Agenda
Board of Supervisors
Isle of Wight County
November 16, 2023

1. Call to Order (5:00 P.M.)
2. Approval of Agenda
3. Closed Meeting
4. Reconvene Open Meeting at 6:00 P.M.
5. Invocation - Supervisor Rudolph Jefferson
6. Citizens' Comments
7. Consent Agenda
   A. Budget Amendment - DMV Alcohol Enforcement Program

      Resolution to Amend the FY2023-2024 Grant Fund Budget and Appropriate Funding from the Virginia Division of Motor Vehicles Alcohol Enforcement Program ($12,850)
   B. Budget Amendment - DMV Traffic Enforcement Progran

      Resolution to Amend the FY 2023-2024 Grant Fund Budget and Appropriate Funding from the Virginia Department of Motor Vehicles Police Traffic Services Enforcement Program ($29,815)
   C. Budget Amendment - Juvenile Detention

      Resolution to Amend the Budget and Appropriate Funding for the Fifth District Court Juvenile Detention Agreement ($571,800)
   D. Budget Amendment - Smithfield Sidewalk Project

      Resolution to Amend the FY2023-2024 Budget and

Appropriate Funding for the Smithfield Sidewalk Project ($255,893)

E. Vehicle Acquisition - Parks & Recreation

Acquisition of Trucks for the Department of Parks & Recreation ($124,855)

8. Regional and Inter-Governmental Reports

A. Regional Reports

9. Appointments

A. Appointments List

10. Special Presentations / Appearances

A. Medicare Information

Presentation re: Medicare Benefits

B. County Fair Update

County Fair Committee Report on the 2023 County Fair

C. Paint the Plow Program

Presentation re: the VDOT "Paint the Plow" Program

11. County Attorney's Report

A. By-Laws and Rules of Procedure

Review of Isle of Wight County Board of Supervisors' By-Laws and Rules of Procedure

12. Public Hearings

A. CUP-03-23 New Leaf Energy Utility Scale Solar Energy Generation Facility

Application of Courthouse Hwy Solar 1, LLC, Applicant, and Michael S. Doggett, Property Owner, for a Conditional Use Permit for a Major Utility Service, Specifically a 3 MW Utility-Scale Solar Energy Generation Facility, on Eighteen Acres

Located at 16419 Courthouse Highway in the Rural Agricultural Conservation (RAC) Zoning District

B. Proposed Short-Term Rental Ordinance Revisions

Ordinance to Amend Appendix B. Zoning: Article III, Section 3-6000 (Use Types), Article IV (Zoning Districts and Boundaries), Article V (Supplementary Use Regulations), and Section 5-5005

C. Short-Term Rental Registry

Ordinance to Amend and Reenact Chapter 10, Licenses, Short Term Rental Registry of the Isle of Wight County Code

D. Zoning Ordinance and Chesapeake Bay Preservation Area Ordinance Revisions

Proposed Revisions to Appendix B. Zoning: Article I (General Provisions), Section 1-1011, and Appendix B-1 and to Chesapeake Bay Preservation Area Ordinance: Article 5 (Administrative Procedures and Enforcement), Section 5003

E. Personal Property Tax Exemption

Ordinance to Amend and Reenact Chapter 15, Taxes of the Isle of Wight County Code

13. County Administrator's Report

A. Route 17 Arterial Plan

Discussion of Route 17 Arterial Plan Alternatives

B. Matters for the Board's Information

14. Unfinished / Old Business

A. 2024 Legislative Priorities

Adopt a Resolution to Establish Isle of Wight County's Legislative Priorities for the 2024 General Assembly Session

B. Water and Sewer Agreement

Execution of a Water and Sewer Agreement with the Town of

Smithfield

15. New Business

    A. Budget Amendment - Schools Compensation Appropriation

       Resolution to Amend the Budget and Appropriate Funding for School Employees' Compensation ($485,616)

    B. School Construction Assistance Program

       Certification Letter for the School Construction Assistance Program

16. Adjournment

ISSUE:

Resolution to Amend the FY2023-2024 Grant Fund Budget and Appropriate Funding from the Virginia Division of Motor Vehicles Alcohol Enforcement Program ($12,850)

BACKGROUND:

The Sheriff's Office has been awarded grant funding for FY 2023-2024 in the amount of $12,850 from the Virginia Division of Motor Vehicles for the purpose of conducting an Alcohol Enforcement Program.

BUDGETARY IMPACT:

No cash match is required, but the Sheriff's Office will provide an in-kind match to receive this grant.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate grant funds.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	11/9/2023

RESOLUTION TO AMEND THE FY 2023-2024 GRANT FUND BUDGET AND APPROPRIATE FUNDING FROM THE VIRGINIA DEPARTMENT OF MOTOR VEHICLES ALCOHOL ENFORCEMENT PROGRAM

WHEREAS, the Sheriff's Office of the County of Isle of Wight, Virginia has received a grant from the Commonwealth of Virginia Department of Motor Vehicles for the Alcohol Enforcement Program; and,

WHEREAS, grant funds in the amount of $12,850 from the Commonwealth of Virginia Department of Motor Vehicles need to be budgeted to the FY 2023-2024 Grant Fund budget of Isle of Wight County and appropriated for the purpose of conducting an Alcohol Enforcement Program.

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia, that the FY 2023-2024 budget be amended and grant funds in the amount of $12,850, or so much as shall be received from the Commonwealth of Virginia Department of Motor Vehicles, be appropriated for the Alcohol Enforcement Program.

BE IT FURTHER RESOLVED that the County Administrator of the County of Isle of Wight, Virginia is authorized to make the appropriate accounting adjustments in the budget and to do all things necessary to give this resolution effect.

Adopted this 16th day of November, 2023.

_____
William M. McCarty, Sr, Chairman

_____
Carey Mills Storm, Clerk

Approved as to form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Resolution to Amend the FY 2023-2024 Grant Fund Budget and Appropriate Funding from the Virginia Department of Motor Vehicles Police Traffic Services Enforcement Program ($29,815)

BACKGROUND:

The Sheriff's Office has been awarded grant funding for FY 2023-2024 in the amount of $29,815 from the Virginia Department of Motor Vehicles for the purpose of conducting a Police Traffic Services Enforcement Program.

BUDGETARY IMPACT:

No cash match is required, but the Sheriff's Office will provide an in-kind match to receive this grant.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate grant funds.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	11/9/2023

RESOLUTION TO AMEND THE FY 2023-2024 GRANT FUND BUDGET AND APPROPRIATE FUNDING FROM THE VIRGINIA DEPARTMENT OF MOTOR VEHICLES POLICE TRAFFIC SERVICES ENFORCEMENT PROGRAM

WHEREAS, the Sheriff's Office of the County of Isle of Wight, Virginia has received a grant from the Commonwealth of Virginia Department of Motor Vehicles for the Police Traffic Services Enforcement Program; and,

WHEREAS, grant funds in the amount of $29,815 from the Commonwealth of Virginia Department of Motor Vehicles need to be budgeted to the FY 2023-2024 Grant Fund budget of Isle of Wight County and appropriated for the purpose of conducting a Police Traffic Services Enforcement Program.

NOW, THEREFORE BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia, that the FY 2023-2024 budget be amended and grant funds in the amount of $29,815, or so much as shall be received from the Commonwealth of Virginia Department of Motor Vehicles, be appropriated for the Police Traffic Services Enforcement Program.

BE IT FURTHER RESOLVED that the County Administrator of the County of Isle of Wight, Virginia is authorized to make the appropriate accounting adjustments in the budget and to do all things necessary to give this resolution effect.

Adopted this 16th day of November, 2023.

_____
William M. McCarty, Sr, Chairman

_____
Carey Mills Storm, Clerk

Approved as to form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Resolution to Amend the Budget and Appropriate Funding for the Fifth District Court Juvenile Detention Agreement ($571,800)

BACKGROUND:

The City of Chesapeake, VA can no longer accommodate juvenile offenders in their facility. Therefore, the Counties of Isle of Wight and Southampton, along with the Cities of Suffolk and Franklin, VA established an MOU to use the County of Henrico, James River Juvenile Detention Center for juvenile offenders.

As fiscal agent, Isle of Wight County will make quarterly payments to the County of Henrico, James River Juvenile Detention Center for the total cost and subsequently bill those localities directly for their portion of the cost. The cost was determined by a 3-year average from FY20, FY21 & FY22. Here are the annual allocations by locality:

3 Year Average	Allocation %	Beds	Cost
Franklin	9.443%	70	$57,510
Isle of Wight	6.112%	45	$37,224
Southampton	6.250%	46	$38,064
Suffolk	78.195%	575	$476,226
Total	100.000%	736	$609,024

BUDGETARY IMPACT:

Increase the General Fund expenditures by $571,800 which represents the amount for the cities of Suffolk & Franklin and Southampton County.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate funding.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	11/9/2023

RESOLUTION TO AMEND THE FY 2023-24 OPERATING BUDGET AND APPROPRIATE FUNDING FOR THE FIFTH DISTRICT COURT JUVENILE DETENTION AGREEMENT

WHEREAS, the County of Isle of Wight, VA is a locality in Virginia's Fifth Court District and has agreed to act as fiscal agent for the Juvenile Detention facility agreement between the County of Henrico, James River Juvenile Detention Center and the Cities of Suffolk and Franklin and the Counties of Isle of Wight and Southampton, VA; and,

WHEREAS, the County of Isle of Wight, as fiscal agent, will pay the quarterly cost of reserving residential placement at the detention facility and subsequently bill the participating localities in quarterly increments for their portion of the reserve cost based on a 3-year average detention population for the Cities of Suffolk ($476,226), Franklin ($57,510) and Southampton County ($38,064); and,

WHEREAS, the Board of Supervisors needs to budget recovered costs revenue and appropriate funding in the amount of $571,800 in the County's General Fund for payment to the juvenile detention facility in excess of the amount budgeted for Isle of Wight County's portion.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY 2023-24 General Fund budget is hereby amended, and funds appropriated in the amount of $571,800 to Fifth District Court Services for the juvenile detention agreement.

BE IT FURTHER RESOLVED that the County Administrator of Isle of Wight County, Virginia is authorized to make the appropriate accounting adjustments and to do all things necessary to give this resolution effect.

Adopted this 16th day of November, 2023.

_____

William M. McCarty, Sr, Chairman

_____

Carey Mills Storm, Clerk

Approved as to form:

_____

Robert W. Jones, Jr., County Attorney

ISSUE:

Resolution to Amend the FY2023-2024 Budget and Appropriate Funding for the Smithfield Sidewalk Project ($255,893)

BACKGROUND:

Isle of Wight County and the Town of Smithfield are working cooperatively to improve pedestrian access and mobility in the Town along Main Street from Grace Street to Westside Elementary School.

Additional grant funding in the amount of $232,252 has been approved and allocated by the Hampton Roads Transportation Planning Organization (HRTPO) for the sidewalk improvement project and additional funding in the amount of $23,641 specific to VDOT project oversight costs for construction has also been approved for this project.

BUDGETARY IMPACT:

Approval will increase the Capital Project Fund budget by $255,893.

RECOMMENDATION:

Adopt a resolution to amend the budget and appropriate additional funds for the Smithfield Sidewalk Project.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	11/9/2023
Appendix A	Backup Material	11/9/2023
Correspondence from HRTPO	Backup Material	11/9/2023

RESOLUTION TO AMEND THE FY2023-2024 BUDGET AND APPROPRIATE FUNDS FOR THE SMITHFIELD SIDEWALK PROJECT

WHEREAS, Isle of Wight County and the Town of Smithfield are working cooperatively to improve pedestrian access and mobility in the Town along Main Street from Grace Street to Westside Elementary School; and,

WHEREAS, additional grant funding in the amount of $232,252 has been approved and allocated by the Hampton Roads Transportation Planning Organization (HRTPO) for the sidewalk improvement project in the Town; and,

WHEREAS, additional funding in the amount of $23,641 specific to VDOT project oversight costs for construction has been approved, and

WHEREAS, the Board of Supervisors of Isle of Wight County needs to budget and appropriate a total of $255,893 to the Smithfield Sidewalk project.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia that the FY 2023-2024 Capital Project Fund budget be amended and funds appropriated in the amount of $255,893 to the Smithfield Sidewalk project.

BE IT FURTHER RESOLVED that the County Administrator of Isle of Wight County, Virginia is authorized to execute all programmatic documents, make all such accounting adjustments, and execute all such agreements and contracts as necessary to complete construction of the Smithfield Sidewalk construction project (UPC 102951).

Adopted this 16th day of November, 2023.

_____
William M. McCarty, Sr, Chairman

_____
Carey Mills Storm, Clerk

Approved as to form:

_____
Robert W. Jones, Jr., County Attorney

Appendix A - Rev 3 **Date:** 2/22/2023

Project Number: 0258-046-626 UPC: 102951 CFDA # 20.205 Locality: Isle of Wight County

Project Location ZIP+4: 23430+1013	Locality UEI #: SSUEFN4T95L1	Locality Address (incl ZIP+4): Isle of Wight County PO Box 80 Isle of Wight County, VA 23397+0080

Project Narrative

Work Description:	Main Street Pedestrian Improvements - Construct Sidewalks to connect existing sidewalks in Smithfield to the Park and Ride lot at the intersection of Main Street and Route 10.
From:	Route 10
To:	Route 10 (Intersection)

Locality Project Manager Contact info: Jamie Oliver; Phone: 757-365-1653 joliver@isleofwightus.net

Department Project Coordinator Contact Info: Derrick Williams; Phone: 757-956-3097 derrick.williams@vdot.virginia.gov

Project Estimates

	Preliminary Engineering	Right of Way and Utilities	Construction	Total Estimated Cost
Estimated Locality Project Expenses	$120,263	$5,000	$1,290,000	$1,415,263
Estimated VDOT Project Expenses	$29,918	$0	$47,160	$77,078
Estimated Total Project Costs	$150,181	$5,000	$1,337,160	$1,492,341

Project Cost and Reimbursement

Phase	Estimated Project Costs	Funds type *(Choose from drop down box)*	Local % Participation for Funds Type	Local Share Amount	Maximum Reimbursement (Estimated Cost - Local Share)	Estimated Reimbursement to Locality (Max. Reimbursement - Est. VDOT Expenses)
Preliminary Engineering	$150,181	CMAQ	0%	$0	$150,181	
Total PE	$150,181			$0	$150,181	$120,263
Right of Way & Utilities	$5,000	CMAQ	0%	$0	$5,000	
Total RW	$5,000			$0	$5,000	$5,000
Construction	$201,055	CMAQ	20%	$40,211	$160,844	
	$575,083	CMAQ	0%	$0	$575,083	
	$561,022	Secondary	0%	$0	$561,022	
Total CN	$1,337,160			$40,211	$1,296,949	$1,249,789
Total Estimated Cost	$1,492,341			$40,211	$1,452,130	$1,375,052

Total Maximum Reimbursement by VDOT to Locality (Less Local Share)	$1,452,130
Estimated Total Reimbursement by VDOT to Locality (Less Local Share and VDOT Expenses)	$1,375,052

Project Financing

CMAQ	CMAQ Local Match	Secondary	Local Funds			**Aggregate Allocations**
$891,108	$40,211	$606,475	$186,799			$1,724,593

Program and Project Specific Funding Requirements

- This Project shall be administered in accordance with VDOT's Locally Administered Projects Manual and Urban Manual.
- This is a limited funds project. The LOCALITY shall be responsible for any additional funding in excess of $1,452,130
- Reimbursement for eligible expenditures shall not exceed funds allocated each year by the Commonwealth Transportation Board in the Six Year Improvement Program.
- All local funds included on this appendix have been formally committed by the local government's board or council resolution subject to appropriation.
- *Other: VDOT has agreed to pay up to $23,641 of the VDOT oversight costs in Construction. These expenditures will be covered by a VDOT administrative budget. Project allocations are to be expended prior to the VDOT administrative budget.
- This Project is funded with federal-aid Congestion Mitigation and Air Quality Program (CMAQ) funds. These funds must be obligated within 12 months of allocation and expended within 36 months of the obligation.
- This Appendix A supersedes all previous versions signed by VDOT and the LOCALITY.

This attachment is certified and made an official attachment to this document by the parties to this agreement.

Authorized Locality Official — Date: 10/10/23

Randy R. Keaton

Typed or printed name of person signing

Authorized VDOT Official — Date: 10/24/23

Bryant Porter

Typed or printed name of person signing

Rec'd 8/12/22

the heartbeat of HAMPTON ROADS TPO
TRANSPORTATION PLANNING ORGANIZATION

Donnie R. Tuck, Chair; William M. McCarty, Vice-Chair
Robert A. Crum, Jr., Executive Director

April 21, 2022

Mr. Christopher G. Hall, PE
Hampton Roads District Engineer
Virginia Department of Transportation
7511 Burbage Drive
Suffolk, VA 23435

Re: Hampton Roads FY 2021-2024 TIP Administrative Modification: UPC 102951
Main Street Pedestrian Improvements – Isle of Wight County

Dear Mr. Hall:

The purpose of this Administrative Modification, as requested by Isle of Wight County in a letter dated April 13, 2022, is to revise the allocations from a previously approved transfer of Congestion Mitigation and Air Quality (CMAQ) Improvement Program funds from the HRTPO CMAQ Reserve Account for UPC 102951 as part of VDOT's second round of its CMAQ reconciliation process. After the March 17, 2022 TIP amendment was approved by the HRTPO Board, VDOT informed HRTPO staff that the allocations must be updated to align with VDOT's database. The specific details are described below:

- **UPC 102951 – Main Street Pedestrian Improvements**
  - Revise Allocations as follows:
    - Transfer FY 2005 CMAQ Federal allocation of $164,800, plus $20,600 CMAQ match to the HRTPO CMAQ Reserve Account
    - Receive FY 2005 CMAQ Federal allocation of $211,589, plus $29,936 CMAQ match from the HRTPO CMAQ Reserve Account
    - Remove FY Previous Local (LOC) allocation of $2,361
    - Add FY 2005 Local Match (LOM) allocation of $2,361

This TIP administrative modification includes only minor changes to the allocations and therefore does not require public review and comment, a re-demonstration of fiscal constraint, or a conformity determination.

Attached is a copy of the page that has been revised in the FY 2021-2024 Transportation Improvement Program (TIP) to reflect this amendment. The complete TIP, as revised, may be accessed at www.hrtpotip.org.

Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,

Robert A. Crum, Jr.
Executive Director

KG/kl

Attachment

Copy: Randy Keaton, Isle of Wight County

OVERVIEW

Description: Construct sidewalks to connect existing sidewalks in Smithfield to the Park and Ride Lot at the intersection of Main St and Route 10

Street (Route): Main St (258)

Length (mi): N/A

Jurisdiction/Agency: Isle of Wight County

System: Primary

Scope: Facilities for Pedestrians and Bicycles

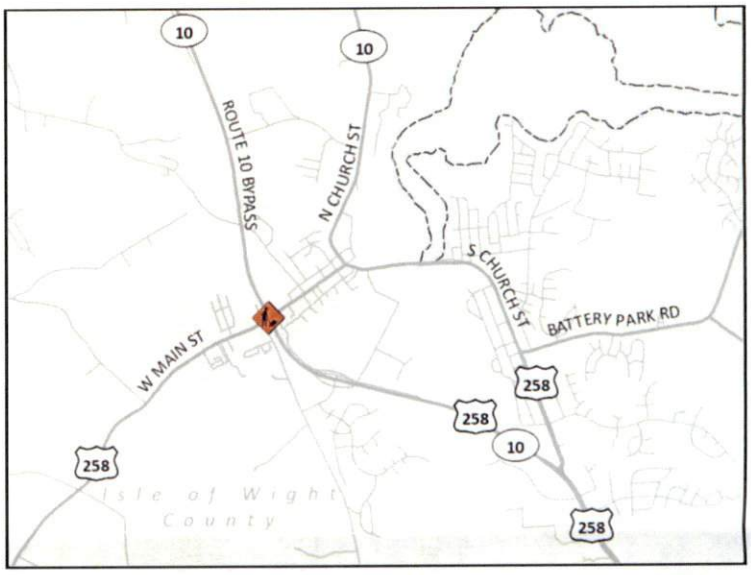
Oversight: Non-Federal Oversight

Administered By: Locality

Regionally Significant for Air Quality: No

CMAQ: Yes

RSTP: No



HRTPO Notes

Revised 1/12/2021: Administrative Modification to revise the cost estimate, schedule, and obligations as part of the FY 21-24 rollover process. Revise cost estimate to be $1,265,000. Update obligations as follows: add FY Previous PE Phase CMAQ obligation of $108,000, plus $27,000 CMAQ match; add FY Previous CN Phase AC obligation of $755,078; add FY Previous CN Phase NHPP obligation of $19,689; remove FY 2021 CN Phase AC obligation of $615,862. Revised 1/21/2021: Amendment to revise the allocations as follows: receive FY 2014 CMAQ allocation of $72,280, plus $18,070 CMAQ match from UPC 100541. Revised 5/20/2021: Amendment to revise the allocations to receive residual district-wide CMAQ funds as part of VDOT's CMAQ Reconciliation process. Update allocations as follows: revise FY Previous LOC allocation to be $82,750; receive FY 2023 CMAQ (Federal only) allocation of $69,000 from completed project UPC 13500; add FY 2023 LOM allocation of $17,250 (a local match is required because the CMAQ funds from UPC 13500 are pre-2006). Revised 1/20/2022: Amendment to revise the cost estimate, schedule, allocations, obligations and to add a RW phase. Revise cost estimate to be $1,492,341. Update allocations as follows: revise FY Previous STF allocation to be $9,824; revise FY Previous LOC allocation to be $117,250; add FY Previous TELE allocation of $314,225; revise FY Previous CMAQ allocation to be $273,280; remove FY 2021 STF allocation of $93,489; add FY 2021 TELE allocation of $92,232; remove FY 2022 STF allocation of $78,635; add FY 2022 LOC allocation of $86,119; add FY 2022 TELE allocation of $89,889; remove FY 2023 LOM allocation of $17,250; add FY 2023 LOC allocation of $23,641; add FY 2023 TELE allocation of $89,889; remove FY 2023 CMAQ allocation of $69,000. Update obligations as follows: remove FY Previous PE Phase CMAQ obligation of $108,000; add FY 2022 PE Phase CMAQ obligation of $12,144; revise PE Phase CMAQ Match obligation to be $3,036; add FY 2022 RW Phase AC-Other obligation of $5,000; remove FY Previous CN Phase AC obligation of $755,078; remove FY Previous CN Phase NHPP obligation of $19,689; remove FY 2021 CN Phase CMAQ obligation of $284,186; add FY 2023 CN Phase CMAQ obligation of $413,322; revise CN Phase CMAQ Match obligation to be $103,331; add FY 2023 CN Phase AC-Other obligation of $800,818; add FY 2023 CN Phase NHS/NHPP obligation of $19,689. Revised 3/17/2022: Amendment to revise the allocations as the second part of VDOT's CMAQ Reconciliation process. Funds must be allocated prior to April 1, 2022 and must match the allocation year of the funds received in the HRTPO CMAQ Reserve Account. A 10% local match is required for this transfer as the CMAQ funds are pre-2006 and must match the fiscal year of the CMAQ allocation. Update allocations as follows: receive FY 2005 CMAQ Federal allocation of $164,800, plus $20,600 CMAQ match from the HRTPO CMAQ Reserve Account; revise FY Previous LOC allocation to be $96,650; add FY 2005 LOM allocation of $20,600. Revised 4/21/2022: Administrative Modification to revise the allocations from a previously approved transfer of CMAQ funds from the HRTPO CMAQ Reserve Account as part of VDOT's second round of its CMAQ reconciliation process. After the March 17, 2022 TIP amendment was approved by the HRTPO Board, VDOT informed HRTPO staff that the allocations must be updated to align with VDOT's database. Update allocations as follows: transfer FY 2005 CMAQ Federal allocation of $164,800, plus $20,600 CMAQ match to the HRTPO CMAQ Reserve Account; receive FY 2005 CMAQ Federal allocation of $211,589, plus $29,936 CMAQ match from the HRTPO CMAQ Reserve Account; remove FY Previous LOC allocation of $2,361; add FY 2005 LOM allocation of $2,361.

SCHEDULE

	Start	End	Status
Preliminary Engineering	1/24/2019	2/9/2022	Complete
Right of Way	2/9/2022	7/26/2023	Underway
Construction	7/26/2023	8/16/2024	FFY 2023

COSTS AND EXPENDITURES

	Cost Estimates	Total Expenditures	Percent Expended
Preliminary Engineering	$150,181	$49,872	33%
Right of Way	$5,000	$0	0%
Construction	$1,337,160	$0	0%
TOTAL	**$1,492,341**	**$49,872**	**3%**

Recent Expenditures

	Previous 3 Quarters		
Latest Quarter	3	2	1
$13,758	$16,317	$2,767	$123
$0	-	-	-
$0	-	-	-

ALLOCATIONS

Fund Source(s)	Previous	FY 2021	FY 2022	FY 2023	FY 2024	TOTAL
STF	$9,824	$0	$0	$0	$0	$9,824
MIX	$19,689	$0	$0	$0	$0	$19,689
TELE	$314,225	$92,232	$89,889	$89,889	$0	$586,235
LOC	$94,289	$0	$86,119	$23,641	$0	$204,049
LOM	$22,961	$0	$0	$0	$0	$22,961
CMAQ	$484,869	$260,186	$0	$0	$0	$745,055
CMAQ Match	$81,006	$65,047	$0	$0	$0	$146,053
TOTAL	**$1,026,863**	**$417,465**	**$176,008**	**$113,530**	**$0**	**$1,733,866**

SCHEDULED OBLIGATIONS

Phase	Fund Source	Previous	FY 2021	FY 2022	FY 2023	FY 2024	Match
PE	CMAQ			$12,144			$3,036
	Subtotal			***$12,144***			***$3,036***
RW	AC-Other			$5,000			
	Subtotal			***$5,000***			
CN	CMAQ				$413,322		$103,331
CN	AC-Other				$800,818		
CN	NHS/NHPP				$19,689		
	Subtotal				***$1,233,829***		***$103,331***
	TOTAL			**$17,144**	**$1,233,829**		**$106,367**

Source of Project Data: Virginia Department of Transportation.

ISSUE:

Acquisition of Trucks for the Department of Parks & Recreation ($124,855)

BACKGROUND:

The Parks & Recreation Department will be acquiring two (2) 2024 Dodge Ram 2500 4x4 Crew Cab Pickup Trucks under the State Contract for departmental operations. The vehicles will be used for daily travel to and from work sites. One of the trucks will be outfitted with equipment for snow removal.

BUDGETARY IMPACT:

Funding for the vehicles is included in the FY2023-24 Operating Budget.

RECOMMENDATION:

Authorize the acquisition of two (2) 2024 Dodge Ram 2500 4X4 Crew Cab pickup trucks for the Parks & Recreation Department.

ATTACHMENTS:

Description	Type	Upload Date
Quote for 2024 Dodge Ram	Backup Material	11/8/2023
Quote for 2024 Dodge Ram w/ Snow Equipment	Backup Material	11/8/2023

Hall Automotive - Fleet Team

Proposal

More Cars. Great People.

(a MileOne company)

3148 Virginia Beach Blvd
Virginia Beach, VA 23452
Phone 757.498.2303 Fax 757.498.2310

DATE:
11/2/2023

SALESPERSON	CONTACT	CUSTOMER	SHIPPED VIA	F.O.B. POINT	TERMS
Jake Clarke	Tony Wilson	Isle of Wight	Hall Automotive	Isle of Wight	Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Virginia Sheriff's Association 22-05-0917			
Spec #260 - 2024 Ram 2500 4x4 Crew Cab	1	$ 51,742.38	$ 51,742.38
Options to Include:			
> PW7 - Bright White Clear Coat	1	Incl	Incl
> TXX8 - Diesel Gray HD Vinyl Interior	1	Incl	Incl
> ESB - 6.4L V8 HEMI Engine	1	Incl	Incl
> DFX - 8-Speed Automatic Transmission	1	Incl	Incl
> A61 - Tradesman Level 1 Equipment Group	1	$ 624.28	$ 624.28
> AD2 - Snow Chief Group	1	$ 756.70	$ 756.70
> XHC - Trailer Brake Control	1	$ 371.30	$ 371.30
> CLF - Mopar Front & Rear Rubber Floor Mats	1	$ 141.00	$ 141.00
> DK3 - Electronic shift-on-the-fly	1	$ 277.30	$ 277.30
> GFA - Rear Window Defroster	1	$ 183.30	$ 183.30
> Delivery	1	Incl	Incl

Proposal Accepted by:		
Printed name:	**TOTAL**	$ 54,096.26
Date :		

Make all POs to HALL AUTOMOTIVE
If you have any questions, contact Jake Clarke, Fleet & Commercial Dir, 757.498.2303, jake.clarke@hallauto.com

THANK YOU FOR YOUR BUSINESS!

Hall Automotive - Fleet Team

Proposal

More Cars. Great People.

(a MileOne company)

3148 Virginia Beach Blvd
Virginia Beach, VA 23452
Phone 757.498.2303 Fax 757.498.2310

DATE:
9/15/2023

SALESPERSON	CONTACT	CUSTOMER	SHIPPED VIA	F.O.B. POINT	TERMS
Jake Clarke	Tony Wilson	Isle of Wight	Hall Automotive	Isle of Wight	Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Virginia Sheriff's Association 22-05-0917			
Spec #260 - 2024 Ram 2500 4x4 Crew Cab	1	$ 51,742.38	$ 51,742.38
Options to Include:			
> PW7 - Bright White Clear Coat	1	Incl	Incl
> TXX8 - Diesel Gray HD Vinyl Interior	1	Incl	Incl
> ESB - 6.4L V8 HEMI Engine	1	Incl	Incl
> DFX - 8-Speed Automatic Transmission	1	Incl	Incl
> A61 - Tradesman Level 1 Equipment Group	1	$ 624.28	$ 624.28
> AD2 - Snow Chief Group	1	$ 756.70	$ 756.70
> XHC - Trailer Brake Control	1	$ 371.30	$ 371.30
> CLF - Mopar Front & Rear Rubber Floor Mats	1	$ 141.00	$ 141.00
> DK3 - Electronic shift-on-the-fly	1	$ 277.30	$ 277.30
> GFA - Rear Window Defroster	1	$ 183.30	$ 183.30
> Western 7' 6" Pro-Plow Series 2 MS UT2	1	$ 8,537.84	$ 8,537.84
> Whelen 50" Justice Grey All Amber Lightbar installed on BackRack	1	$ 2,500.00	$ 2,500.00
> BackRack	1	$ 765.00	$ 765.00
> Whelen ION Series Amber/White installed in grille	1	$ 1,435.00	$ 1,435.00
> Whelen ION T-Series Light installed in each wheel well	1	$ 2,450.00	$ 2,450.00
> Whelen ION T-Series Light installed on rear bumper	1	$ 975.00	$ 975.00
> Delivery	1	Incl	Incl
Proposal Accepted by:			
Printed name:		**TOTAL**	$ 70,759.10
Date :			

Make all POs to HALL AUTOMOTIVE
If you have any questions, contact Jake Clarke, Fleet & Commercial Dir, 757.498.2303, jake.clarke@hallauto.com

THANK YOU FOR YOUR BUSINESS!

BACKGROUND:

The Board of Supervisors has previously directed that an opportunity be provided for monthly status briefings from Board members who serve as representatives on various regional committees and authorities on behalf of the County.

BUDGETARY IMPACT:

None

RECOMMENDATION:

Receive the report.

ATTACHMENTS:

Description	Type	Upload Date
Regional Reports	Cover Memo	8/3/2023

2023

BOARD OF SUPERVISORS'

REGIONAL ORGANIZATIONS (BY MEMBER)

ACREE

- *Hampton Roads Planning District Commission*
- *Western Tidewater Water Authority*
- *Western Tidewater Community Transportation Collaborative*

GRICE

- *Eastern Virginia Regional Industrial Facility Authority*
- *Hampton Roads Alliance*
- *Hampton Roads Workforce Council*
- *Western Tidewater Water Authority*

JEFFERSON

- *Western Tidewater Regional Jail*

McCARTY

- *Hampton Roads Transportation Advisory Committee*
- *Hampton Roads Transportation Planning Organization*
- *Western Tidewater Regional Jail*

ROSIE

- *Hampton Roads Military Federal Facilities Alliance*

KEATON

- *Hampton Roads Planning District Commission*
- *Hampton Roads Transportation Planning Organization*
- *Southeastern Public Service Authority*
- *Western Tidewater Regional Jail*
- *Western Tidewater Water Authority*

2023
BOARD OF SUPERVISORS'
REGIONAL ORGANIZATIONS (BY ORGANIZATION)

Eastern Virginia Regional Industrial Facility Authority	*Grice*
Hampton Roads Alliance	*Grice*
Hampton Roads Military & Federal Facilities Alliance:	*Rosie*
Hampton Roads Planning District Commission:	*Acree* *Keaton*
Hampton Roads Transportation Accountability Committee:	*McCarty*
Hampton Roads Transportation Planning Organization:	*McCarty* *Keaton*
Hampton Roads Workforce Council	*Grice*
Southeastern Public Service Authority	*Keaton* *Etheridge - (Alternate)*
Western Tidewater Community Transportation Collaborative	*Acree*
Western Tidewater Regional Jail:	*Jefferson* *McCarty* *Keaton*
Western Tidewater Water Authority:	*Grice* *Acree* *Keaton*

BACKGROUND:

Board members will consider and make appointments of individuals to various local and region organizations as noted on the Appointments Page.

BUDGETARY IMPACT:

None

RECOMMENDATION:

Appoint individuals to various local and region organizations as noted on the Appointments Page.

ATTACHMENTS:

Description	Type	Upload Date
Appointments Page	Cover Memo	11/15/2023
Blackwater Regional Library Board - Attachment	Cover Memo	5/25/2023
Energy Task Force	Cover Memo	8/22/2023

BOARDS/COMMISSIONS/COMMITTEES

Boards/Commissions/Committees	Appointees	Contact	District	Expiration	
Blackwater Regional Library Board	Replacement for Catherine Funk (See Attached)	757-562-4931	At-Large Member	June	2023
Chamber of Commerce	Don Robertson, Ex-officio			July	2023
Commission on Adults with Disabilities	Appoint two for each district				
Commission on Aging	Maggie Richards - Resigned	757-371-9010	Windsor/District 4	Dec.	2023
Energy Task Force	Representative for District 5 (See Attached)				
Historical Architectural Review Com.	W. Lee Duncan	757-356-1112	Hardy/District 3	Jan.	2023
Historical Architectural Review Com.	Carolyn A. Keen	757-357-2173	Smithfield/Dist. 1	Nov.	2023
Social Services Board	Reginia Joyner	757-478-6381	Windsor/District 4	June	2023
WT Mental Health Com. Services Board	Denise Tynes			Dec.	2023
WT Mental Health Com. Services Board	Don Robertson			Dec.	2023
WT Mental Health Com. Services Board	Toni Brown	757-334-2355		Dec.	2023

Carey Mills Storm

From: Carey Mills Storm
Sent: Tuesday, May 23, 2023 1:36 PM
To: 'Ben Neal'
Subject: RE: Library Board Re-appointment

Great Ben. I will pass your information along to the Board.

Carey Mills Storm
Clerk to the Board of Supervisors
Isle of Wight County
Post Office Box 80
Isle of Wight, Virginia 23397
(757) 365-6255
cstorm@isleofwightus.net

From: Ben Neal <bneal@blackwaterlib.org>
Sent: Tuesday, May 23, 2023 11:47 AM
To: Carey Mills Storm <cstorm@isleofwightus.net>
Subject: RE: Library Board Re-appointment

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, again,

Other than Ms. Rickmond (whose name I sent you below...I don't know her but my departing board member endorses her), the other name I can think off the top of my head is Kathy Lippard, who lives in Smithfield , is an avid library user, and expressed interest in the library board a few years ago but I think at the time there wasn't a vacancy. I can't speak to whether she would still be interested, but if Ms. Rickmond isn't a fit for the board, Ms. Lippard might be worth giving a call.

Kathy Lippard, 17177 Days Point Road, Smithfield. kblmar@aol.com 757-357-7776

Sandi Rickmond
24153 Butler Ave
Windsor
757-897-2265

Ben Neal
Library Director
Blackwater Regional Library
22511 Main Street

blackwater regional library

Franklin Isle of Wight Southampton County Library System

www.blackwaterlib.org

Mr. Randy Keaton
Isle of Wight County Administrator
P.O. Box 80
Isle of Wight, VA 23397

March 22, 2023

Re: Board Appointment

Dear Mr. Keaton,

Isle of Wight County member of the Blackwater Regional Library Board of Trustees, Ms. Cathy Funk, will reach the end of her term on June 30, 2023. Ms. Funk has served two full terms on the Board and we appreciate her efforts on behalf of the Library.

We respectfully request you appoint a new trustee to serve on our board. This will be a new appointee for a term of four years, expiring on June 30, 2027.

Please make sure the "new member" is aware that the Board of Trustees meets nine times a year on the third Wednesday of each month at 3:00 p.m. The meeting usually lasts for approximately two hours. The Board usually meets the Franklin branch. Trustees are also asked to be a member of a committee and these committees usually meet outside of the normal board meeting to discuss business matters in order to expedite regular board meeting time. This could mean a commitment of an additional one to two hours per month.

Enclosed is a general description of duties that can be expected of appointed members for reference.

We appreciate your attention to this matter. Thank you for your continued support of the library and its programs.

Very Best Regards,

Ben Neal
Library Director
757-653-0298 ext. 303
bneal@blackwaterlib.org

Board of Trustees

Board Mission and Vision

A public library board has the primary responsibility for the success of the library, both now and in the future. Trustees have a legal responsibility to successfully maintain a public, nonsectarian library for all residents in the library's service area.

Expectations of a Board of Trustees:

- Attend meetings regularly
- Participate in a Board orientation
- Share skills on committees
- Understand the community and its needs
- Exercise discretion and respect confidentiality outside board meetings
- Avoid conflicts of interest and put personal agendas aside when making decisions
- Actively support the implementation of board decisions
- Have an open mind and respect differing viewpoints
- Respect diversity
- Focus on a secure future for the library

As a governing body, the Board of Trustees:

Advocates for the library within the community by:

- Seeking funding opportunities
- Supporting planned programs of public relations
- Meeting with local officials to communicate library issues
- Representing the library patrons' concerns and their perspectives

Develops a strategic plan that:

- Guides and articulates the goals and objectives to be achieved
- Determines sound decision-making and priorities
- Measures the quality and effectiveness of services and programs
- Reflects contemporary library practices and future trends

Nurtures fiscal responsibility through:

- The preparing of a budget
- Scheduled monitoring of that budget and other financial progress reports
- Pursued opportunities, such as grants, campaign development, and other funds
- Communication of fiscal needs with supporting agencies
- Careful investments

Crafts policies that:

- Comply with all laws
- Form a framework of acceptable expected practices, behaviors, and procedures
- Support the mission, goals, and objectives of the library
- Outline personnel issues
- Describe facilities use and access
- Are adopted, enforced, and updated

Board of Trustees

Ensures qualified leadership by:

- Hiring a library director who manages the day-to-day operations
- Evaluating the director annually

ENERGY TASK FORCE

Created: February 23, 2023

APPOINTEES	DISTRICT	DATE APPOINTED
Thomas Distefano 15151 Batiste Court Carrollton, VA 23314 (757) 708-0880	2	23-Feb-23
Lewis Edmonds 23427 John Henry Street Windsor, VA 23487 (757) 871-6550	4	16-Mar-23
Lynn Barlow Briggs 211 North Mason Street Smithfield, Virginia 23430 (757) 365-1611	1	16-Mar-23
David Tucker 6251 Old Stage Highway Smithfield, VA 23430 (757) 334-3726	3	16-Mar-23
DISTRICT 5 (VACANT)	5	
AT-LARGE APPOINTEE (Town of Smithfield) Michael G. Smith 104 Commerce Street Smithfield, VA 23430 (757) 576-4203		4/27/2023
At-LARGE APPOINTEE (Town of Windsor) Edward (Gibby) Dowdy 9 Bank Street Windsor, VA 23487		6/1/2023

ISSUE:

Presentation re: Medicare Benefits

BACKGROUND:

Per the Board's request, staff has invited a representative from Bonnie Dozier, Virginia Insurance Counseling and Assistance Program (VICAP) Benefits Team Leader to provide information relative to the Medicare program.

Eligible individuals can enroll in Medicare between now and December 7th. Additional information about Medicare is available at www.medicare.gov.

Medicare is health insurance for people 65 or older. You may be eligible to get Medicare earlier if you have a disability, End-Stage Renal Disease (ESRD), or ALS (also called Lou Gehrig's disease).

Some people get Medicare automatically, others have to actively sign up -- it depends if you start getting retirement or disability benefits from Social Security before you turn 65.

There are various components to Medicare and each component covers something different.

Medicare Part A hospital insurance covers inpatient hospital care, skilled nursing facility, hospice, lab tests, surgery, home health care.

Medicare Part B (Medical Insurance) covers doctor and other health care providers' services and outpatient care. Part B also covers durable medical equipment, home health care, and some preventive services.

Medicare health plans are another way to get your Part A (Hospital Insurance) and Part B (Medical Insurance) benefits instead of Original Medicare. If you have Part A and Part B, you can join a Medicare Advantage Plan, sometimes called "Part C" or an "MA plan." This type of Medicare health plan is offered by Medicare-approved private companies that must follow rules set by Medicare.

Most Medicare Advantage Plans include drug coverage (Part D) which covers a wide range of prescription drugs that people with Medicare take, including most drugs in certain protected classes," like drugs to treat cancer or HIV/AIDS. A

plan's list of covered drugs is called a "formulary," and each plan has its own formulary. Medicare drug coverage typically places drugs into different levels, called "tiers," on their formularies. Drugs in each tier have a different cost. For example, a drug in a lower tier will generally cost you less than a drug in a higher tier.

Medicare doesn't cover everything. If you need services Part A or Part B doesn't cover, you'll have to pay for them yourself unless:

- You have other coverage (including Medicaid) to cover the costs.
- You're in a Medicare Advantage Plan or Medicare Cost Plan that covers these services. Medicare Advantage Plans and Medicare Cost Plans may cover some extra benefits, like fitness programs and vision, hearing, and dental services.

Some of the items and services Medicare doesn't cover include:

- Long-term care (also called custodial care)
- Most dental care
- Eye exams (for prescription glasses)
- Dentures
- Cosmetic surgery
- Massage therapy
- Routine physical exams
- Hearing aids and exams for fitting them
- Concierge care (also called concierge medicine, retainer-based medicine, boutique medicine, platinum practice, or direct care)
- Covered items or services you get from an opt-out doctor or other provider (except in the case of an emergency or urgent need)

BUDGETARY IMPACT:

None.

RECOMMENDATION:

For the Board's information.

ISSUE:

County Fair Committee Report on the 2023 County Fair

BACKGROUND:

The Isle of Wight County Fair is a tremendous undertaking and could not be accomplished without the tireless work of the Isle of Wight County Fair Committee, their volunteers, and the support of various County Departments. The Fair Committee Chairman will provide a report on the County Fair and future plans.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

For the Board's information.

ISSUE:

Presentation re: the VDOT "Paint the Plow" Program

BACKGROUND:

Isle of Wight County Schools have four (4) schools participating this year in the Virginia Department of Transportation's (VDOT) "Paint the Plow" program. The schools participating are Smithfield High School, Smithfield Middle School, Windsor High School, and Georgie Tyler Middle School.

This program allows each school to show off their students' talent and creativity by painting their plow with a "theme" to be used this winter during inclement weather throughout the County. All four snowplows will be participating in the Smithfield Christmas Parade and the Windsor Christmas Parade. Each parade has created a category this year for the "Best Plow" and the parade judges will decide who has the "Best Plow".

Isle of Wight County will also have online voting set up for the public to vote for the "People's Choice" for which school they think has the best plow.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

For the Board's information.

