

**Minutes
Planning Commission
Isle of Wight County
17140 Monument Circle, Isle of Wight County
May 26, 2026**

1. Call to Order

Bobby Bowser, Chairman, called the Isle of Wight County Planning Commission meeting to order at 6:00 PM on May 26, 2026, in the Board of Supervisors Room at the Isle of Wight County Courthouse, Isle of Wight, Virginia.

Invocation

Commissioner Jennifer Boykin 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

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, Thomas Distefano.

A quorum was determined

ALSO IN ATTENDANCE

Bobby Jones, County Attorney
Cordell Asbenson, Planner I
Caleb Kitchen, Planner II
Amanda Landrus, Secretary
Heather Crocker, Permit Tech I

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. Caleb Kitchen stated there were no requests.

4. Approval of Agenda

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

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 REZN-26-1 of Larry McKee, Jr. and Nathan Jones, property owners, to request a zoning district amendment for 52 acres from the Rural Agricultural Conservation zoning district to the Conditional - Rural Residential zoning district on tax map number 46-01-059 located on Pope Swamp Trail (Rte. 647) to create one residential lot

Cordell Asbenson, Planner I, gave the following presentation.

REZN-26-1 Pope Swamp Trail

CORDELL ASBENSON, PLANNER I
MAY 26, 2026

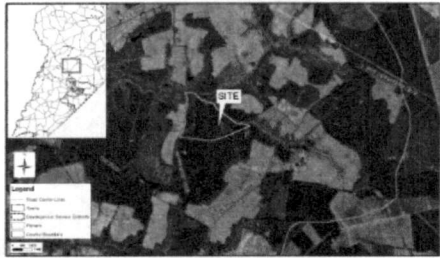
Details

- **Tax Parcel Identification Number:** 46-01-059
- **Election District:** District 5
- **Zoning:** Rural Agricultural Conservation (RAC)
- **Purpose:** Request a rezoning for 52 acres from the Rural Agricultural Conservation zoning district to the Conditional - Rural Residential zoning district

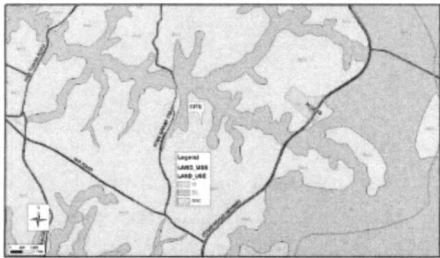
Background

- The property was originally two properties owned by International Paper Company and has been used primarily as a timber tract.
- In 2009 the boundary lines of 46-01-58 and 46-01-59 were adjusted to create the current 104-acre lot.
- The current owners purchased the property in 2025.
- There have been no previous subdivisions of the property.

Location Map



Land Use Map



Zoning Map



Description

- The applicant proposes to rezone 52 acres to subdivide the existing 104 acres in half, allowing one owner to take one portion and the other owner to take the second portion. This would create two 52-acre lots: one zoned RAC, and one zoned C-RR.
- The surrounding properties are all zoned RAC.
- Located in Flood Zone X and Flood Zone A.



Comprehensive Plan Review

- Rural Agricultural Conservation (RAC)
- Appropriate uses for the RAC land use designation include small clusters of residential uses, agritourism, agriculture, forest product processing/distribution, resource extraction, etc.
- The proposed use for this lot is consistent with the future recommended land use designation.



Ordinance Review: Required Standards

- Section 4-3004.A establishes a sliding scale for development in the Rural Residential Zoning District.
- Designed to prevent sprawl outside of DSDs.
- Property is not located within overlay districts.
- Section 4-3006 establishes lot size requirements in RR.
- The proposed parcel would not meet these requirements. However, Section 4-3004.B.1 allows applicants to request a waiver to the maximum size lot.
- Sufficient public services/facilities in the southern service area.



Ordinance Review: Continued

- If this rezoning is approved, a minor subdivision plat will be submitted for review and approval in compliance with the Zoning and Subdivision Ordinances.



Staff Analysis

Strengths:

1. The application is compatible with the existing land uses in the vicinity and within the guidelines of the future Recommended Land Use Plan Designation.
2. There is adequate public service and facility capacity for the additional residential subdivision.

Weaknesses:

1. The RR zoning district requires a maximum lot area of ten acres without Board of Supervisors approval which this application exceeds.



Staff Recommendation

Based on the strengths of the application, the staff recommends approval.



