

Agenda
Planning Commission
Isle of Wight County
March 24, 2026

1. Call to Order

Invocation

Pledge of Allegiance

2. Roll Call/Determination of a Quorum

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

4. Approval of Agenda

5. Consent Agenda

A. February 19, 2026, Board of Supervisors Action List

B. February 24, 2026, Planning Commission Regular Minutes

6. Citizens' Comments

7. Public Hearings

A. Application CSUP-25-5 of Jonathan Yates, applicant, and Martin Holmes, property owner, for a conditional use permit to construct a 197-foot-tall monopole-style wireless communications tower at 15562 Scotts Factory Road on tax map number 31-01-003 in the Rural Agricultural Conservation zoning district, as well as for a withdrawal of 10,000 square feet from the Courthouse Agricultural and Forestry District

B. Application REZN-24-12 of S,T&T Ventures, LLC, applicant, for a zoning map amendment for approximately 17.5 acres of tax map number 32-01-009 located on Benns Church Blvd. to change the zoning district from Rural Agriculture Conservation to Conditional-General Commercial in order to permit the development of six commercial parcels

C. Application REZN-25-3 of Etheridge Manor Corporation and Northampton Associates, LLC, owners, for a zoning map amendment for approximately 150 acres located on tax map numbers 33-01-14, 15, 46, and 46B to change the zoning district from Rural Agriculture Conservation to Conditional-Planned Development-Residential in order to permit the development of 141 single family detached units and 176 multifamily units

8. Old Business

A. Proposed Battery Energy Storage System (BESS) Zoning Ordinance Requirements
An Ordinance to Amend and Reenact Appendix B. - Zoning, Article V. – Supplementary Use Regulations, Section 5-5003.M. Utility services, major of the Isle of Wight County Zoning Ordinance for the purposes of adding regulations for Battery Energy Storage Systems

B. Application EXC-24-3 of Jeffrey D. and Christina L. Baker, property owners, for an after-the-fact exception under the Chesapeake Bay Preservation Area (CBPA) Ordinance for an unauthorized retaining wall, patio, and a shed in the fifty-foot landward Resource Protection Area (RPA) buffer at 312 Lakeview Lane on tax map number 43A-08-059

9. New Business

A. County Attorney's Report

B. Planning Director's Report

10. Closed Meeting

11. Adjournment