ISSUE:

Review of Isle of Wight County Board of Supervisors' By-Laws and Rules of Procedure

BACKGROUND:

As required by the Board of Supervisors' By-Laws and Rules of Procedure, the Board is to begin considering any proposed changes or revisions to its by-laws and rules at this time. The Board is asked to provide any comments or suggestions they deem appropriate so that the County Attorney may revise the by-laws and rules accordingly in preparation for the Board's annual by-laws and rules of procedure adoption at its organizational meeting in January 2024.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Review and provide any suggested revisions to the By-Laws and Rules of Procedure the Board deems appropriate for consideration and final adoption at the Board's Organizational Meeting in January 2024.

ATTACHMENTS:

Description	Type	Upload Date
By-laws and Rules of Procedure - 2023	Backup Material	11/6/2023



ISLE OF WIGHT COUNTY BOARD OF SUPERVISORS BY-LAWS AND RULES OF PROCEDURE

Revised and Adopted January 5, 2023

ARTICLE 1 – PURPOSE AND BASIC PRINCIPLES

SEC. 1-1. PURPOSE OF BY-LAWS AND RULES OF PROCEDURE

A. To enable County government to transact business expeditiously, transparently and efficiently affording every opportunity for the citizens to witness and participate in the operation of government;

B. To protect the rights of each individual Board Member;

C. To preserve the spirit of cooperation among Board members; and

D. To determine the will of the Board on all matters.

SEC. 1-2. FIVE BASIC PRINCIPLES UNDERLYING BY-LAWS AND RULES OF PROCEDURE

A. Only one subject may claim the attention of the Board at one time;

B. Each item presented for consideration is entitled to full and free discussion;

C. Every member has rights equal to every other member;

D. The will of the majority must be carried out, and the rights and opinions of the minority must be preserved and respected; and

E. Each member shall remain respectful of fellow board members, even in times of disagreement, in speech and in behavior.

ARTICLE 2 – MEETINGS

SEC. 2-1. WHEN AND WHERE REGULAR AND WORK SESSION MEETINGS HELD

A. The time and place of regular meetings and work sessions of the Board of Supervisors (hereinafter referred to as "the Board") shall be established at each annual organizational meeting. Such regular meetings shall be held in the Robert C. Claud, Sr. Board Room on the third (3rd) Thursday of the month unless otherwise set by the Board. Such meetings shall begin at 5:00 p.m. for closed session purposes only, with all other matters to be heard and considered at 6:00 p.m. Should the Board subsequently change the date, time or place of a regular meeting, it shall comply with the requirements of Section 15.2-1416 of the Code of Virginia (1950, as amended).

B. Work session meetings shall be held on the first (1st) Thursday of every month, at the same place as regular meetings, and shall begin at 6:00 p.m. unless otherwise set by the Board. The purpose of such work sessions shall be to allow the Board an opportunity to further review items either held over by the Board from a regular meeting or such other items as may come before the Board at a regular meeting in the future. The Board shall not take any action to approve or

deny any item before it during a work session, reserving such action solely to its regular meetings, except in matters which require immediate action due to time constraints or deadlines, fiscal policies and/or emergencies.

SEC. 2-2. CONTINUED MEETINGS

A regular or work session meeting shall be continued to the immediately following regular meeting date, time and place, unless otherwise set, if the Chair, or Vice Chair if the Chair is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the regular meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised shall be conducted at the continued meeting and no further advertisement is required.

SEC. 2-3. MEETING ADJOURNMENT

Meetings of the Board shall adjourn when all business, or the agenda, before the body is complete, however it is not the Board's intent to begin a new agenda item after 11:00 p.m. unless and until a motion to extend the time has been offered and passed by a majority vote of the members present and voting. Any agenda item not conducted may be carried over to another meeting date. Any public hearing advertised for a regular meeting but not conducted may be rescheduled to another earliest possible convenient date, without further advertising when the date and time of the reconvened meeting is publicly announced at the preceding meeting.

SEC. 2-4. SPECIAL OR EMERGENCY MEETINGS

A. The Board may hold such special or emergency meetings, as deemed necessary, at such date, time and place as it may find convenient; and it may adjourn from time to time. A special or emergency meeting of the Board shall be called pursuant to Sections 15.2-1417 and 15.2-1418 of the Code of Virginia (1950, as amended).

B. Special or emergency meetings may be called by the Chair or any two (2) members in writing to the County Clerk for any purpose stated in the notice of the special or emergency meeting pursuant to Section 15.2-1418 of the Code of Virginia (1950, as amended). Only matters specified in the notice shall be considered unless all of the members of the Board are present.

C. Notice, reasonable under the circumstances, to the public and press of any special or emergency meeting shall be given contemporaneously with the notice provided the members of the Board, and the County Attorney.

SEC. 2-5. LEGAL HOLIDAY

When a regularly scheduled meeting falls on a legal holiday, the meeting shall be held on the preceding business day unless the meeting is cancelled by a majority of the Board.

SEC. 2-6. ANNUAL ORGANIZATIONAL MEETING

A. The Board shall meet on the first (1st) Thursday of January of each year which shall be known as the annual organizational meeting. The County Administrator shall preside during the annual organizational meeting pending the election of the Chair of the Board.

B. The Chair shall be elected at the annual meeting for a term of one year, ending at the commencement of the organizational meeting the following year.

C. Following the election of the Chair, he or she shall assume the Chair and conduct the election of the Vice Chair for the same term.

D. Following the election of the Vice Chair, the Board shall:

1. Appoint the Clerk of the Board (as set forth herein);

2. Establish dates, times and places for its regular meetings;

3. Adopt its By-Laws and Rules of Procedure; and

4. Appoint Board members to standing and ad hoc committee; and

5. Conduct any other necessary business as determined by a majority vote of the Board.

SEC. 2-7. PROCEDURE FOR ELECTION OF OFFICERS

A. The following procedures shall be followed to elect the Chair and Vice Chair:

1. The presiding officer shall call for nominations from the membership.

2. Any member, after being recognized by the presiding officer, may place one or more names in nomination and discuss his or her opinions on the qualifications of the nominee(s).

3. When all nominations have been made, the presiding officer shall close the nominating process and call for the vote.

4. Each member may cast one vote for any one nominee.

5. A majority of those voting shall be required to elect the officer.

B. Officers shall serve until replaced.

SEC. 2-8. SEATING ARRANGEMENT

The Board Chair shall occupy the center seat on the dais with the Vice Chair occupying the seat at his or her immediate left. The remaining members of the Board shall determine their seating arrangement by seniority with the most senior member selecting his or her seat first and the remaining members selecting their respective seats in seniority order based on years served on the Board. In the event that two or more Board members have equal seniority, the selection of seating for those members shall be by alphabetical order.

SEC. 2-9. QUORUM AND METHOD OF VOTING

A. At any meeting, a majority of the Board shall constitute a quorum.

B. All actions authorized by the Board shall be pursuant to a roll call vote which shall be taken by the Clerk or Deputy Clerk of the Board. The Clerk or Deputy Clerk shall call the name of each member and receive in reply the vote of such member as either "Yes" or "No" on the measure being considered. At the beginning of any meeting, the Clerk shall conduct a silent roll call of members present and absent.

C. The order of voting shall be as called by the Clerk of the Board, with the Chair voting last.

D. If there is an abstention, it shall be the responsibility of the Chair to note the abstention for the record and to request that the member abstaining state his or her reason for abstaining for the record.

E. A tie vote fails.

F. A motion to approve which fails shall be deemed a denial of the question on the floor.

SEC. 2-10. CLOSED MEETING

A. Closed meetings shall only be used when the matter to be discussed is exempt from open meeting requirements pursuant to the Virginia Freedom of Information Act.

B. No meeting shall become a closed meeting until the Board takes an affirmative recorded vote in open session. Any member dissenting in such vote shall state the reason for the dissent.

1. The motion to move to closed session shall state specifically the purpose or purposes which are the subject of the closed meeting and reasonably identify the substance of the matters to be discussed. The motion shall make specific reference to the applicable exemption(s) under the Freedom of Information Act, which authorizes the closed meeting.

2. The County Attorney shall assist the members in formulating the proper motion to move to closed session in accordance with the requirements of the Freedom of Information Act.

C. No resolution(s), ordinance(s), rule(s), contract(s), regulation(s) or motion(s) considered in a closed meeting shall become effective until the Board reconvenes in an open meeting and takes a vote of the membership on such resolution(s), ordinance(s), rule(s), contract(s), regulation(s) or motion(s) which shall have its substance reasonably identified in the open meeting.

D. At the conclusion of a closed meeting, the Board shall reconvene in open session immediately thereafter and shall cast a vote certifying that to the best of each member's knowledge:

1. Only public business matters lawfully exempted from open meeting requirements were discussed; and

2. Only public business matters identified in the motion convening the closed meeting were heard, discussed or considered.

Any member who believes that there was a departure from the above requirements shall so state prior to the Chair's call for the vote, indicating the substance of the departure that, in his or her judgment, has taken place.

E. The failure of the certification to receive the affirmative vote of the majority of the members present during the closed meeting shall not affect the validity or confidentiality of the closed meeting with respect to matters considered therein in compliance with the Freedom of Information Act.

F. The Board may permit non-members to attend a closed meeting if their presence will reasonably aid the Board in its consideration of an issue.

G. Prior to the certification of a closed meeting pursuant to the Virginia Freedom of Information Act, the County Attorney shall be responsible for remind all closed meeting participants of the intent that such closed meeting discussions remain confidential, as provided for under the Virginia Freedom of Information Act, and that such matters as discussed in closed meeting should not be acted upon or discussed in public by any participant unless and until a formal action is taken by the Board in accordance with Section 2-10(C) above.

SEC. 2-11. ELECTRONIC MEETINGS

Except as provided for in this Section 2-11, the Board shall not conduct any meeting wherein the public business is discussed or transacted through telephonic, video, electronic or other communication means where the members are not physically assembled.

A. Quorum Physically Assembled – a Board member may participate in a meeting through electronic communication means from a remote location that is not open to the public if:

1. on or before the day of a meeting, the Board member notifies the Chair of the Board that he or she is unable to attend the meeting due to a personal matter and identifies with specificity the nature of the emergency or personal matter, and the Board (a) approves the member's participation by a majority vote of the members present at a meeting and (b) the Board records in its minutes the specific nature of the emergency or personal matter and the remote location from which the member participated. In deciding whether or not to approve a Board member's request to participate from a remote location, the Board shall not consider the identity of the member making the request or the matters that will be considered or voted on at the meeting. If a Board member's participation from a remote location is disapproved, such disapproval will be recorded in the minutes with specificity. Such participation by a Board member shall be limited each calendar year to two meetings or twenty-five percent (25%) (rounded up) of the meetings of the Board, whichever is greater; or

2. a Board member notifies the Chair that he or she is unable to attend a meeting due to a temporary or permanent disability or other medical condition that prevents the member's physical attendance and the Board records this fact and the remote location from which the member participated in the minutes.

A Board member may participate in a meeting by electronic means pursuant to this subsection A only when a quorum of the Board is physically assembled at the primary or central meeting location and the Board makes arrangements for the voice of the remote participant to be heard by all persons at the primary or central meeting location.

B. Quorum Not Physically Assembled – the Board may meet by electronic communication means without a quorum physically assembled at one location when the Governor of the Commonwealth of Virginia has declared a state of emergency in accordance with Section 44-146.17 of the Code of Virginia (1950, as amended), *provided that*:

1. the catastrophic nature of the declared emergency makes it impracticable or unsafe to assemble a quorum in a single location, and

2. the purpose of the meeting is to address the emergency.

If it holds a meeting pursuant to this subsection B, the Board shall:

1. give public notice using the best available method given the nature of the emergency contemporaneously with the notice provided members of the Board;

2. make arrangements for public access to the meeting;

3. make available to the public, at the time of the meeting, agenda packets and all materials, unless exempt, that will be distributed to members of the Board in sufficient time for

duplication and forwarding, as best as practicable given the emergency, to all locations at which public access will be provided;

4. record minutes of the meeting; and

5. record in the minutes votes taken by name in roll-call fashion.

The nature of the emergency, the fact that the meeting was held by electronic communication means and the type of electronic communication means by which the meeting was held shall be stated in the minutes of the meeting.

C. Reporting – if a Board meeting is held by electronic communication means, the Board shall:

1. make a written report of the following to the Virginia Freedom of Information Advisory Council and the Joint Commission on Technology and Science by December 1 of each calendar year:

a. the total number of electronic communication meetings held that year;
b. the dates and purposes of the meetings;
c. a copy of the agenda for each meeting;
d. the number of sites for each meeting;
e. the types of electronic communication means by which the meetings where held;
f. the number of participants, including members of the public, at each meeting location;
g. the identity of the members of the Board recorded as absent and those recorded as present at each meeting location;
h. a summary of any public comment received about the electronic communication meetings; and
i. a summary of the Board's experience using electronic communication meetings, including its logistical and technical experience.

2. make copies of the public comment form prepared by the Virginia Freedom of Information Advisory Council available to the public.

SEC. 2-12. SECURITY

A. In an effort to increase the safety of the citizens, staff and elected officials, security shall be provided at all official meetings of the Board (regular, work sessions meetings, special called and emergency meeting).

B. Security shall be provided at all informal gatherings scheduled by individual Board Members, which are scheduled offsite or after hours, such as Town Hall and informational meetings.

ARTICLE 3 – OFFICERS

SEC. 3-1. CHAIR AND VICE CHAIR

The Chair shall preside over all meetings of the Board. The Vice Chair serves in the absence of the Chair. In the absence from any meeting of both the Chair and Vice Chair, the members present shall choose one of their members as temporary chair. The Chair shall recommend all appointments to standing or ad hoc Board Committees to be approved by majority vote of the Board.

SEC. 3-2. CLERK

The Clerk of the Board shall be appointed by the Board at its annual organizational meeting, and the duties and responsibilities of the Clerk shall be as set out in Sections 15.2-1538 and 15.2-1539 of the Code of Virginia (1950, as amended). The Board may also designate a Deputy Clerk, and at the discretion of the Board, any County employee can be designated as Temporary Clerk.

SEC. 3-3. PARLIAMENTARIAN

The County Attorney, or his or her designee, shall serve as the Parliamentarian for the purpose of interpreting these By-Laws and Rules of Procedure, *Robert's Rules of Order* and the Code of Virginia, as may be directed by the Chair, or as required as a result of a point of order raised by any one or more Board member. If the County Attorney, or his or her designee, is unavailable, the County Administrator shall serve as the Parliamentarian.

SEC. 3-4. PRESERVATION OF ORDER

A. At meetings of the Board, the Chair shall preserve order and decorum.

B. Board members shall not speak until recognized by the Chair. Board members shall address the Chair or address other members through the Chair. After being recognized by the Chair, a Board member shall not be interrupted, except when a point of order is called or when requested to yield the floor by another member.

ARTICLE 4 – CONDUCT OF BUSINESS

SEC. 4-1. ORDER OF BUSINESS

A. At regular meetings of the Board on the third (3rd) Thursday of the month, the order of business shall generally be as follows:

1. Call to Order – Silent Roll Call of Members (commencing at 5 p.m.)

2. Approval of Agenda

3. Closed Meeting (if necessary)

4. Return to Open Session/Public Meeting (commencing at 6 p.m.)

5. Invocation - Pledge of Allegiance

6. Citizens' Comments

7. Consent Agenda

8. Regional & Inter-Governmental Reports

9. Appointments (if necessary)

10. Special Presentations

11. Public Hearings (if necessary)

12. County Attorney's Report (if necessary)

13. County Administrator's Report

14. Unfinished/Old Business

15. New Business

16. Adjournment

B. The above order of business may be modified by the County Administrator, after the Chair has been notified, to facilitate the business of the Board.

C. Regional reports and special presentations are limited to five (5) minutes per speaker. This time may be extended at the discretion of the Chair.

D. Citizens' Comments shall be governed by the following rules:

1. Citizens' Comments shall be for the limited purpose of allowing members of the public to present any matter, which, in their opinion, deserves the attention of the Board. They shall not serve as a forum for debate with the Board or individual members of the Board.

2. Board members shall not discuss issues raised or questions raised by the public, within the same meeting, except by consent of a majority of the Board members present.

3. Citizens wishing to speak during the Citizens' Comments portion of the agenda shall sign the registration form, identifying, with reasonable certainty, the subject matter of his or her comments prior to the commencement of the Citizens' Comments portion of the

agenda. Citizens who do not sign the registration form prior to the commencement of Citizens' Comments may address the Board after all others who had signed the registration form have had an opportunity to speak.

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4. Remarks shall be addressed directly to the Board and not to staff, the audience or the media.

5. The Chair shall open Citizens' Comments.

6. The Chair will explain the Citizens' Comments policy prior to the commencement of the first citizen's comment(s) being received by the Board.

7. The Chair will call on each speaker who has signed the registration form in the order upon which their name shall appear on the registration form.

Each speaker shall clearly state their name and address and/or election district of residence and shall be subject to a four (4) minute time limitation. A timer with a lighting system shall be used for keeping track of a Speaker's time. Speakers will receive a yellow light warning one (1) minute prior to the expiration of their presentation time. Speakers will receive a red light at the expiration of their time and shall be asked to end their comments. The Parliamentarian shall be responsible for noting the expiration of time limits, and the Chair shall be responsible for enforcing it. If the speaker represents a group of individuals in attendance at a particular meeting, there shall be a time limit of six (6) minutes. Members of a group in attendance shall forfeit their right to speak on the same topic. For purposes of this section, a "group" shall constitute ten (10) or more individuals. No speaker shall address the Board more than once during Citizens' Comments at any single Board meeting and citizens shall not donate their unused speaking time to another speaker. Notwithstanding the time limitations stated herein, the Chair may, at his or her discretion, allow any citizen to speak beyond the designated time limitation for a reasonable period of time in order to conclude his or her remarks.

8. There shall be no comment during Citizens' Comments on a matter for which a public hearing is scheduled during the same meeting.

9. There shall be no comment during Citizens' Comments on a matter which has already been the subject of a previous public hearing where no final vote has been taken by the Board.

10. Any issue raised by the public which the Board wishes to consider may be put on the agenda for the next Board meeting by a majority vote.

11. Public comment shall be germane to policies, affairs and services of the county government.

12. The above rules notwithstanding, members of the public may present written comments to the Board or to individual Board members at any time during the meeting. Such written comments shall be submitted through the Clerk and shall become a part of the record.

SEC. 4-2. CONSENT AGENDA

A. The Consent Agenda shall be introduced by a motion "to approve", and shall be considered by the Board as a single item.

B. Upon the request of any Board member, an item may be removed from the Consent Agenda for consideration after approval of the remaining items on the consent agenda.

SEC. 4-3. SPECIAL PRESENTATIONS

Special presentations shall be for the purpose of informing the Board of matters of public interest, as well as to provide the Board an opportunity to properly recognize individuals and organizations, either public or private, for the outstanding service or work they perform for or in Isle of Wight County. Any governmental agencies or entity, organization or individual wishing to present an item to the Board shall contact the County Administrator fourteen (14) days prior to the Board's regularly scheduled meeting to seek inclusion in the Board's agenda.

SEC. 4-4. CONDUCT OF MEETINGS

When two or more members of the Board wish to speak at the same time, the Chair shall name the one to speak. The Chair may call a brief recess at any time. The Chair may order the expulsion of a disorderly member of the public, subject to appeal to the full Board. The Chair may automatically adjourn, without benefit of any motion or debate, any meeting of the Board. All Board members shall maintain proper decorum when addressing any citizens and applicants that appear before the Board.

SEC. 4-5. FORM OF PETITIONS, ETC.

Every petition, communication or address to the Board shall be in respectful language and is encouraged to be in writing.

SEC. 4-6. MOTIONS

A. Members are required to obtain the floor before making motions or speaking, which they can do while seated.

B. Motions need not be seconded.

C. Informal discussion of a subject is permitted while no motion is pending.

D. An amended or substitute motion shall be allowed to any motion properly on the floor; it shall have precedence over an existing motion and may be discussed prior to being voted

on. If the amended or substitute motion fails, the former motion can then be voted upon. If the amended or substitute motion passes, the amended or substitute motion shall be deemed the main motion and shall stand as having been passed by such vote. If an amended or substitute motion fails, a second amended or substitute motion may be made. No more than two (2) amended or substitute motions may be made.

E. When a motion is under debate, no motion shall be received unless it be one to amend, substitute, commit or refer for study, postpone, call for the previous question, lay on the table, or to adjourn.

F. The Chair can speak in all discussion and can make motions and vote in the same fashion as all other members.

G. A motion to call for the question is in order and the right of every Board member to call when they feel discussion has been exhausted and or repeated, thus belaboring the business before the governing body A motion to call for the question requires a two-thirds majority vote of those present. The Chair shall not recognize a motion to call for the question until every Board member desiring to speak on the main motion has had such an opportunity.

H. When a vote upon any motion has been announced, it may be reconsidered on the motion of any member who voted with the prevailing side provided that such motion shall be made at the session of the Board at which it was decided. Such motion for reconsideration shall be decided by a majority of the votes of the members present. A member present at the meeting but temporarily absent during a vote may move for reconsideration.

I. Subject to applicable law, the Board may consider a motion to rescind at any time to address a matter or issue upon which a vote has been take, following such notice as may be required.

J. Should a decision be made to reconsider or rescind a land use decision, subject to notice and public hearings, as may be required by law, the Board may choose to act on such request without referring the matter to the Planning Commission for its consideration.

K. A motion to adjourn shall always be in order and supersedes all business before the Board.

SEC. 4-7. DECISIONS ON POINTS OF ORDER

The Chair, when presiding at a meeting of the Board, without vacating the chair, shall refer any point of order to the Parliamentarian. The Parliamentarian shall advise the Chair who shall then make a ruling on the point of order. A Board member may appeal the ruling of the Chair to the full Board which shall decide the matter by majority decision.

SEC. 4-8. SUSPENDING RULES

One or more of these By-Laws and Rules of Procedure may be temporarily suspended by a majority vote of the members present, or by unanimous consent.

SEC. 4-9. ROBERT'S RULES OF ORDER

The proceedings of the Board, except as otherwise provided in these By-Laws and Rules of Procedure and by applicable state law, shall be governed by *Robert's Rules of Order.*

ARTICLE V – PUBLIC HEARINGS

SEC. 5-1. PUBLIC HEARING AUTHORIZATION

The County Administrator, or his/her designee, shall be authorized to set public hearings for such regular meetings as are appropriate in order to effectuate the timely consideration of matters requiring Board consideration.

SEC. 5-2. FORMAT FOR PUBLIC HEARINGS

A. The following format shall be followed for all Public Hearings conducted before the Board:

1. The Chair will make a brief statement identifying the matter to be heard and verify that all legal notification requirements have been met.

2. The Chair will call upon the appropriate county staff member to present the item to be heard. Staff presentations should be concise.

3. The applicant may appear on his own behalf, or be represented by counsel or an agent. The applicant, or his counsel or agents, shall have a combined total of ten (10) minutes to speak to the application.

4. The Chair will open the floor to public comment, if any, after the applicant, or his counsel or agent, has spoken. Any private citizen may speak for or against the issue. The Clerk shall prepare a registration form for citizens to sign their name, address and/or election district of residence. The Chair shall call each speaker in the order that their name appears on the registration form. Each speaker shall clearly state his or her name, address and/or election district of residence for the record. Citizen comments are limited to four (4) minutes per citizen speaker. If the speaker represents a group of individuals in attendance at a particular meeting, there shall be a time limit of six (6) minutes. Members of a group shall forfeit their right to speak on the same topic. For purposes of this section, a "group" shall constitute ten (10) or more individuals. The applicant, or his counsel or agent, shall be given the opportunity for rebuttal, which shall last for no more than five (5) minutes. Notwithstanding the time limitations stated herein, the Chair may, at his or her discretion, allow any citizen to speak beyond the designated time limitation for a reasonable period of time in order to conclude his or her remarks.

5. A timer with a lighting system shall be used for keeping track of a Speaker's time. Speakers will receive a yellow light warning one (1) minute prior to the expiration of their presentation time. Speakers will receive a red light at the expiration of their time and will be asked to end their comments.

6. The Parliamentarian shall be responsible for noting the expiration of time limits, and the Chair shall be responsible for enforcing it.

7. Upon the conclusion of public comments or the applicant's rebuttal, the Chair shall close the public hearing.

B. When a public hearing shall have been closed by order of the Chair, no further public comments shall be received by the Board. However, any Board member may ask a question of any person who spoke during the public hearing after being recognized by the Chair to do so.

C. Following the close of the public hearing, the Chair may entertain a motion to dispose of the issue and the Board may debate the merits of the issue.

ARTICLE 6 – AGENDA

SEC. 6-1. PREPARATION

A. The Clerk shall prepare an agenda, at the direction of the County Administrator, for the regularly scheduled meetings conforming to the order of business specified in Section 4-1 entitled "Order of Business".

B. All items which are requested to be placed on the agenda which have not been submitted within the prescribed deadline, as set by the County Administrator, shall be placed on the next regular agenda for consideration.

C. Nothing herein shall prohibit the Board from adding or removing items to the agenda, provided that such a request is in the form of a motion, voted upon by a majority of the Board. Members must use discretion in requesting the addition of items to the agenda. It is considered desirable to have items listed on the published agenda.

SEC. 6-2. DELIVERY OF AGENDA

The Board agenda and related materials shall be received by each member of the Board and the County Attorney on the Friday before the scheduled regular meeting. The Clerk of the Board may request an adjustment to the delivery schedule due to special circumstances.

SEC. 6-3. COPIES

The Clerk shall prepare or cause to be prepared extra copies of the agenda and shall make the same available to the public and the press in the Office of the County Administrator and on the County website. The Clerk shall also have at least one hard copy available at each regular meeting.

SEC. 6-4. COMMENTS, QUERIES OF BOARD MEMBERS

Board members are to observe the following rules during the discussion of agenda items:

1. The Chair shall ensure that Board comments are constructive and contain no personal attacks of staff or other Board members.

2. The Chair shall keep discussion germane to the subject. Points of clarification shall be limited to questions only. The Chair shall rule other comments out of order.

3. Board members may address questions to the County Administrator or staff member presenting at the meeting. Staff members should be at the podium when addressing Board members' questions. All legal questions should be addressed to the County Attorney.

ARTICLE 7 – BOARD, AUTHORITIES, COMMISSIONS AND COMMITTEES

SEC. 7-1. APPOINTMENTS TO BOARDS, AUTHORITIES, COMMISSIONS & COMMITTEES

Members of all boards, authorities, commissions and committees shall be appointed by a majority of the Board after review of qualifications and discussion in Closed Meeting. Proposed appointments shall be voted upon under the Appointments section of the Agenda. Appointees' terms shall run in accordance with the applicable by-laws of such boards, authorities, commission or committees to which the appointee is appointed, unless a shorter term is specified by the Board. Subject to any state law provisions to the contrary, all appointees to boards, commissions and committees serve and may be removed, with or without cause, at the pleasure of the Board.

SEC. 7-2. ATTENDANCE

Members of any standing or ad hoc board, authority, committee or commission of the Board, or of any committee to which the Board appoints a member, shall be expected to attend every scheduled meeting of the body to which they have been appointed. It shall be the duty of the chair of any Board of Supervisors' appointed committee to annually report to the Board, but in no event later than the Board's regular meeting in March, the level of attendance of members for that particular body for the prior calendar year. Any member of an appointed body who fails to attend a minimum of seventy-five percent (75%) of the scheduled meetings of that particular body in any given calendar year may, at the discretion of the Board, be deemed to have forfeited his or her membership on that body. In the event that the Board determines that an appointee has forfeited his or her appointment pursuant to this section, the Clerk of the Board shall notify, in writing, the appointee of his or her removal from that body based upon his or her failure to attend there required percentage of scheduled meetings and shall thank the appointee for his or her service to the community. Upon the appointment of any appointee, the Clerk of the Board shall forward to the member a copy of this section.

SEC. 7-3. PLANNING COMMISSION MEMBERS ATTENDANCE

Notwithstanding the foregoing provision, a member of the Planning Commission may be removed from office by the Board without limitation in the event that the commission member is absent from any three (3) consecutive meetings of the commission, or is absent from any four (4) meetings of the commission within any twelve (12) month period. In either such event, a successor shall be appointed by the Board for the unexpired portion of the term of the member who has been removed.

SEC. 7-4. BY-LAWS AND RULES OF PROCEDURE OF BOARDS, AUTHORITIES, COMMISSIONS AND COMMITTEES

The By-Laws and Rules of Procedure of any board, authority, commission or committee not established by state law shall be submitted to the Board for approval prior to becoming effective.

SEC. 7-5. ROLE OF STANDING OR AD HOC BOARD COMMITTEES; DESIGNATED STANDING COMMITTEES; MEETING REQUIREMENTS

A. The role of any standing or ad hoc committee(s) of the Board, as they may be created from time to time, shall be to review and consider all matters properly placed before them by motion of the Board. After review and consideration of such matters, the standing or ad hoc committee shall provide the Board with its formal recommendation for action through such report as may be determined appropriate by the County Administrator in the Board's regular agenda as set forth herein.

B. The following standing committees are hereby created by the Board for the purposes stated:

1. Public Works – responsible for the review and recommendation of matters related trash/refuse, public buildings and fleet issues;

2. Community Development – responsible for the review and recommendation of matters related to economic development, planning and zoning, inspections and public utilities;

3. Parks, Recreation and Cultural – responsible for the review and recommendation of matters related to parks and recreation and cultural development;

4. Personnel – responsible for the review and recommendation of matters related to personnel policies and procedures, wages and benefits for public employees, oversight of the timely coordination of the County Administrator and County Attorney's performance reviews, participation in periodic review of recommendations related to the organizational structure of County departments, and participation in the review of recommendations regarding contracted services for the County;

5. Public Safety – responsible for the review and recommendation of matters related to law enforcement, fire and rescue and all support services related thereto;

6. Franklin Intergovernmental Relations – responsible for the review and recommendation of matters related to intergovernmental operations between Isle of Wight County the City of Franklin;

7. Smithfield Intergovernmental Relations – responsible for the review and recommendation of matters related to intergovernmental operations between Isle of Wight County and the Town of Smithfield;

8. Windsor Intergovernmental Relations – responsible for the review and recommendation of matters related to intergovernmental operations between Isle of Wight County and the Town of Windsor; and

9. Joint Tourism – responsible for the review and recommendation of matters related to the efforts of the jointly funded tourism office by Isle of Wight County and the Town of Smithfield.

ARTICLE 8 – GENERAL OPERATING POLICY

SEC. 8-1. ACTIONS BY INDIVIDUAL MEMBERS OF THE BOARD

It shall be the policy of the Board that no member(s) shall exert individual action or direct any county employee or initiate any action or assert their individual preference(s) in a manner that would require a county employee to perform any action contrary to the laws, ordinances or policies of Isle of Wight County or which would require the expenditure of public funds in any amount without the approval of the Board. Further, no member of the Board shall seek nor accept more favorable treatment from county officers or employees than would be given to other members of the Board, nor attempt to influence the decisions or recommendations of county appointees, officers or employees. Notwithstanding the foregoing, each Board member may, and is encouraged, to share information with county appointees, officers and employees and to promote a positive working environment for all employees.

SEC. 8-2. NUMBERING AND INDEXING OF RESOLUTIONS, ORDINANCES AND PROCLAMATIONS

It shall be the responsibility of the Clerk to number and index all resolutions, ordinances and proclamations of the Board. Resolutions and proclamations shall be numbered consecutively and use the last two digits of the calendar year. For example, for the first resolution in January, 2014, the resolution number would be shown as: Resolution No. 14-01.

SEC. 8-3. MINUTES OF THE BOARD

The minutes of the Board meeting shall reflect the official acts of the Board and names of the public commenting during public hearings and citizen comments, as well as a summary of the Board's proceedings at each meeting. They shall reflect the issues discussed and Board comments in summary form.

SEC. 8-4. AMENDING BY-LAWS

These by-laws may be amended with the concurrence of two-thirds (2/3) of the members present at any meeting subsequent to the introduction of a suggested by-laws amendment.

SEC. 8-6. ENACTMENT OF BY-LAWS AND RULES OF PROCEDURE

No later than December 1st of each year, the County Attorney shall deliver a copy of the most recently enacted By-Laws and Rules of Procedure to each member and member-elect of the Board, soliciting any proposed changes to the same. The County Attorney shall prepare proposed amendments based on any such Board comments as directed by passage of a motion and include them in the Agenda for consideration at the Organizational Meeting.

Adopted this 6th day of January, 2022.

Chair

Carey Mills-Storm, Clerk

Approved as to form:

Robert W. Jones, Jr., County Attorney

ISSUE:

Application of Courthouse Hwy Solar 1, LLC, Applicant, and Michael S. Doggett, Property Owner, for a Conditional Use Permit for a Major Utility Service, Specifically a 3 MW Utility-Scale Solar Energy Generation Facility, on Eighteen Acres Located at 16419 Courthouse Highway in the Rural Agricultural Conservation (RAC) Zoning District

BACKGROUND:

Courthouse Hwy Solar 1, LLC, applicant, and Michael S. Doggett, property owner, have submitted an application for a conditional use permit for a major utility service, specifically a 3 MW utility-scale solar energy generation facility, on eighteen acres located at 16419 Courthouse Highway with tax parcel number 39-01-017 in the Rural Agricultural Conservation (RAC) zoning district. The application includes a request to withdraw eighteen acres from the Courthouse Agricultural/Forestal District.

The project is sited on a parcel consisting of approximately 148 acres primarily consisting of pastures and agricultural fields. The property is in the RAC zoning district. Not all acreage comprising this parcel is proposed for the solar facility. The remaining 130.97 acres not proposed as part of the facility will continue to be used for agriculture.

On October 4, 2023, the Agricultural and Forestal District Advisory Committee held a public meeting to consider the withdrawal approximately eighteen acres of land from the Courthouse Agricultural/Forestal District. The Committee recommended approval of the request.

<u>Public Facility Impacts</u>:
There is some concern from the Virginia Department of Transportation (VDOT) with the ability of the existing secondary road infrastructure to support the construction traffic loads for projects of this nature.

Any roadway damage within the right-of-way which occurs after project construction begins will be documented and analyzed by both the applicant and VDOT. All costs for damage repairs will be paid by the applicant. The approved truck route will be monitored and enforced as a condition of approval, with permit revocation an option if violations occur.

In establishing the use, the enjoyment of neighboring properties may also be temporarily impacted by construction traffic and noise generation.

In order to ensure adequate provision of emergency services, the Fire/EMS Department has reviewed this application and has no concerns. The applicant has proposed to submit an Emergency Response Plan with the submission of the Preliminary Site Development Plan. The plan shall include a training program to be provided, at the discretion of the County, to County emergency responders with regard to safety for on-site emergency response. The applicant shall install Knox Box or other remote access technology at the facility access gates. The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility. A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site map, evacuation routes and muster points, emergency response chain of command, directions to the closest hospital, coordinates to closest designated life flight landing area, and other pertinent information associated with the facility during an emergency response.

Environmental Assessment:
The project lies within the in the County's Chesapeake Bay Preservation Area (CBPA) Overlay District. There are no impacts proposed to any wetlands, resource protection area or floodplain with this project.

Courthouse Hwy Solar retained Labella to prepare an Environmental Protected Resources Assessment for the project in November 2022. The project is situated within an existing hay field that will not require any deforestation which will not remove any potential habitat to the Northern Long-Eared, Little Brown and Tricolored bats. State agency responses to the submitted assessments have been attached to this staff report

Cultural Resources Assessment:
A Phase 1 Cultural Resources Survey of the project area was conducted by Hurt & Proffitt (H&P). This report was sent by the applicant to the Virginia Department of Historic Resources (VDHR) for their review and concurrence with the survey findings and recommendations. A letter from VDHR was provided with the application and is included as an attachment to this staff report. The letter was provided as technical assistance to assess potential impacts to historic properties.

The archaeological survey identified three previously unrecorded sites with nineteenth- and twentieth-century diagnostic materials, seven isolated post-colonial historic artifact loci, and two isolated pre-colonial Native American

artifacts. The isolated finds are not considered archaeological sites and are not eligible for listing in the Virginia Landmarks Register (VLR) or the National Register of Historic Places (NRHP). A phase II evaluation is necessary for DHR to provide a formal recommendation of eligibility for an archaeological site. Therefore, there is insufficient information to evaluate the eligibility of the three sites (44IW0397, 44IW0398, and 44IW0399) for listing in the VLR and NRHP. However, DHR concurs with the consultant's recommendation that the archaeological deposits within the area of potential effects (APE) do not appear to retain sufficient integrity to contribute significant information to the understanding of history. These deposits are unlikely to contribute to the overall eligibility of any of the identified archaeological sites. No additional archaeological investigations are recommended.

The architectural survey included one previously recorded resource and thirteen newly identified resources within the APE for the project. None of the newly identified resources are recommended to be eligible for National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR) listing. H&P recommends Wilson House (DHR ID # 046-0052) eligible for VLR/NRHP listing, and it is DHR's opinion that the resource is potentially eligible and further survey is needed to formally determine the eligibility status. DHR recommends an intensive level survey, although this is likely outside the scope of this project. H&P recommends no adverse impact to 046-0052 and DHR concurs.

Economic Impact Assessment:
The proposed project area is 18.23 acres consisting of 14.21 acres within the fenced area, 1.8 acres within landscape/buffer areas, and the remaining 2.22 acres as open and unfenced areas within an easement. The remaining 130 acres (88%) of the parcel will continue to be used for agricultural purposes.

Per the applicants analysis, the land is assessed at $334 per acre in Land Use with a tax rate of 0.85 per $100. The current taxes generated from the facility (18.23 acres) is around $51 to the County. The County currently receives approximately $51 per year in real estate taxes from the proposed facility area.

Staff sent the project's fiscal impact analysis to the Commissioner of Revenue for review. The Commissioner of Revenue stated that because of the wattage, the project will not be assessed by the State Corporation Commission. Instead, the assessment will be performed locally by the Commissioner of the Revenue.

The real estate tax estimate appears to be based on the entire parcel being subject to rollback taxes. Rollback taxes are assessed on property that is either rezoned or

has a change in use. The conditional use application is for 18.23 acres of land, and the rollback taxes will be assessed once construction on the project begins. Courthouse Hwy Solar will be assessed only for the 18.23 acres and not the entire 148.97 acres of the parcel. The study incorrectly estimates the one-time rollback taxes to be $2,700. Based on the 18.23 acres for the conditional use permit, the rollback taxes will be $238.12. Additionally, the study estimates the real estate taxes based on the $0.85 tax rate, which was in effect prior to July 1, 2023. The current tax rate has been reduced to $0.71, resulting in a reduction in revenue from $2,384.31 to $1,966.00 annually. The corrected tax will have a negative impact on the 2% per year increase in real estate taxes, as presented in their fiscal study, since the base year revenue will be lower than estimated. The County's July 1, 2023, general reassessment of real estate changed the assessment methodology for solar farm projects. The change resulted in the buffer area of the solar projects being assessed at $15,000 per acre and not $3,500 per acre. The entire area of the conditional use permit will be assessed at $15,000 per acre. The result is additional revenue from the buffer area.

In regard to personal property tax revenue projections, the Commissioner of Revenue stated the personal property revenue estimates on the solar equipment appear to be in line with the current assessment methodology and rates.

Viewshed Analysis:
A viewshed analysis of present-day conditions was provided by the applicant of various vantage points. Visual renderings were also provided showing proposed landscaping buffers. A conceptual-only landscape screening plan has been included with the proposed concept plan. A detailed landscape screening plan will be included with the Preliminary Site Development Plan and approved with the Final Site Plan. All proposed landscape screening will require a Landscape Surety Agreement between the property owner, applicant, and the County to ensure enforcement, and a Certificate of Occupancy for this use will not be issued until a final landscape installation inspection is conducted by staff. The surety will be held for two years to ensure viability of all plantings, and any plantings determined to be not viability must be replaced at the applicant’s expense. Both the agricultural-style fence and the Landscape Plan must be approved by the Zoning Administrator prior to final site plan approval.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Planning Commission recommended approval of the application with the conditions recommended by staff with a vote of six in favor and four against (6-4).

Staff recommends approval of the CUP and the Courthouse AFD withdraw request with the following conditions:

1. Topsoil shall be stockpiled on the site and shall be stored out of view from adjacent properties and public roads.
2. The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan.
3. The applicant will work directly with Isle of Wight County's Chamber of Commerce the Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process.
4. The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR.
5. A sign shall be installed at the entrance of the site with contact information for the facility.
6. A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site map, evacuation routes and Muster Points. Emergency Response Chain of Command, directions to the closest hospital, coordinates to closest designated life flight landing area, and other pertinent information associated with the facility during an emergency response.
7. Adherence to the proposed Transportation Plan shall be required for all facility traffic. Truck traffic shall be limited to only the routes shown in the transportation plan. No other local routes in Isle of Wight County may be used.
8. Excluding the bufferyards, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with moving and/or grazing.
9. Hours of operation for construction and post-construction operation shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. Saturdays from 7:00 a.m. to 5:00 p.m. No construction is to occur on Sundays by any party involved with the project.
10. As part of the site plan review, the Applicant shall provide documentation that the selected panels and all power-generating equipment onsite are "Tier 1" modules, as established by the most recent "PV Module Tier 1 List" issued by Bloomberg NEF or a similar third party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power-generating equipment initially installed and replaced on the site mut qualify, for

disposal purposes only, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g., TCLP).

11. The applicant shall implement a program for the collection of baseline data establishing pre-construction soil conditions for the production of row crops for the agricultural areas within the project area. The program shall establish the relevant characteristics of the topsoil. The baseline data shall be derived from field and laboratory testing of soil conditions, including depth, density and quality from representative locations. Laboratory testing shall be conducted by an accredited laboratory. Parameters for assessing soil quality may include the following: infiltration rate, bulk density, water holding capacity, pH, percent organic matter, cation exchange capacity, Phosphorous/Phosphate (P), Nitrogen (N), and Potassium/Potash (K). After 30 years of operation and again after 35 years of operation, soil conditions shall be determined for the same sampling locations using the same parameters and the results used to plan soil restoration activities. After equipment is removed as part of decommissioning, soil conditions shall be determined for the same sampling locations using the same parameters. Soil restoration activities shall be performed as necessary during operations or decommissioning to return soil conditions to at least baseline conditions. The County will be provided with data of soil conditions within 30 days after the receipt of results.

12. The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility.

ATTACHMENTS:

Description	Type	Upload Date
Narrative	Backup Material	10/17/2023
Application	Backup Material	10/17/2023
Visual Impact Analysis	Backup Material	10/17/2023
Economic Impact Analysis	Backup Material	10/17/2023
Transportation Plan	Backup Material	10/17/2023
Concept Plan	Backup Material	10/17/2023
Phase 1 Study	Backup Material	10/17/2023
Phase 1 Study	Backup Material	10/17/2023
VDHR Response	Backup Material	10/17/2023
Commissoner of Revenue Response	Backup Material	10/17/2023
Location Map	Backup Material	10/17/2023
Location Closeup Map	Backup Material	10/17/2023
Zoning Map	Backup Material	10/17/2023
Land Use Map	Backup Material	10/17/2023
PC Staff Report	Backup Material	11/6/2023
Ordinance	Ordinance	11/6/2023

EXECUTIVE SUMMARY

Courthouse Hwy Solar 1, LLC (Courthouse Hwy Solar) selected a Tax Parcel 39-01-017 on the lands now or formerly of Michael S. Doggett within Isle of Wight County's Rural Agricultural Conservation District as the ideal location for a 3-MW Solar System. The project is sited approximately 1.87 mile from a major transmission line, and on a parcel consisting of ±148 acres primarily consisting of pastures and agricultural fields. The property owner is proposing to diversify his land by allocating his worst performing farmland, approximately 18.23 acres, on the property for the proposed solar site while continuing to raise cattle and cultivate crops on the remaining ±130 acres of land.

