution, as well as discussion of transportation and warehousing as growth industries important to economic development and business attraction efforts. She noted that these issues are related to software limitations and will be addressed with the County's graphic artist following final revisions and the Board of Supervisors' public hearing. Ms. Ring requested patience, noting that similar post-adoption formatting adjustments were required following adoption of the 2020 Comprehensive Plan.

Ms. Ring stated that she was available to answer questions and invited the Commission to continue its discussion.

Commissioner Johnson commented that many of the proposed revisions reflected his earlier feedback and expressed appreciation for staff's efforts to address and clarify Plan language. He stated that his comments had been satisfactorily addressed.

Commissioner Distefano raised a comment regarding the Capital Improvement section, using Parks and Recreation as an example. He noted that the revised three-page format includes both current per-capita levels and recommended standards from the National Recreation and Park Association and suggested that linking to more frequently updated information could be beneficial given that the Comprehensive Plan is updated on a five-year cycle.

Ms. Ring responded that the document includes webpage links to allow access to more current information.

Commissioner Shotwell commented that a similar approach had been taken with the bridge data to avoid reliance on outdated information, and Commissioner Boykin agreed with the observation.

Commissioner Rawls asked if an update was provided from the Growth Rate Study.

Ms. Ring stated an update on the fiscal impact and growth analysis was presented at the most recent Board of Supervisors meeting, which is available online. Ms. Ring explained that the consultant updated the original Spring 2025 analysis to align with the School Division's subdivision yield analysis so that both studies would utilize consistent student generation rates, as requested by the Board.

Ms. Ring noted that the analysis was intended as a snapshot of how potential growth scenarios could affect the County's fiscal sustainability, including impacts to both the operating budget and the Capital Improvement Plan. She explained that the study was based on conditions existing at the time of analysis, including current tax rates, population projections, employment data, assessed property values, and the adopted Comprehensive Plan. Ms. Ring emphasized that changes to any of these variables—such as tax rates or average assessed home values—could significantly alter the outcomes of the analysis.

Ms. Ring stated that the study is intended to provide a general framework for understanding potential long-term impacts and to help identify when and where future capital improvements may be needed over a 5-, 10-, 15-, or 20-year horizon. She noted that the results should be viewed as a planning tool rather than a fixed forecast and that policy decisions can be adjusted over time to address projected outcomes. She concluded that the analysis was a valuable exercise and noted that it represents one of the first comprehensive efforts by the County to evaluate fiscal impacts associated with future growth.

Commissioner Gibbs moved to recommend approval of the resolution and send the Five Year Comprehensive Plan Revisions to the Board of Supervisors. The motion was seconded by Commissioner Shotwell. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

The Plan will be advertised for public hearing at the February 19, 2026, Board of Supervisors meeting.

B. Rushmere Village Master Plan

Amy Ring, Community Development Director, introduced the continued discussion of the draft Rushmere Village Master Plan. She reminded the Commission that a public hearing was held at the November 18, 2025, regular meeting, followed by Commission discussion and requested revisions. Ms. Ring stated that staff addressed each of the Commission's comments and summarized those changes in a memorandum included with the staff report. She noted that a revised draft of the Plan, with changes highlighted, is attached to the staff report and available online for public review.

Ms. Ring acknowledged that formatting and visual consistency issues remain within the draft document and requested the Commission's patience as those items continue to be refined. She stated that a resolution is included with the staff report recommending approval of the Rushmere Village Master Plan and its incorporation into the Comprehensive Plan as an appendix. Ms. Ring concluded by offering to answer questions during the Commission's discussion.

Chairman Bowser asked staff for perspective on the public comments received at the November public hearing, noting that he was unable to attend that meeting.

Ms. Ring responded that many citizens expressed concern that the master plan was a proposal for immediate development rather than a planning document. She clarified that the Rushmere Village Master Plan is intended as a guiding document for future decision-making and not as a development proposal. Ms. Ring explained that the Plan was initiated in response to the extension of sewer service by HRSD between Surry County and Smithfield, which can create development pressure by introducing public utilities to previously unserved areas.