Applicants Larry McKee, 110 Royal Aberdeen, and Nathan Jones, 105 Maplewood Court, appeared before the Planning Commission regarding the application.

Mr. McKee stated that he and Mr. Jones purchased the property in 2025 and identified themselves as Smithfield residents. He expressed appreciation to County staff, specifically Rachel, Caleb, and Cordell, for their assistance throughout the process. Mr. McKee noted that staff had spent several months helping them understand zoning requirements and guiding them through the application process to ensure compliance with County regulations and planning objectives.

Mr. McKee explained that their intention for the property is to construct homes that would provide opportunities for their children, grandchildren, and future generations to remain in the County and establish lasting family roots. He stated that they appreciated the Commission's consideration of the application and were available to answer any questions or address concerns.

Mr. Jones echoed Mr. McKee's remarks and stated that the project represented an opportunity to provide property and future housing options for their families. He shared his strong ties to the community, noting that he is a coach for the girls' varsity soccer team at Smithfield High School and has children who attended local schools. Mr. Jones stated that he hopes the property will allow future generations of his family to continue living and raising their families within the community.

As no additional speakers came forward to speak in favor of or opposition to the application, Chairman Bowser closed the public hearing and opened the matter for Commission discussion.

Commissioner Gibbs moved to recommend approval of application REZN-26-1 to the Board of Supervisors.

The motion was seconded by Commissioner Boykin.

Commissioner Distefano asked whether the waiver was required to be submitted as a separate application.

Bobby Jones stated that the motion could be amended to include the waiver request.

Commissioner Gibbs rescinded his original motion.

Commissioner Gibbs then moved to recommend approval of application REZN-26-1 to the Board of Supervisors, including the waiver request to allow larger lots within the Rural Residential zoning district.

The motion was seconded by Commissioner Boykin.

The motion passed with Commissioner Bowser, Commissioner Carroll, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Smith, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (10-0).

The application will go to the June 18, 2026, Board of Supervisors meeting.

- B. Application REZN-26-2 of Williams Timberlands, LLC, property owner, for a zoning district change from Rural Agricultural Conservation to Conditional Rural Residential for approximately twenty acres located on Tar Road (Rte. 645) with tax map number 46-01-041 to create two ten-acre single-family residential parcels

Caleb Kitchen, Planner II, gave the following presentation.

REZN-26-2 Williams Timberlands LLC Rezoning Request

PLANNING COMMISSION REGULAR MEETING
MAY 26, 2026



Site Description

Tax Map ID#:	46-01-041
Location:	Tar Road
Current Zoning:	Rural Agricultural Conservation (RAC)
Election District:	D5
Request:	To rezone 20 acres to Conditional Rural Residential (C-RR) for the purpose of creating two residential lots.



Background

- 63.78 acre timber parcel
- Current owner acquired in 2024
- Two 10-acre parcels proposed
 - No further minor subdivisions from residue parcel, except for family member transfers.
 - Voluntary proffer for no further subdivision from new parcels, including family member transfers.

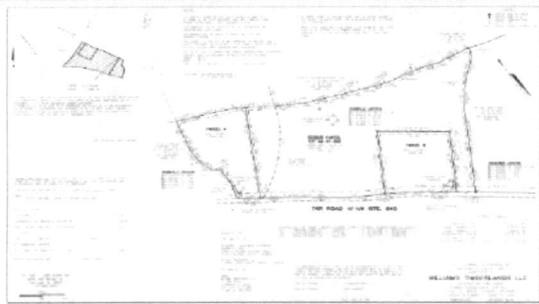
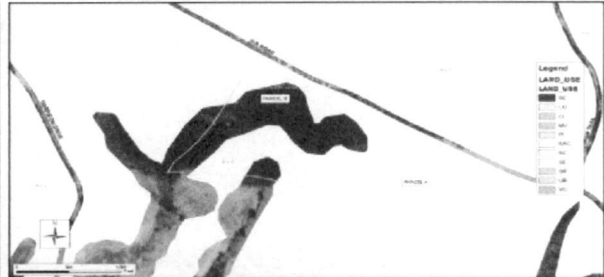
REZN-26-2 Williams Timberlands LLC Rezoning Request - Location Map



REZN-26-2 Williams Timberlands LLC Rezoning Request - Zoning Map



REZN-26-2 Williams Timberlands LLC Rezoning Request - Land Use Map



Comprehensive Plan Review

- Rural Agricultural Conservation (RAC)
- Appropriate uses for the RAC land use designation include small clusters of residential uses, agritourism, agriculture, forest product processing distribution, resource extraction, etc.