Courthouse Hwy Solar retained a professional archaeological firm and an engineering firm to perform a due diligence review of the site and surrounding area for cultural resources, threaten and endangered species, and stream/wetlands delineation. The project area is not located within any mapped cultural resource areas per DHR's VCRIS. A field survey was performed and being coordinated with DHR for concurrence of eligibility/no effect. The project will not require any tree clearing, as a result will not impact any threatened and endangered species. A stream and wetland delineation was performed within the project area and no jurisdictional aquatic resources were identified.

Courthouse Hwy Solar is proposing to site the 3-MW Solar Facility within the northwest portion of the property, where the present landowner's poorest farmland is located. The site encompasses approximately 18.23 acres, which includes an existing electric line, that bisects the project area that will also serve as the interconnection point. The project area does not directly abut any residential property to the east, north or west. Ingress/Egress to the facility is proposed along Poorhouse Road (Rte 692), and for permitting purposes,the anticipated vehicle traffic generated from the project will be 1-2 vehicles per day, which is similar to a single-family home. Once the facility is operational, the average daily traffic should be reduced to periodic visits, equating to less than 1 ADT. The site will be designed to comply with the Virginia Code's Virginia Stormwater Management Program, including DEQ's additional guidance / recommendations pertaining to solar projects, where applicable.

A bisected (Utility ROW) perimeter fence containing approximately ±14.21 acres will encompass the solar panels and ancillary equipment and will be harmonious with the rural agricultural and historical character of the County. The height of the mounted solar panels and ancillary equipment is approximately 14ft and will not exceed the maximum 15 feet. The panels and all power generating equipment initially installed and replaced will qualify for disposal purposes as nonhazardous waste under applicable US EPA regulation using a Toxicity Characteristics Leaching Procedure or equivalent laboratory analysis. The power generated from the facility will interconnect into the existing 3-phase Dominion line bisecting the site, further reducing the project's footprint, and isolating the site to a single property.

The project's proposed landscaping will utilize best management practices in the design and execution of the County's landscaping and screening requirements. The site will bolster the existing vegetation present and provide screening around the site in accordance with the County's requirements. Based on the site's proximity to the public roadways, coupled with the County's landscape requirements, the site should blend with the abutting silvicultural properties.

The proposed Solar Facility will provide both direct/indirect benefits to the County and property owner by utilizing a portion of the landowners underperforming land to generate electricity that will interconnect to the local grid and diversify the property owner's income while increasing the tax revenue to the County as part of the Virginia Clean Economy Act. The project will provide additional job opportunities to the local community during construction, operation and maintenance, without bearing additional strain on the existing infrastructure and public utilities.

CONDITIONAL USE PERMIT APPLICATION

Courthouse Hwy Solar 1, LLC (applicant) is requesting the County to approve the following Conditional Use Permit Application (CUP) for a 3 MW Solar Facility, which is considered a Major Utility Service Utility Scale Solar Energy Facility per the County's definition. The project is approximately 23.33 acres consisting of 18.23 ac for the lease area, 14.21 ac for the fenced in solar facility, 3.29 ac for temporary construction area, and 1.81 ac access easement.

The 3 MW Solar Facility is located within Election District 3 and entirely on a Tax Parcel 39-01-017, which consists of approximately 148 acres and owned by Michael Doggett, and approximately 1.87 mile from a major transmission line. The property is a large irregular piece of land that abuts Courthouse Highway (US Rte 258) and Poorhouse Road (Rte 692) with an assigned physical address of 16419 Courthouse Highway. The parcel is located within the Rural Agricultural Conservation (RAC) zoning district and within the Courthouse Agricultural/Forestal District. A separate letter from Mr. Doggett (landowner) was submitted to the Agricultural / Forestal District Committee on July 18,2023 to remove the aforementioned 18.23 acres from the district, which should be conditioned on the CUP approval.

Access to the site is proposed along the previously established farm road, approximately 2,390 ft, across the parcel and intersects with Poorhouse Rd, approximately 2,355 ft from the intersection of Courthouse Highway and Poorhouse Road. A Land Use Permit will be obtained from VDOT after Site Plan approval for the entrance to the existing farm road. The farm road will be improved and stabilized in accordance with the County's Site Plan requirements and DEQ/Industry Standards to ensure safe ingress/egress throughout the life of the project. The access road will serve as a dual use for continued use of agricultural crops / livestock on the remaining 130 acres.

The following pages contain the Conditional Use Application and permit fee (Check No. 1723) in the amount of **$1,200.00** for the County's review. A list of the adjacent property owners is provided in **Appendix A** and records of our community outreach efforts regarding the project is in **Appendix B**.

ISLE OF WIGHT
COUNTY, VIRGINIA
DEPARTMENT OF PLANNING AND ZONING

APPLICATION FOR CONDITIONAL / SPECIAL USE PERMIT

This application should be used to petition for a permit for certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right, but which may, under the right set of circumstances and conditions be acceptable in certain specific locations. The following application requirements are consistent with the procedures set forth in Section 1-1017, *Conditional Uses,* and Section 1-1018, *Special Use Permits for Uses Not Provided For,* of the Isle of Wight County Zoning Ordinance, as amended.

A. APPLICATION FOR (CHECK ALL THAT APPLY):

☑ Conditional Use Permit (Are applicant proposed conditions attached?): ☐ Yes ☑ No

The proposed use or activity is listed as a conditional use in the RAC zoning district as per Section 4-2003(C) in Article IV of the Isle of Wight County Zoning Ordinance.

☐ Special Use Permit (Are applicant proposed conditions attached?): ☐ Yes ☐ No

Proposed Use or Activity: Proposed Major Utility Service - Utility Scale Solar Energy Facility for a 3MW Solar Facility.

B. PROJECT DESCRIPTION:

Project Name: Courthouse Highway - Isle of Wight - VA DG

Property Address (if any): 16419 COURTHOUSE HWY, SMITHFIELD

Election District: District 3

Comprehensive Plan Designation: Rural Agricultural Conservation

The use permit will apply to ~~28~~ 18 acres out of 148.97 total acres

Tax Parcel Identification # 39-01-017 Number of acres to be effected: ~~28~~ 18

Tax Parcel Identification # _____ Number of acres to be effected: _____

Tax Parcel Identification # _____ Number of acres to be effected: _____

Proposed Utilities (check all that apply): Public Water ☐ Private Well ☐

Public Sewer ☐ Private Septic ☐

The project will not support human habitation and water / sewer services are not required.

C. APPLICATION INFORMATION:

Applicant(s) Name(s): Courthouse Hwy Solar 1, LLC

Address: 55 Technology Dr. Suite 102

City, State, Zip Code: Lowell, MA 01851

Phone No.: 757-377-2405 Email: qwood@newleafenergy.com Fax No.:

Property Owner(s) Name(s): Michael S Doggett

Address: 11553 Central Hill Rd.

City, State, Zip Code: Windsor, VA 23487

Phone No.: Email: Fax No.:

Applicant Signature 3/14/2025 **Date**

Michael S Doggett 3-14-23

Owner Signature *if different* **Date**

NOTICE: THE ATTACHED CHECKLIST MUST BE COMPLETED, CERTIFIED, AND SUBMITTED OR THE APPLICATION WILL BE CONSIDERED INCOMPLETE.

Remit Application to: Isle of Wight County Central Permitting, 17140 Monument Circle, Suite 100
P. O. Box 80, Isle of Wight, Virginia 23397

FOR OFFICE USE ONLY:

Complete Application Received On: _____ Fees Paid: _____
Tax Query: ☐ Current ☐ Delinquent Distribution Date: _____
Posted/Date to Post: _____

AGENCIES REFERRALS:

☐ Department of Conservation & Recreation
☐ Economic Development
☐ Emergency Services
☐ General Services
☐ Environmental Planner
☐ Health Department
☐ Transportation Manager
☐ Commission of Revenue
☐ Other _____

☐ Inspections
☐ Sheriff's Office
☐ Town of Smithfield
☐ Town of Windsor
☐ VDOT
☐ Schools
☐ Budget & Finance
☐ County Attorney

Verified By: _____ Date: _____

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Courthouse Hwy Solar 1, LLC

Address 55 Technology Dr. Suite 102
Street

Lowell MA 01851
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
16419 Courthouse Highway, Smithfield VA	148.97 Acre Parcel Zoned Rural Agricultural Conservation

OTHER OWNERS OF AFFECTED REAL ESTATE
(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes ◯ No ◉
If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct, and true.

~~Applicant~~ Owner: Michael S Doggett — ~~Applicant~~ Owner: Michael S Doggett — Date: 3-14-23
Printed or Typed Name — Signature

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Christine M Cooper,
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 14 day of March, 20 23.

Christine M Cooper
Notary Public

My Commission Expires 08/31/2026

CHRISTINE M. COOPER
NOTARY PUBLIC
REG. #7585377
MY COMMISSION EXPIRES
AUG. 31, 2026
COMMONWEALTH OF VIRGINIA

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Courthouse Hwy Solar 1, LLC

Address 55 Technology Dr. Suite 102
Street

Lowell MA 01851
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
16419 Courthouse Highway, Smithfield VA	148.97 Acre Parcel Zoned Rural Agricultural Conservation

OTHER OWNERS OF AFFECTED REAL ESTATE
(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes ◯ No ◉
If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct, and true.

Applicant: Quentin T. Wood (Printed or Typed Name) Applicant: [signature] (Signature) Date: 3/14/2023

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Christine M Cooper,
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 14 day of March, 2023.

Christine M Cooper
Notary Public

My Commission Expires 08/31/2026

CHRISTINE M. COOPER NOTARY PUBLIC REG. #7585377 MY COMMISSION EXPIRES AUG. 31, 2026 COMMONWEALTH OF VIRGINIA

SUBMITTAL CHECKLIST FOR CONDITIONAL / SPECIAL USE PERMIT APPLICATIONS

In conjunction with Section 1-1017, *Conditional Uses*, and Section 1-1018, *Special Uses Permits for Uses Not Provided For*, of the Isle of Wight County Zoning Ordinance, as amended, the following information shall be submitted for a Conditional / Special Use Permit Application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for a Conditional / Special Use shall be certified as complete unless the following information is provided**. The required number of copies may be reduced with permission of the Zoning Administrator.**

- ☐ Application: Ten (10) copies of the original, executed application, one (1) digital copy of all application documents, and one (1) original executed application. Both the applicant(s) and the property owner(s) must have their signature(s) notarized on page 3 of the application.

- ☐ The appropriate fees have been submitted with the application. Checks should be made payable to: Treasurer, Isle of Wight County.

- ☐ Ten (10) copies of a statement of the reasons for seeking such permit and if applicable, a statement of conditions.

- ☐ Ten (10) copies of a narrative description of the property which shall include the Tax Parcel Identification

- ☐ Ten (10) copies of a concept plan of the property showing all existing and proposed physical improvements and such other information as is necessary to clearly indicate to the Planning Commission and Board of Supervisors that adequate provisions shall be made for compliance with all standards for that particular use and the extent of the property to be so used on a given parcel or parcels. Such document shall be drawn to scale and shall include the following information:
  - A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
  - Title of drawing
  - Date of drawing
  - Existing wood line
  - North arrow
  - Scale bar
  - Current zoning of parcel(s) to be rezoned, including tax map number(s) and owner(s)
  - Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
  - Street names including route number and width(s) of the right-of-way(s)
  - Ten (10) full size copies, with one (1) reduced 11-inch X 17-inch copy and a digital copy shall be submitted

- Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process to **review the application and prepare the staff reports for the Planning Commission and Board of Supervisors more effectively**.

☐ Ten (10) copies of such supplemental material as may be necessitated by the proposal itself or the district in which located or proposed to be located, and in accordance with Section 5-5000, *Supplementary Use Regulations,* of the Isle of Wight County Zoning Ordinance.

☐ A WQIA (Water Quality Impact Assessment) if located in the Chesapeake Bay Preservation Area.

☐ All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

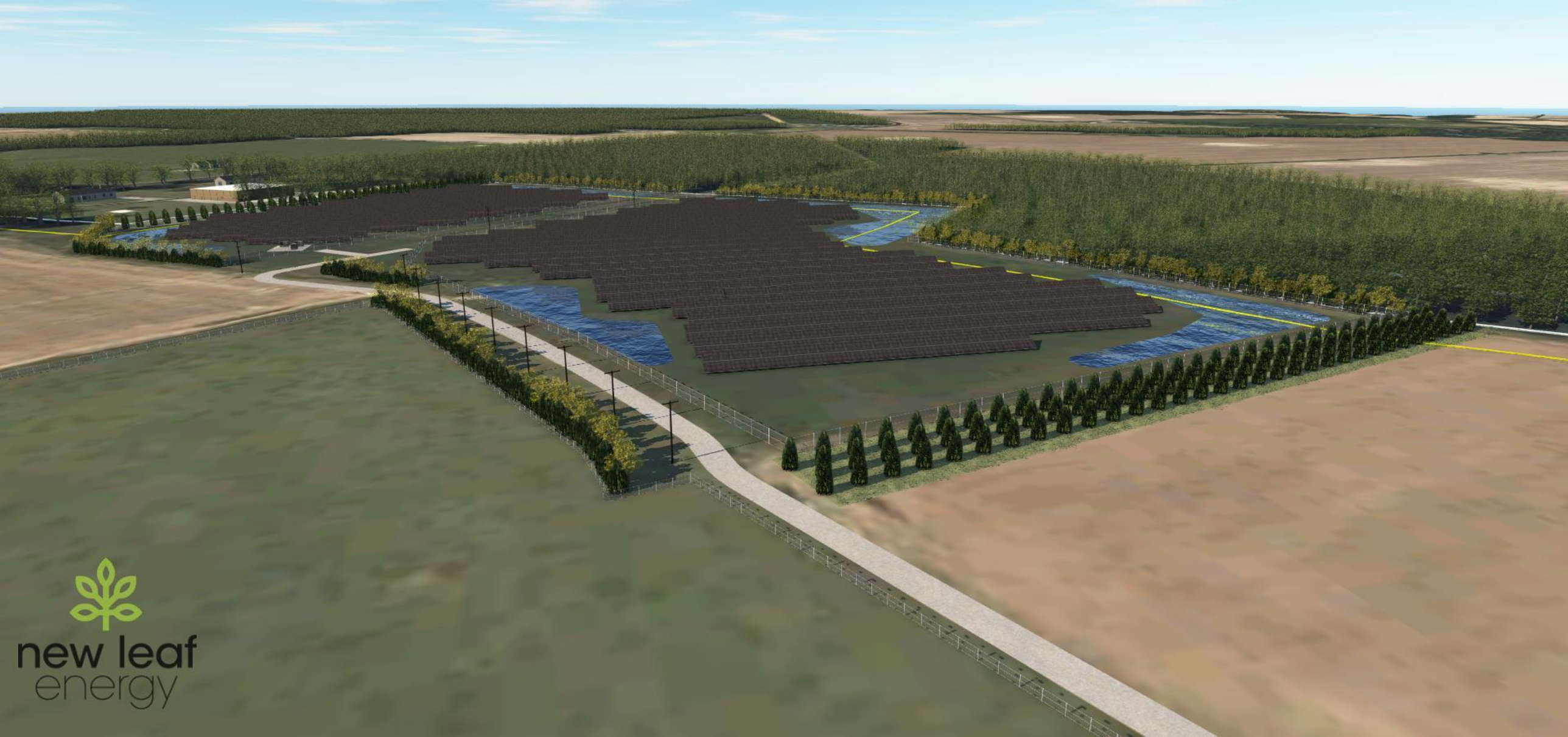
I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete and correct information available. I understand that any section not completed in its entirety may delay processing of this application and the date of the Planning Commission public hearing and that the submittal of a complete application does not guarantee the application will be placed on the next available Planning Commission agenda.

Quentin Wood
Printed or Typed Name

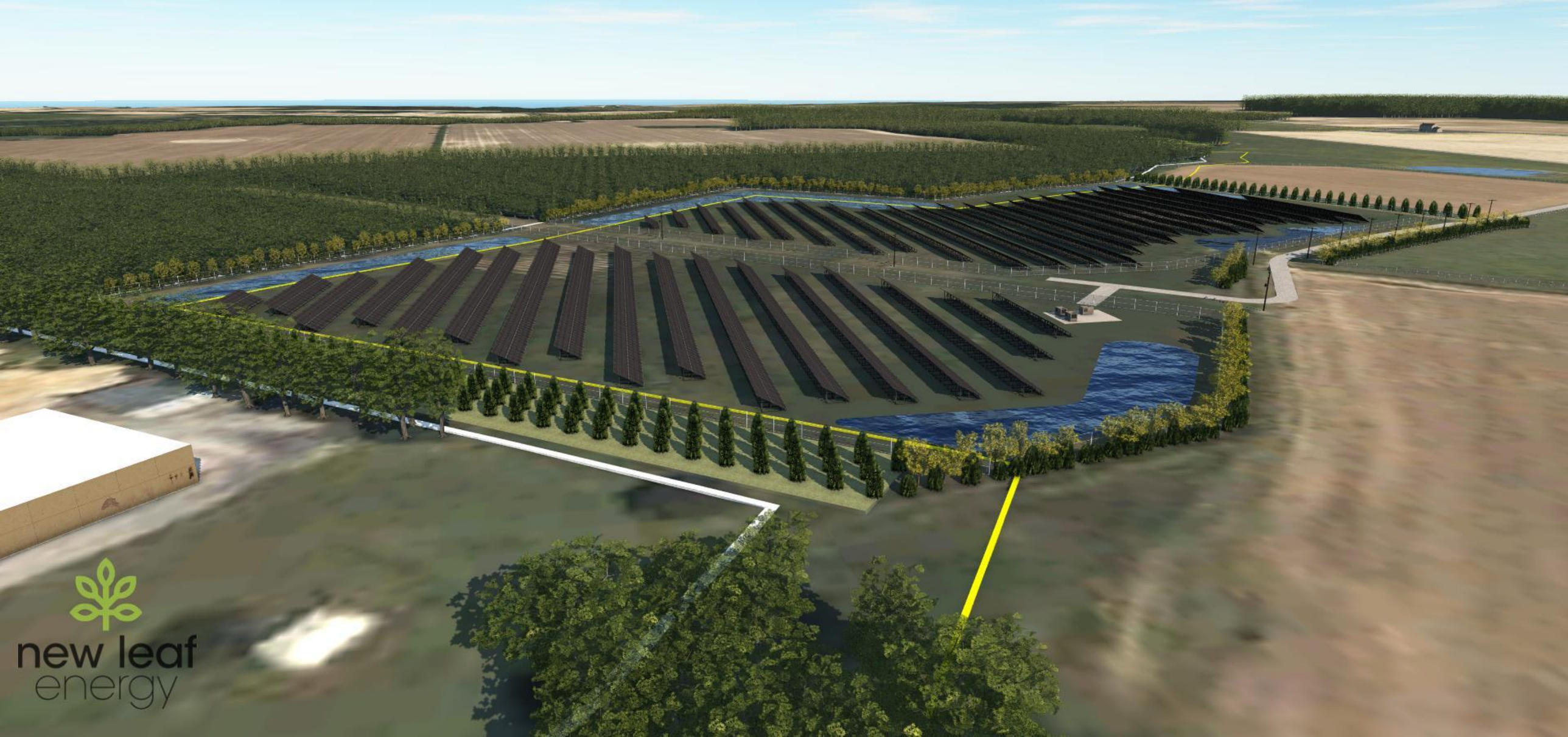
Signature

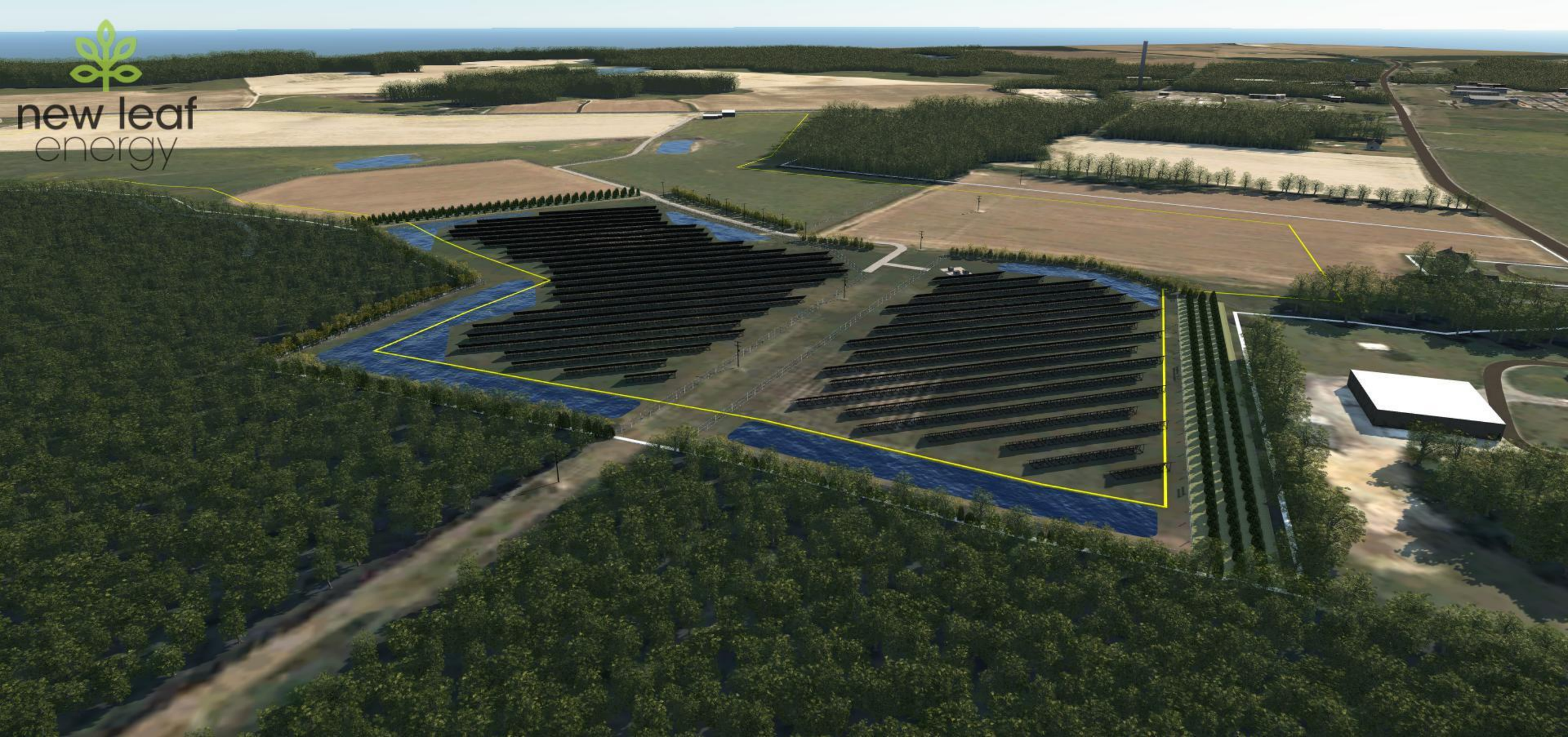
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Date


new leaf
energy


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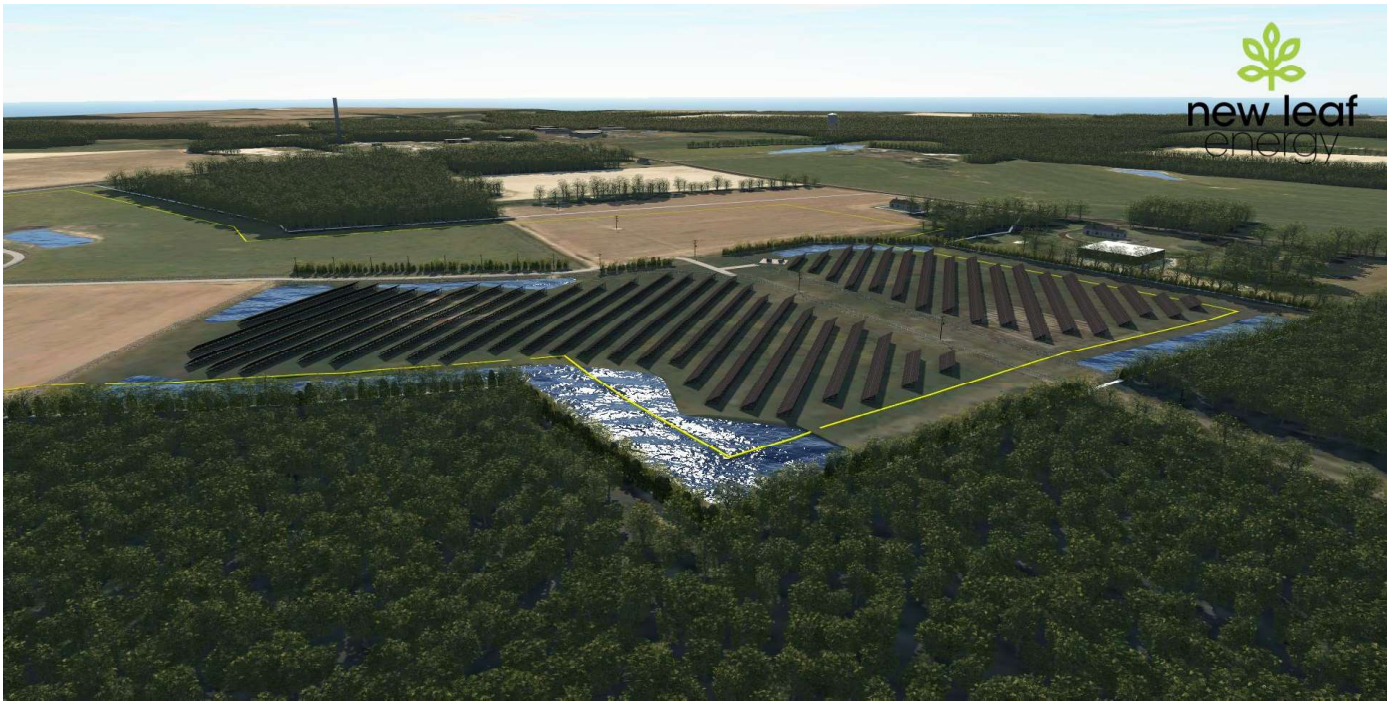

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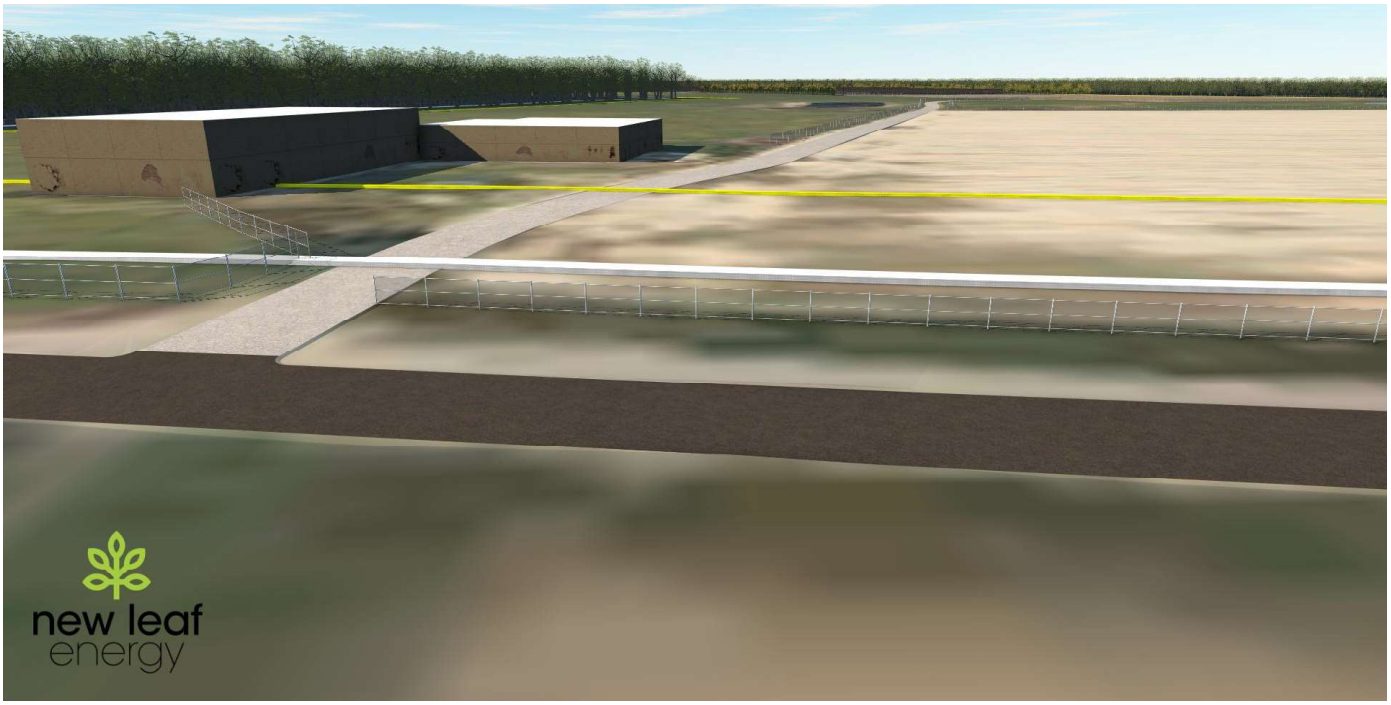

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Courthouse Highway Solar 1 – SW Facing County Facilities



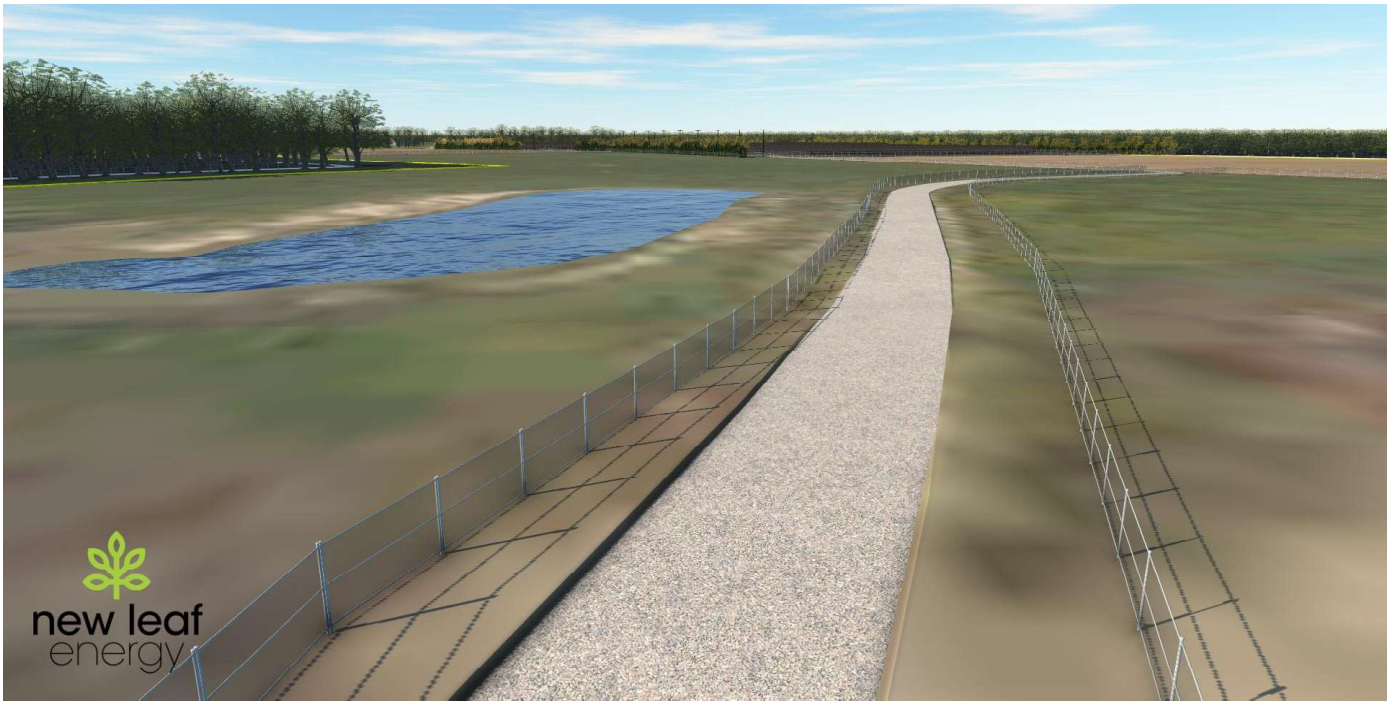
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Poorhouse Road – Site Access Road Entrance



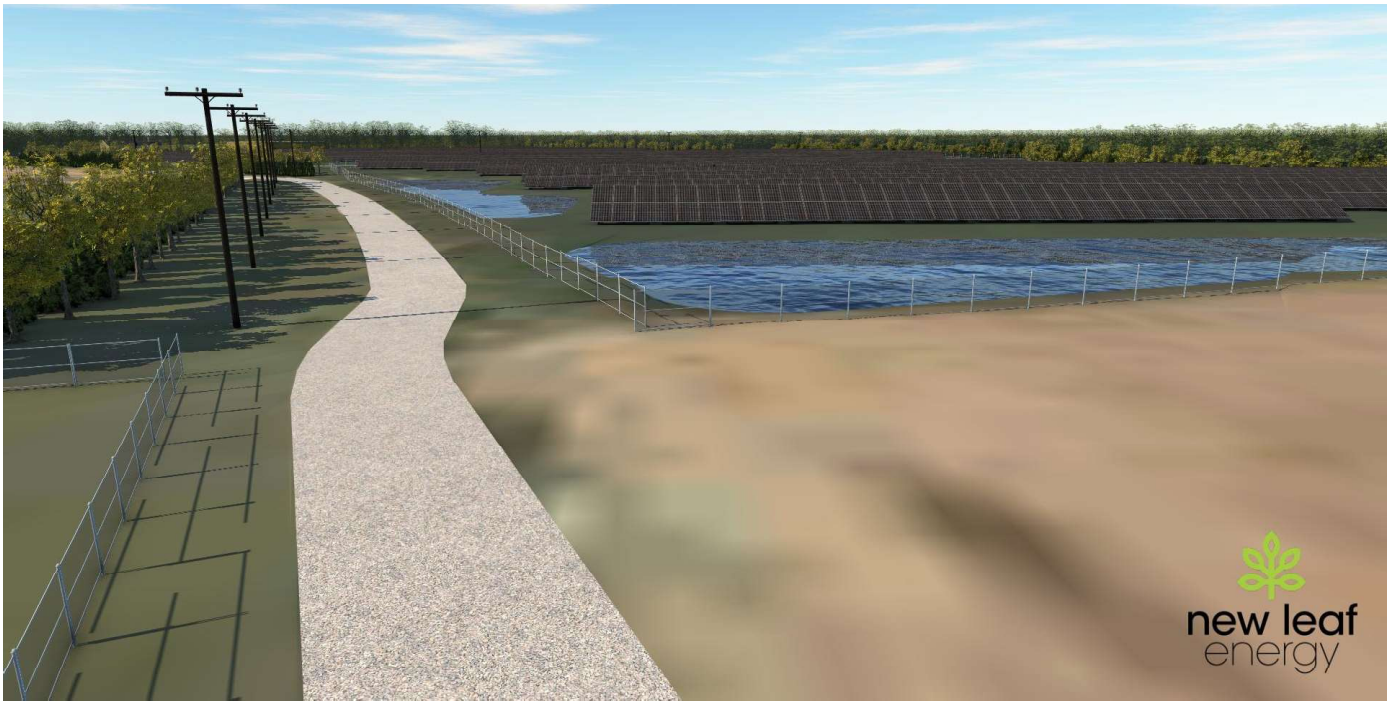
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Site Access – Approach Along Pasture/Watering Hole



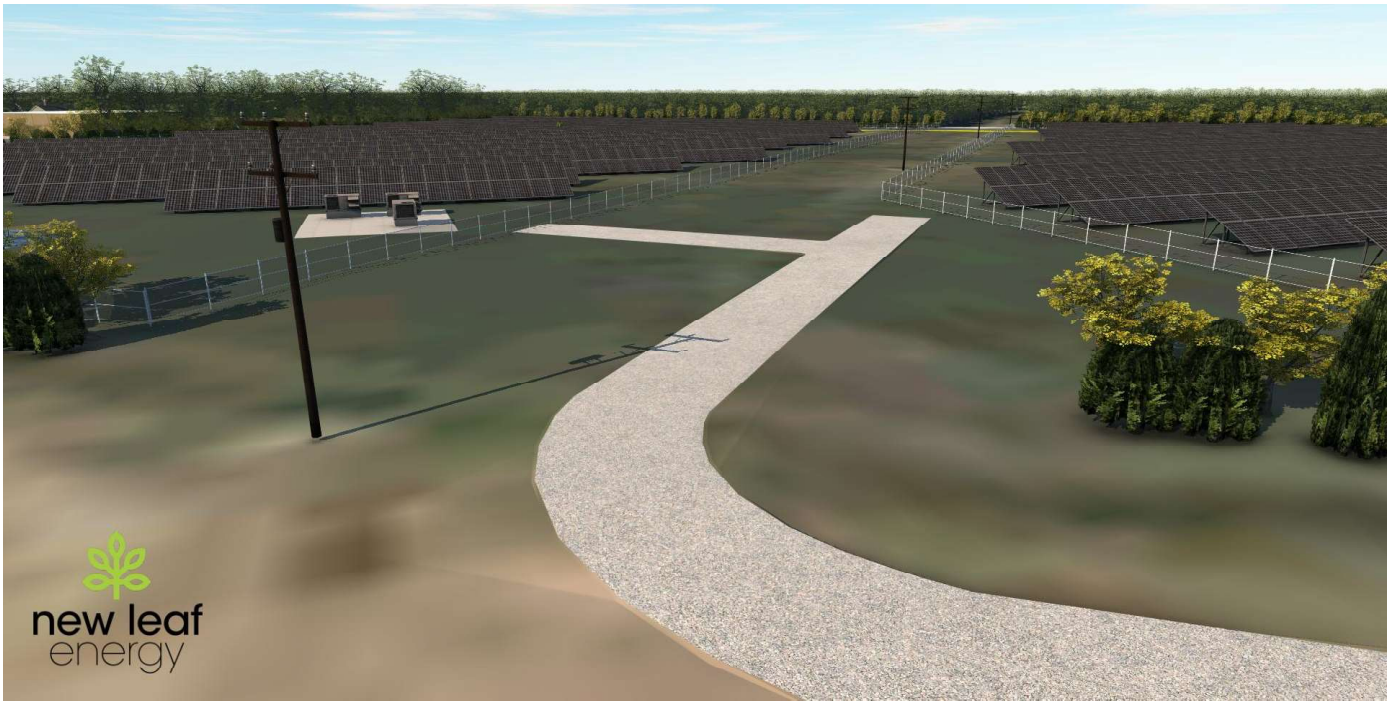
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Site Access – Approach Along Pasture/Pole Farm



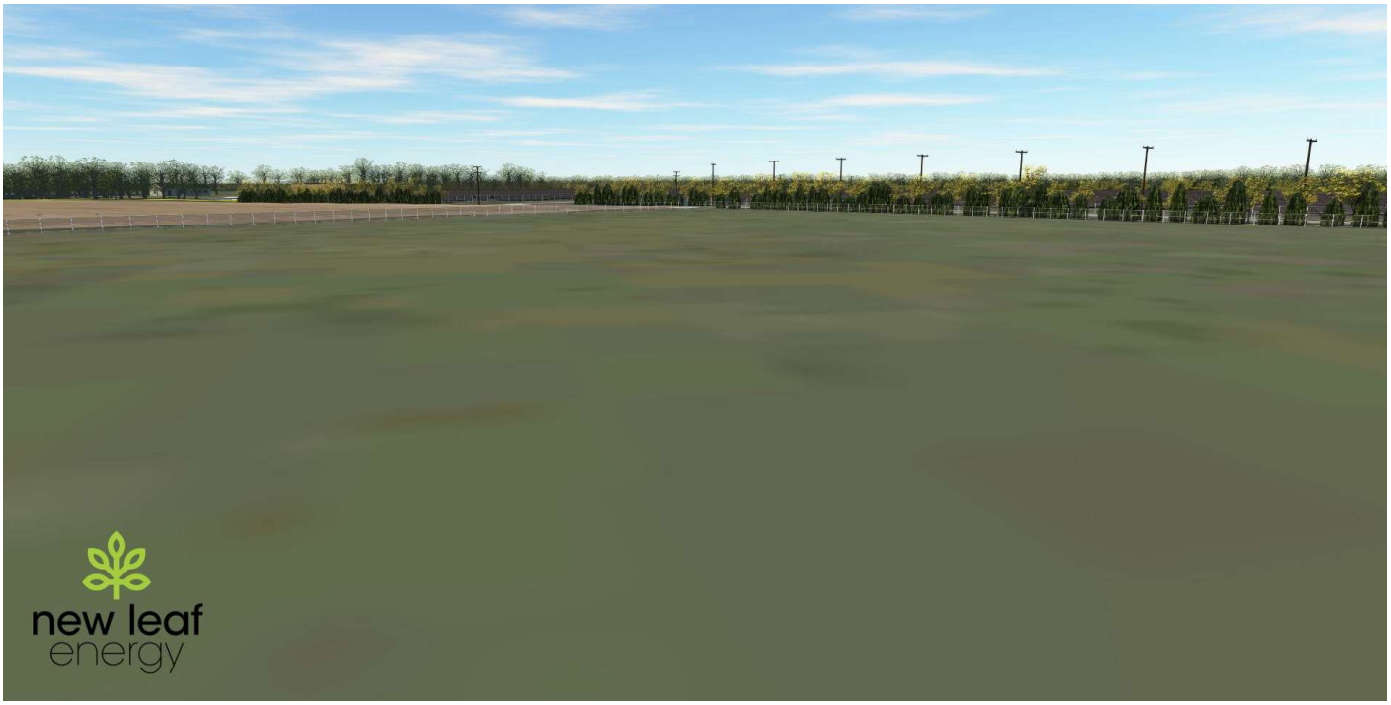
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Site Access – Solar Array Entrance Along Utility ROW



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Cattle Pasture – NE Facing Solar Array/Pole Farm



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County Communications Tower – NE Facing Solar Array



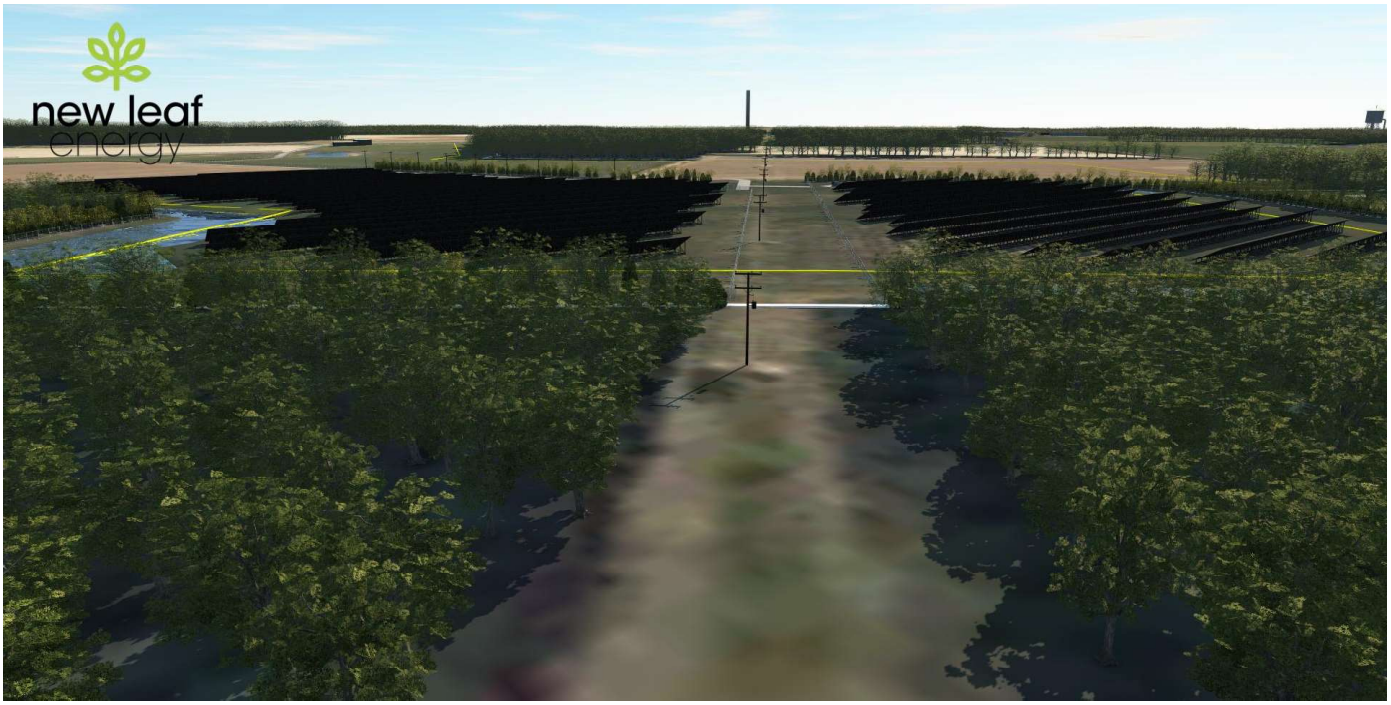
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County Water Tower – SE Facing Solar Array