Ms. Ring noted that during the 2020 Comprehensive Plan community meetings, Rushmere residents expressed interest in having additional residential options and services within their village area. She stated that the purpose of the small area plan was to provide guidance so that, if future development occurs, it would be compatible with the existing character of Rushmere and appropriately located. She emphasized that the land use designations for the area were established during the 2020 Comprehensive Plan process and were not reconsidered as part of this effort.

Ms. Ring further stated that staff responded to public feedback by removing language related to potential waterfront access at Burwells Bay, as that area lies outside the Rushmere Village study area, and confirmed that the revised draft reflects this change.

Commissioner Johnson moved to approve the resolution for the amendment to the Comprehensive Plan to include the Rushmere Village master plan. The motion was seconded by Commissioner Ford. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

The Plan will be advertised for public hearing at the February 19, 2026, Board of Supervisors meeting.

9. New Business

A. County Attorney's Report

Bobby Jones confirmed there were no items for the County Attorney's Report.

B. Planning Director's Report

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

Amy Ring, Community Development Director, provided an update on the draft Battery Energy Storage System (BESS) zoning ordinance. She reminded the Commission that the draft ordinance was previously discussed under the Planning Director's report at the November meeting, at which time no additional revisions were requested. The Commission agreed to allow one additional meeting for further comment before advertising the ordinance for public hearing.

Ms. Ring reported that staff received limited recommended revisions from Dominion Energy, primarily related to indoor battery energy storage facilities. She explained that the proposed changes, highlighted in blue within the draft ordinance, clarify requirements for secondary containment, cooling and ventilation systems, fire suppression systems for indoor BESS facilities, and 24/7 automated fire detection. Additional language clarifies that while the Battery Management System monitors conditions such as voltage and temperature, the fire alarm panel would control emergency actions such as ventilation, door operation, and fire or gas detection. Ms. Ring stated that these were the only changes requested by Dominion Energy, and noted that staff found them acceptable, but deferred to the Commission for further discussion.

Ms. Ring explained that other edits shown in red and blue reflect revisions previously discussed with the Commission and changes recommended following coordination with Fire and EMS staff and the applicant's fire safety coordinator. She noted that these revisions updated references and aligned the ordinance with current technology and safety standards. She highlighted that Fire and EMS staff recommended minimum setback standards consistent with the Fire Administration Code, resulting in setbacks of 100 feet from facility structures to the security fence and an additional setback from property lines and public roads, creating an overall setback of approximately 350 feet. She stated that the ordinance also includes a 500-foot setback from existing dwellings at the time of conditional use permit approval.

In response to Commission questions, Ms. Ring stated that the proposed setbacks are consistent with state code and comparable to those adopted by other localities, and in some cases exceed state minimum standards. She noted that increased setbacks may limit siting flexibility for applicants but provide additional safety buffers. She confirmed that BESS facilities would require conditional use permit approval and would continue to be reviewed by the Planning Commission.

Ms. Ring further stated that the draft ordinance includes noise standards consistent with those applied to solar energy facilities and requires a noise study as part of the application process. She explained that applicants are also required to submit an emergency response plan coordinated with County Fire and Rescue staff.

Commissioner Distefano raised questions regarding potential airborne contaminants during a fire event and how public notification and emergency response levels would be determined.

Ms. Ring responded that applicants are required to submit an emergency response plan for review by County Fire and Rescue at the site plan stage, and that most discussions to date have focused on

preventing runoff contamination and ensuring adequate fire suppression systems. She noted that fire suppression systems are typically designed to address incidents at the container level and that emergency planning and enforcement related to fire behavior and hazardous materials fall under NFPA 855 standards and the Virginia Statewide Fire Prevention Code.