Ordinance Review

- Section 4-3004.A establishes sliding scale for development in the Rural Residential Zoning District.
 - Designed to prevent sprawl outside of DSDs.
- Section 4-3006 establishes lot size requirements in RR.
 - Proposed parcels would meet these requirements
- Sufficient public services facilities in southern service area.

Ordinance Review Cont.

- * Not located within overlay districts.
- * Located in Flood Zone X.
- * Limited areas of nontidal wetlands.
 - * Wetlands impacts not permitted without appropriate permitting.
- * Net developable Area

If this rezoning is approved, a minor subdivision plat will be submitted for review and approval in compliance with the Zoning and Subdivision Ordinances.

Agency Review

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

- * Environmental Planner
- * VDOT
- * Health Department
- * County Attorney

Staff Analysis

Strengths:

- 1 The application is compatible with the existing land uses in the vicinity and within the guidelines of the Future Recommended Land Use Plan Designation.
- 2 The proposal meets the lot size requirements for the RR zoning district.
- 3 No further subdivisions, to include family member transfers, are allowed from the new parcels.
- 4 There is adequate public service and facility capacity for the additional residential subdivision.

Weaknesses:

No weaknesses were identified.

Recommendation

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

Applicant Peter Williams of 149 Brent Circle, Oldsmar Florida, introduced himself and was available for questions.

Chairman Bowser asked if any additional individuals wished to speak in favor of or opposition to the application. As no one came forward, he closed the public hearing and opened the matter for Commission discussion.

Commissioner Distefano inquired about the origin and purpose of the proffer restricting future family subdivisions of the property. He expressed concern that the restriction would remain attached to the property indefinitely and sought clarification regarding its intent and long-term implications.

Mr. Kitchen explained that such proffers are commonly offered to preserve the intent of the County's Rural Agricultural Conservation (RAC) land use designation and the sliding-scale subdivision provisions. He noted that without the restriction, the property could potentially be subdivided further in the future, resulting in a substantially greater level of residential development than originally contemplated. Mr. Kitchen stated that the purpose of the proffer is to maintain the rural character of the area and provide property owners an opportunity to influence the future development potential of their land.

County Attorney Bobby Jones confirmed that the proffer runs with the property rather than the owner and would remain in effect unless amended through future legislative action by the Board of Supervisors. He explained that any modification would require a rezoning or proffer amendment process, including public hearings and review by both the Planning Commission and Board of Supervisors.

Commissioner Boykin asked whether a future property owner could seek relief from the proffer.

Mr. Jones responded that while changes could be requested, they would require a formal rezoning or proffer amendment application rather than an administrative waiver.

At the request of Commissioner Distefano, the applicant was given an opportunity to comment on the inclusion of the proffer.

Mr. Peter Williams stated that he understood the restriction to be effectively a condition of the request and had no objection to its inclusion. He indicated that the proffer aligned with his desire to limit future development of the property and was consistent with the County's long-standing planning policies. Drawing from his experiences in areas with significant growth, Mr. Williams expressed support for the County's efforts to manage development and preserve its rural character.

Commissioner Smith moved to recommend approval of application REZN-26-2 to the Board of Supervisors.

The motion was seconded by Commissioner Ford.

The motion passed with Commissioner Bowser, Commissioner Carroll, Commissioner Ford, Commissioner Boykin, Commissioner Gibbs, Commissioner Smith, Commissioner Shotwell, Commissioner Rawls, Commissioner Johnson, Commissioner Distefano voting in favor of the motion and none voting against the motion (10-0).

The application will go to the June 18, 2026, Board of Supervisors meeting.

8. Old Business

Caleb Kitchen confirmed there are no items for Old Business

9. New Business

A. County Attorney's Report

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

B. Planning Director's Report

Caleb Kitchen confirmed there were no items for the Planning Director's Report.

10. Closed Meeting

Caleb Kitchen confirmed there were no items for closed session.

11. Adjournment

There being no further information to discuss, Chairman Bowser adjourned the meeting at 6:24 PM.

Adopted this 23 day of June, 2026.

Bobby Bowser

Bobby Bowser, Chairman

Isle of Wight County Planning Commission

Attest:

Heather Crocker

Acting Secretary

Heather Crocker