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Utility ROW – SW Facing County Communications Tower



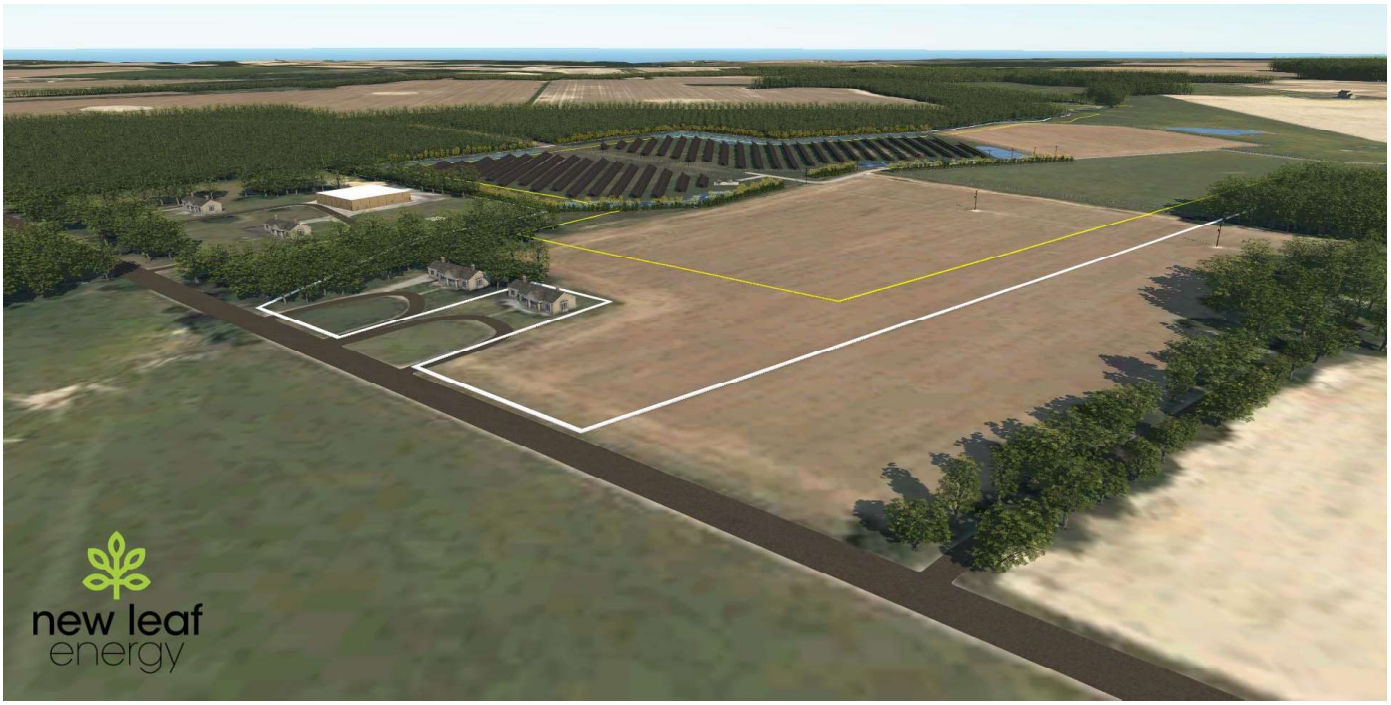
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Courthouse Highway – SE Facing Solar Array & Comms Tower



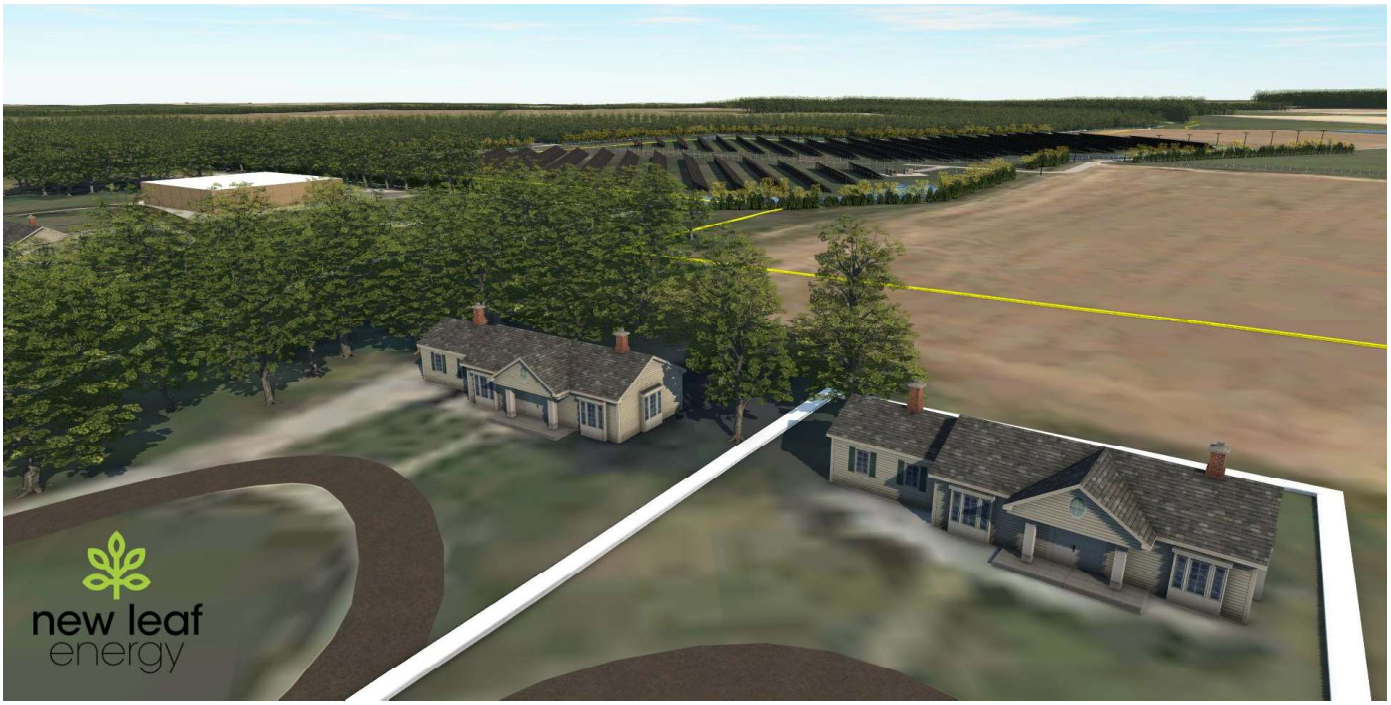
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Courthouse Highway - Aerial



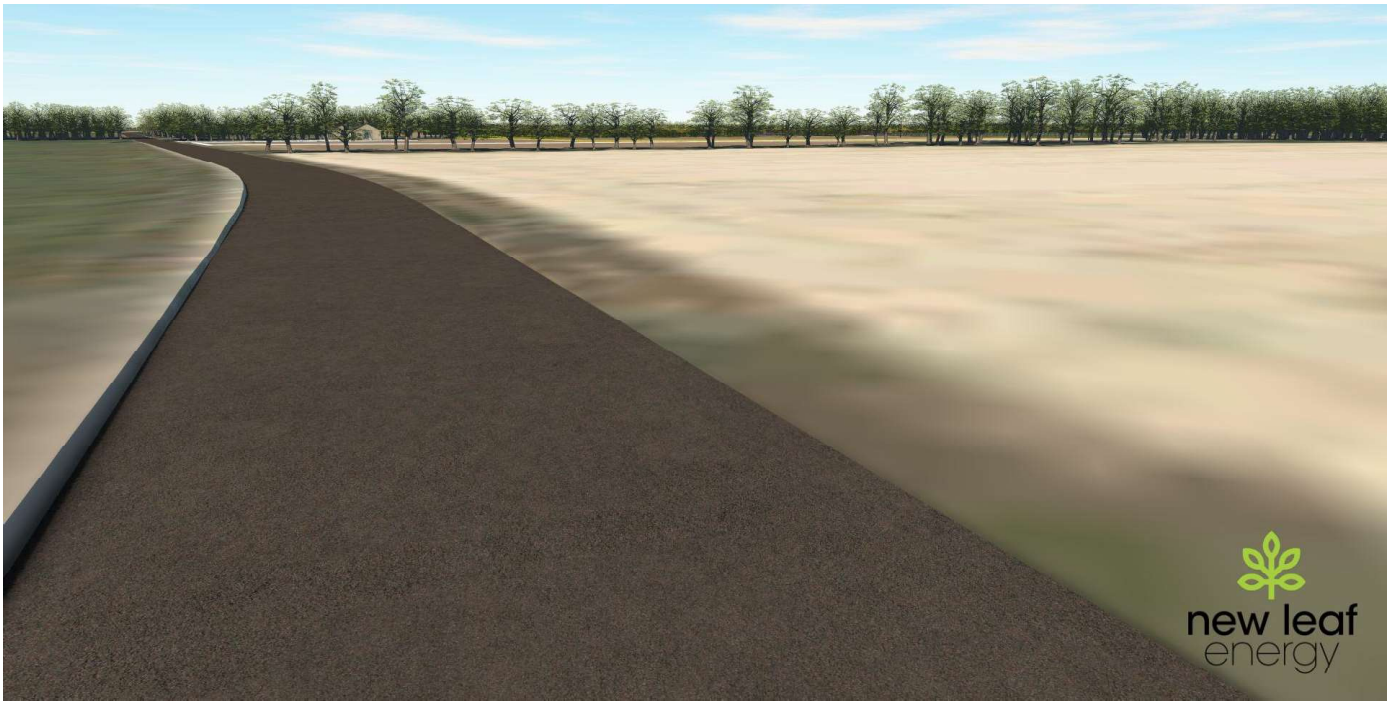
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Courthouse Highway – Residence Aerial



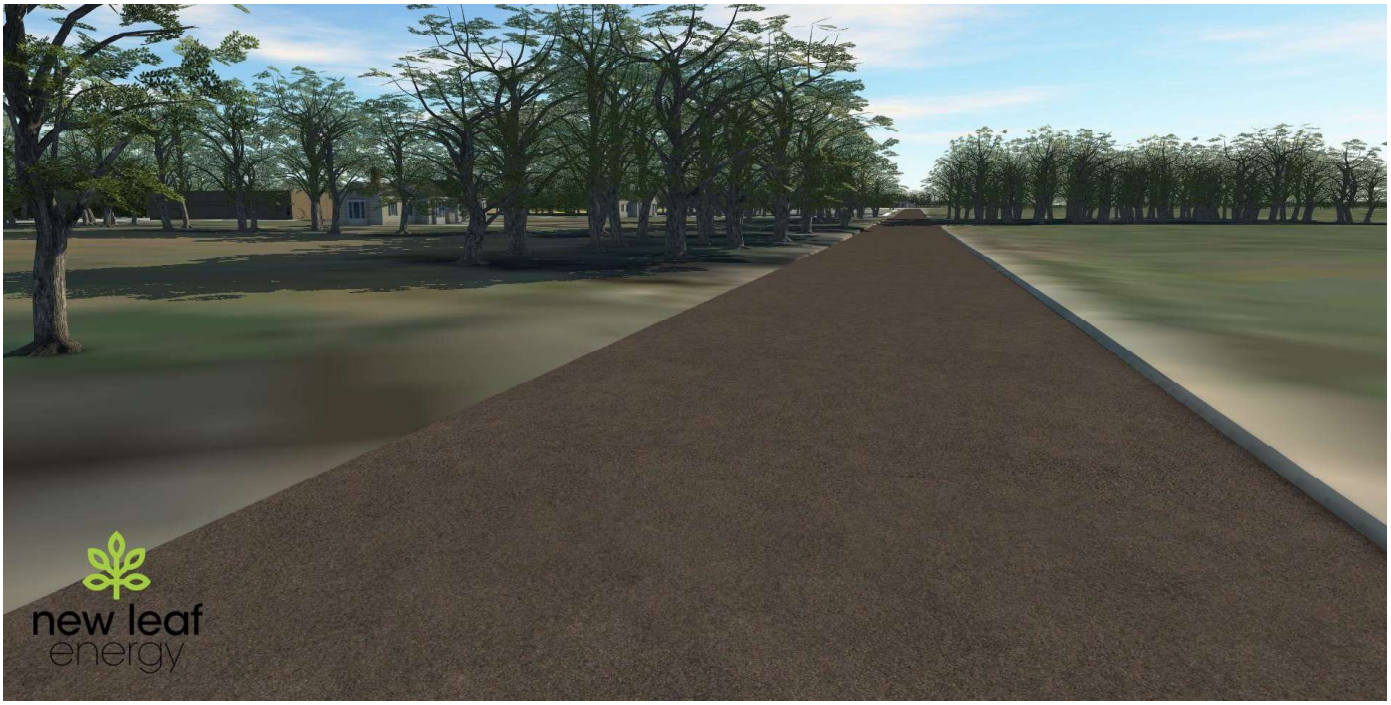
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Courthouse Highway – Traveling NE Facing Solar Array



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Courthouse Highway – Taveling SW



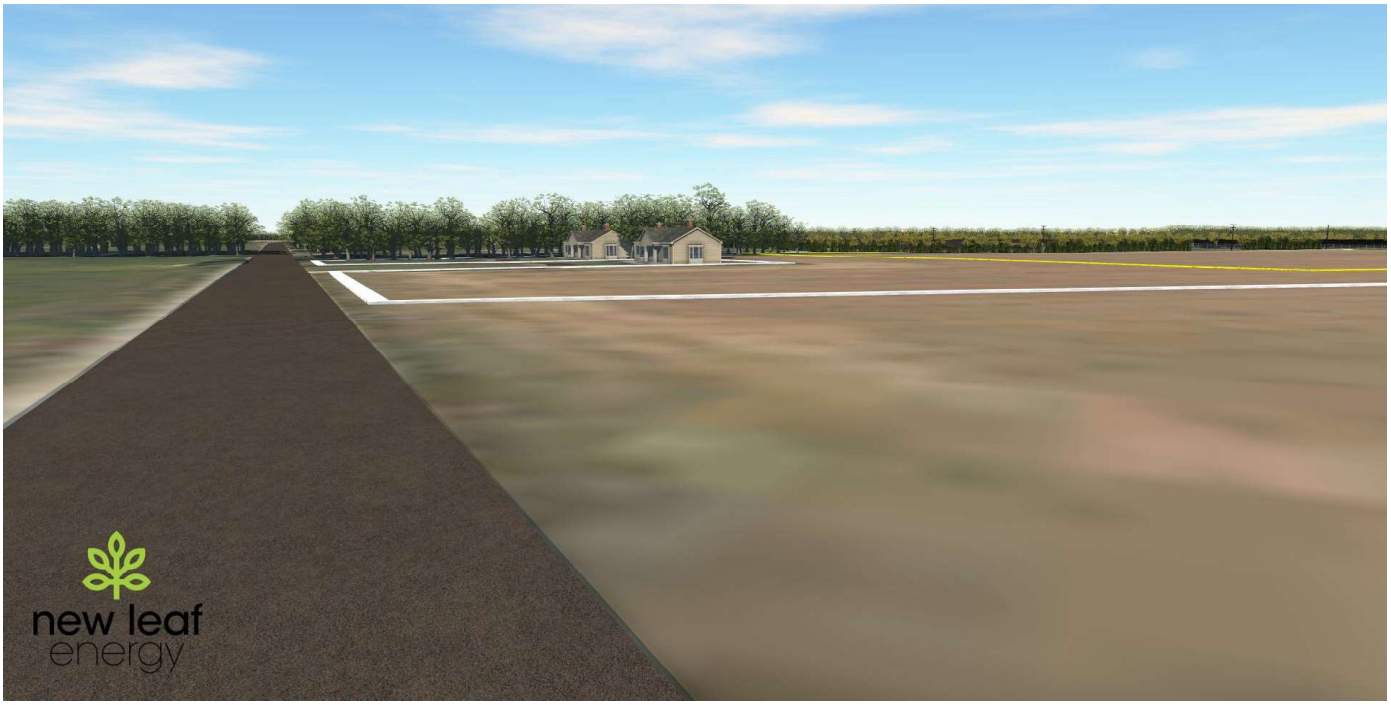
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Courthouse Highway – East Facing towards Solar Array



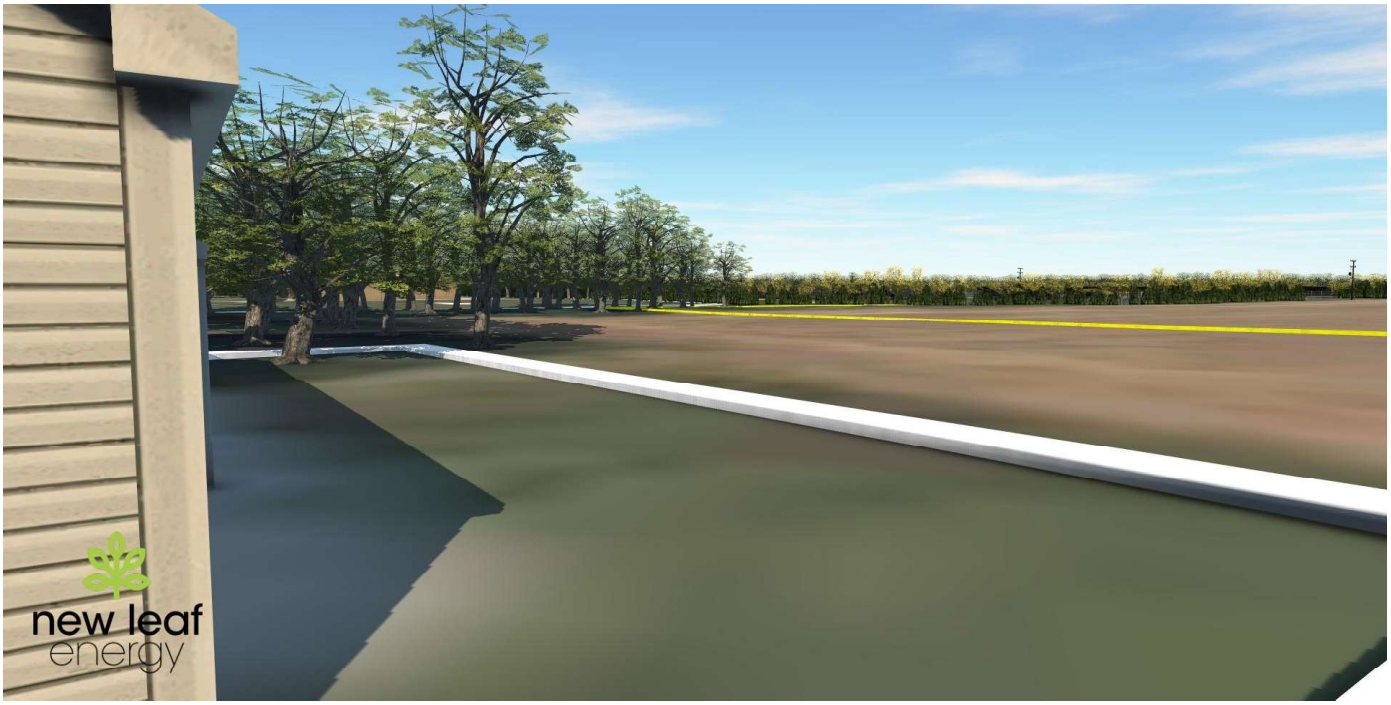
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Courthouse Highway – NE Facing Solar Array



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Couthouse Highway – NE Facing Solar Array



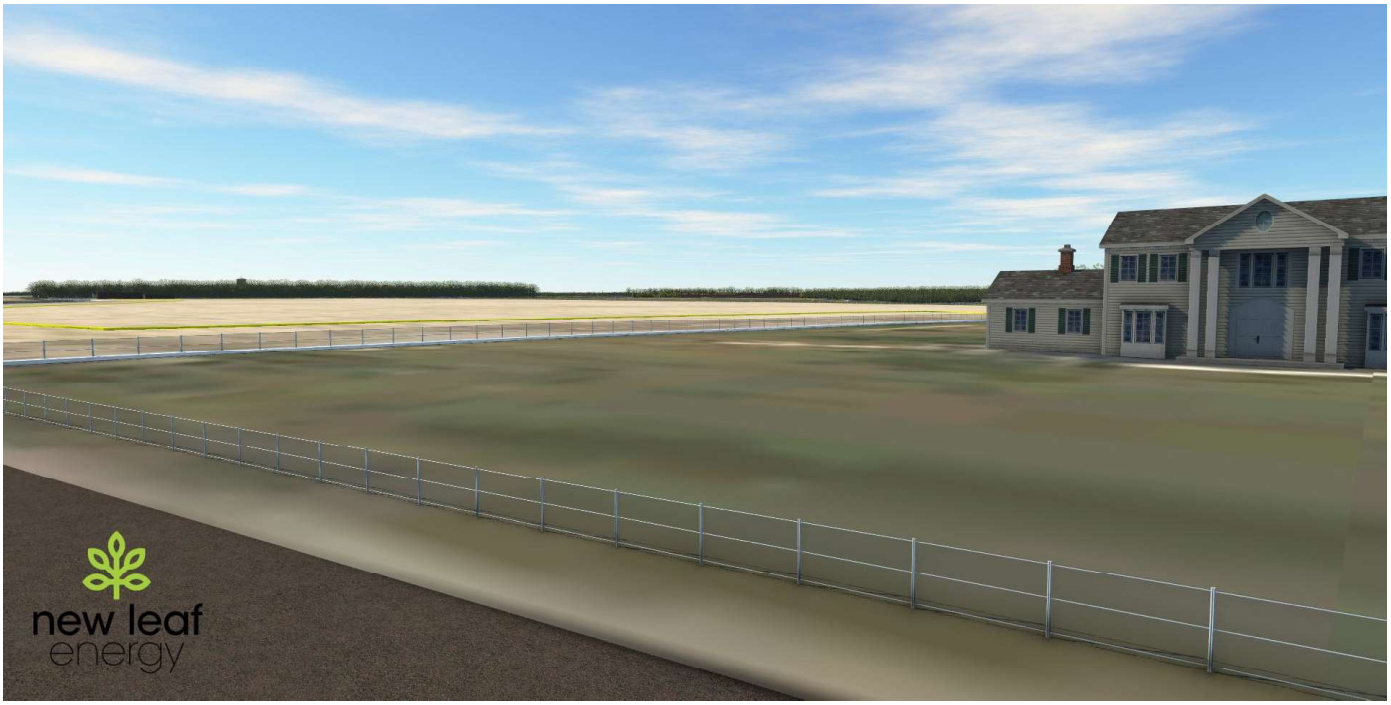
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Poorhouse Road – North Facing Residence Arial



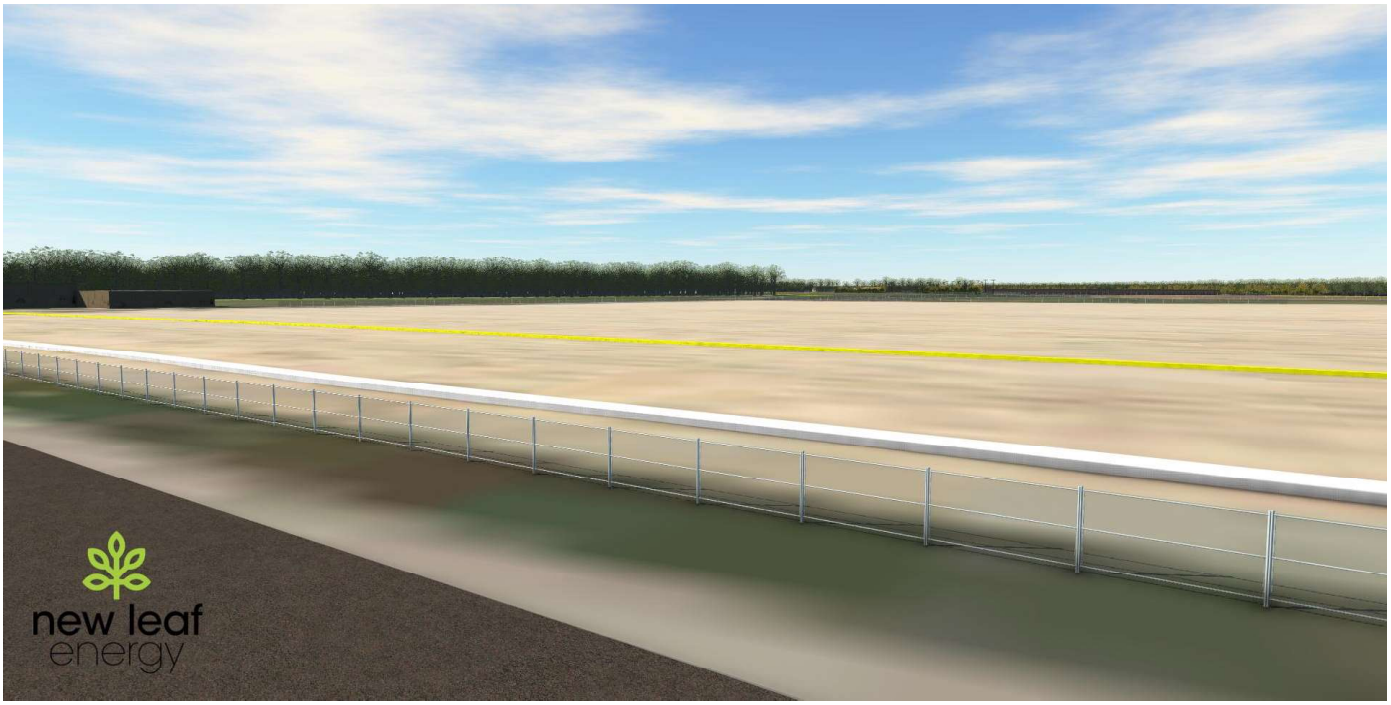
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Poorhouse Road – North Facing Solar Array from Residence



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Poorhouse Road – North Facing Solar Array



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Construction Operations
Article V, Sec. 5-5003 M-4,a,iv

Courthouse Hwy Solar will coordinate with the School District and County Offices to arrange deliveries and typical start/end times around the bus route and County's workday to minimize the potential for congestion along Poorhouse Road. Our anticipated hours of operation for construction and post-construction shall be limited to Monday through Friday 7:00am to 6:00pm and Saturdays from 7:00am to 5:00 pm. No construction is to occur on Sundays. In addition, Courthouse Hwy Solar will coordinate with VDOT regarding proper Work Area Protection Plan where the site accesses Poorhouse Road. All construction traffic/deliveries will be limited to Poorhouse Road via Courthouse Highway and will not use Bob White Road, nor any other route. Refer to map at top of page.

The construction of the facility is estimated to take 6-9 months. Upon completing construction of the site, field inspections will continue until the site is fully vegetated and the permits are closed out. During this time, weekly/rain events inspections are expected and occasionally landscaping equipment may be needed to repair/reseed areas around the facility, as needed.

Economic Impact Analysis
Article V, Sec. 5-5003 M-4,a,v

Current Economics:

The Doggett family has farmed the subject property 16419 Courthouse Hwy (Parcel 39-01-017) for 60 years. The property is part of the Courthouse Agricultural/Forestal District, and is farmed by the property owner, Michael Doggett, for corn, soybeans, and raising cattle. The entire layout of this proposed solar array was determined by the landowner to utilize his least productive land to generate supplement income. The proposed project area is 18.23 acres (ac) consisting of 14.21 acres within the fenced area, 1.8 acres within landscape/buffer areas, and the remaining 2.22 acres as open and unfenced areas within the easement. The remaining 130 acres (88%) of the parcel will continue to be used for agricultural purposes. This project area currently generates about 50 bales of hay per year and employs three people, including the landowner. These three folks will continue working on the land even if the solar project is built.

Courthouse Hwy Solar contacted the County in March of 2023, near the time of initial application to determine the property taxes, and with the property enrolled within the Agricultural / Forestal District. The land is assessed at $334 per acre in Land Use with a tax rate of 0.85 per $100. The current taxes generated from the facility (18.23 acres) is around $51 to the County. See **Appendix D** for email from County Commissioner of Revenue regarding property value assessment based on current and future landuse.

Projected Economics:

The proposed project will provide an economic and fiscal contribution to the County and community. The proposed project will stimulate the local economy during construction, provide long-term jobs during operation of the facility, provide the County with increased real estate and personal property tax, and improve the resiliency of the local grid.

During construction of the project we anticipate 30 to 40 construction workers for approximately 6 months. While the project is under construction, the local economy should see increased spending as the workers travel to/from the worksite and eat locally, and some may require lodging. In addition to increased spending by the construction workers, various construction materials should be sourced locally. While it is difficult to estimate the amount of money that will be spent locally during construction, the total amount of money spent as part of the construction of the project is likely greater when comparing to the current conditions of three employees who maintain the land.

When the project transitions from construction to operation, the project will require two to four long term jobs associated with the operation and maintenance of the facility and landscaping of the surrounding areas. During the operation of the facility, the employees with continue to contribute to the local economy from meals to miscellaneous supplies/tools, and the County will see increase real estate and personal property tax. Similar to the construction phase, since the project will not eliminate any jobs and create additional jobs to the local area, the project will only increase both economic and fiscal contribution to the county and local community.

The County will also benefit fiscally from the project. The County currently receives approximately $51 per year in real estate taxes from the facility area. Once the project is approved, the land will be removed from the Agricultural and Forest District the assessed value for the land will change from $334/acre to $3,000/acre, and the rollback taxes will be calculated based on this value change. The county will receive approximately $2,700 as part of the rollback taxes.

Once the project is under construction, the solar project will be subject to real estate taxes and personal property taxes each year until the project is decommissioned, which is anticipated for 40 years. The project will be assessed for real estate tax at $15,000/acre each year and will continue till the project is decommissioned for an estimated total of $146,717. The project will also be assessed for personal property tax using M&T stepdown, generating an estimated total of $274,085 over the project lifetime. The project will generate approximately $429,090 in taxes total over the 40 year period. Please refer to Table 1. Increased Tax Revenue and the Courthouse Hwy Taxes spreadsheet in **Appendix D** for a breakdown of the taxes over the 40-year period.

Table 1. Increased Tax Revenue	Real Estate Tax							Personal Property Tax		Total 40 Year Revenue
	Assessment Rate per acre (Land)	Assessment Rate per acre (Solar)	Assessment Rate per linear foot (Fencing)	Year 1 Assessed Value (Acres * Assessment Rate)	Tax rate	Annual Real Property Tax	Rollback Tax	Tax over 40 years	Notes	
Current	$334.00	*$0.00*	*$0.00*	$6,012.00	$0.85/$100	$51.10	*$0.00*	*$0.00*	*n/a*	$3,081
Courthouse Hwy Solar 1, LLC	$3,000.00	$15,000.00	$15	$285,545.00	$0.85/$100	$2,522	$2,700	$274,085	Follows § 58.1-2606.1for M&T tax stepdown (See Appendix D for calculations)	$429,090
									Increase in Taxes	**$426,009**

Courthouse Hwy Solar retained CohnReznick LLP to perform an Adjacent Property Value Impact Report, which determined whether proximity to a renewable energy use (solar farm) has an impact to adjacent property values. The firm prepared two separate reports, both included within **Appendix D**. The addendeum report is solely focused on this project, which cannot be understood without reviewing the primary report first. The firm concluded that the solar facility would not have a negative impact on adjacent property values.

Aside from the fiscal and economic benefits from the project when compared to its current economics. This solar project will generate clean energy that will go directly into the local utility grid. Any neighbors or local businesses connected on the same circuit could feasibly be pulling this clean energy. In addition, we will be required to make utility upgrades along the circuit, improving the resiliency of the local grid and reducing likelihood of brownouts for community members.

Environmental Resource Impact Analysis
Article V, Sec. 5-5003 M-4,a,vi

Aquatic Resources:

The project is located within FEMA's Firm Map Panel 51093C0150E Zone X and is primarily located within the Western Branch Reservoir with a portion being within Cypress Creek. Both watersheds eventually flow into the James River Basin, which are part of the Chesapeake Bay Watershed.

Enclosed within **Appendix E** is a copy of the Wetland and Stream Delineation Report conducted and prepared by Labella Associates, D.P.C. to perform a wetland and stream delineation of the project area to identify aquatic resources. Labella conducted their field investigation in October 2022 and March 2023. Labella staff identified a non-jurisdictional Pond and one 0.22-acre Palustrine Emergent (PEM) Wetland, currently assumed to be non-jurisdictional based on the new Waters of the US definition. The PEM wetland is situated within an existing drainage ditch that is adjacent to an existing field road, south of the fenced area. The wetland / ditch drains off in a general west/northwesterly direction, whose hydrologic regime is driven by drainage and precipitation. The wetland is not connected to a

APPENDIX D

PROJECT'S PROJECTED TAXES

COURTHOUSE HWY - ISLE OF WIGHT - VA DG

System Metrics

System size	3	MWac
System size	3,586,800	W dc (estimate)
Fenced acres	14.8	acres
Buffer/Easement acres	3.2	acres

Increase in Land Taxes

Total acres	148.97	acres
Current Land tax assessment (Land Use)	$334	per acre
Future Land tax assessment (Buffer area)	$3,500	per acre
Increase in Land Taxes (Buffer area)	**$86.12**	**increases annually**

Real Estate Tax

Ag Rollback Estimate	$2,700	estimate
Commercial Land Assessment	$15,000	per acre
Fencing assessment	$15	per linear ft
Fencing - linear feet	4,230	linear ft
County tax rate	0.85	per $100
Increase in Real Estate Tax - County	$2,384.31	annually
One time Rollback	$2,700.00	one-time
Increase in Total RE tax	**$5,084.31**	**Year 1**

Personal Property Tax

DC Size (Watt)	3,586,800.00	
EPC Cost ($/W)	1.55	
Cost Basis	$5,559,540.00	
Depreciation Rate	40%	of build cost
Assessed Value	$2,223,816.00	
Year 1 to 5 (80% exemption)	**$3,780.49**	
Year 6 to 10 (70% exemption)	**$5,670.73**	
Year 11+ (60% exemption)	**$7,560.97**	

2% Esc.

Years	Increase in Land Taxes on Buffer area	Increase in Real Estate Tax (on solar project)	Personal Property Tax (on solar project)	Total Annual Increase in Taxes	Cumulative Increase in Taxes
1	$86.12	$5,084.31	$3,780.49	$8,950.91	$8,950.91
2	$87.84	$2,431.99	$3,780.49	$6,300.32	$15,251.23
3	$89.59	$2,480.63	$3,780.49	$6,350.72	$21,601.94
4	$91.39	$2,530.25	$3,780.49	$6,402.12	$28,004.06
5	$93.21	$2,580.85	$3,780.49	$6,454.55	$34,458.62
6	$95.08	$2,632.47	$5,670.73	$8,398.28	$42,856.89
7	$96.98	$2,685.12	$5,670.73	$8,452.83	$51,309.72
8	$98.92	$2,738.82	$5,670.73	$8,508.47	$59,818.19
9	$100.90	$2,793.60	$5,670.73	$8,565.23	$68,383.42
10	$102.92	$2,849.47	$5,670.73	$8,623.11	$77,006.53
11	$104.97	$2,906.46	$7,560.97	$10,572.41	$87,578.94
12	$107.07	$2,964.59	$7,560.97	$10,632.63	$98,211.57
13	$109.21	$3,023.88	$7,560.97	$10,694.07	$108,905.64
14	$111.40	$3,084.36	$7,560.97	$10,756.73	$119,662.37
15	$113.63	$3,146.04	$7,560.97	$10,820.65	$130,483.02
16	$115.90	$3,208.96	$7,560.97	$10,885.84	$141,368.86
17	$118.22	$3,273.14	$7,560.97	$10,952.34	$152,321.19
18	$120.58	$3,338.61	$7,560.97	$11,020.16	$163,341.35
19	$122.99	$3,405.38	$7,560.97	$11,089.35	$174,430.70
20	$125.45	$3,473.49	$7,560.97	$11,159.91	**$185,590.62**
21	$127.96	$3,542.96	$7,560.97	$11,231.89	$196,822.51
22	$130.52	$3,613.82	$7,560.97	$11,305.31	$208,127.82
23	$133.13	$3,686.09	$7,560.97	$11,380.20	$219,508.02
24	$135.79	$3,759.81	$7,560.97	$11,456.58	$230,964.60
25	$138.51	$3,835.01	$7,560.97	$11,534.49	**$242,499.10**
26	$141.28	$3,911.71	$7,560.97	$11,613.97	$254,113.06
27	$144.11	$3,989.94	$7,560.97	$11,695.02	$265,808.09
28	$146.99	$4,069.74	$7,560.97	$11,777.71	$277,585.79
29	$149.93	$4,151.14	$7,560.97	$11,862.04	$289,447.83
30	$152.93	$4,234.16	$7,560.97	$11,948.06	$301,395.89
31	$155.99	$4,318.84	$7,560.97	$12,035.80	$313,431.70
32	$159.11	$4,405.22	$7,560.97	$12,125.30	$325,557.00
33	$162.29	$4,493.32	$7,560.97	$12,216.59	$337,773.58
34	$165.53	$4,583.19	$7,560.97	$12,309.70	$350,083.28
35	$168.84	$4,674.86	$7,560.97	$12,404.67	**$362,487.96**
36	$172.22	$4,768.35	$7,560.97	$12,501.55	$374,989.50
37	$175.67	$4,863.72	$7,560.97	$12,600.36	$387,589.86
38	$179.18	$4,960.99	$7,560.97	$12,701.15	$400,291.01
39	$182.76	$5,060.21	$7,560.97	$12,803.95	$413,094.96
40	$186.42	$5,161.42	$7,560.97	$12,908.81	**$426,003.77**
	$5,201.53	$146,716.92	$274,085.32		

and location will be determined as part of the site plan and land disturbance permitting process. The landscape plan enclosed within the concept plan generally depicts the location in relation to the site. The appropriate selection of native vegetation, shrubs and trees will be determined as part of the site and approved by the County and a Landscape Surety Agreement will be in place to ensure the longevity and maintenance.

Transportation Analysis / Public Facility Impacts Article V, Sec. 5-5003 M-4,a,iii

Water & Sewer Services:

The project will have minimal impacts to the County's Public Services. The project does not support human habitation and water/sewer services are not required.

Fire and Emergency Management Services:

Courthouse Hwy Solar will meet and coordinate with the County and local Emergency Management Services and Fire Department to ensure proper training, familiarity with the site layout and review of the equipment onsite. An Emergency Response Plan (ERP) will be prepared and submitted to the County's Emergency Management Services for review/approval. A laminated placard will be posted outside the entrance to the fence, or as deemed appropriate, and will contain at a minimum:

- A Facility Map noting the location of the equipment, disconnect any other pertinent information, as needed to correspond with the ERP.
- Facility Emergency Contact Information including Local, County, State and Federal Agency contact information.
- Vicinity Map, including site coordinates, 911 address, and turn by turn directions to the nearest Hospital and Helicopter LZ.
- Facility Evacuation Map depicting the various routes out of the facility to the designated muster point.
- General Responsibilities/Duties of the First Responder, Operations Manager, Environmental Coordinator, and any other role as determined by the ERP.

A draft example of the Facility Emergency Response Plan Placard is enclosed in **Appendix I** as a placeholder and will be completed/refined as the project progresses the permitting/construction process.

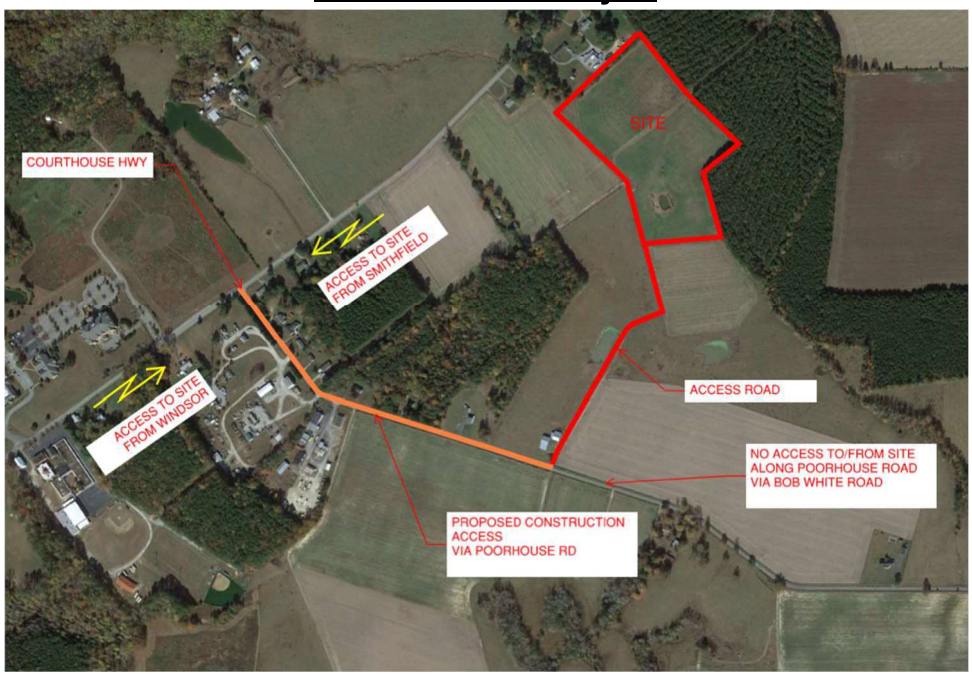
Transportation Analysis:

The project will have minimal impacts to the County and surrounding roadways. Access to the project is along Poorhouse Road (Rte 692), approximately 2,355 ft from the intersection of Courthouse Highway (US 258) and Poorhouse Road (Rte 692). Construction traffic to the

site will utilize Courthouse Highway (US 258) and Poorhouse Road (Rte 692) only and **not through Bob White Road**, see map on the following page.

The largest amount of truck traffic to the facility will occur during the construction of the facility. The project was sited within close proximity to US Route 258, one of Isle of Wight's main roadways connecting Windsor and Smithfield. US Route 258 is listed as one of Virginia's Designated Truck Route with an Average Daily Traffic of 5,500 vehicles traveling through Segment 150, which includes the intersection to Poorhouse Road (Rte 692). The entrance to the site is along the northern side of Poorhouse Road (Rte 692) about a half mile from the intersection with Courthouse Highway. The access road to the site will utilize the existing field road that will be widened, stabilized and generally improved.