Ms. Ring explained that while emergency response planning is required as part of the ordinance, highly technical fire response and public alert determinations fall outside the enforceable scope of the zoning ordinance and are more appropriately addressed through fire and building codes administered by Fire and Rescue professionals. She confirmed that Fire and Rescue staff are involved throughout the review process, including review of site plans and emergency response plans, and provide comments prior to approval.

Following discussion, Ms. Ring stated that staff is seeking direction from the Commission on whether to proceed with advertising the proposed BESS zoning ordinance for public hearing. Planning Commission moved to send this to public hearing.

Commissioner Johnson made the motion to send the Proposed Battery Energy Storage System ordinance to public hearing. The motion was seconded by Commissioner Ford. The motion passed, with Commissioner Bowser, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (8-0).

The proposed

2. Special Presentation from Economic Development

Kristi Sutphin, Director of Economic Development, provided an update on department activities and 2025 highlights. She reported the department is now fully staffed following the hiring of a Business Development Analyst to support business attraction, retention, and marketing efforts. Major accomplishments included the opening of the Isle Maritime Trades Academy, issuance of a certificate of occupancy for the 460 Commerce Center, an announcement of Darden Hams' \$1.2 million investment, 142 new business licenses countywide, nine ribbon cuttings, and 19 pre-application meetings. Target industry sectors include manufacturing, food and beverage processing, transportation, warehousing, and defense.

Ms. Sutphin also presented an overview of planned signage improvements in the Shirley T. Holland Intermodal Park, noting that civil work is nearing completion and sign fabrication and installation are expected within six to twelve weeks. She provided updates on the 460 Commerce Center, which is available for immediate occupancy and actively being marketed, roadway improvements along Gwaltney Way, the vacant and marketed former Keurig facility, rezoning considerations for Shirley T. Holland Phase II, and the Tidewater Logistics Center project, with a projected closing date of February 18.

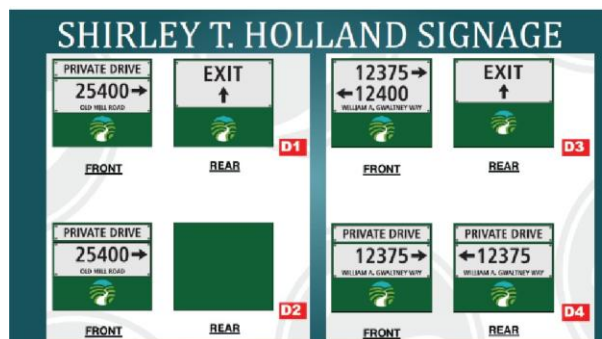
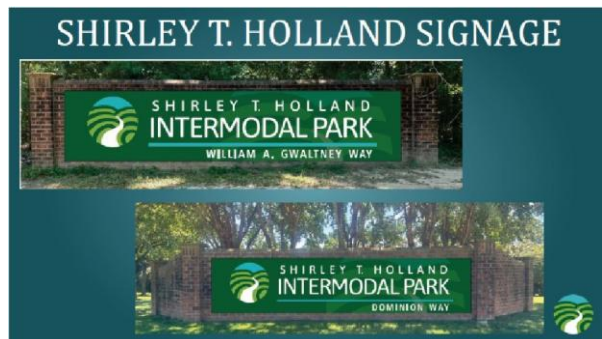
Economic Development Update

Isle of Wight Planning Commission

January 7, 2024

2025 HIGHLIGHTS

- Hired a **Business Development Analyst** to support Business Attraction & Retention activities
- Celebrated opening of **Isle Maritime Trades Academy** with Governor Youngkin
- 460 Commerce Center **rec'd Certificate of Occupancy**
- Hosted **Darden Hams** Announcement Event with Secretary of Agriculture - new ham processing facility (\$1.2M)
- New Business Licenses = 142 compared to 262 in 2024
 - Promoted/attended 9 ribbon cuttings
- Coordinated 19 Pre-Application Meetings