Access Route to Project



The portion of Poorhouse Road that is proposed to access the site currently consists of civic, residential, and agricultural uses. Isle of Wight County primarily utilizes the southern portion of the road to service and store transportation busses, animal control, storage yards, roll-off containers, fueling station for County vehicles, maintenance garages, and a communication tower. Along the northern portion of the road, directly across from the County's complex, are residential properties. Poorhouse Road has an ADT of 360 vehicles, and the ADT of the road will slightly increase during the first year due to construction traffic. Upon completion of the site the traffic along Poorhouse Road will only increase by an estimated one/two vehicles per day, similar to a residential home.

Parking areas and laydown yards during construction will be confined to the site and adjacent pasture area, within the parcel. These areas will be restored to their pre-existing condition upon completion of construction.

CONDITIONAL USE PERMIT SET

16419 COURTHOUSE HWY, SMITHFIELD, VA 23430
3.00 MWAC RATED SOLAR ELECTRIC SYSTEM

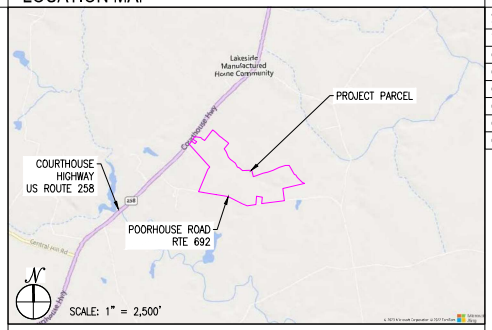
GENERAL NOTES

1. THE CONDITIONAL USE PLAN DEPICTS THE PROPOSED SOLAR FACILITY LOCATION, PROPOSED IMPROVEMENTS WITHIN THE PROPERTY, IDENTIFY AND DEPICT ANY ENVIRONMENTAL RESOURCES THAT ARE AFFECTED OR ADJACENT TO THE FACILITY, AND DEPICT THE DIMENSIONAL REQUIREMENTS/SETBACKS/STANDARDS APPLICABLE TO THE ZONING DISTRICT IN RELATION TO THE PROPOSED IMPROVEMENTS. UPON RECEIVING THE CONDITIONAL USE APPROVAL A FORMAL DESIGN OF THE PROJECT WILL BE PREPARED AND SUBMITTED TO COMPLY WITH THE APPLICABLE REQUIREMENTS AND ANY CONDITIONS IMPOSED BY THE COUNTY AS PART OF THE CONDITIONAL USE PERMIT.
2. THE EXISTING FEATURES, TOPOGRAPHY, PROPERTY LINES OR BOUNDARIES IS FOR INFORMATIONAL PURPOSES, UNLESS INDICATED OTHERWISE.
3. THE EXISTING FEATURES SHOWN ON THIS PLAN ARE BASED AERIAL PHOTOGRAPHY OBTAINED FROM VIRGINIA GEOGRAPHIC INFORMATION NETWORK (VGIN) AND SUPPLEMENTED BY FIELD SURVEYS PERFORMED BY AES CONSULTING ENGINEERS, MARCH 2023.
4. THE PROPERTY LINES FOR THE SUBJECT PARCEL SURROUNDING THE PROJECT IS BASED ON A BOUNDARY SURVEY. ALL OTHER BOUNDARY LINES DEPICTED WERE OBTAINED FROM ISLE OF WIGHT COUNTY'S TAX PARCEL INFORMATION.
5. THE CONTOURS ARE SHOWN AT 2 FOOT INTERVALS AND WERE GENERATED FROM PUBLICLY AVAILABLE LIDAR DATA TO PREPARE A CONCEPTUAL SITE PLAN. THE INFORMATION SHOWN ARE FOR INFORMATIONAL PURPOSES AND WILL NOT BE USED FOR THE DESIGN, MODIFICATION OR CONSTRUCTION OF IMPROVEMENTS TO REAL PROPERTY.
6. A WETLAND AND STREAM INVESTIGATION WAS PERFORMED BY LABELLA ASSOCIATES, D.P.C. OCTOBER, 2022. A SUPPLEMENTARY WETLAND AND STREAM INVESTIGATION WAS PERFORMED BY LABELLA ASSOCIATES, D.P.C. MARCH. 2023. WETLANDS, STREAM AND THEIR ASSOCIATED BUFFERS SHOWN BEYOND THE PROPERTY IS BASED ON GIS DATA OBTAINED FROM VIRGINIA GEOGRAPHIC INFORMATION NETWORK, WHICH INCORPORATE NATIONAL WETLAND INVENTORY AND FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) DATA.
7. THE HORIZONTAL AND VERTICAL DATUMS ARE AS FOLLOWS:
   HORIZONTAL: VIRGINIA STATE PLAN NAD 83 SOUTH ZONE US SURVEY FOOT
   VERTICAL: NAD83
8. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
9. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND APPLICABLE STATE/FEDERAL CONSTRUCTION CODE REQUIREMENTS.
10. TO THE EXTENT THAT TRESS AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.
11. PROPOSED TREES ASSOCIATED WITH THE PROPOSED LANDSCAPING WILL BE PERIODICALLY MAINTAINED TO PREVENT SHADING THAT MAY RESULT IN A NEGATIVE AFFECT ON THE SYSTEM PRODUCTION.

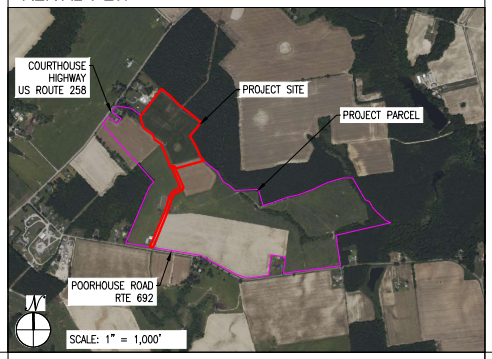
PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF SOLAR MODULES INSTALLED ON A GROUND MOUNTED RACKING SYSTEM. THE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED IN PARALLEL TO THE INVERTER(S), WHICH CONVERT THE PHOTOVOLTAIC OUTPUT POWER FROM DC TO AC. THE SOLAR ELECTRIC SYSTEM WILL BE INTERCONNECTED WITH THE EXISTING SITE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE AND DOMINION REQUIREMENTS.

LOCATION MAP



AERIAL VIEW



DRAWING LIST

Sheet Number	Sheet Title
T-1	TITLE PAGE
CIVIL	
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	LAYOUT AND MATERIALS PLAN
C-3.0	CIVIL DETAILS
C-4.0	LANDSCAPE PLAN
C-5.0	PRE AND POST CONDITIONS PLAN

APPLICABLE CODES AND STANDARDS

2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL BUILDING CODE
UL-1703 – SOLAR MODULES
UL-1741 – INVERTERS, COMBINER BOXES
UL-2703 – RACKING MOUNTING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES

PROJECT DIRECTORY

PROPERTY OWNER
DOGGETT, MICHAEL S
11553 CENTRAL HILL RD
WINDSOR, VA 23487

PROPERTY ADDRESS
16419 COURTHOUSE ROAD
SMITHFIELD, VA 23430

SYSTEM / PROJECT OWNER
COURTHOUSE HWY SOLAR 1, LLC.
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851

AUTHORITY HAVING JURISDICTION
ISLE OF WIGHT COUNTY
17140 MONUMENT CIR #201
ISLE OF WIGHT, VA 23397

UTILITY
DOMINION

CIVIL ENGINEER
FIRM: NEW LEAF ENERGY, INC dba NEW LEAF ENERGY DEVELOPMENT, INC.
CONTACT: QUENTIN WOOD, PE
PHONE: 978-513-2608

DESIGN ENGINEER
FIRM: NEW LEAF ENERGY, INC dba NEW LEAF ENERGY DEVELOPMENT, INC.
CONTACT: AARON MILLER
PHONE: 978-953-2056

GENERAL ABBREVIATIONS

(E)	EXISTING	NS	NORTH-SOUTH
AHJ	AUTHORITY HAVING JURISDICTION	NTS	NOT TO SCALE
AL	ALUMINUM	OAE	OR APPROVED EQUAL
APPROX	APPROXIMATE	OC	ON CENTER
ARY	ARRAY	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
NLE	NEW LEAF ENERGY		
CL	CENTERLINE	PV	PHOTOVOLTAIC
DAS	DATA ACQUISITION SYSTEM	PVC	POLY VINYL CHLORIDE
DIA	DIAMETER	SCH	SCHEDULE
DO	DITTO	SS	STAINLESS STEEL
EW	EAST-WEST	SSS	SOLAR SUPPORT STRUCTURE
FBO	FURNISHED BY OTHERS	STC	STANDARD TEST CONDITIONS
FF	FORWARD FACING	TBD	TO BE DETERMINED
GALV	GALVANIZED	TP	TAMPER PROOF
HDG	HOT DIP GALVANIZED	TYP	TYPICAL
HVAC	HEATING VENTILATION AND AIR CONDITIONING	UON	UNLESS OTHERWISE NOTED
		VIF	VERIFY IN FIELD
ID	INSIDE DIAMETER	WP	WEATHER PROOF
MFR	MANUFACTURER		
MOD	SOLAR MODULE		

REV 1.0

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 896-6373
FAX: (888) 843-4778
WWW.NEWLEAFENERGY.COM

COMMONWEALTH OF VIRGINIA
QUENTIN JAMES WOOD
Lic. No. 0402064721
07/20/2023
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY DOCUMENT WHICH BEARS THE SEAL OF A PROFESSIONAL ENGINEER, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

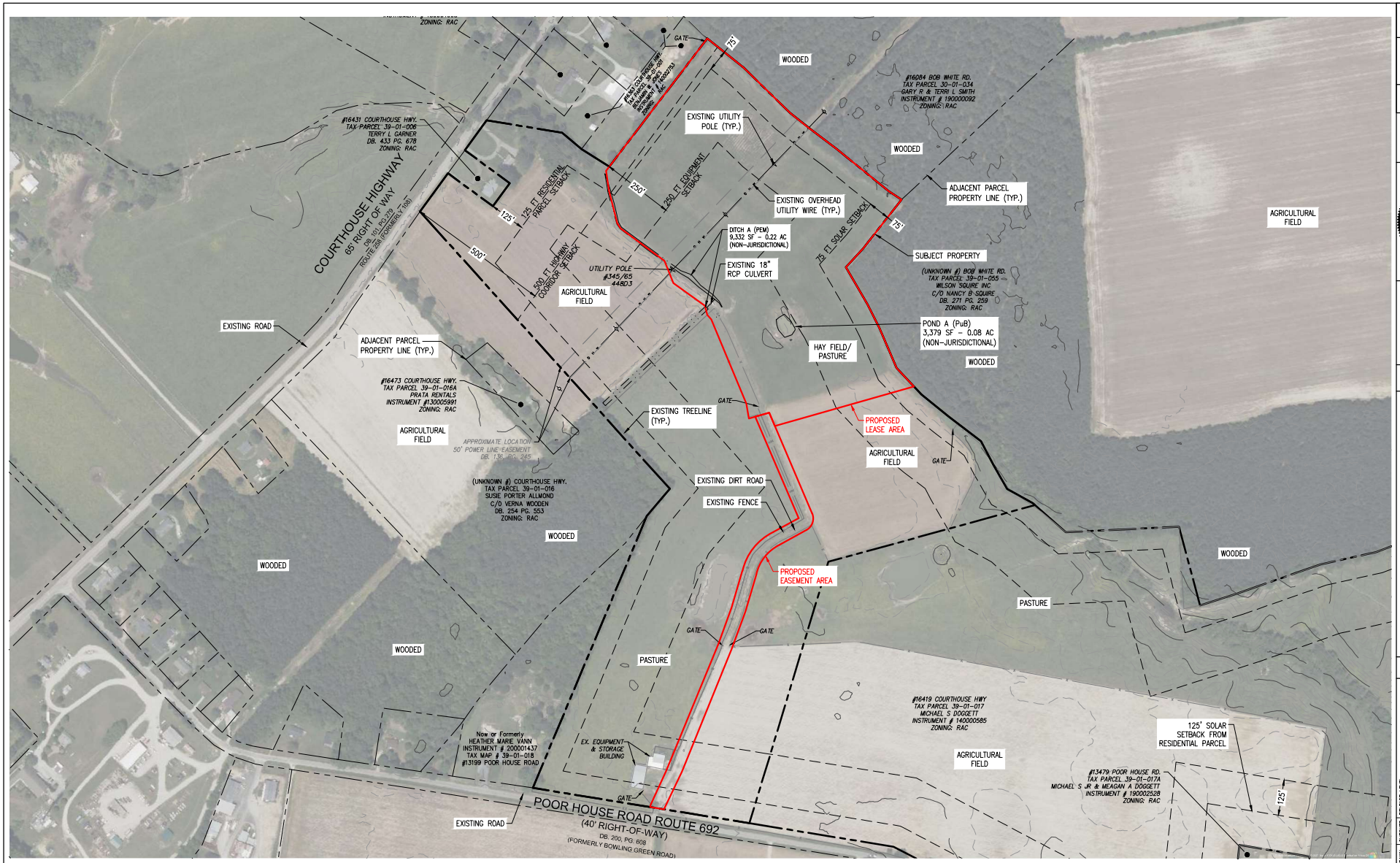
COURTHOUSE HIGHWAY - ISLE OF WIGHT
16419 COURTHOUSE HWY
SMITHFIELD, VA 23430

PROJECT NUMBER: 111-5287

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	02/10/23	AM	DP	
	03/10/23	AM		SUP Revision – FT
	04/07/23	ATK	QJW	COUNTY COMMENT
	07/07/23	ATK	QJW	RESUBMITTAL

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

T-1
TITLE PAGE



EXISTING CONDITIONS PLAN

SCALE: 1" = 150'

0 150' 300'

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 906-6273
FAX: (888) 843-4778
WWW.NEWLEAFENERGY.COM

COMMONWEALTH OF VIRGINIA
QUENTIN JAMES WOODS
Lic. No. 0402064721
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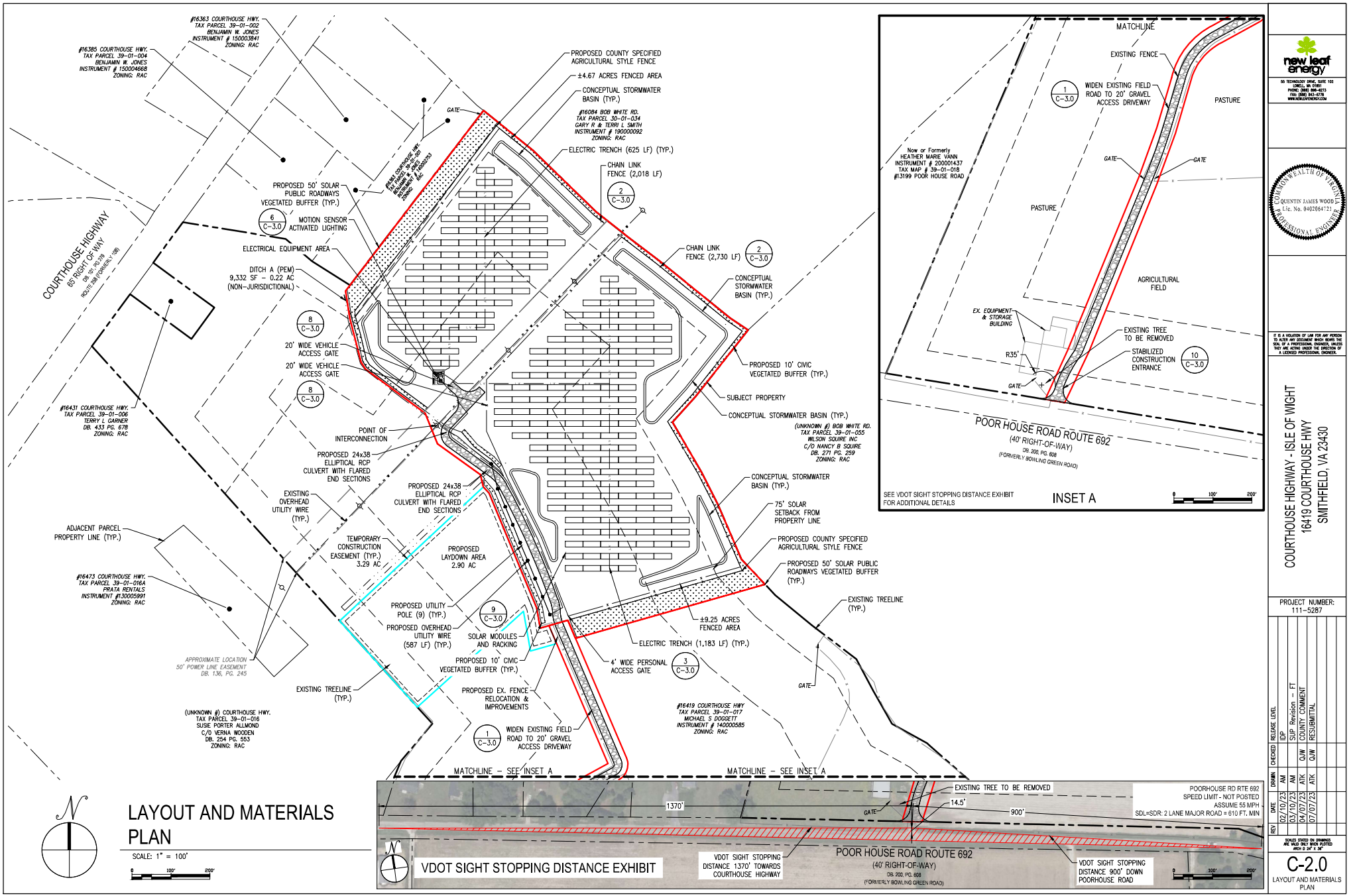
COURTHOUSE HIGHWAY - ISLE OF WIGHT
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	07/07/23	ATK	QJW	RESUBMITTAL

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-1.0
EXISTING CONDITIONS PLAN



LAYOUT AND MATERIALS PLAN

SCALE: 1" = 100'

0 100' 200'

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (866) 906-6373
FAX: (866) 843-4778
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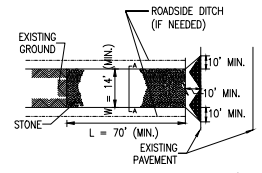
COURTHOUSE HIGHWAY - ISLE OF WIGHT
16419 COURTHOUSE HWY
SMITHFIELD, VA 23430

PROJECT NUMBER:
111-5287

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
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	03/10/23	AM		SUP Revision - FT
	04/07/23	ATK	CJW	COUNTY COMMENT
	07/07/23	ATK	CJW	RESUBMITTAL

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

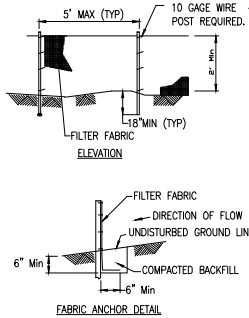
C-2.0
LAYOUT AND MATERIALS PLAN



NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3, OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. SEE PLANS FOR CONSTRUCTION ROAD LOCATION, D AND W DIMENSIONS.
4. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC. TWO-WAY TRAFFIC WIDTHS SHALL BE INCREASED A MINIMUM OF 4 FEET FOR TRAILER TRAFFIC. DEPENDING ON THE TYPE OF VEHICLE OR EQUIPMENT, SPEED, LOADS, CLIMATIC AND OTHER CONDITIONS UNDER WHICH VEHICLES AND EQUIPMENT OPERATE AN INCREASE IN THE MINIMUM WIDTHS MAY BE REQUIRED.
5. ROADWAY SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE.

10 STABILIZED CONSTRUCTION ENTRANCE

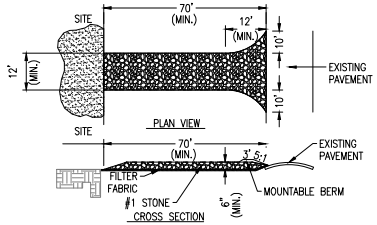
SCALE: NTS



NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 40 FOR WOVEN.
3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

7 SILT FENCE

SCALE: NTS

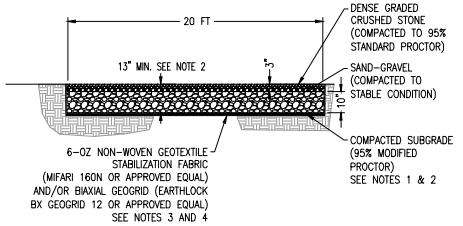


NOTES:
1. STONE SIZE - USE VDOT #1 COURSE AGGREGATE.
2. LENGTH- NOT LESS THAN 70 FEET.
3. THICKNESS-NOT LESS THAN 6 INCHES.
4. WIDTH-NOT LESS THAN 12 FEET WHERE MORE THAN ONE (1) ACCESS POINT TO THE SITE. WHERE ONE (1) ACCESS POINT A MINIMUM OF 24 FEET IS REQUIRED.
5. GEOTEXTILE-SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER-SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5: 1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
8. WHEN WHEEL WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
7. ALL ROADS ARE TO MEET VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK CHAPTER 3 STANDARDS.

4 STABILIZED CONSTRUCTION EXIT

SCALE: NTS

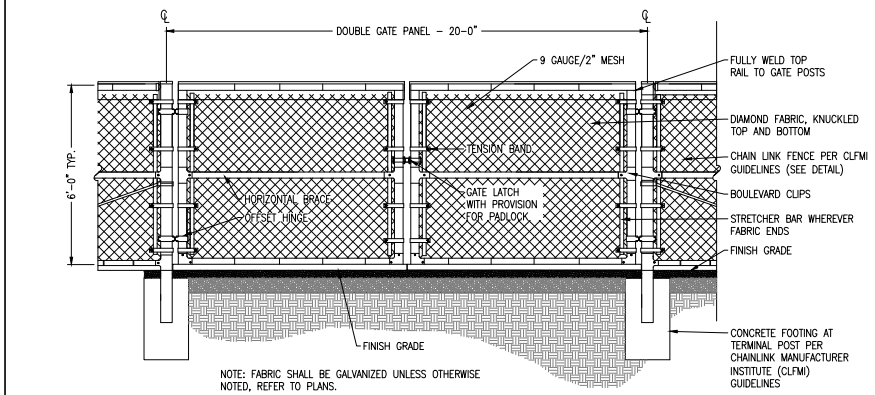
XD_CIVIL_TEMPORARY CONSTRUCTION_STABILIZED CONSTRUCTION EXIT_MY 2018-04-02



NOTES:
1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPERATION CRITERIA.
3. SUBCONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION PROCEDURES.
4. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
5. SUBCONTRACTOR SHALL INSTALL CONDUITS FOR ALL UTILITY CONDUITS, PIPES AND STORMWATER CULVERTS PRIOR TO INSTALLATION OF THE GEOGRID MATERIAL. THE GEOGRID SHALL NOT BE HORIZONTALLY CUT ONCE INSTALLED.
6. ALL ROADS ARE TO MEET VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK CHAPTER 3 STANDARDS.

1 GRAVEL ACCESS ROAD

SCALE: NTS

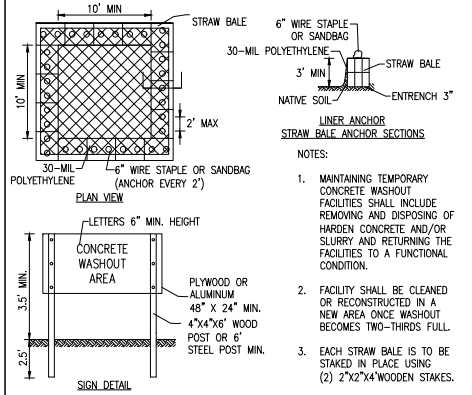


NOTE: FABRIC SHALL BE GALVANIZED UNLESS OTHERWISE NOTED, REFER TO PLANS.

8 VEHICLE GATE

SCALE: NTS

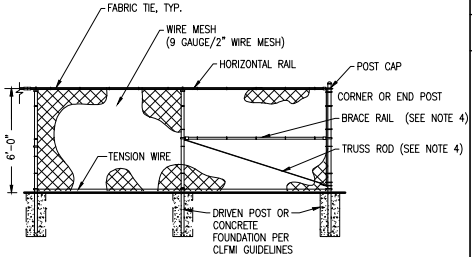
XD_CIVIL_FENCE_VEHICLE GATE 7' OR 8' 07-25-2017



NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDEN CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"X2"X4' WOODEN STAKES.

5 CONCRETE WASHOUT BASIN

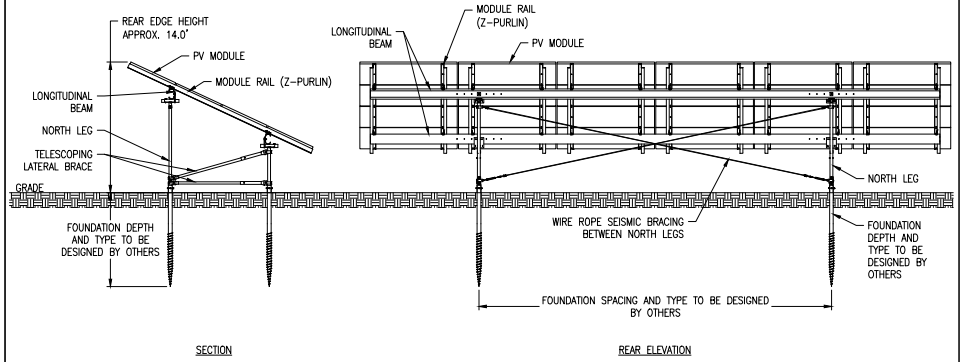
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NOTES:
1. THE FENCE SHALL MEET OR EXCEED THE CHAIN LINK FENCE MANUFACTURER INSTITUTE (CLFMI) GUIDELINES AND RELATED FEDERAL SPECIFICATIONS FOR SECURITY CHAIN LINK FENCE MATERIALS AND INSTALLATION.
2. ALL FENCE MATERIAL AND COMPONENTS SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
4. ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, IF REQUIRED BY CLFMI GUIDELINES.

2 CHAIN LINK FENCE

SCALE:

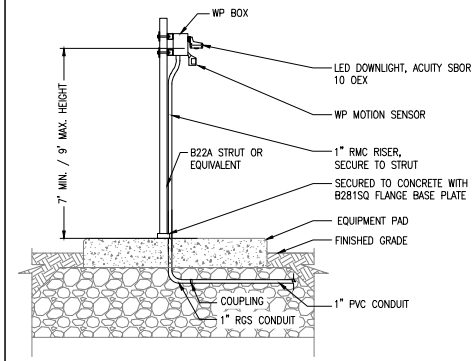


9 TYPICAL RACK SECTION & REAR ELEVATION

TO BE DESIGNED BY OTHERS

SCALE: NTS

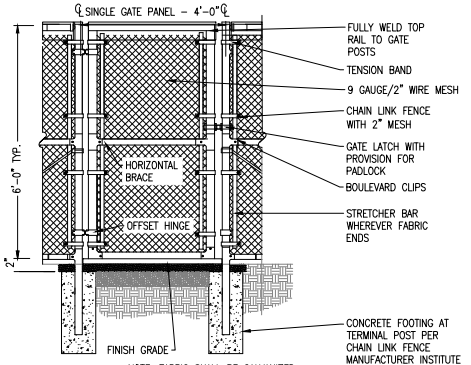
XD_STRUC_TERRAINMAT_TCS_RACK SECT & REAR ELEV 2018-12-03



6 LIGHTING MOUNTING - DOWNLIGHT

SCALE: NTS

XD_ELEC_ LIGHT MOUNTING-DOWNLIGHT 2018-06-22 JPL



NOTE: FABRIC SHALL BE GALVANIZED

3 4' WIDE PERSONNEL GATE

SCALE: NTS

XD_CIVIL_SITE CONSTRUCTION_4' WALK THROUGH GATE 07-25-2017

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55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (866) 866-6373
FAX: (866) 843-4778
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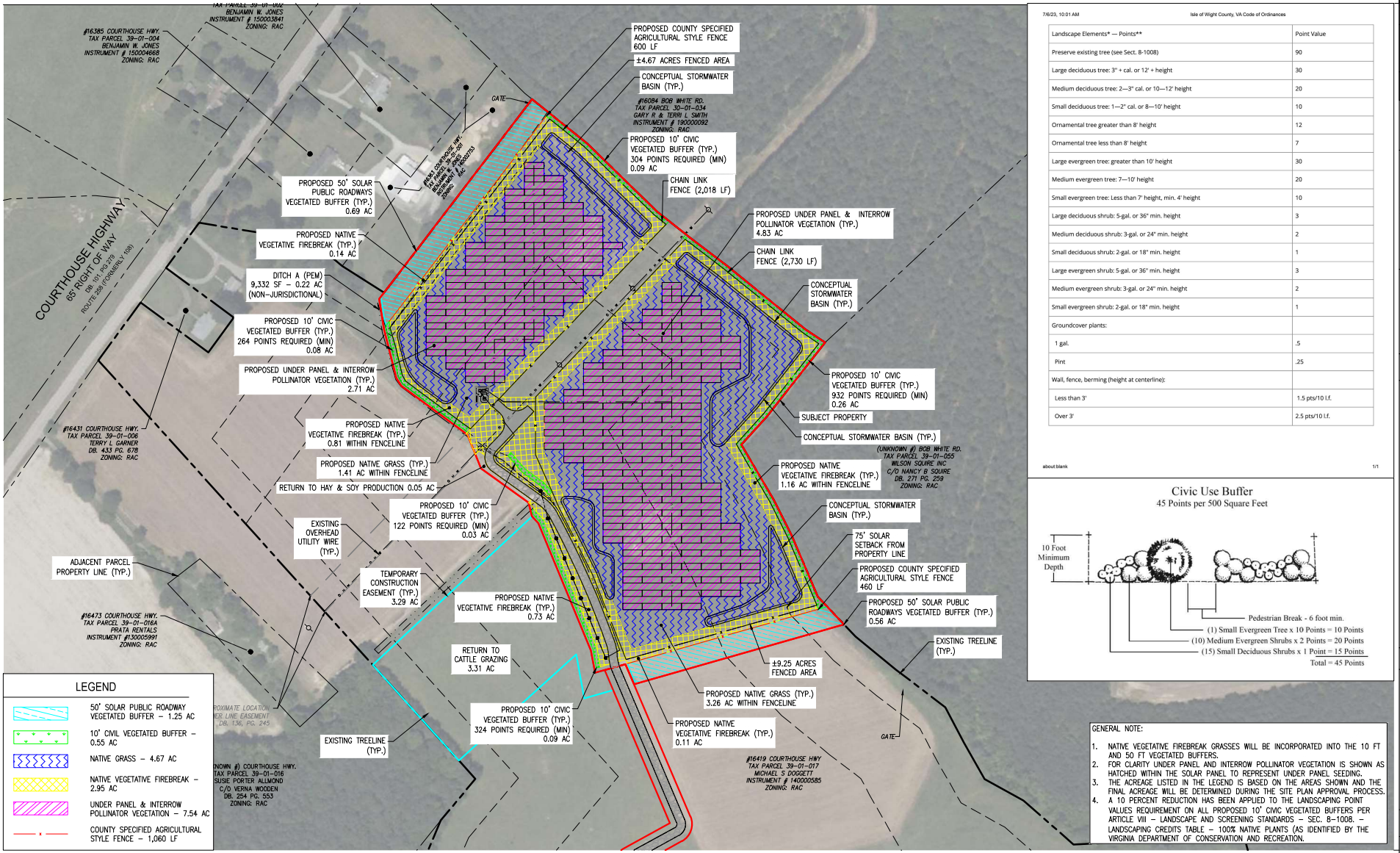
COURTHOUSE HIGHWAY - ISLE OF WIGHT
16419 COURTHOUSE HWY
SMITHFIELD, VA 23430

PROJECT NUMBER: 111-5287

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
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	04/07/23	ATK	QJW	RESUBMITTAL
	07/07/23	ATK		

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

C-3.0
CIVIL DETAILS



7/6/23, 10:01 AM — Isle of Wight County, VA Code of Ordinances

Landscape Elements* — Points**	Point Value
Preserve existing tree (see Sect. 8-1008)	90
Large deciduous tree: 3" + cal. or 12' + height	30
Medium deciduous tree: 2—3" cal. or 10—12' height	20
Small deciduous tree: 1—2" cal. or 8—10' height	10
Ornamental tree greater than 8' height	12
Ornamental tree less than 8' height	7
Large evergreen tree: greater than 10' height	30
Medium evergreen tree: 7—10' height	20
Small evergreen tree: Less than 7' height, min. 4' height	10
Large deciduous shrub: 5-gal. or 36" min. height	3
Medium deciduous shrub: 3-gal. or 24" min. height	2
Small deciduous shrub: 2-gal. or 18" min. height	1
Large evergreen shrub: 5-gal. or 36" min. height	3
Medium evergreen shrub: 3-gal. or 24" min. height	2
Small evergreen shrub: 2-gal. or 18" min. height	1
Groundcover plants:	
1 gal.	.5
Pint	.25
Wall, fence, berming (height at centerline):	
Less than 3'	1.5 pts/10 l.f.
Over 3'	2.5 pts/10 l.f.

about:blank — 1/1

Civic Use Buffer

45 Points per 500 Square Feet

GENERAL NOTE:

1. NATIVE VEGETATIVE FIREBREAK GRASSES WILL BE INCORPORATED INTO THE 10 FT AND 50 FT VEGETATED BUFFERS.
2. FOR CLARITY UNDER PANEL AND INTERROW POLLINATOR VEGETATION IS SHOWN AS HATCHED WITHIN THE SOLAR PANEL TO REPRESENT UNDER PANEL SEEDING.
3. THE ACREAGE LISTED IN THE LEGEND IS BASED ON THE AREAS SHOWN AND THE FINAL ACREAGE WILL BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS.
4. A 10 PERCENT REDUCTION HAS BEEN APPLIED TO THE LANDSCAPING POINT VALUES REQUIREMENT ON ALL PROPOSED 10' CIVIC VEGETATED BUFFERS PER ARTICLE VIII – LANDSCAPE AND SCREENING STANDARDS – SEC. 8-1008. – LANDSCAPING CREDITS TABLE – 100% NATIVE PLANTS (AS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION.

LANDSCAPE PLAN

SCALE: 1" = 100'

0 150' 300'

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FAX: (866) 843-4778
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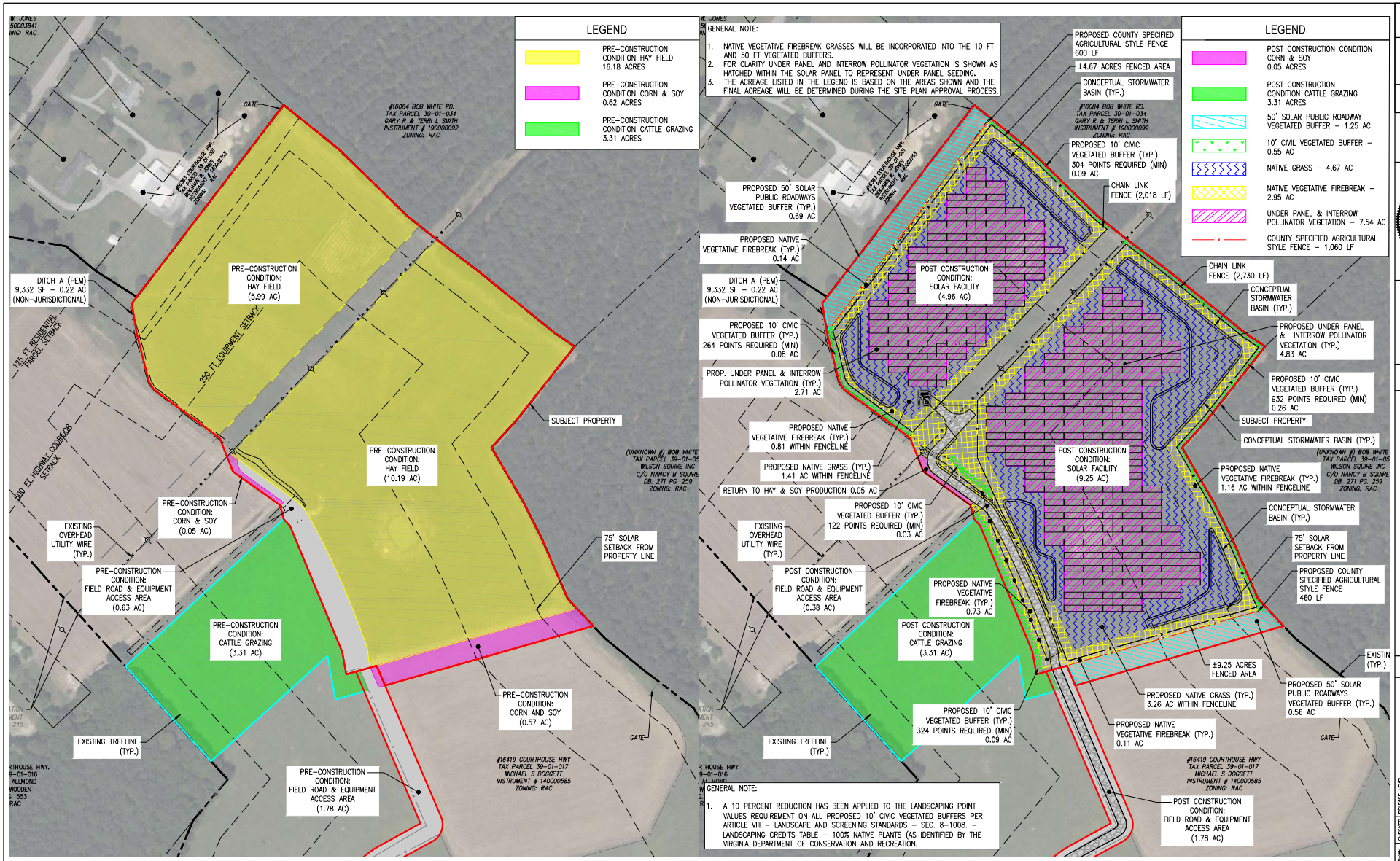
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C-4.0
LANDSCAPE PLAN



PRE-DEVELOPMENT AND POST-DEVELOPMENT PLAN

SCALE: 1" = 100'

0 100' 200'

Pre-Construction			Post Construction								
Type	Area	Total	Under Panel & Interrow Pollinator Vegetation	Native Grass	Native Vegetative Firebreak	50' Solar Public Roadway Vegetated Buffer	10' Civic Vegetated Buffer	Cattle Grazing	Field Road & Equipment Access Area	Total	Remaining AC
Cattle	3.31	**3.31**	-----	-----	-----	-----	-----	-----	-----	**0**	**3.31**
Corn & Soy	0.62	**0.62**	-----	-----	-----	0.55	-----	-----	0.02	**0.57**	**0.05**
Hay	16.18	**16.18**	7.54	4.67	1.97	1.54	0.46	-----	-----	**16.18**	**0**
Field Road & Equipment Access Area	2.41	**2.41**	-----	-----	0.16	-----	0.09	-----	-----	**0.25**	**2.16**

*Note: all units are in Acres (AC)

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C-5.0
PRE-DEVELOPMENT AND POST-DEVELOPMENT PLAN

A RECONNAISSANCE ARCHITECTURE SURVEY

COURTHOUSE HIGHWAY SOLAR SITE

Isle of Wight County, Virginia



H&P PROJECT NO.

20221983-0431

SUBMITTED BY:

Melissa A. Schmidt

Architectural Historian

July 2023

SUBMITTED TO:

Courthouse Highway Solar 1, LLC
55 Technology Drive, Suite 102
Lowell, MA 01851

2524 Langhorne Road | Lynchburg, VA 24501
(434) 847-7796 | www.HandP.com

HURT & PROFFITT

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EXECUTIVE SUMMARY

This report presents the results of a reconnaissance survey of 14 architectural resources in Isle of Wight County, Virginia. The survey was completed by Hurt & Proffitt (H&P) on behalf of Courthouse Highway Solar 1, LLC. The fieldwork for this project was conducted on November 28, 2022.

The architecture survey conducted for this project resulted in the recordation of one previously recorded property and 13 newly identified architectural resources. The previously recorded property, known as the Wilson House (VDHR No. 046-0052) lies northeast of the project area and is an early 19th century dwelling which has been determined eligible for the National Register of Historic (NRHP). The 13 newly identified resources include mid to late 20th century dwellings, an early 20th century farm, an early 20th century tobacco barn, and a possible mid to late 19th century stable.

The proposed Courthouse Highway Solar Site lies in central Isle of Wight County, approximately one-half mile northeast of the county seat of Isle of Wight. The 150.88-acre parcel is located at 16419 Courthouse Highway (Parcel ID: 39-01-017). Courthouse Highway (Rte. 258) borders the property along its western edge, and Poor House Road (Rte. 692) on the southern border. The site is southeast of Courthouse Highway, set approximately 425 feet (130 meters) from the road, and is flat and slightly lower in elevation than surrounding areas. The access road will utilize a preexisting farm road with an entry from Poor House Road. The site is bordered on the northeast by dense woodland 820 to 1,410 feet (250 to 430 meters) deep, while the larger parcel is bordered by dense woodland on the southwest.

The APE for the architectural survey consists of the project footprint and those parcels within 0.5 miles (0.8 km) of the proposed location of the solar farm, considering the view shed as impacted by topography and the presence of other structures, specifically those parcels visible from the proposed solar farm and the vicinity where impacts to setting and feeling may occur.

The reconnaissance-level surveys completed for this project include background research at Isle of Wight County records and survey files at the Virginia Department of Historic Resources (VDHR). The fieldwork for the project entailed photographing and drawing site plans for each resource.

Based on the results of the survey, H&P recommends that the Wilson House (DHR No. 046-0052) remains eligible for the NRHP. H&P recommends that the 13 newly identified architectural resources are not eligible for the NRHP under Criteria A, B, or C. Finally, H&P recommends that the Wilson House will not be adversely impacted by the project.

1. INTRODUCTION

On behalf of Courthouse Highway Solar, LLC, Hurt & Proffitt, Inc. (H&P) has completed a Phase I architectural survey for a proposed solar farm on an approximately 151-acre tract located in Isle of Wight County, Virginia. The Area of Potential Effects (APE) for architectural resources was defined as those properties that fall within 0.5 miles of the proposed solar farm and have a potential view of the project area. The property consists of 151 acres of mildly sloping agricultural fields as well as an unutilized deciduous forest. The purpose of the survey was to identify all architectural properties 45-years of age or older that fall within 0.5 miles of the proposed site and determine whether any of the architectural resources are eligible for listing in the National Register of Historic Places (NRHP) (Figure 1).

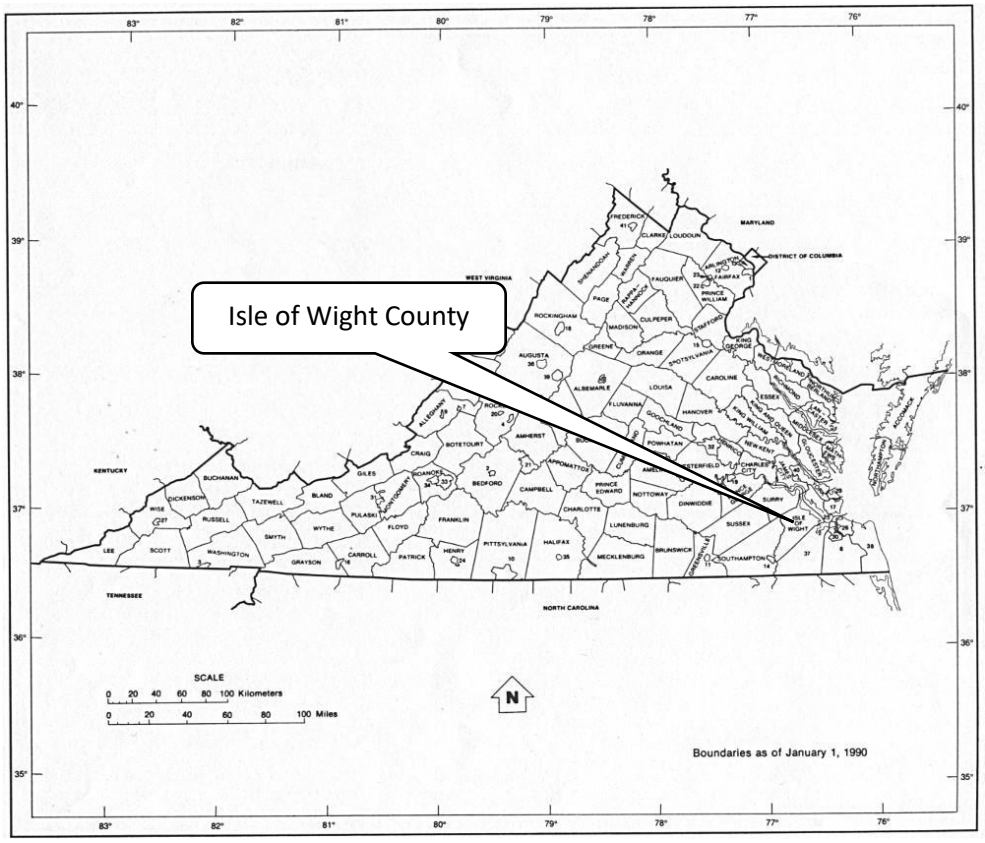


Figure 1. Project location.

Prior to beginning the fieldwork for the project, H&P completed background and historic research at VDHR and Isle of Wight County, which included a site file review of previously recorded architectural resources in the VDHR's Virginia Cultural Resources Information System (V-CRIS).

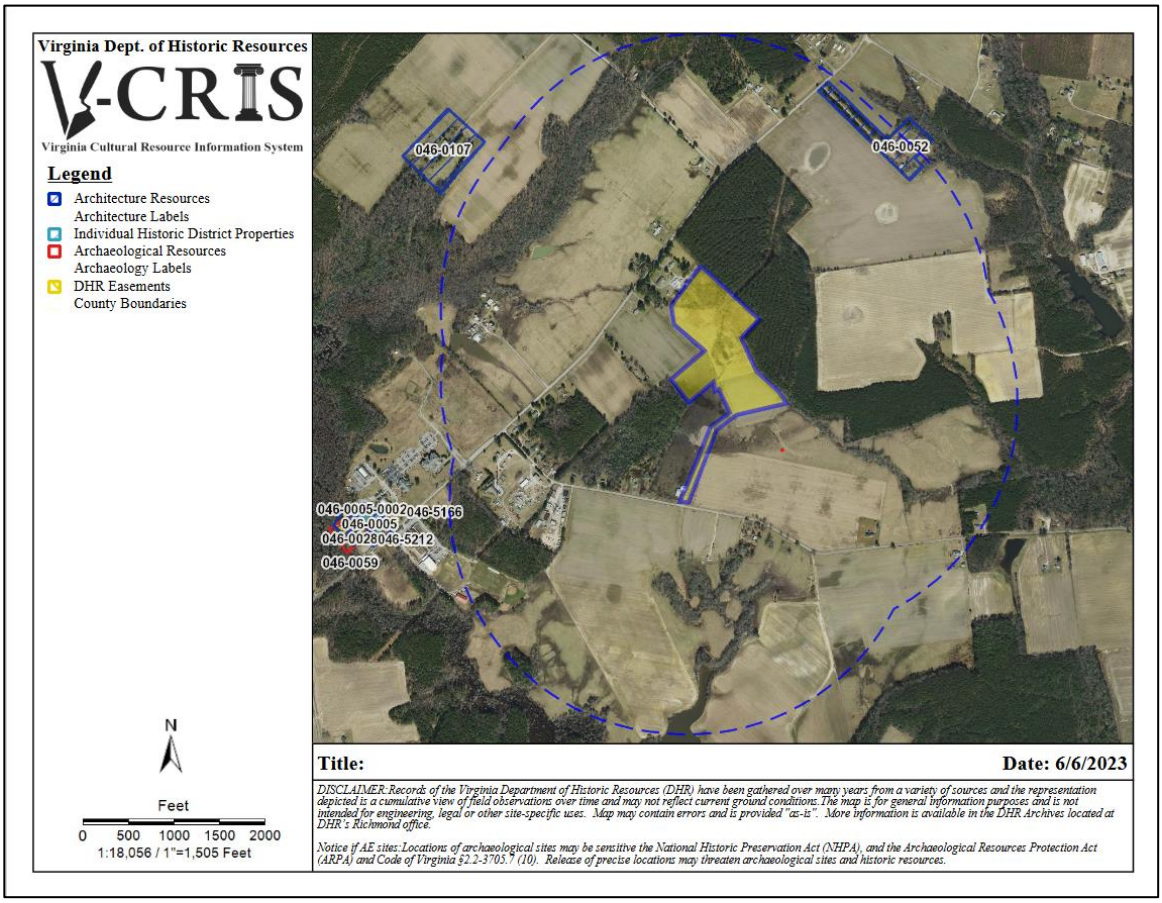


Figure 2. VCRIS map showing 0.5-mile architectural APE.

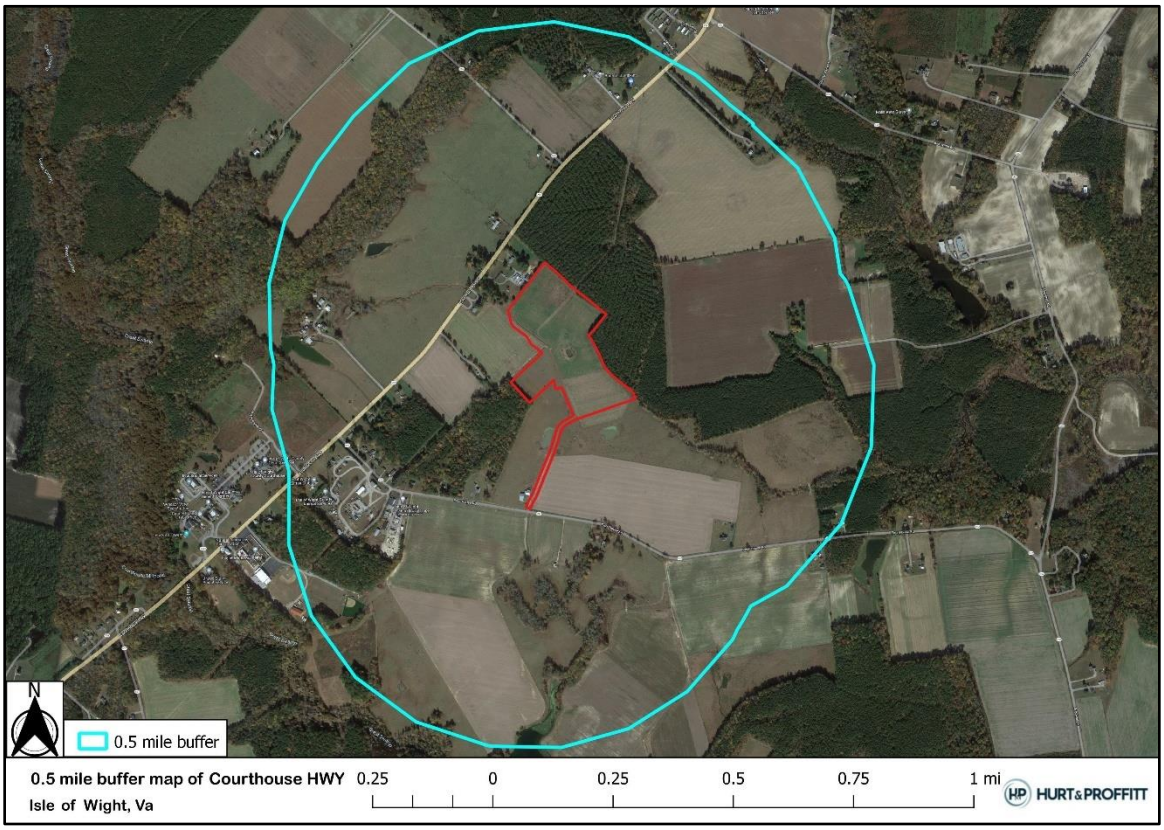


Figure 3. Project parcel with project footprint outlined in red as depicted in Isle of Wight County GIS (accessed December 2022).

The fieldwork for this project was completed by Melissa A. Schmidt, H&P Architectural Historian. The field investigations and technical report meet the requirements specified in the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:190:44716-44742) and the Virginia Department of Historic Resources (VDHR) *Guidelines for Conducting Cultural Resource Survey In Virginia* (2017). The Principal Investigator performing the cultural resource investigations meets or exceeds the qualifications described in the Secretary of the Interior's *Professional Qualifications Standards* (48 FR 44738-9).

2. SETTING

The proposed site lies in the western portion of Isle of Wight County, Virginia. The 150.88-acre parcel is located at 16419 Courthouse Highway (Parcel ID: 39-01-017). Courthouse Highway (Rte. 258) borders the property along its western edge, and Poor House Road

(Rte. 692) on the southern border. The site is southeast of Courthouse Highway, set approximately 425 feet (130 meters) from the road, and is flat and slightly lower in elevation than surrounding areas. It is surrounded by primarily agriculturally zoned areas to the east with residentially zoned properties running along the southern border.

The project area consists of gently sloping agricultural fields that comprise most of the landscape. Small clusters of deciduous trees are depicted in the southeast portion of the property. The topographic map of the area illustrates the flat nature of the agricultural fields. Unnamed intermittent tributaries of Champion Swamp cross the property from the west and east boundaries but are not depicted as entering the parcel. Field reconnaissance showed that the western stream creates a wetland area in the northwestern portion of the parcel. Two agricultural watering ponds lay on the property outside of the project area. An additional agricultural retention pond typically utilized to artificially lower the water table lies inside the southeastern portion of the parcel.



Figure 4 Project area depicted on 2021 aerial from Google Earth.

3. HISTORIC CONTEXT

Settlement to Society (1607-1750)

English settlement in the Tidewater region of Virginia began with the founding of the Jamestown colony in 1607. Soon thereafter, the Jamestown colonists began exploring the mouth of the Elizabeth River and Hampton Creek. During this exploration, the colonists eventually encountered Native Americans when they visited the town of Kecoughtan, part of the Powhatan Confederacy. The colonists continued their exploration of the area and eventually founded the Jamestown settlement at the mouth of the James River (Mansfield 1989).

The colonists did not explore the area of modern-day Isle of Wight County until 1608, when John Smith sought to trade with the Warrosquoyacke tribe for food (King 1993). The Warrosquoyacke lived around modern Fergusson's Wharf and hunted along the James River, as well as 20 miles inland (Morrison 1907). The settlers and Native Americans continued friendly relations for the next several years. The settlers continued to learn from the Native Americans and explore the land (King 1993).

Within a few years, the colonists began cultivating the crop of tobacco which led to both huge exports to England, as well as impressive growth in population. English settlement continued to expand, including the region that would become modern-day Isle of Wight County. Led by Captain Christopher Lawne, Sir Richard Worsley, Nathaniel Basse, and John Hobson, the colonists settled near the mouth of Lawne's Creek. Lawne's Creek is the modern dividing line between Isle of Wight and Surry Counties. The first settlement in this area was called Warrosquoyacke; however, the new residents of this area suffered greatly from disease, especially malaria with a majority dying within the year. In 1620, the settlement became known as the plantation of Isle of Wight. The area continued to grow, and two additional patents were granted that year (King 1993).

In 1619, the first Africans arrived in Virginia via a Dutch trader, a majority of which ended up at Governor Sir George Yeardley's Flowerdew Hundred Plantation. As the seventeenth century progressed enslaved individuals began to replace indentured servants as the primary source of labor in the Tidewater area. The first recorded slave within the modern boundary of Isle of Wight County was at Bennett's Welcome, a plantation that belonged to Edward Bennett (IWCM 2021).

The expanded settlement along the James River eventually led to conflict with the communities of the Powhatan Confederacy. On March 22, 1622, the tribes of the Powhatan Confederacy attacked the James River settlements, 347 colonists were killed. As a result, the management of the colony was transferred from the Virginia Company to the British

Crown in 1624. In 1634 eight counties or shires were established: Henrico, James City, Charles City, Warwick River, Charles River, Warrosquoyacke (Isle of Wight), Elizabeth City, and Accomack. In addition, county courts and officials, to include justices, sheriffs, clerks, and lieutenants of the militia were established (Dabney 1971).

In 1637 Warrosquoyacke officially became Isle of Wight and was bound on the north by Lawne's Creek, the east by the James River, and inland extended from Richard Hayes's plantation to the head of Colonel Pitt's creek, the southern boundary ran to the west for an undefined distance. In 1642, Isle of Wight was divided into the Upper and Lower Parish, Pagan Creek was the boundary between the two. Most of the settlements were along the southern shore of the James River and the shores of Pagan Creek (King 1993).

The project area is south of the James River, in the middle of Isle of Wight County, far from the larger established plantations on the James and York Rivers. The first town of Isle of Wight County was at Pate's Field near Pagan Point Creek and Warrosquoyacke Back Bay Creek. In 1680, a law was passed that required every county that exported tobacco and other goods to lay out a town of fifty acres with half-acre lots. Each lot had to include a dwelling and a storehouse. By 1681, all exports and imports had to pass through these established towns. However, Pate's Field, Patesfield, was considered too remote and inconvenient for trade (King 1993).

During this time, the transportation of enslaved individuals continued to increase. In fact, between 1700 and 1750, 45,000 enslaved people were brought to the colony. In addition, there was an increase in the number of American-born slaves. This increase in the number of enslaved peoples in the colony resulted in the need for housing for these individuals. Evidence of these quarters does not really appear until the eighteenth century. However, due to the sheer number of enslaved individuals and tension between planters and their workers, separate quarters became the norm (Upton 1984).



Figure 5. Figure 6. Project area depicted on Map of Virginia Smith, John, and William Hole. Virginia. London, 1624. (Library of Congress).

Colony to Nation (1750-1789)

By 1750, the second town was established in Isle of Wight County, Smithfield. Originally, Smithfield was part of the property owned by Captain Arthur Smith that sat along Pagan Creek. Due to its location, Smithfield was perfect because it contained a storehouse, a public landing, and had access to a ferry landing. Smith laid out 72 lots, with two proposed locations for a courthouse. One of these locations was accepted, and construction of the courthouse began in 1750. The courthouse and a contemporary tavern are still standing in the Town of Smithfield today. It was during this period that there was a transition away from the cultivation of tobacco. Tobacco was hard on the land and depleted the soil, so new crops were introduced like corn, other grains, orchards, and livestock. In addition, the pine forests in Isle of Wight were utilized for their tar, pitch, and turpentine (King 1993).

With the start of the Revolutionary War, many citizens of Isle of Wight County were divided in their loyalties. The loyalists had to abandon their homes and property. In 1775, many residents of Isle of Wight County joined the Princess Anne District Battalion to fight

at Kempsville and Portsmouth. These same men later joined the 7th, 8th, and 9th companies of the 4th Virginia Regiment of Foot. Eventually, these soldiers joined Washington's army and fought at Trenton and Germantown. No major battles were fought within Isle of Wight County; however, raids were led by British Lieutenant Colonel Tarleton. Including one on the courthouse in Smithfield, which severely damaged the building. In addition, the shoreline was under threat of invasion, which led to the closing of one of the tobacco warehouses (King 1993).

During the eighteenth century, enslaved peoples were still imported into Virginia. However, there was not a significant increase in the number in the Tidewater area. In fact, it appears that many of the enslaved were moved from Tidewater to other parts of Virginia, or other regions (Morgan 1988). Virginia passed the Emancipation Act in 1782. This new law allowed the enslaved to be freed by their owner through a deed of manumission or through a will after their death (IWCM 2021).

The proposed project area is within a mile of Boykin's Tavern (DHR No. 046-0005). Named for Francis Boykin, who served as a lieutenant with Patrick Henry and later camped with George Washington at Valley Forge, who purchased land on Courthouse Highway in 1780, as well as the house that had stood there since 1762. Located on one of the oldest thoroughfares in Virginia, Courthouse Highway/Route 258, the tavern provided accommodation for travelers during the 18th and 19th centuries when transportation was limited, and roadways were marginally functional.

The tavern is part of the Isle of Wight Courthouse Complex (DHR No. 046-0005). Boykin donated the land for the Isle of Wight Courthouse constructed in 1800. Adjacent to the courthouse, the tavern served as a meeting place for influential state and local government leaders as well as the center for social activity within the county. The courthouse complex served as the center of civic and social life for the county since the late 18th century.



Figure 6. Project vicinity depicted on Fry, Joshua, Peter Jefferson, Robert Sayer, and Thomas Jefferys, 1775, A Map of the Most Inhabited Part of Virginia (Library of Congress).

Early National Period (1789-1830)

In 1790, the population of Isle of Wight County was 9,028. This included 4,786 whites, 3,867 enslaved individuals, and 375 free blacks. The population of Isle of Wight County grew very slowly, by the 1830 census the number of individuals in the county only increased to 10,517 people (King 1993).

The population of Isle of Wight County began to move to the western parts of the county. Because of this, it was decided that the courthouse should be moved to accommodate the population shift. Around 1800, the new courthouse was constructed, it is still used and sits approximately 1.5 miles from the project area (King 1993).

Agriculture began to change during this period. Tobacco cultivation had been on the decline because of soil depletion. Therefore, the residents of Isle of Wight County began to grow new crops, specifically cotton. By the early-nineteenth century, Isle of Wight County had two functioning cotton factories (King 1993).

Additional changes came in the transportation network in Isle of Wight County. Residents long relied on ferries for the transportation of goods and people. This period also saw improvements of roads and bridges (King 1993).

Slavery continued during this period. Although the United States government outlawed the importation of enslaved people, the domestic slave trade continued. Due to the changes in crop cultivation mentioned above, less slave labor was required, which led to a surplus of slave labor (Berlin 2010).

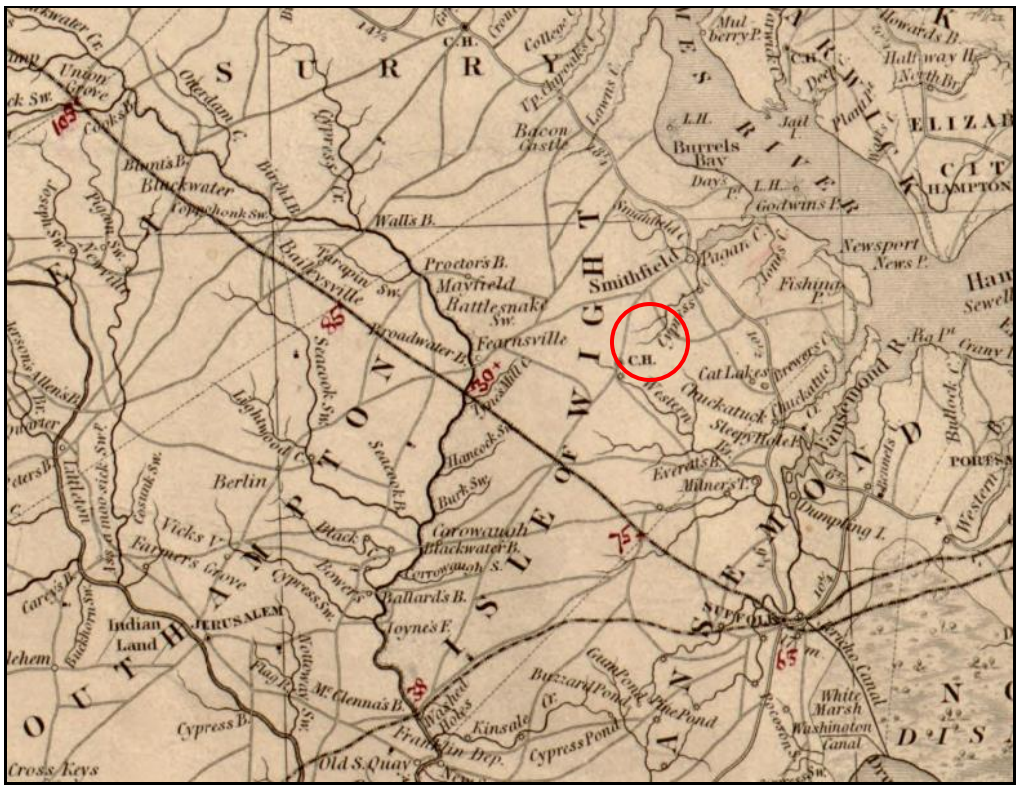


Figure 7. Project vicinity depicted on Boye, Herman, Henry Schenck Tanner, E.B. Dawson, and William Branch Giles, 1827 A Map of the State of Virginia (Library of Congress).

Antebellum Period (1830-1861)

The population of Isle of Wight County continued to decrease from 10,517 in 1830 to 9,977 in 1860. This is primarily due to the decrease in the number of enslaved peoples, which declined from 4,272 in 1830 to 3,570 in 1860. This is due to changes in farming and the crops cultivated during this time that did not rely as heavily on slavery (King 1993).

Most of the residents in Isle of Wight County were farmers. However, there was an agricultural depression in eastern Virginia in the 1820s and 1830s. This economic crisis is credited as one of the reasons for the population decline in the county (Mansfield 1989). Further problems stemmed from the Lower Tidewater cotton farmers could not compete with the cotton farmers of the Deep South. Despite these issues, agriculture continued with over 1,400 farms in Isle of Wight County. The focus was on new crops like corn, sweet potatoes, peas, watermelons, beans, and some cotton. It was also during this time that peanut cultivation began in Isle of Wight County (King 1993).

During the Antebellum period the railroad came to Isle of Wight County. The Norfolk and Petersburg Railroad, completed in 1858, provided access to new markets and injected some needed energy into the economy of the region. The railroad also opened the region for the lumber industry (King 1993).

The changes in agriculture resulted in the exportation of enslaved people from Virginia to the Deep South. Called "the second middle passage," more than one million slaves were sent to the Deep South. During this time, there was talk of ending slavery within Virginia; however, after Nat Turner's Rebellion in 1831, all talk ceased (Berlin 2010).

Civil War (1861-1865)

The area between the Nansemond and Blackwater Rivers witnessed at least 30 engagements during the Civil War between September 28, 1862, and March 17, 1863. In this area both the Confederates and Union troops had patrols between the two rivers. Specifically, the localities of Providence Church, Zuni, Windsor, and Joyner's Ferry. The Confederates attempted to prevent Union troops from crossing the Blackwater River.

The Union troops worked to prevent the Confederates from crossing the Nansemond River (Cormier 1989). Union Major-General John A. Dix estimated at least 5,000 Confederate troops fortifying the Blackwater River (Dix 1862).

One skirmish took place on December 12, 1862, at Joyner's Ford near the nearby community of Zuni. Captain J. H. Sikes of Company D of the 7th Confederate States Cavalry stated that at least 30 Confederate soldiers engaged with Union forces at Joyner's Ford. At first, the Confederates were able to hold off Union forces and kept them from crossing the river. Eventually, Union troops managed to cross the river on pontoon boats. The Confederate soldiers attempted to hold the Union soldiers but were soon overwhelmed and captured by Union forces (Dix 1862).

Union forces focused considerable attention along the Norfolk and Petersburg Railroad. In May 1863, Union troops were busy tearing up the railroad tracks between Suffolk and the

Blackwater River. Major General Dix stated that two regiments of Confederate troops with artillery pieces attacked the Union troops.

All this activity along the railroad interrupted the prosperity the railroad brought to Isle of Wight County. After the evacuation of Norfolk in May 1862, Union troops had control of the Norfolk and Petersburg Railroad from Norfolk to Zuni. To make that portion unusable, the railroad removed sections of track outside of what the Union troops occupied (Chabot 1938). The Confederates were still in possession of the western end of the railroad and continued to transport troops to the Blackwater River (Dix 1862).



Figure 8. Project vicinity depicted on Confederate States Of America. Army. Dept. Of Northern Virginia. Chief Engineers Office, Albert H Campbell, and J. Houston Patton. *Preliminary map of a part of the south side of James River*. [Chief Engineers Office D.N.V, 1864] Map. Library of Congress.

In 1864 a skirmish took place in nearby Smithfield. On Jan. 31, 1864, a unit of Union soldiers sailed up the Pagan River to investigate Confederate activity. After landing and heading inland, they encountered a small Confederate unit, and after a minor skirmish, the Union detachment headed back to Smithfield to leave the area. Their gunboat departed without them forcing the soldiers to spend the night. Confederate Maj. N.A. Sturdivant took the opportunity to capture the Union troops. On Feb. 1, a skirmish along Main Street

ensued. During the three-hour engagement, the Union gunboat Smith-Briggs arrived, and the Union troops attempted to escape. Capt. Joseph Norsworthy cut off the Union retreat with cavalry. The gunboat was destroyed by Confederate cannon fire, and the Union forces were captured (Isle of Wight County Museum).

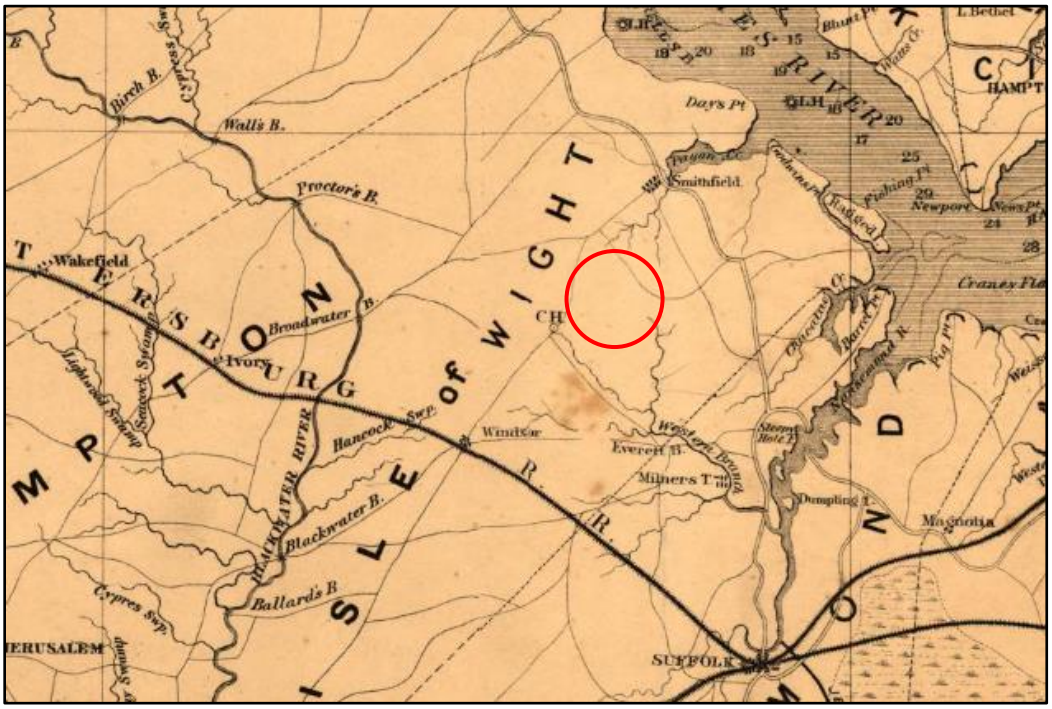


Figure 9. Project vicinity depicted on 1862 map. E & G.W. Blunt's corrected map of the seat of war near Richmond, July 10th, *1862*. Retrieved from the Library of Congress.

Reconstruction and Growth (1865-1917)

After the end of the Civil War, began the task of rebuilding the Norfolk and Petersburg Railroad. The goal was to connect Norfolk with the markets of the Mississippi Valley. In 1872, the Norfolk and Petersburg Railroad merged to form the Atlantic, Mississippi, and Ohio Railroad Company. A result of this merger was the creation of the Norfolk and Western in 1881 (Chabot 1907).

Prior to the start of the Civil War, was the start of peanut cultivation in the county. By the end of the Civil War, peanut farming was being encouraged in Isle of Wight County. In 1872, 40,000 bushels of peanuts were cultivated in the county, by 1890 it was over 200,000 bushels. A peanut factory was constructed in Smithfield, and in 1877 another factory was built in Windsor (King 1993).

Lumbering, an industry that began in the area with the construction of the Norfolk and Petersburg Railroad, also continued after the Civil War. In 1878, the Camp Manufacturing Company, a lumber company, was built on the east bank of the Blackwater River. Lumber operations were established in communities with wharves on the James River (King 1993).

Windsor benefited from its proximity to the railroad and became an important distribution point. By 1878, Windsor had the first two-room school in Isle of Wight County. By 1902, Windsor had a jail and a public school.

The Civil War brought the 13th Amendment which outlawed slavery in the United States. Freedman's Bureaus were established throughout the country to help newly freed blacks (Berlin 2010).

World War I to World War II (1917-1945)

The types of crops cultivated in Isle of Wight County remained mostly unchanged, with peanuts continuing to be the primary crop; however, soybeans were introduced to the county. In 1935, there were over 1,400 farms in Isle of Wight County, this number includes farms of both whites and blacks. Change came with the erection of power lines by the Community Electric Cooperatives, which provided electricity to rural parts of the county. In 1928, the James River Bridge opened, which connected Isle of Wight residents with the larger cities of Hampton and Newport News (King 1993).

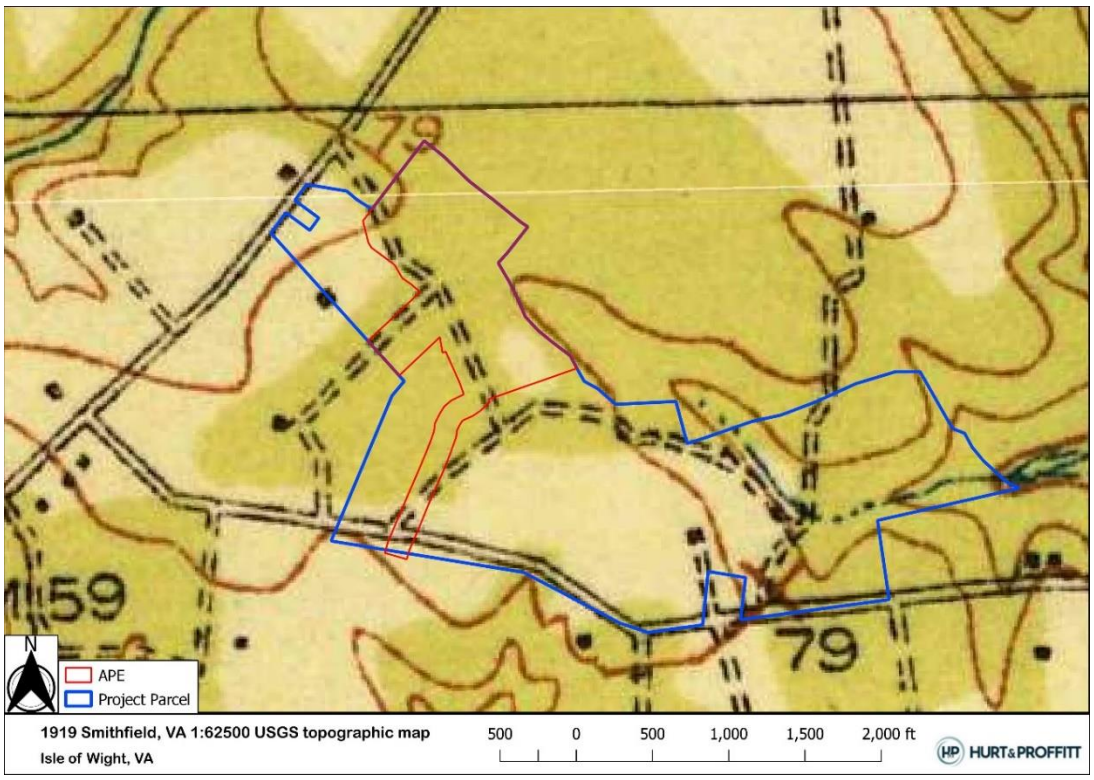


Figure 10. Project area depicted on 1919 Smithfield, VA 1:63500 USGS topographic map (USGS 2022).

The New Dominion (1945 to Present)

In 1950, the Isle of Wight population was over 14,000 people. Smithfield was the largest town and Windsor was the second largest town. In 1975, the Commonwealth of Virginia took over operation of the James River Bridge and removed the tolls on the bridge. The removal of tolls made Isle of Wight County an attractive place to move for people working in Newport News. This resulted in a population increase and new residential and commercial construction along Route 17 and in the Town of Smithfield.

The number of farms began to decline by the 1990s, and there was a transition from crops to beef cattle (King 1993). In the 2010 U.S. Census the population of Isle of Wight County was 35,270 and increase of 18.6 percent from the 2000 census. The Smithfield and Isle of Wight Convention and Visitors Bureau promotes the historic tourism and outdoor activity of the area.

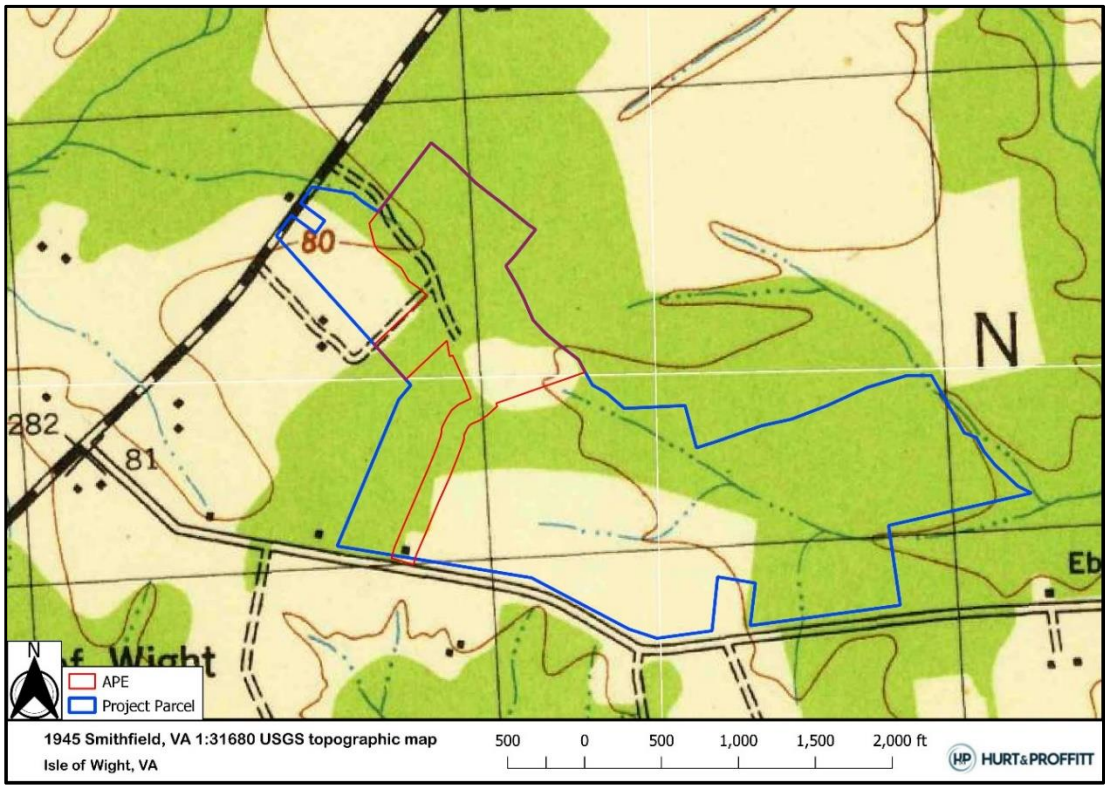


Figure 11. Project area depicted on 1945 Smithfield, VA 1:31680 USGS topographic map, APE in blue (USGS 2022).

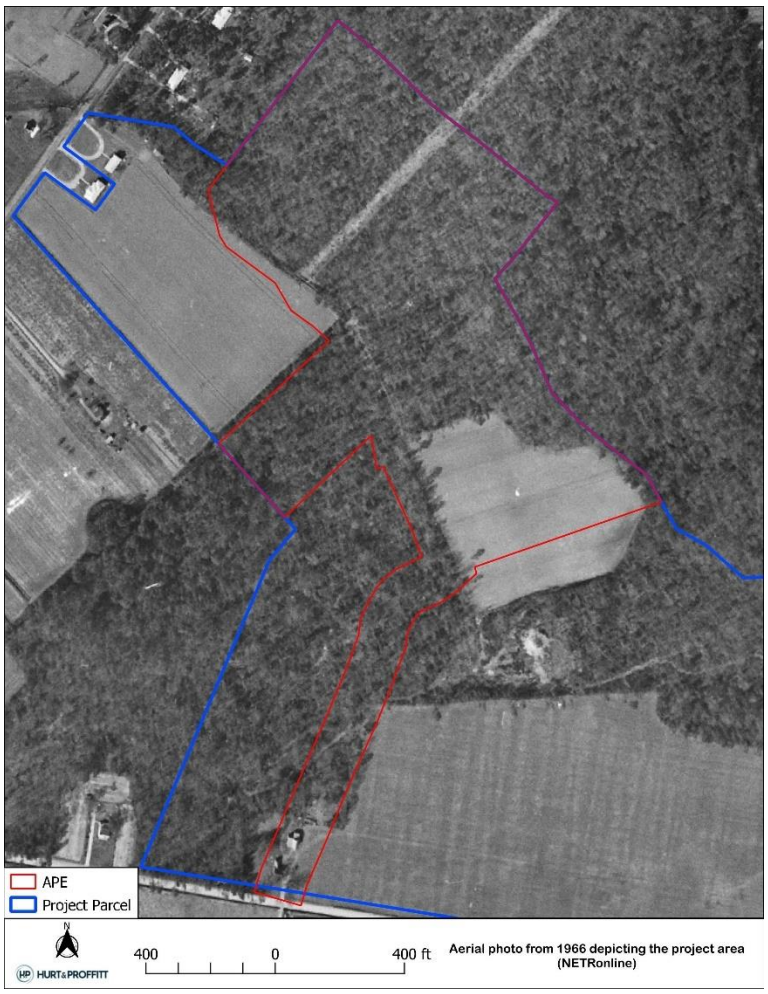


Figure 12. Aerial photo from 1966 depicting the project area, APE in blue (NETRonline).

Previously Recorded Architectural Resources

There is one previously recorded architectural resource within 0.5 miles of the proposed solar farm. The Wilson House (046-0052) is eligible for the NRHP. Figure 12 shows the location of the proposed solar farm and those previously recorded resources within 0.5 miles (Figure 12 and Table 1).

VDHR No.	Address	Date of Construction	NR Eligibility
046-0052	Wilson House, 16091 Courthouse Highway	Ca. 1830	Eligible
046-5790	House, 16342 Courthouse Highway	1977	Not Eligible
046-5791	House, 16363 Courthouse Highway	1962	Not Eligible
046-5792	House, 16385 Courthouse Highway	1961	Not Eligible
046-5793	House, 16386 Courthouse Highway	1947	Not Eligible
046-5794	House, 16419 Courthouse Highway	1962	Not Eligible
046-5795	House, 16431 Courthouse Highway	1964	Not Eligible
046-5796	House, 16473 Courthouse Highway	1948	Not Eligible
046-5797	House, 16553 Courthouse Highway	1974	Not Eligible
046-5798	Farm, 16562 Courthouse Highway	1913	Not Eligible
046-5799	House, 13334 Poor House Road	1967	Not Eligible
046-5800	House, 13199 Poor House Road	1943	Not Eligible
046-5801	House, 14065 Poor House Road	1952	Not Eligible
046-5802	Barn, Poor House Road	c. 1940s	Not Eligible

Table 1. Previously recorded architectural resources within 0.5 miles of the proposed solar farm.

4. FIELD METHODS

H&P staff conducted a site visit to photograph and survey each architectural resource within the 0.5-mile APE. Each resource was photographed, and site plans were drawn depicting the relationship of the resources to the landscape and to each other. The purpose of the architectural investigation was to survey and evaluate one previously recorded property and 13 newly identified properties within the APE for individual eligibility for listing in the NRHP.

The initial APE of 0.5 (0.8 km) miles from the boundaries of the installation was refined through an examination of topography and viewsheds obtained during the field survey and in consultation with the VDHR. The VDHR concurred with the refined APE via email dated July 7, 2023.

The refined APE includes the property parcels that are within 0.5 mile (0.8 km) of the APE and can see the proposed solar farm site within their viewshed and where alterations to feeling and setting may occur. Among the resources within a half-mile of the development area, 13 newly identified resources are located within the APE, based on terrain analysis and viewshed observations. Resources are visible along Courthouse Highway west of the proposed site and southeast of site along Poor House Road. Properties south of 16593 Courthouse Highway and north of 16342 Courthouse Highway do not have a view of the project area, due to dense woodland south and north of the site. Properties on Poor House Road, between 13055 and 13159 Poor House Road do not share a viewshed with the proposed site due to dense woodland between the proposed site and Poor House Road. Based on the field verification of viewshed, H&P recommends that 13 architectural resources are located within the architecture APE.

5. RESULTS

H&P completed reconnaissance level survey for 13 properties:

VDHR No.	Address	Date of Construction	Eligibility Recommendation
046-0052	16091 Courthouse Highway, Wilson House	Ca. 1830	Eligible
046-5790	16342 Courthouse Highway	1977	Not Eligible
046-5791	16363 Courthouse Highway	1962	Not Eligible
046-5792	16385 Courthouse Highway	1961	Not Eligible
046-5793	16386 Courthouse Highway	1947	Not Eligible
046-5794	16419 Courthouse Highway	1962	Not Eligible
046-5795	16431 Courthouse Highway	1964	Not Eligible
046-5796	16473 Courthouse Highway	1948	Not Eligible
046-5797	16553 Courthouse Highway	1974	Not Eligible
046-5798	16562 Courthouse Highway	1913	Not Eligible
046-5799	13334 Poor House Road	1967	Not Eligible
046-5800	13199 Poor House Road	1943	Not Eligible
046-5801	14065 Poor House Road	1952	Not Eligible
046-5802	Poor House Road	c. 1940	Not Eligible

Table 2: Potentially historic properties within the proposed APE.

046-0052: Wilson House, 16091 Courthouse Highway



Figure 13. Wilson House, 16091 Courthouse Highway (VDHR No. 046-0052).

Resource 046-0052, known as the Wilson House, is located at 16091 Courthouse Highway, north of the proposed solar site. The circa 1830 dwelling is a good example of the typical clerestory-style house found in Isle of Wight County between 1820 and 1850. The early portion dates to 1830 and is a one-and-one-half-story building featuring clerestory windows on the front and rear elevations. In 1850-1856 a two-story, three-bay addition was constructed to the south. Both sections are on a raised foundation and have exterior end brick chimneys. Visible fenestration includes six-over-nine and six-over-six double hung wood windows. Clerestory windows are two-over-two. The exterior is clad in wood siding. The original potion and the front porch have standing seam metal roofing and the circa 1850 portion has asphalt shingle roofing.

There is a kitchen northeast of the house with a brick pier foundation. It is wood -frame construction clad in weatherboard and a side gable roof. An exterior end brick chimney is situated on the north elevation. There is a barn on site north of the house. It has three

bays and rests on a brick pier foundation. The building is wood frame clad in weatherboard. There are animal pens on the east elevation.

H&P recommends that resource 046-0052, the Wilson House located at 16091 Courthouse Highway remains eligible for the NRHP under Criteria C.

The Wilson House is sited on the east side of Courthouse Highway, set far back from the road and shielded from view by a row of trees lining the straight driveway. The front elevation faces west. Because the resource is eligible for listing on the NRHP under Criteria C as a distinctive local representative of a clerestory house and is located within 0.5 miles of the proposed development area, an assessment of impacts was conducted. The assessment determined that the resource and the proposed site do not share a viewshed. Any view of the proposed solar site from the Wilson House is blocked by an area of dense woodland between the two sites. H&P recommends that the proposed project will have no impact on resource 046-0052.

046-5790: House, 16342 Courthouse Highway



Figure 14. House, 16342 Courthouse Highway (VDHR No. 046-5790).

Resource 046-5790 is located at 16342 Courthouse Highway, in Smithfield, Isle of Wight County. The resource is located on the west side of Courthouse Highway and west of the proposed solar site.