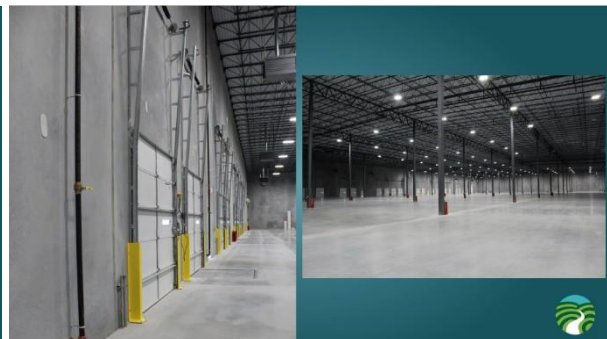


- ### SHIRLEY T. HOLLAND SIGNAGE
- Survey and civil engineering work is wrapping up
 - Sign Design/Shop Drawings nearing completion
 - Preparing applications for **building permits** and **VDOT Land Use Permits**
 - Get bids for **landscaping** installation based on planting designs
 - Sign fabrication can take 6-12 weeks and installation
 - Sequencing: existing monument panels and driveway signs first



460 COMMERCE CENTER – STH II

- 352,000 SF cross-dock facility (Light Mfg/Warehouse)
- Building received Certificate of Occupancy Dec. 30th
- WM Jordan is now focused on operational readiness
- Building is available for immediate occupancy
- Marketing campaign continues to build strong visibility
- Brokers have been showing the building
- Tours/Broker's Open House event possible



GWALTNEY WAY EXTENSION

- Final paving should be completed in the next week or two, depending on weather
- Street trees & 16 light poles to be installed upon road completion



FORMER KEURIG DR PEPPER FACILITY (25400 Old Mill Road)

- Building is vacant
- Final close out work underway
- Security measures in place (north gate closure, cameras, security patrols and Sheriff's Dept. drives through the park daily)
- For sale with CBRE
- ED actively marketing with broker, VEDP and Hampton Roads Alliance



TIDEWATER LOGISTICS CENTER



- 726,000 SF in 4 buildings
- Infrastructure Construction Plans were reviewed by Community Development and Utilities in Nov/Dec 2025
- Developer working to address comments and resubmit application
- Projected closing date: February 18th



VIRGINIA COLD DOCK 258- STH III

- 240,000 SF Cold Storage Facility
- Awaiting **VDOT designer waiver** approval for site plan
- **GO VA Grant application - April**
- Closing/Groundbreaking: TBD
- Nationwide Wetland Permit expires March 2026
 - **land disturbance permit for the required culvert work**
- Needs 25-50% pre-leasing for construction to start
- Rezone "option" parcel



STH PHASE III – OPPORTUNITY SITES

STH Phase III Intermodal Park Opportunity Sites



- 73-AC Griffin Farm
- Being marketed for potential data center use
- Conceptual Plan to be developed showing road access and utility extension to site



FORMER LINEAGE LOGISTICS FACILITY 10070 Old Stage Hwy.



- Lineage ceased operations at this location in Summer 2025
- **126,078 SF cold storage facility**
- Fully racked freezer & cooler
- Built in 1987
- For sale with CBRE



AIRWAY CENTER



- Vacant 90,000 SF retail center
- +/- 11 AC for redevelopment
- Listed for sale - \$1.4M



FRANKLIN REGIONAL AIRPORT / Industrial Air Park



- General Aviation airport located in IOW; owned and operated by the City of Franklin
- 5,000 Ft. runway
- **58 AC available in Industrial Air Park**
- Limited Industrial (LI) zoning
- IOW/Franklin collaboration
- Due Diligence updates need to advance from Tier 2 site readiness





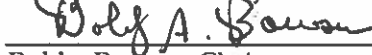
10. Closed Meeting

Bobby Jones confirmed there were no items for closed session.

11. Adjournment

There being no further information to discuss, Chairman Bowser adjourned the meeting at 7:31 PM.

Adopted this 8th day of February 2026.



Bobby Bowser, Chairman

Isle of Wight County Planning Commission

Attest:



Amanda Landrus, Secretary