The one-story Ranch house, constructed in 1977, is a brick structure with a low-slope side gable roof covered in asphalt shingles and has a one-and-one-half-story garage addition on the north side. The asymmetrical façade faces east and is marked by an entry porch under a front gable roof supported by turned wood posts on a brick stoop. Windows are one-over-one vinyl double hung. A separate one-stall brick garage with front gable roof sits to the northwest. One additional outbuilding, visible from the driveway, appears to be a smokehouse. The tall, narrow wood frame structure has a front gable roof and is clad in wood siding, with a wood batten door.



Figure 15. Smokehouse at 16342 Courthouse Highway (VDHR No.

H&P recommends that resource 046-5790 is not eligible for listing on the NRHP under Criteria A, B, or C. The house and outbuildings are not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5791: House, 16363 Courthouse Highway



Figure 16. House, 16363 Courthouse Highway (VDHR No.046-5791).

Resource 046-5791 is located at 16363 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway and east of the proposed solar site.

The one-story Ranch house, constructed in 1962 is a brick structure with a low-slope side gable roof with a prominent central projecting front gable covered in asphalt shingles. The asymmetrical façade faces west and is marked by a projecting front gable clad in vinyl siding above brick, containing an offset entry door on a brick stoop. An integrated one-stall garage occupies the north end of the structure. Windows are one-over-one vinyl double hung with four-over-four pane inserts.

H&P recommends that resource 046-5791 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5792: House, 16385 Courthouse Highway



Figure 17. House, 16385 Courthouse Highway (VDHR No. 046-5792).

Resource 046-5792 is located at 16385 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway and east of the proposed solar site.

The one-story Ranch house, constructed in 1961 is a brick structure with a low-slope cross-hipped roof with a prominent central projecting front hipped gable covered in asphalt shingles. The asymmetrical façade faces west and is marked by a projecting front section containing an offset entry door on a brick stoop. A former integrated garage on the north end of the structure is now enclosed and contains a second entry door and an addition to the north. Windows are one-over-one vinyl double hung.

H&P recommends that resource 046-5792 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5793: House, 16386 Courthouse Highway



Figure 18. House, 16386 Courthouse Highway (VDHR No. 046-5793).

Resource 046-5793 is located at 16386 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the west side of Courthouse Highway and is directly west of the proposed solar site.

The one-and-one-half-story Tudor Revival house, constructed in 1947 is a wood frame structure with a high-slope cross-gable roof covered in asphalt shingles of irregular sizes. The west facing façade, clad in vinyl siding, is marked by the prominent central front gable with a bay window and front entry door. A tall, corbelled brick chimney is located on the front slope between the main body of the house and an enclosed porch on the south. An attached garage with a mid-slope front gable occupies the north side of the structure. Windows are one-over-one vinyl double hung with six-over-six pane inserts.

H&P recommends that resource 046-5793 is not eligible for listing on the NRHP under Criterion A, B, or C. The house is not associated with any important people or events in history. Although the house is a good local example of Tudor Revival style, it lacks exterior integrity, as evidenced in the vinyl siding and vinyl replacement windows. No further work is recommended.

046-5794: House, 16419 Courthouse Highway



Figure 19. House, 16419 Courthouse Highway (VDHR No. 046-5794).

Resource 046-5794 is located at 16419 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway and is southeast of the proposed solar site.

The one-story Ranch house, constructed in 1962, is a wood frame structure with a low-slope side gable roof covered in asphalt shingles. The asymmetrical façade faces west and is marked by an offset entry door on a brick stoop. The exterior is clad in brick on the lower half with vinyl siding above. A former integrated carport at the north end of the structure is now enclosed by screens. Windows are one-over-one vinyl double hung.

H&P recommends that resource 046-5794 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5795: House, 16431 Courthouse Highway



Figure 20. House, 16431 Courthouse Highway (VDHR No. 046-5795).

Resource 046-5795 is located at 16431 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway and is southeast of the proposed solar site.

The one-story Ranch house, constructed in 1962, is a brick structure with a low-slope hipped roof covered in asphalt shingles. The asymmetrical façade faces west and is marked by a prominent front gable clad in vinyl siding with an integrated entry porch supported by vinyl clad posts on a brick pad. Windows appear to be eight-over-eight wood double-hung sashes with exterior aluminum storm windows.

H&P recommends that resource 046-5795 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5796: House, 16473 Courthouse Highway



Figure 21. House, 16473 Courthouse Highway (VDHR No. 046-5796).

Resource 046-5796 is located at 16473 Courthouse Highway in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway, south of the proposed solar site.

The one-story Minimal Traditional house, constructed in 1948, is a wood frame structure with a concrete foundation. The moderate slope side gable roof is covered in asphalt shingles. The symmetrical façade, clad in vinyl siding, faces west, and is marked by a central entry door under an integrated, partial-width, shed-roof entry porch supported by wood posts on a concrete pad. Windows are vinyl double hung sashes with four-over-four pane inserts.

Outbuildings include a small wood frame shed, a small wood frame garage, and a potential mid-late 19th century stable. The one-story stucco clad stable has a mid-slope side gable roof and a central barn door flanked by four-over-one double hung wood windows. Window openings show Italianate influence in a segmented arch at the window head.

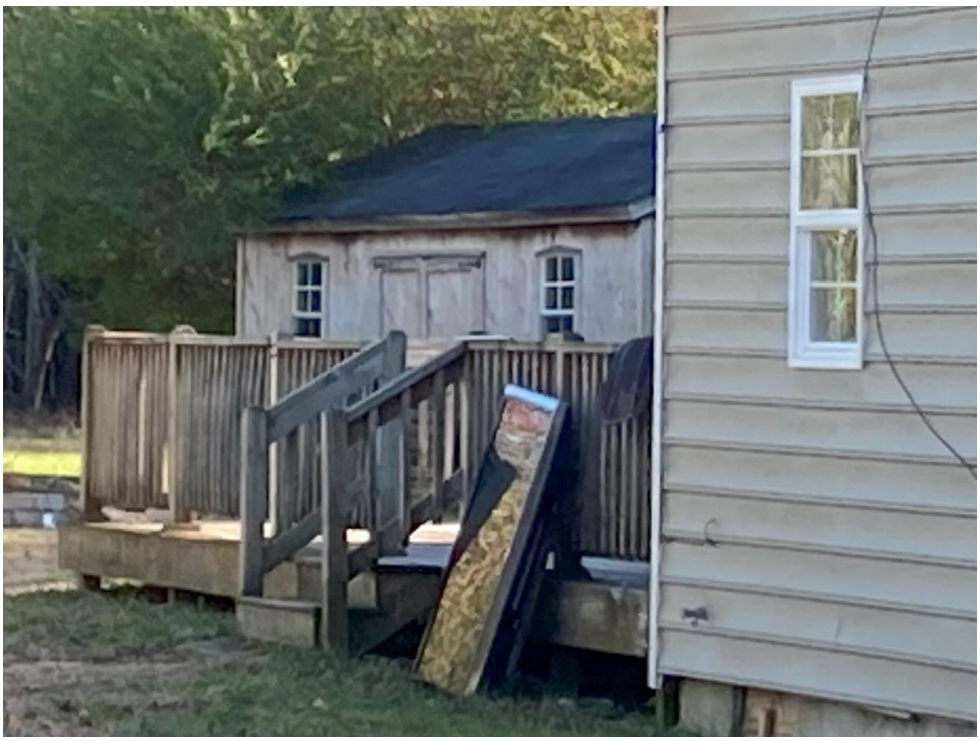


Figure 22. Stable at 16473 Courthouse Highway (VDHR No. 046-5796).

H&P recommends that resource 046-5796 is not eligible for listing on the NRHP under Criteria A, B, or C. The house and outbuildings are not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5797: House, 16553 Courthouse Highway



Figure 23. House, 16553 Courthouse Highway (VDHR No. 046-5797).

Resource 046-5797 is located at 16553 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the east side of Courthouse Highway and is southeast of the proposed solar site.

The one-story Ranch house, constructed in 1974, is a brick structure on a brick foundation with a low-slope side gable roof covered in asphalt shingles. The asymmetrical façade faces west and is marked by an offset entry door on a brick stoop. Windows are one-over-one vinyl double hung. Outbuildings, located behind the dwelling, include a metal carport and four small wood frame sheds, two with gambrel roofs, one with a front gable roof, and one with a low slope shed roof.

H&P recommends that resource 046-5797 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5798: Farm, 16562 Courthouse Highway



Figure 24. Farm, 16562 Courthouse Highway (VDHR No. 046-5798).

Resource 046-5798 is located at 16562 Courthouse Highway, in Windsor, Isle of Wight County. The resource is located on the west side of Courthouse Highway and is southwest of the proposed solar site.

The two-and-one-half-story Colonial Revival house, constructed in 1913, is a wood frame structure on a brick foundation with a high-slope hipped roof with a front hipped gable covered in asphalt shingles. The symmetrical façade faces east and is marked by a full width entry porch supported by wood columns on a brick pad. The exterior is clad in vinyl siding. Two prominent side slope chimneys are covered in parging. Tall, narrow windows are vinyl replacement windows with nine-over-nine and four-over-four pane inserts.

Outbuildings on this farmstead are numerous, the county tax database lists 16 additional structures, although not all were visible from the public right of way. Visible structures include a shed roof barn, a side gable equipment shed, a wood frame garage, a wood frame domestic outbuilding, and three metal grain silos. Construction details for these outbuildings were not discernible from the right of way.

H&P recommends that resource 046-5798 is not eligible for listing on the NRHP under Criterion A, B, or C. The house is not associated with any important people or events in history. Although the house is a good local example of Colonial Revival style, it lacks exterior integrity, as evidenced in the vinyl siding, vinyl replacement windows, asphalt roof shingles, and parge coated brick chimneys. No further work is recommended.

046-5799: House, 13334 Poor House Road



Figure 25. House, 13334 Poor House Road (VDHR No. 046-5799).

Resource 046-5799 is located at 13334 Poor House Road in Windsor, Isle of Wight County. The resource is located on the south side of Poor House Road, east of Courthouse Highway and south of the proposed solar site.

The one-story Ranch house, constructed in 1967, is a wood frame structure with a raised concrete block foundation. The low slope side gable roof is covered in asphalt shingles with a rear slope brick chimney. The asymmetrical façade faces north, is clad in vinyl siding, and is marked by a central entry door under a projecting shed roof porch supported by wood posts, on a concrete block platform. Windows are horizontal two-over-two aluminum double hung sashes. Outbuilding visible from the right of way

include a wood frame shed with front gable roof and wood siding and a metal frame equipment shed clad in vertical metal siding with a flat roof.

H&P recommends that resource 046-5799 is not eligible for listing on the NRHP under Criteria A, B, or C. The house and outbuildings are not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5800: House, 13199 Poor House Road



Figure 26. House, 13199 Poor House Road (VDHR No. 046-5800).

Resource 046-5800 is located at 13199 Poor House Road in Windsor, Isle of Wight County. The resource is on the north side of Poor House Road, east of Courthouse Highway and south of the proposed solar site.

The one-and-one-half story Colonial Revival Cape Cod house, constructed in 1943, is a frame structure with a belcast hipped gable roof with a large central front gable dormer and a shed dormer on the rear elevation. The foundation is raised brick under the main structure and a poured concrete foundation under a rear addition. The symmetrical

façade faces south and is marked by the large central front gable dormer and a full-width porch supported by wood posts on brick piers. Windows are one-over-one vinyl sashes with six-over-one and eight-over-one pane inserts. The exterior is clad in vinyl siding with asphalt shingle roofing.

H&P recommends that resource 046-5800 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5801: House, 14065 Poor House Road



Figure 27. House, 14065 Poor House Road (VDHR No. 046-5801).

Resource 046-5801 is located at 14065 Poor House Road, in Smithfield, Isle of Wight County. The resource is located on the north side of Poor House Road and east of the proposed solar site.

The one-story Ranch house, constructed in 1952, is a wood frame structure with a raised brick foundation under a low-slope cross gable roof covered in asphalt shingles. The

asymmetrical façade faces south. A one-and-one-half story garage addition extends to the south, connected to the original dwelling by a breezeway with sliding glass doors, all integrated under one roof with a prominent front slope brick chimney. The dwelling is clad in vinyl siding. Windows are vinyl double hung sashes with six-over-six pane inserts. The outbuildings include a metal carport, a concrete block shed, and a two-story equipment shed.

H&P recommends that resource 046-5801 is not eligible for listing on the NRHP under Criteria A, B, or C. The house and outbuildings are not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

046-5802: Barn, Poor House Road, Parcel 39-01-021



Figure 28.Barn, Poor House Road, Parcel 39-01-021 (VDHR No. 046-5802)

Resource 046-5802 does not have a listed address and is located on the south side of Poor House Road on parcel 39-01-021, just to the west of 13334 Poor House Road. The parcel is across from the project parcel and the barn sits southeast of the existing farm road into the development area. The barn is the only structure on an agricultural parcel.

The small tobacco barn is post-frame construction, on brick pier foundation, with a high-slope front gable roof clad in standing seam metal. The barn is clad in vertical weatherboard.

H&P recommends that resource 046-5802 is not eligible for listing on the NRHP under Criteria A, B, or C. The house is not associated with any important people or events in history and the design, workmanship and materials are commonplace. No further work is recommended.

6. CONCLUSIONS AND RECOMMENDATIONS

As a result of the survey, H&P recommends that the Wilson House (VDHR No. 046-0052) remains eligible for the NRHP. None of the remaining architectural resources surveyed for this project are individually eligible for the NRHP under Criteria A, B, or C; Criterion D is not applicable.

H&P recommends that the proposed solar farm will not adversely impact the Wilson House. The house sits at the far northern edge of the 0.5-mile APE and will not be visible from the solar farm site due to the heavy woodland between the proposed site and the dwelling.

VDHR No.	Resource	Eligibility Recommendation	Project Impacts
046-0052	Wilson House, 16091 Courthouse Highway	Eligible	No Impact
046-5790	House, 16342 Courthouse Highway	Not Eligible	No Impact
046-5791	House, 16363 Courthouse Highway	Not Eligible	No Impact
046-5792	House, 16385 Courthouse Highway	Not Eligible	No Impact
046-5793	House, 16386 Courthouse Highway	Not Eligible	No Impact
046-5794	House, 16419 Courthouse Highway	Not Eligible	No Impact
046-5795	House, 16431 Courthouse Highway	Not Eligible	No Impact
046-5796	House, 16473 Courthouse Highway	Not Eligible	No Impact

046-5797	House, 16553 Courthouse Highway	Not Eligible	No Impact
046-5798	House, 16562 Courthouse Highway	Not Eligible	No Impact
046-5799	House, 13334 Poor House Road	Not Eligible	No Impact
046-5800	House, 13199 Poor House Road	Not Eligible	No Impact
046-5801	House, 14065 Poor House Road	Not Eligible	No Impact
046-5802	Barn, Poor House Road	Not Eligible	No Impact

Table 2. Eligibility Recommendations for Architectural Resources

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ARCHAEOLOGICAL SURVEY



Courthouse Highway Solar Site

Isle of Wight County, Virginia

July, 2023

H&P PROJECT NO.

20221983-0431

SUBMITTED BY:

Dwayne W. Pickett
Principal Investigator

SUBMITTED TO:

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HURT & PROFFITT

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EXECUTIVE SUMMARY

On behalf of Courthouse Highway Solar 1, LLC, Hurt & Proffitt, Inc. (H&P) has completed a Phase I archaeological survey of a 32.2-acre tract which is part of a larger 150.88-acre parcel located in the central part of Isle of Wight County in Virginia's Hampton Roads region.

The purpose of the survey was to identify all archaeological sites in the Area of Potential Effects (APE), to estimate site size and boundaries, and to preliminarily assess the eligibility of identified sites for listing in the National Register of Historic Places (NRHP). The total area surveyed was approximately 32.2 ac. (13.03 Ha). The archaeological survey of the APE was conducted by a crew led by Dwayne Pickett from May 31 to June 7, 2023.

H&P first completed a reconnaissance survey of the project corridor which consists of plowed fields, pasture and a field covered in tall grass. Parts of three plowed fields had very good surface visibility and were subjected to a pedestrian survey. The rest of the project area did not have any surface visibility which warranted completing a shovel test survey. Twenty-eight shovel test transects were laid out and spaced 50 feet (15.24m) apart running north to south across the APE. A total of 414 shovel test pits (STPs) were then placed at 50-foot (15.24m) intervals along those transects. Thirteen judgmental STPS were placed in areas that did not align with the STP grid and in the plowed fields. Another 26 STPs were placed at 25-foot (7.62m) intervals around STPs that were positive for cultural material. Due to ponds, slopes, and buildings, 32 STPs were not excavated. A total of 421 STPs were excavated with 33 being positive for cultural material.

These combined survey methods resulted in the discovery of three historic sites and nine isolated finds (by definition not NRHP eligible).

Site 44IW0397 is a concentration of late nineteenth to early twentieth-century artifacts located along a farm road that intersects with Poorhouse Road. Brick and domestic artifacts were recovered that are likely related to a house that was located on the west side of the farm road. That house is depicted within the APE on a 1945 USGS map and its location coincides with two extant modern farm buildings. The artifact concentration extends outside of the project area to the west and east.

Given the fact that any archaeological remains of the house once located in this area were likely destroyed by the modern farm buildings, it is unlikely that further excavations would yield any features or additional information. As such this leads H&P to recommend that the portion of Site 44IW0397 within the present APE does not contribute to the potential eligibility of the larger site.

Site 44IW0398 is a large surface scatter of late nineteenth to early twentieth-century artifacts covering approximately 4.5 acres of a cornfield at the northeastern end of the APE. Large amounts of brick, ceramics and glass were recovered during the pedestrian survey in an area where a 1966 aerial photograph shows a potential house. In addition, the landowner revealed that he was told there was a brick chimney in the vicinity which was knocked down and that the area has been metal detected. This appears to be the case since very few metal artifacts were recovered. The artifacts continue outside the APE to the east in the cornfield and it is also likely that they extend to the north into the woods.

Despite the large number of artifacts discovered, post occupation plowing has not only dispersed them but has likely destroyed any remnants of the building that was once there along with most of the stratigraphy. Three shovel tests placed judgmentally in the likely structure location indicated only plow zone overlying culturally sterile subsoil while a fourth shovel test contained plow zone and a thin cultural layer over subsoil. Also, metal detecting appears to have removed many of the metal artifacts associated with this site. Given this, it is unlikely that further excavations would yield any features or additional information. As such this leads H&P to recommend that the portion of Site 44IW0398 within the present APE does not contribute to the potential eligibility of the larger site.

Site 44IW0399 is a scatter of early to mid-twentieth-century artifacts located along the western edge of the APE. These artifacts consist mostly of bottle glass, nails, iron fragments, wire and fragments of wallpaper. They are likely related to nearby houses along Courthouse Highway.

The late date of the artifacts along with the fact that this material is probably the result of discard and not related to a structure, suggest it is unlikely that further excavations would yield any features or additional information. This leads H&P to recommend that this site is not eligible for the NRHP.

1. INTRODUCTION

On behalf of Courthouse Highway Solar 1, LLC, Hurt & Proffitt, Inc. (H&P) has completed a Phase I archaeological survey of a 32.2-acre tract which is part of a larger 150.88-acre parcel located in the central part of Isle of Wight County in Virginia's Hampton Roads region (Figure 1).

The Area of Potential Effects (APE) for archaeological resources was defined as those portions of the project where ground disturbance may occur. This consisted of 32.2 acres of relatively flat pasture and agricultural fields (Figure 2). The purpose of the survey was to identify all archaeological sites in the Area of Potential Effects (APE) of the proposed solar site, to estimate site size and boundaries and to preliminarily assess the eligibility of identified sites for listing in the National Register of Historic Places (NRHP). The total area surveyed was approximately 32.2 ac. (13.03 Ha).

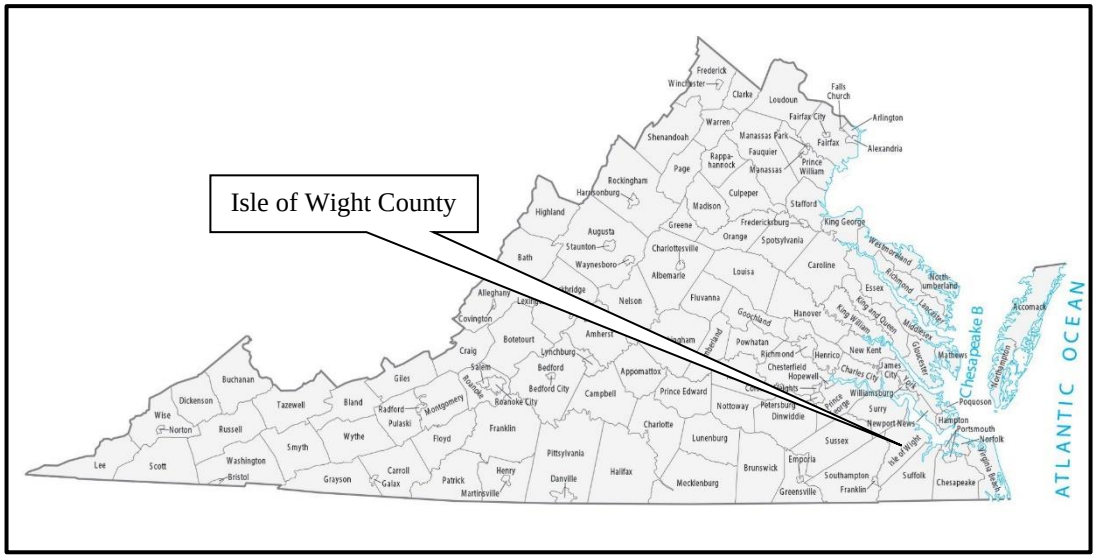


Figure 1. Project location.

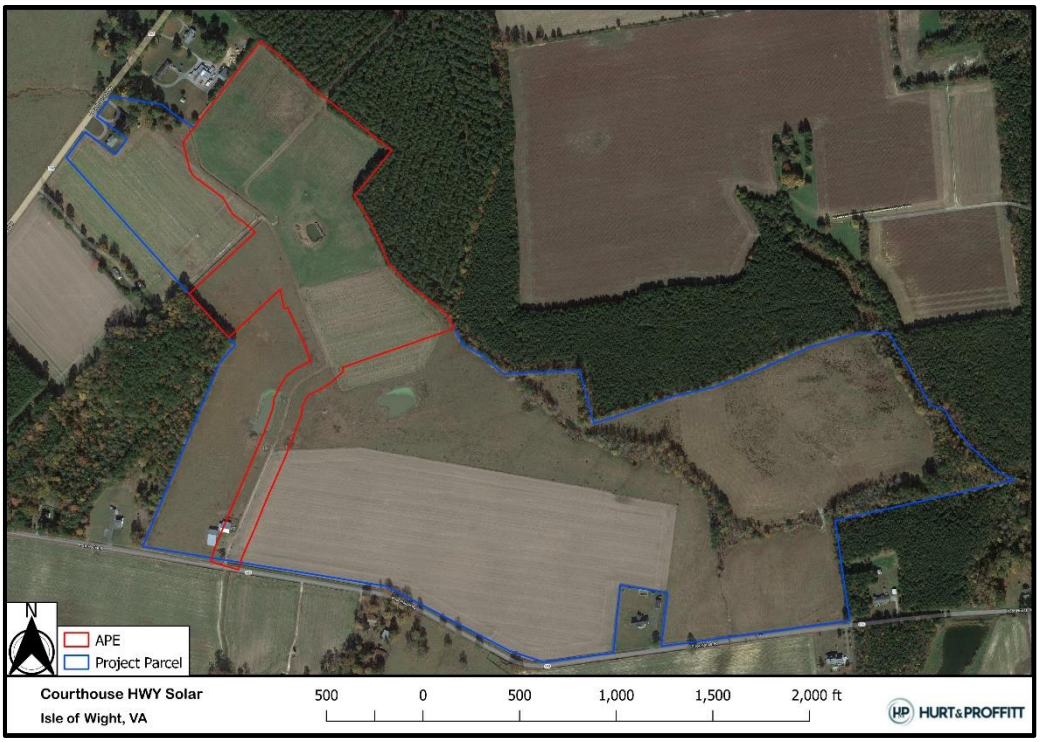


Figure 2. Project area map showing areas of potential ground disturbance in red.

Prior to initiating the field portion of the project, Hurt & Proffitt compiled historic and environmental data regarding the distribution of known and potential sites in the project vicinity. This research included a review of site files stored in the Virginia Department of Historic Resources' (VDHR's) Virginia Cultural Resource Information System (V-CRIS), VDHR archives, Library of Congress digital map and photographic archives and local histories. A summary of that research follows, including information on all previously recorded cultural resources within a 1-mile (1.6km) radius of the project area.

The archaeological survey of the APE was conducted by a crew led by Dwayne Pickett from May 31 to June 7, 2023. All work conducted as a part of this investigation was in accordance with the National Historic Preservation Act of 1966 (as amended), the Archeological and Historical Preservation Act of 1974, Executive Order 11593, and Title 36 of the Code of Federal Regulations, Parts 60-66 and 800 (as revised). The field investigations and technical report meet the requirements specified in the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* (Federal Register 48:190:44716-44742) and the Virginia Department of Historic Resources *Guidelines for Conducting Historic Resources Survey In Virginia* (2011, rev. 2017). The Principal Investigator performing the cultural resource investigations meets or exceeds the qualifications described in the Secretary of the Interior's *Professional Qualifications Standards* (48 FR 44738-9).

2. SETTING

The proposed Courthouse Highway Solar site lies in central Isle of Wight County, approximately 0.5 miles (0.8km) northeast of the county seat of Isle of Wight. The 150.88-acre parcel is located at 16419 Courthouse Highway (Parcel ID: 39-01-017). Courthouse Highway (Rte. 258) borders the property along its western edge, and Poor House Road (Rte. 692) lies on the southern border.

The proposed (APE) consists of an approximately 32.2-acre development area in the western portion of the parcel, along with an access road running north from Poor House Road that will utilize a preexisting farm road. The proposed development area is southeast of Courthouse Highway, set approximately 425 feet (130m) from the road and consists mainly of gently sloping agricultural fields. The development area is bordered on the northeast by dense woodland 820 to 1,410 feet (250 to 430 meters) deep, while the larger parcel is bordered by dense woodland on the southwest (Figure 3).

The project area is located in the Embayed portion of Virginia's Coastal Plain geologic province. The Embayed portion is a narrow strip along Virginia's eastern edge stretching from the Fall Zone to the Atlantic Ocean. It is characterized by younger strata than the adjoining Piedmont province and is cut by large tidal rivers that flow into the Chesapeake Bay (Geology of Virginia 2021). The area between the Coastal and Piedmont provinces was an important area for cultural interaction (Thornbury 1965). The lack of lithic resources in the Coastal Plain such as quartz and quartzite meant that people had to either travel to areas near the Fall Line or trade with others for the material they needed (Egloff 1989).

Unnamed intermittent tributaries of Champion Swamp cross the property from the west and east boundaries, but they do not enter the APE. The western stream creates a wetland area in the northwestern portion of the project area. Two agricultural watering ponds lay on the property outside of the APE. An additional agricultural retention pond typically utilized to artificially lower the water table lies inside the southeastern portion of the project area. Elevations within the project area are between 79-80 ft AMSL.

There are three different soil types within the APE. Myatt fine sandy loam makes up 66.6 percent of the APE and covers 21.4 acres. It is considered prime farmland if drained. Yemassee fine sandy loam comprises 33 percent of the project area and covers 10.6 acres. It is formed from loamy marine deposits and is somewhat poorly drained. It is considered prime farmland if drained. Slagle fine sandy loam 0 to 2 percent slopes make up less than one percent of the APE. It is very deep, moderately well drained and moderately slow or slow permeable soil found within marine terraces and uplands of the Atlantic Coastal Plain (Figure 4, Table 1).

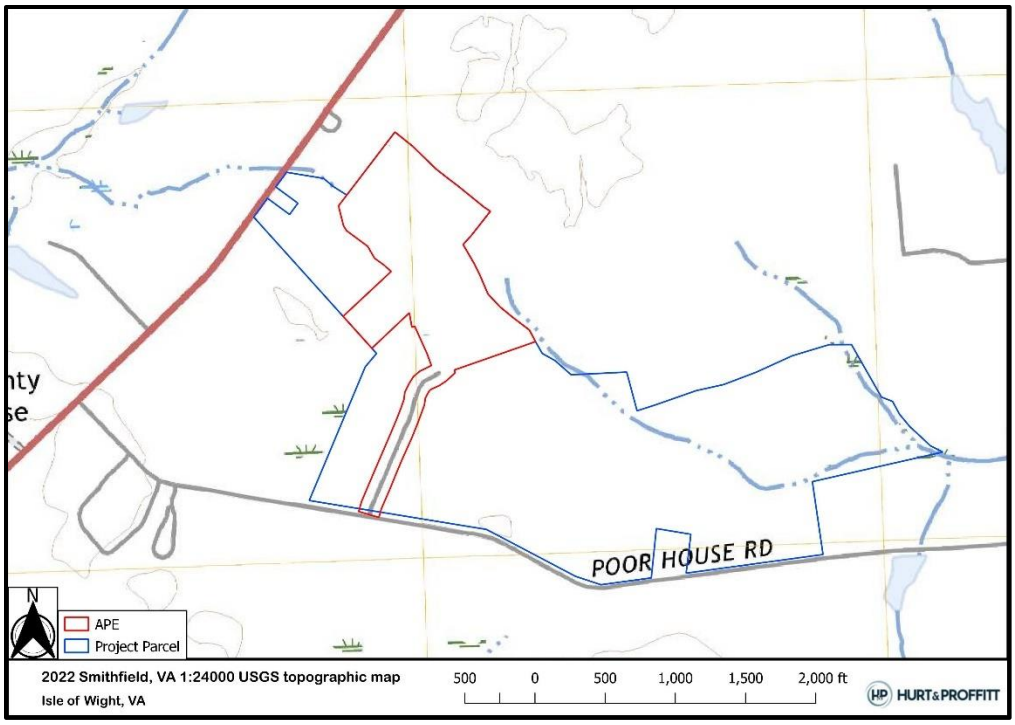


Figure 3. Project area depicted on 2022 USGS Isle of Wight 7.5-minute quadrangle. Scale 1:24000.



Figure 4. Limits of proposed ground disturbance depicted on Isle of Wight County Soil Map (NRCS 2023).

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Myatt fine sandy loam	21.4	66.6%
18A	Slagle fine sandy loam, 0 to 2 percent slopes	0.1	0.4%
23	Yemassee fine sandy loam	10.6	33%
Total AOI		32.2	100%

Table 1. Project area soil map unit legend.

3. HISTORY

Project area pre-contact history

Paleoindian Period 15,000–8,000 B.C.

It is believed that the first people who entered the Western Hemisphere came from Asia at the end of the last great Ice (or Pleistocene) Age. Glaciers covered large areas of Canada and they lowered the sea level by 300 feet (91.4m), exposing an immense, 1,000-mile (1609.3km)-wide plain between Siberia and Alaska known as Beringia.

In 1927 a fluted point was discovered in Folsom, New Mexico, which was in the ribs of an extinct species of bison. Five years later near Clovis, New Mexico, a woolly mammoth kill site was found with associated stone tools dating to 11,200 years ago. The fluted points that were discovered are called Clovis points and they are the distinguishing feature of Paleo sites.

In the western plains, they used these points to hunt large game like the mastodons but along the east coast that does not appear to have been the case. The archaeological data from Virginia records numerous discoveries of fluted points, but no clear-cut association between extinct large game and fluted points (Boyd 1989:139). For this reason, many archaeologists now hold that eastern Paleoindians were generalized foragers (e.g., Grayson and Meltzer 2003; but see Fiedel and Haynes 2004).

The first people lived in groups that have been classified as bands, which were like an extended family. They camped along streams that ran through the tundra-like grasslands and the open pine, spruce and fir forests that covered Virginia at that time. Due to the severe climate, each band moved around seasonally to hunt and forage (Egloff and Woodward 2006).

Although it is clear that people entered the Western Hemisphere through Alaska some sites suggest that people may have been here earlier and possibly entered from elsewhere. These pre-Clovis sites such as Cactus Hill in southern Virginia, which has been dated to almost 17,000 years ago, suggests people could have been here much earlier than was previously thought (Egloff and Woodward 2006).

Current research of the Paleoindian time period is focused on the southeastern Coastal Plain area and the upper Roanoke River. The Nottoway River Survey has identified numerous Paleo sites along with the pre-Clovis Cactus Hill site in southeastern Virginia. One of the important sites discovered is the Williamson site which has shown evidence of intact Clovis-age deposits beneath a plow zone layer (Hall 1999; McAvoy and McAvoy 2003).

In the upper Roanoke River area stratified Paleoindian sites have been discovered in the Leesville/Smith Mountain Lake area (Childress and Blanton 1997; Gingerich 2016; Gingerich et al. 2015). The sites in this area have well-defined Paleoindian to Early Archaic components and are being studied for how lithic resources and the climate changed during the Younger Dryas and the Pleistocene/Holocene transition (Boyd 2020).

Two sites dating to the Paleoindian period have been found in Isle of Wight County. Both are located along the James River in the northern part of the county. Site 44IW0015 was a shell midden eroding into the river where fluted points were found. Also eroding into the river was site 44IW0081 where a Hardaway point was discovered.

Archaic Period (8000 – 1200 B.C.)

The Archaic period is generally divided into three phases, Early (8,000–6,000 B.C.), Middle (6000–2500 B.C.), and Late (2500–1200 B.C.). At the beginning of the Early Archaic was the dawn of the Holocene epoch at approximately 8,000 B.C. The climate began to warm and the glacial ice sheets retreated. The warming trend associated with the Holocene period fostered a diversity of flora and fauna throughout the eastern seaboard on land as well as within the gradually forming Chesapeake Bay.

The people of the Early Archaic settled a diverse area ranging from the mountains in the west to the coastline in the east. A look at the distribution of these sites shows that they are concentrated along the Ridge and Valley and the Fall Line. Both these environments provided natural resources such as stone for lithics. Groups of about 25-50 people would work as a unit at base camps and break up into smaller units to gather resources utilizing smaller camps (Barber 2020).

Diagnostic artifacts recovered from Early Archaic sites include Charleston Corner Notched, Palmer and Kirk, Amos, Warren, Big Sandy, Kessell and ending with Kirk Stemmed. During this time period, the bifurcate tradition was developed and thumb nosed scrapers continued to be used. Also, ground stone tools such as axes, celts, adzes and grinding stones make their first appearance. Towards the end of this period, there is an increased reliance on a wider range of lithic resources (Coe 1964; Custer 1990).

There are only seven sites recorded in Isle of Wight County that have an Early Archaic component. No sites dating to this time period are located within 3 miles (4.8 km) of the project area.

The Middle Archaic period coincided with a relatively warm and dry period. Sites dating to this time period are more numerous suggesting an increase in population and sites appear to be occupied for longer periods of time (Delcourt and Delcourt 1987; Stoltman and Baerreis 1983). The people of this time period were thought to comprise small groups of highly mobile hunter-gathers exploiting upland forests of oak and hickory which spread during this warmer dryer period. Because of this new forest growth nuts and berries began to play an important role in their diets. Despite the number of Middle Archaic sites located in the uplands they likely exploited resources over a vast area including the estuary system around the Chesapeake Bay (Egghart 2020a).

During this time period there was an increased use of ground stone tools, cobble tools and a shift to local lithics in crafting projectile points. Projectile points from this time period include Stanley Stemmed, Morrow Mountain Stemmed, Guilford Lanceolate and Halifax Side-Notched. LeCroy points are seen as coinciding with the beginning of the Middle Archaic with Savannah River points marking the end of the period (Egghart 2020a).

No sites dating to this time period are located within 3 miles (4.8 km) of the project area.

By the Late Archaic Period, the population in Virginia could have been in the tens of thousands. In order to feed the growing number of people, hunting and gathering practices had to intensify. At the beginning of the Late Archaic Period retreating glaciers led to higher sea levels on the Atlantic seaboard. This allowed for the development of large estuaries and tidal wetlands that were beneficial to the development of coastal resources such as fish and shellfish. Groups began settling along river valleys, the lower portion of the coastal plain tributaries of major rivers and near swamps. At riverside sites, large hearths of fire-cracked rock have been found suggesting Late Archaic people prepared large amounts of food there. Because of this, some archaeologists have hypothesized that fish began to play a larger role in

the diet. Platform hearths seen during this period are interpreted as being associated with fish processing (Dent 1995:185).

During this period, they may also have begun to domesticate plants such as goosefoot, squash and gourds (Yarnell 1976:268; Chapman and Shea 1981:70). They also used squash and gourds for food storage in addition to earthen pits (Egloff and Woodward 2006:22). Other characteristics of this time period is an increase in sedentism, the beginnings of long-distance trade networks and societies becoming less egalitarian (Egghart 2020b).

The projectile point technology of the Late Archaic Period is dominated by stemmed and notched point forms, many with broad blades, likely used as projectiles or knives. These points diminish in size towards the latter portion of this period (Dent 1995; Justice 1995).

No sites dating to this time period were located within 3 miles (4.8 km) of the project area.

Woodland Period (1200 B.C.– A.D. 1600)

Like the Archaic Period, the Woodland Period is also divided into three phases; Early (1,200 -500 B.C.), Middle (500 B.C.-A.D. 900) and Late (A.D. 900-1600). The beginning of the Woodland period is usually marked by the appearance of pottery in the archaeological record which was used for storing and cooking food. Also, the Native Americans of the Woodland period began to maintain a greater reliance on horticulture and agriculture which increased sedentism and the nucleating of societies (Klein and Klatka 1991; Mouer 1991).

In the Piedmont region of Virginia, Early Woodland settlements are located along rivers as well as in interior areas and there is evidence to suggest the Piedmont areas developed a more sedentary lifestyle during this time (Klein and Klatka 1991; Mouer 1991). A number of Early Woodland sites in the Piedmont are large permanent or semi-permanent villages. This corresponds with the domestication of plants such as the goosefoot and sunflower along intentionally cleared riverine areas. Also, long distance trade appears to decline with exotic items becoming less prominent. In the Coastal Plain, Early Woodland sites are scarce and appear to be seasonal in nature and occupied for short durations (Egghart 2020c). Early Woodland projectile points include various stemmed or lanceolate forms and include a variety of small, stemmed point types (Coe 1964; McLearen 1991).

In the Middle Woodland Period people moved away from smaller tributaries and began to settle along estuaries and major streams and also began to organize into larger groups (Hantman and Klein 1992). They became more sedentary and exploited riverine and estuarine resources such as fish, deer, waterfowl and turkey along with

nuts, amaranth and chenopod seeds. The spear was replaced by the bow and arrow for hunting and corn had transformed into the large ears familiar today (Egloff and Woodward 2006:25). During this time period, specialized crafts and increased trade over long distances is noted. With this comes evidence of rank societies and the spreading of religious and ritual behavior including symbols and regional styles in ceramics (Nash 2020).

Modification in ceramic manufacturing is characteristic of the Middle Woodland Period with Pope's Creek ceramics being associated with the beginning of this period and Mockley ceramics with the latter. Pope's Creek ceramics are tempered with medium to coarse sand, with occasional quartz inclusions, and interior scoring has also been recorded (Stephenson 1963:94; McLearen and Mouer 1989). The majority of Pope's Creek ceramics have net-impressed surfaces (Egloff and Potter 1982:99). Shell-tempered Mockley ceramics first appeared around 200 A.D. in Virginia to southern Delaware. There was a variation in surface treatments for Mockley that included plain, cord-marked and net-impressed (Egloff and Potter 1982:103). The pottery of the Piedmont was similar to that of neighboring regions, though it was tempered with quartz and sand, and fabric, net and cord markings were common (Egloff and Woodward 2006:35).

The highest concentration of Middle Woodland sites is east of the Fall Line (Nash 2020). However, no sites dating to this time period were found within 3 miles (4.8 km) of the project area.

The use of domesticated plants had assumed a major role in the prehistoric subsistence system by the Late Woodland Period. The arrival and cultivation of beans joined corn and squash as the three major crops (Egloff and Woodward 2006:26). The adoption of agriculture represented a major change in the prehistoric subsistence economy and settlement patterns. Expanses of arable land became a dominant settlement factor, and sites were located on fertile floodplain soils or, in many cases, on higher terraces or ridges adjacent to them. Native Americans in Virginia became more populous and developed strong identities to their local settings. They became more sedentary and organized into villages and small hamlets with more substantial housing that may have been placed in rows around a plaza. These villages were highly nucleated and occasionally fortified with palisades. The fortifications demonstrate inter-group conflict (Egloff and Woodward 2006:26; Means and Moore 2020).

No sites dating to this time period were found within 3 miles (4.8 km) of the project area.

Project area history

The Spanish were the first recorded Europeans to reside in what would become Virginia. A mission was established along the York River in 1570 that was short lived. Native Americans attacked the Jesuits there and killed all except an altar boy who was later rescued by the Spanish (Mallios 2006). It was not until 1607 when the English established the Jamestown colony on the James River. Despite many hardships, Jamestown prevailed and did not succumb to the failures that plagued the Roanoke and Popham colonies (Pickett and Pickett 2011).

The following year in 1608, Captain John Smith explored the area that would become Isle of Wight County. He traded beads and trinkets with the Warrosquoyacke for corn. The Warrosquoyacke inhabited land in an area that became known as Fergusson's Wharf and controlled an area that extended roughly 5 miles (8.05km) along the James River and 20 miles (32.2km) inland (Morrison 1907). Over the next few years, they maintained a peaceful relationship with the settlers, occasionally providing them with overnight accommodations and taking in two men for the purposes of exploration and learning (King 1993).

On April 27, 1619, a ship called the *Marygold* arrived at Jamestown with 100 settlers. They established a settlement near the mouth of Lawne's Creek which today is the dividing line between Isle of Wight and Surry Counties. The settlement was organized by Captain Christopher Lawne, Sir Richard Worsley, Nathaniel Basse, and John Hobson and was called Warrosquoyacke or Lawne's Plantation. Not long after its establishment the settlers fell ill and began to die. Within a year Lawne and about 80 others were dead. In 1620, the settlement was given more time by the London Company to establish itself. At the same time, the company also renamed the plantation Isle of Wight, most likely after the homeplace of Sir Richard Worsley. Patents for two additional plantations were granted the next year, further increasing the population of the colony (King 1993).

With the successful cultivation of tobacco, people began to move further away from the colonial center at Jamestown in search of land. Tobacco was grown by just about everyone from large landowners to tenant farmers (Kulikoff 1986: 4-5; Rutman and Rutman 1984: 41-43). In order to be financially successful, large landowners needed an abundance of labor. Indentured servants and slaves (African and Native American) were used to fulfill this need but by the second half of the 17th century, the labor force began to be dominated by African slaves (Morgan 1975).

The need for land in order to grow tobacco caused colonists to increasingly encroach on lands controlled by the Powhatan Confederacy. This led to increased conflict which resulted in the Powhatan uprising of 1622. On Good Friday, March 22, 1622, tribes belonging to the confederacy attacked settlements up and down the James River

killing 347 colonists. The Warrosquoyacke took part in the uprising and attacked two settlements in what would become Isle of Wight County. Basse's Choice and Bennett's Welcome were attacked resulting in the deaths of 53 colonists. Retaliation from the colonists and ongoing wars resulted in the Warraskoyack disappearing from colonial records by 1650. These attacks alarmed colonial officials and led to the British Crown taking over the colony from the Virginia Company in 1624. Ten years later in 1634 eight counties were established one of which was Warrosquoyacke (Isle of Wight) (Dabney 1971; Salmon and Campbell 1994).

In 1635, the population of Warrosquoyacke was 532 and by 1637, the name of the county was officially changed to Isle of Wight. The county was originally bound on the north by Lawne's Creek, on the east by the James River and an inland line that extended from the point of Richard Hayes's plantation to the head of Colonel Pitt's Creek, and on the south by a line that ran west for an undefined distance. In 1642, it was divided into the Upper and Lower Parish, with Pagan Creek as the dividing line (King 1993). Initial settlements centered on the south shore of the James River as well as the east and west shores of Pagan Creek (Figure 5).

The project area is south of the James River near the center of Isle of Wight County, removed from the major plantations on the James and York Rivers. The first town in the county was established at Pate's Field where the Pagan River enters the James River. It was established as the result of a law passed in 1680 that required every county that exported tobacco and other goods to lay out a town of fifty acres with half-acre lots. The lots were to include both a dwelling and a storehouse, and other stipulations were put in place to discourage people from developing and reselling the lots. After January 1681, all exports and imports were required to pass through these towns. The town at Pate's Field however was too remote and inconvenient for people to access and thus never fully succeeded (King 1993).

At the beginning of the eighteenth-century increasing numbers of African slaves were transported to Virginia. Between 1700 and 1750, approximately 45,000 slaves were brought to the colony bringing the estimated total population to around 230,000 (Isaac 1982:12). This period also saw a marked increase in American-born slaves. In 1728, three out of five adults were African born, but by 1740, less than half of all slaves were born in Africa (Kulikoff 1986:71).

The town of Smithfield was established in 1750 by Captain Arthur Smith from a portion of his farm that bordered Pagan Creek. That area already had a tobacco storehouse with a public landing that offered ferry access. A total of 72 lots were laid out and two center lots were set aside for the construction of a courthouse. In 1750 construction began on the new courthouse which still stands in Smithfield today (Dashiell 1996).



Figure 5. Project vicinity depicted on 1670 map "Virginia and Maryland as it is planted and inhabited this present year."Herrman, Augustine, Or, Henry Faithorne, and Thomas Withinbrook. 1673. (Library of Congress).

During this period, the economy of the county continued to rely on the production of tobacco. The crop, however, quickly depleted the land and was slowly replaced with corn and other grains, orchards, and livestock. The pine forests of the area were also harvested for tar, pitch, and turpentine (King 1993).

In 1756 Great Britain and France went to war which spilled over into North America. The French and Indian War lasted for seven years and ended in 1763. Following this conflict, Great Britain tried to recoup some of the costs for defending the American colonies by levying taxes and tightening the administration of trade through navigation acts. Additionally, King George forbade settlement of lands west of the mountains and trade with the Native Americans. All this was done without a representative from the colonies in Parliament and prompted many colonists to adopt the phrase no taxation without representation (Salmon and Campbell 1994).

At the onset of the Revolutionary War, many citizens in Isle of Wight County were divided. Some had immigrated from England and Scotland and were faced with choosing between their king and county or the new land in which they lived. In October of 1775, a number of local patriots joined the Princess Anne District Battalion and participated in battles at Kempsville and Portsmouth. Others joined the 7th, 8th, and 9th companies of the 4th Virginia Regiment of Foot, which eventually joined Washington's army and fought at Trenton and Germantown. Though no major

battles were fought in Isle of Wight County, British Lieutenant Colonel Tarleton led a raid on the courthouse in Smithfield that caused substantial damage. Residents also found the shoreline difficult to defend and at least one tobacco warehouse had to be closed due to an attempted invasion by British forces (King 1993).

The first federal census, taken in 1790, recorded the population of Isle of Wight County at 9,028 people. Out of that number 4,786 were of European descent, 3,867 were slaves, and 375 were freed slaves. In 1790, Virginians owned nearly half of the slaves in the nation (Berlin 2010:104). The United States outlawed the importation of slaves in 1808 but did not outlaw the domestic slave trade (Berlin 2010:70). During this period many Virginia farmers, especially in the Piedmont, began to diversify their crops, turning to those that required less labor. This led to a surplus of slave labor that was used for manufacturing or leased out to others (Sanford 1994:119).

The population of the county was slow to grow, as only 10,517 residents were recorded in 1830. Also, the geographical distribution of people began to shift with an increasing number moving to the western part of the county (King 1993). To accommodate the shift in population, a new courthouse was constructed closer to the center of the county around 1800. This courthouse, which is still in use today, is located approximately 0.5 miles (0.8km) southwest of the project area.

During the late eighteenth and early nineteenth centuries, farmers in Isle of Wight County began to move away from tobacco and began growing cotton. In the early nineteenth century, a gin and two cotton factories began to operate. Although ferries had long served the transportation needs of the county, bridges and roads also began to improve during this period (Figure 6). In 1818, the Corrowaugh Post Office was established in what is now the town of Windsor approximately 9 miles (14.5 km) south of the project area (King 1993).

At the start of the Antebellum Period, many in the coastal areas of Virginia were farmers. In the 1820s and 30s, there was an agricultural depression which caused a number of people to leave the area and look for opportunities elsewhere. (Mansfield 1989; Parramore et al. 1994). Cotton farmers could not compete with the cotton of the Deep South, and many inhabitants of the region moved west. This agricultural depression was exacerbated by cold weather that destroyed many cotton crops and contributed to the drastic reduction in cotton farming in Virginia (Crofts 1992).

Despite these setbacks, agriculture continued in Isle of Wight County with over 1,400 farms growing such crops as corn, sweet potatoes, peas, watermelons, beans and cotton (King 1993). However, in contrast with earlier periods, only 44 pounds of tobacco were reportedly produced in Isle of Wight County in 1850 (Whichard 1959). Neighboring Sussex County began growing peanuts which were introduced to Isle of Wight County as a commercial crop just prior to the Civil War (King 1993).



Figure 6. Project vicinity depicted on Böÿe, Herman, Henry Schenck Tanner, E. B Dawson, and William Branch Giles, 1827 "A map of the state of Virginia: reduced from the nine sheet map of the state in conformity to law." (Library of Congress).

One of the more significant developments in the county was the construction of the Norfolk and Petersburg Railroad in 1858. With its construction, people could ship items to market more readily which stimulated the economy. One of the stops on the railroad was at Windsor Station at the site of the Corrowaugh Post Office. The opening of this station spurred the lumber industry in the county, which resulted in land clearing and the construction of sawmills (Isle of Wight n.d.). From Windsor Station, farmers could send crops to market in Norfolk or Petersburg, giving those near the station an advantage over more remote parts of the county (King 1993; Maguire 1989).

Between 1830 and 1860, the total population of the county decreased from 10,517 to 9,977, with the number of enslaved persons decreasing from 4,272 to 3,570. Less reliance on slave labor was at the core of this decrease. The only group that saw an increase was free blacks whose numbers grew to 1,370 and comprised 13 percent of the total population (King 1993).

The beginning of the Civil War interrupted the economic prosperity brought by the railroad. William Mahone, the engineer of the railroad, joined the Confederate Army and served with distinction. In May 1862 Union forces took control of the railroad from Norfolk to Zuni after the evacuation of Norfolk. As a response, the railroad

company removed sections of track making the portion of the rail line under Union control unusable (Chabot 1938) (Figure 7).

The Confederates kept watch and sent out patrols to look for any Union attempts to cross the Blackwater River and the Union in the Suffolk area took similar steps to prevent a Confederate crossing of the Nansemond River. The area between the two rivers was the scene of small skirmishes between bands of opposing cavalry.

On December 12, 1862, an engagement took place at Joyner's Ford, near Zuni. According to Captain J. H. Sikes of Company D, Seventh Confederate Cavalry, the number of Confederates at the ford did not exceed 30 men. The opposing Union force, according to Captain Sikes, was much larger and used artillery. The Confederates successfully repelled attempts by Union infantry and cavalry to cross the river. Union troops eventually managed to cross the river below the ford on pontoon boats. The Confederate troopers made a last stand at the Joyner house but were overwhelmed by the Federal Army and captured. Confederate reinforcements arrived as Union soldiers retreated across the Blackwater River with their prisoners which included Captain Sikes (Sikes 1862).

The Union remained active along the Norfolk and Petersburg railroad. In May 1863, they tore up tracks between Suffolk and the Blackwater River. Major General Dix reported that two regiments of Confederate infantry with two artillery pieces tried to stop them about 5 miles (8.05km) east of Zuni (Wistar 1863).

Following the war, Mahone began the task of rebuilding the Norfolk and Petersburg Railroad, as well as repairing water stations and station buildings (Chabot 1938). Although the South was in economic ruin, Mahone wanted to connect Norfolk to the Mississippi Valley. In order to do this, he began consolidating railroads. The Atlantic, Mississippi and Ohio Railroad Company was formed from a merger with the Norfolk and Petersburg in 1872. From this, the Norfolk and Western was organized in 1881 (Virginia Writers' Program 1942).

In addition to rebuilding the railroad, peanut farming was also on the rise in Isle of Wight County after the war. Peanut production increased from 40,000 bushels in 1872 to over 200,000 bushels in 1890. In 1877, John King established a peanut factory in Windsor and a peanut cleaning factory was established in Smithfield in 1880 (King 1993).

Lumber also continued to be an important industry. In 1878 the Camp Manufacturing Company established itself along the Blackwater River and others opened up close to the James River. Because of the train station, Windsor became a center for those who used the railroad to ship their lumber. This caused the community to grow considerably (King 1993).

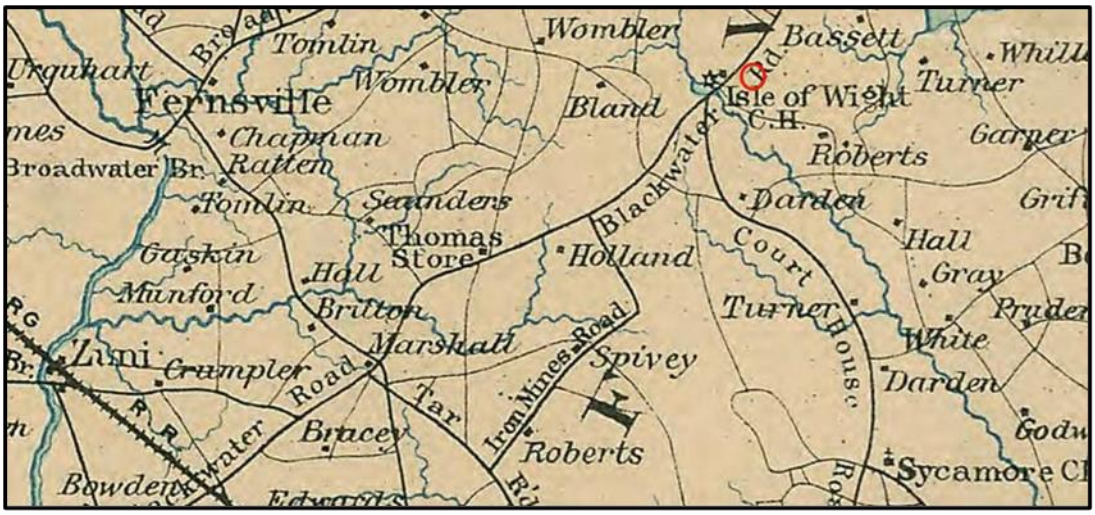


Figure 7. Project vicinity depicted on Civil War map. "Preliminary map of a part of the south side of James River, Va.: from surveys and reconnaissances." [Washington: GPO, between to 1893] (Library of Congress).

At the turn of the twentieth century, peanuts remained an important crop along with soybeans. As such, by 1935, the county had over 1,400 farms. A 1919 USGS map depicts three unimproved roads running through the project area which lead to other roads and houses outside the APE (Figure 8).

In 1939 the Community Electric Cooperative began erecting power lines and providing electricity to the more rural portions of the county. The construction of the James River Bridge, which opened on November 17, 1928, connected Isle of Wight residents with the growing urban centers of Hampton and Newport News. In order to pay for it, a toll was collected which discouraged many from using it (King 1993).

By 1945 there was a structure located within the APE along Poorhouse Road (Figure 9). That building along with a possible outbuilding appears on a 1966 aerial image and on a 1968 USGS map (Figures 10-11). The 1968 USGS map shows the structure as a clear square instead of a solid black square which indicates ruins.

By 1950, there were over 14,000 people living in Isle of Wight County. Smithfield was the largest town with Windsor being the second largest despite only having 451 inhabitants. At this time commercial forestry was still a leading industry along with the continued importance of agriculture (Whichard 1959). In 1975, the state took over the operation of the James River Bridge and removed its tolls. This encouraged people who worked in the Newport News area to move to Isle of Wight County. As a result, the population increased.

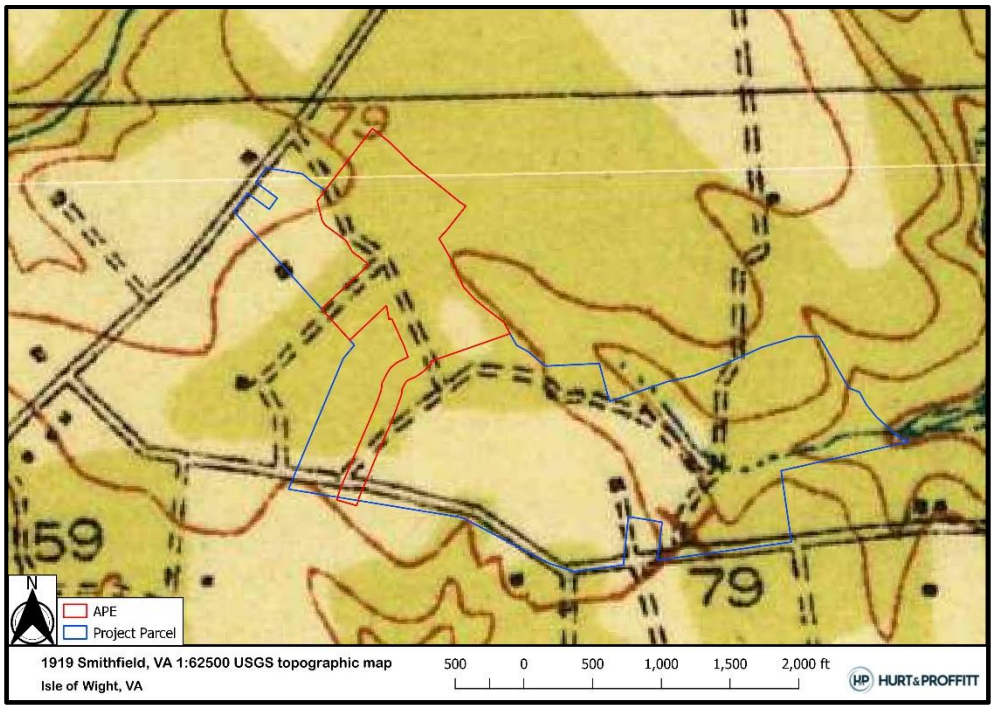


Figure 8. Project area depicted on 1919 Smithfield, VA 1:62500 USGS topographic map (USGS 1919).

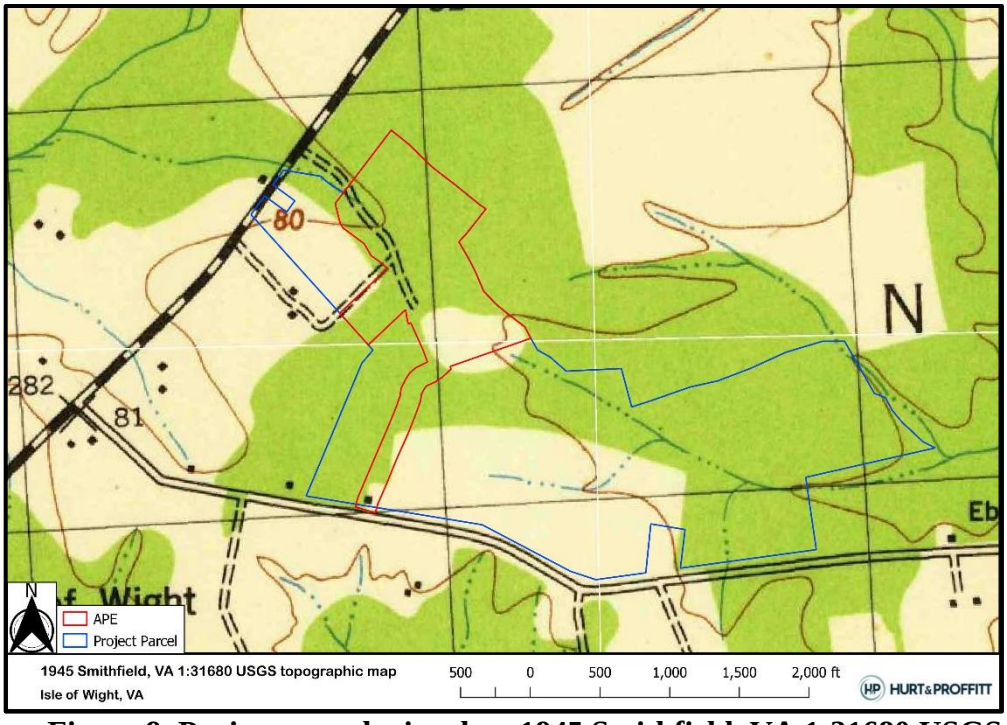


Figure 9. Project area depicted on 1945 Smithfield, VA 1:31680 USGS topographic map (USGS 1945).



Figure 10. Detail of 1966 aerial image depicting buildings within APE along Poorhouse Rd.

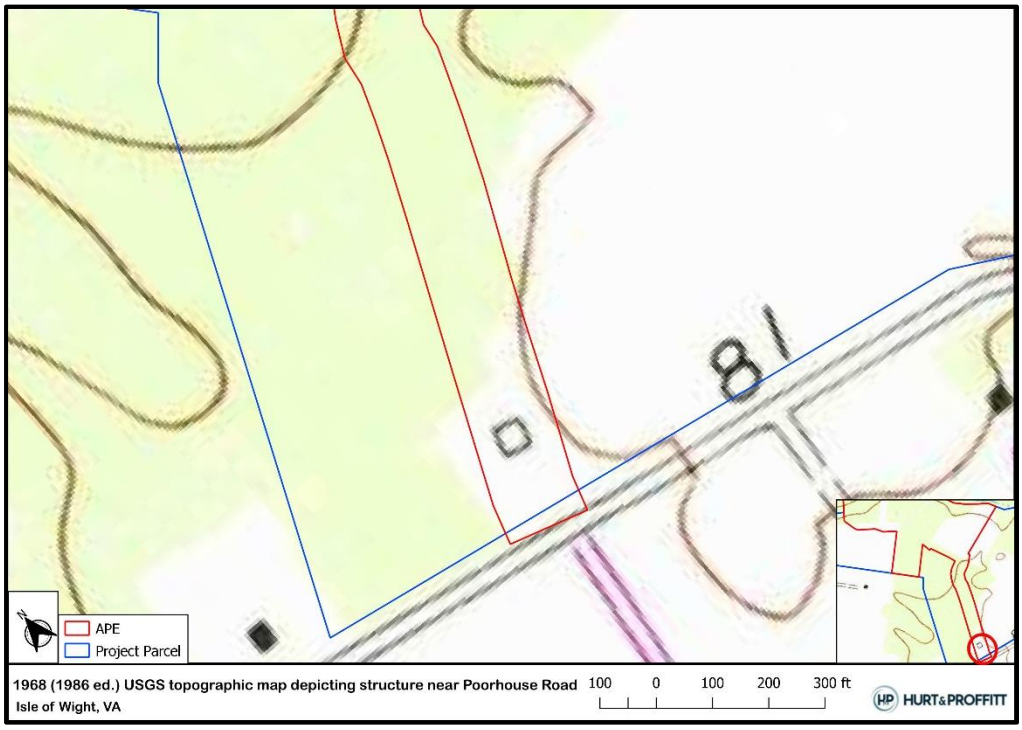


Figure 11. Detail of 1968 USGS map depicting building ruins along Poorhouse Rd. (USGS 1968).

The number of farms in the county declined greatly by the early 1990s, and many farmers shifted their focus from crops to beef cattle (King 1993). A 1994 aerial photo of the project area shows the northwestern section of the APE as wooded and a farm outbuilding along Poorhouse Road in roughly the same area as the structure depicted on the 1945 and 1968 USGS maps and the 1966 aerial image (Figure 12). According to the 2010 U. S. Census, the population of the county was 35,270, an 18.6 percent increase from 2000 and indicative of the continued growth of the area (USCB).



Figure 12. 1994 aerial view of the project area (Google Earth).

Previous Investigations

H&P reviewed the Virginia Department of Historic Resources' (VDHR) Virginia Cultural Resource Information System (V-CRIS) for previously recorded cultural resources and previously conducted Phase I Archaeological Surveys in the vicinity of the project area. A review of these resources within 0.5 miles (0.8 km) of the project parcel boundaries identified no previously recorded archaeological sites and no previous Phase I Archaeological Surveys. Four architectural resources have been recorded within 0.5 miles (0.8km) (Figure 13, Table 2).

Architectural resource 046-0052 is a circa-1830 dwelling which is located north of the project area along Courthouse Highway. Architectural resource 046-0107 is the Edward's House and the associated Edwards family cemetery, constructed circa-1879 and located due west of the project area. Architectural resource 046-5166 is a circa-1930 gas station located south of the project area along Courthouse Highway. Architectural resource 046-5272 is the Ebenezer Rosenwald School, constructed circa-1924 to the east of the project area along Poor House Road. Of these resources, only 046-0052 has been evaluated by DHR staff for NRHP listing, and it was deemed Eligible.

Expanding the V-CRIS search to 1 mile (1.6km) captures one previously recorded archaeological site and six additional architectural resources (Figure 14, Table 3).

Architectural resource 046-0005 is the Isle of Wight Courthouse Complex Historic District south of the project area along Courthouse Highway. It has been listed on the NRHP and VLR since 2018 as an example of the quintessential character of rural Virginia courthouse complexes. Architectural resource 046-0059 is located adjacent to the courthouse complex and is recorded as an archaeological site named Old Courthouse Mill Site, but no further information is available. Architectural resource 046-5212 is the Isle of Wight Christian Church that was constructed in 1891 directly facing the courthouse complex across Courthouse Highway south of the project area. Architectural resources 046-5226 and 046-5227 are circa-1900 commercial buildings located near the courthouse complex along Courthouse Highway south of the project area. The final four resources have not been evaluated for NRHP eligibility.

Site 44IW0232/Architectural resource 046-0028 is Boykin's Tavern, located in the Isle of Wight Courthouse Complex Historic District. The core of the structure was constructed in 1762 and began operating as Boykin's Tavern in 1802. The property is currently owned by Isle of Wight County. It is listed on the NRHP for architecture, but it has not been evaluated for archaeological significance.

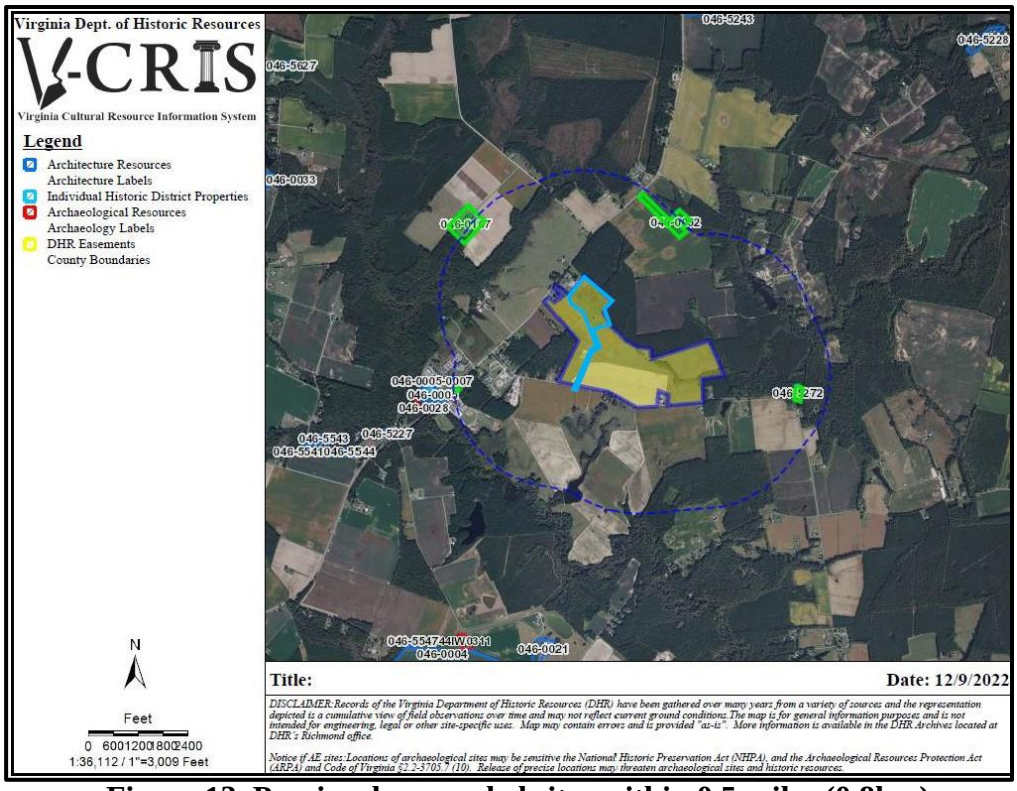


Figure 13. Previously recorded sites within 0.5 miles (0.8km) of the project area.

Site/Structure	Name	Type	Temporal Affiliation	NR Eligibility
046-0052	Elmwood /Wilson House	Single Dwelling	Circa-1830	Eligible
046-0107	Edwards House & Cemetery	Single Dwelling, Cemetery	Circa-1879	Not Evaluated
046-5166	17087 Courthouse Hwy	Gas Station	Circa-1930	Not Evaluated
046-5272	Ebenezer School	School	1924	Not Evaluated

Table 2. Historic resources recorded within 0.5 miles (0.8km) of the project area.

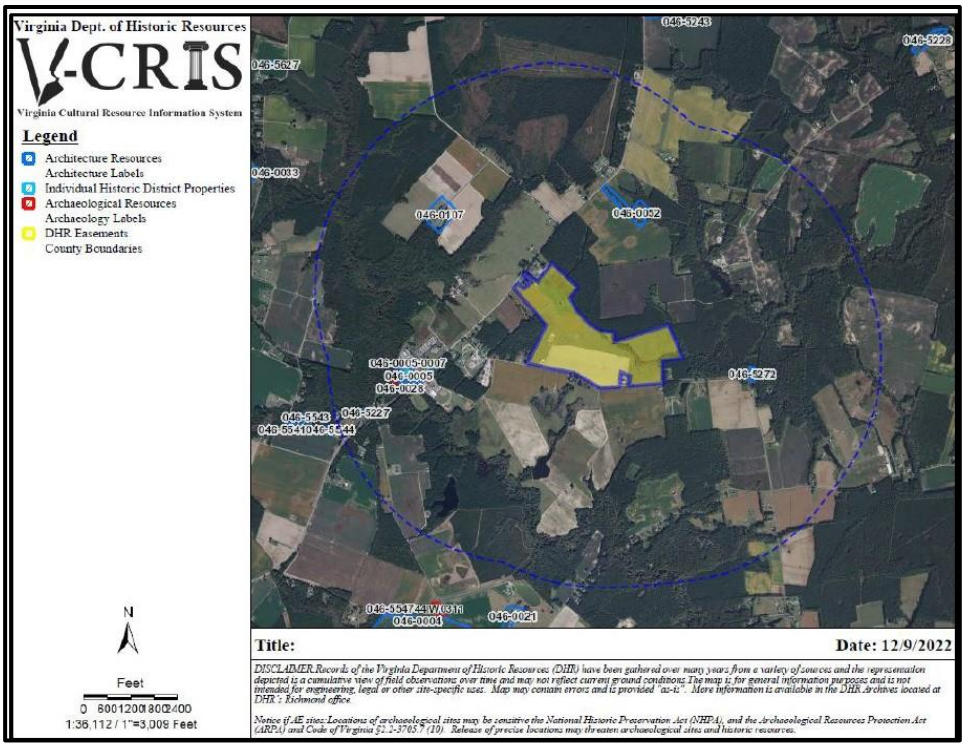


Figure 14. Previously recorded sites within 1 mile (1.6km) of the project area.

Site/Structure	Name	Type	Temporal Affiliation	NR Eligibility
046-0005	Isle of Wight Courthouse Complex	Historic District	Circa-1762	NRHP Listing/VLR Listing
046-0028/ 44IW0232	Boykin Tavern	Dwelling, Tavern	18th-20th Cen.	NRHP Listing/VLR Listing
046-0059	Old Courthouse Mill Site	N/A	N/A	Not Evaluated
046-5212	Isle of Wight Christian Church	Church	1891	Not Evaluated
046-5226	Store	Commercial	Circa-1900	Not Evaluated
046-5227	Store	Commercial	Circa-1900	Not Evaluated

Table 3. Historic resources recorded within 1 mile (1.6km) of the project area.

In addition to the V-CRIS database, Hurt & Proffitt also reviewed Isle of Wight cemetery data available as a separate layer in the county GIS. The cemetery mapping indicates that there are none present in the immediate vicinity of the project area.

Site Potential

The background research indicates the APE lies within a zone of moderate probability for the presence of prehistoric archaeological sites and a high potential for the presence of historic period archaeological sites. The area is relatively level, arable and close to water. Twentieth-century historical maps and aerial images show unimproved roads and possibly two structures in the APE.

4. FIELD AND LABORATORY METHODS

The goal of the present archaeological survey was to identify any archaeological sites in or eligible for listing in the NRHP within the project's APE. The survey methodology employed to meet this goal was chosen with regard to the project's scope (i.e., the project's potential to affect significant resources, should they be present), the potential of the APE to contain significant archaeological resources and local field conditions.

Prior to initiating the field study, H&P notified VA 811 and had utilities marked. Once in the field, the APE was subjected to a surface reconnaissance to assess conditions and identify any surface indications of archaeological sites. The cow pastures and grassy areas to the northwest and southwest had no surface exposure so it was determined that those areas would require shovel testing. Parts of three agricultural fields had approximately 75-80% surface visibility and it was determined that a pedestrian survey was warranted.

Shovel test pits (STPs) were excavated at 50-foot (15.24m) intervals along transects spaced 50 feet (15.24m) apart. The STPs measured 15 inches (38.1cm) in diameter and were excavated stratigraphically to 0.4ft. (12cm) into culturally sterile subsoil. All soil from the STPs was screened through 0.25-inch (0.64-cm) mesh to facilitate artifact recovery. Soil profiles were recorded using Munsell Soil Color charts and standard soil nomenclature (Kollmorgen Instruments Corporation 1992). All positive STPs were delineated using radial STPs excavated at half intervals or less. STPs were not excavated in areas with slopes greater than 15 percent, areas of previous construction disturbance and waterlogged areas. All shovel test locations were recorded and mapped.

The pedestrian survey was carried out by a crew of six people spaced arm's length apart walking parallel, straight transects at a slow pace. Each observed artifact was

marked with a pin flag. The artifacts' provenience information was noted on the bag and recorded using a GPS unit. When a site was encountered, artifacts were recorded that lay within a 25-foot (7.62m) area of the corresponding transect and STP line already established. At least two STPs were excavated at each site discovered in order to determine if intact stratigraphy or features were present.

All artifacts recovered as a result of this survey have been processed and prepared for curation by the Hurt & Proffitt Archaeological Materials Laboratory in accordance with the specifications in *Curation of Federally Owned and Administered Archaeological Collections* (36 CFR Part 79) and the VDHR's *State Curation Standards*. Artifacts retained during this investigation will be stored temporarily at the H&P laboratory and curated along with all original field records and photographs at the VDHR at the conclusion of the project.

5. RESULTS

The Phase I archaeological survey resulted in the excavation of 421 STPs with 33 being positive for cultural material and a pedestrian survey which resulted in the collection of numerous artifacts from two of the agricultural fields (Figures 15-17). Twenty-eight shovel test transects were laid out and spaced 50 feet (15.24m) apart running north to south across the APE. A total of 414 shovel test pits (STPs) were then placed at 50-foot (15.24m) intervals along those transects. Thirteen judgmental STPs were also placed in areas that did not align with the STP grid and in the plowed fields. Another 26 STPs were placed at 25-foot (7.62m) intervals around STPs that were positive for cultural material. Due to ponds, slopes, and buildings, 32 STPs were not excavated. The positive STPs and artifact concentrations in the fields were located in the eastern and western sections of the APE and all contained historic material with the exception of two pre-contact artifacts.

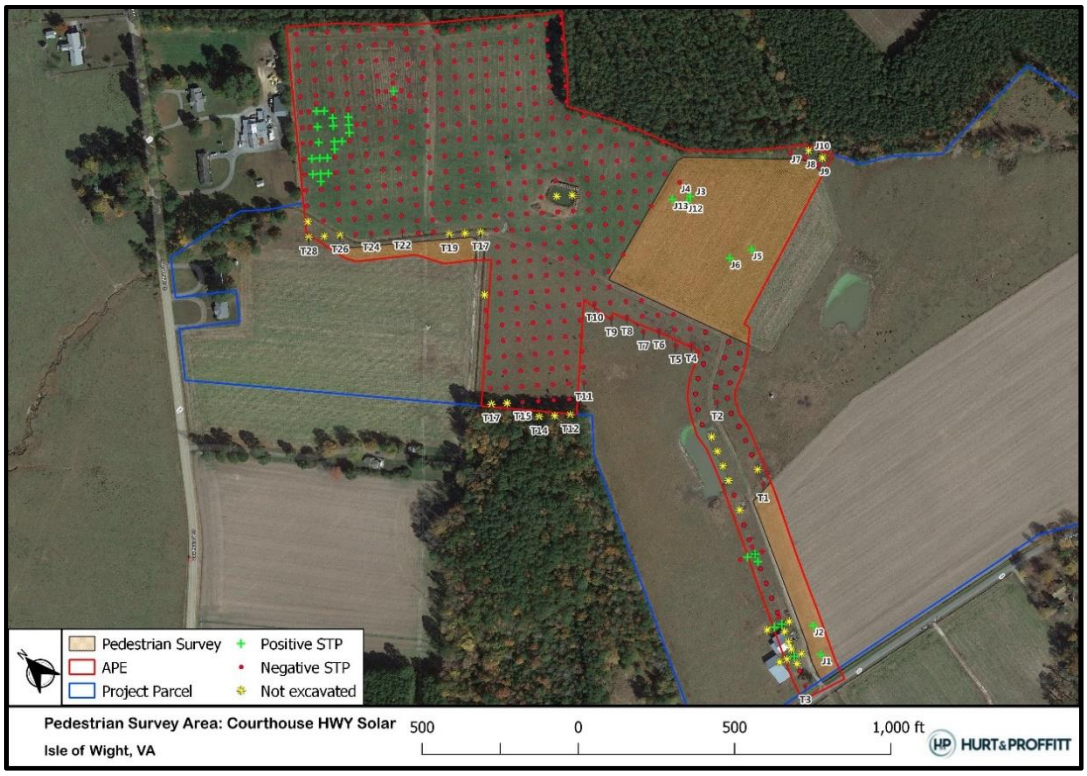


Figure 15. Shovel Test Pit (STP) and pedestrian survey location map.

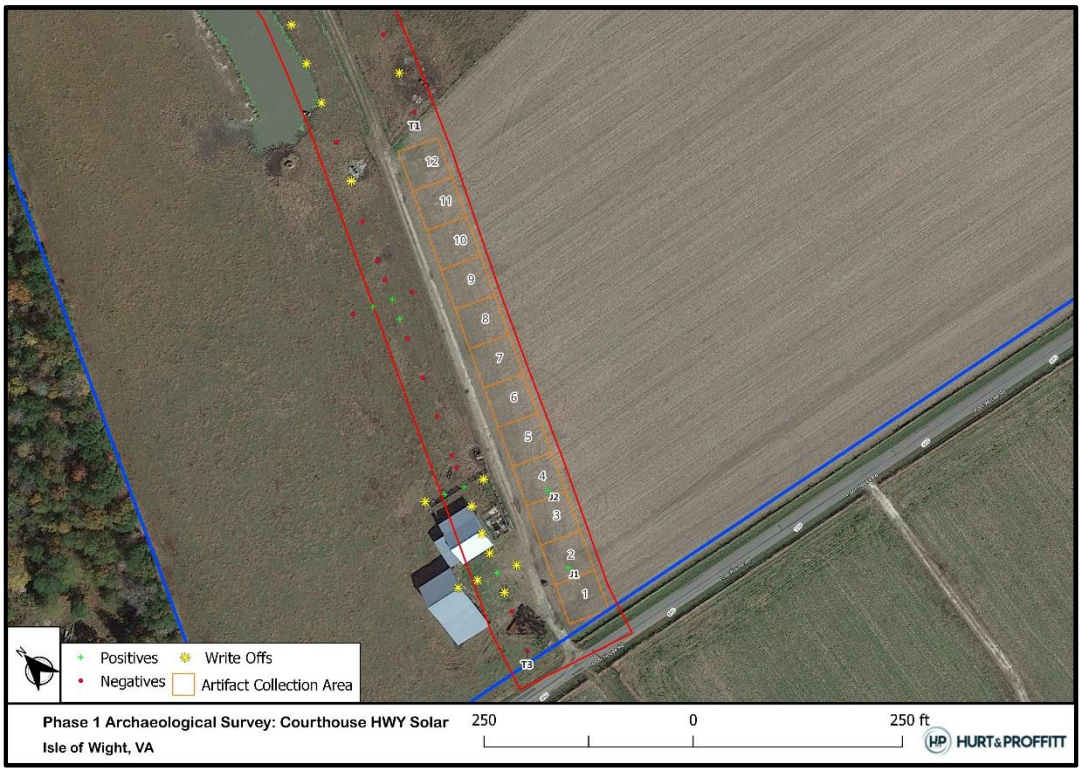


Figure 16. Location of collections areas in field next to Poorhouse Rd.

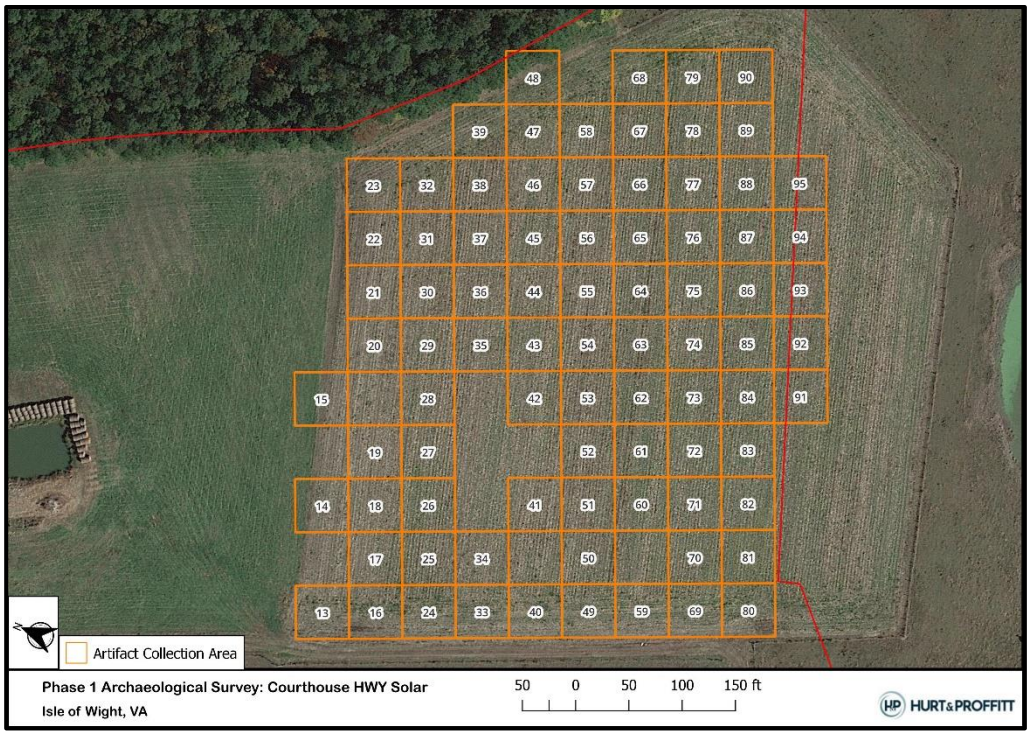


Figure 17. Location of collections areas in field in northeastern section of APE.

The stratigraphy in the pasture and grassy areas of the APE consisted of a topsoil layer over an abandoned plow zone. The typical STP in this section contained three layers. Layer A measured between 0.4-0.8 feet (12.2-24.4cm) deep. The soil was a very dark grayish brown (10YR 3/2) sandy loam. This layer was on top of a light yellowish brown (10YR 6/4) sandy loam that was between 0.25-0.9 feet (7.6-27.4cm) deep. Layer C was a yellow (10YR 7/8) clay loam subsoil (Figures 18-19).

In the agricultural fields, the stratigraphy consisted of a plow zone above subsoil although the STPs in the field next to Poorhouse Road contained a transitional layer to subsoil. Layer A measured between 0.7-1.0 feet (21.3-30.5cm) deep. The soil was a dark greyish brown (10YR 4/2) silty loam. In some areas this was on top of a light brownish grey (2.5Y 6/2) sandy loam that measured between 0.2-0.3 feet (6.1-9.1cm) thick. The subsoil consisted of a light yellowish brown (2.5Y 6/4) sandy clay (Figures 20-21).

The only exception to the standard stratigraphy in the agricultural fields was STP J3. It contained a plow zone layer with a thin cultural layer over subsoil. The plow zone was a dark grayish brown (10YR 4/2) sandy loam that measured 1.15 feet (35cm) thick. The cultural layer was a very dark grayish brown (10YR 3/2) silty loam that was 0.2 feet thick (6.1cm) which overlaid a yellowish brown (2.5Y 6/4) sandy clay subsoil (Figures 22-23). The only artifact recovered from this STP was a brick fragment from the plow zone layer.

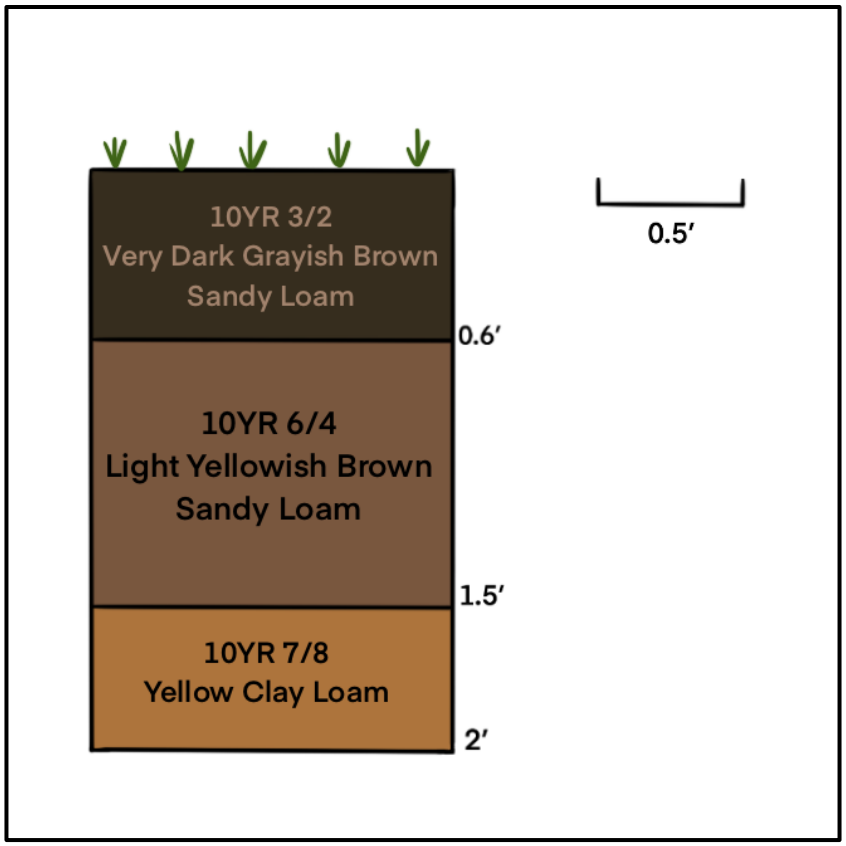


Figure 18. Representative STP profile in pasture, Transect 12 STP 19.



Figure 19. STP north profile, Transect 12 STP 19.

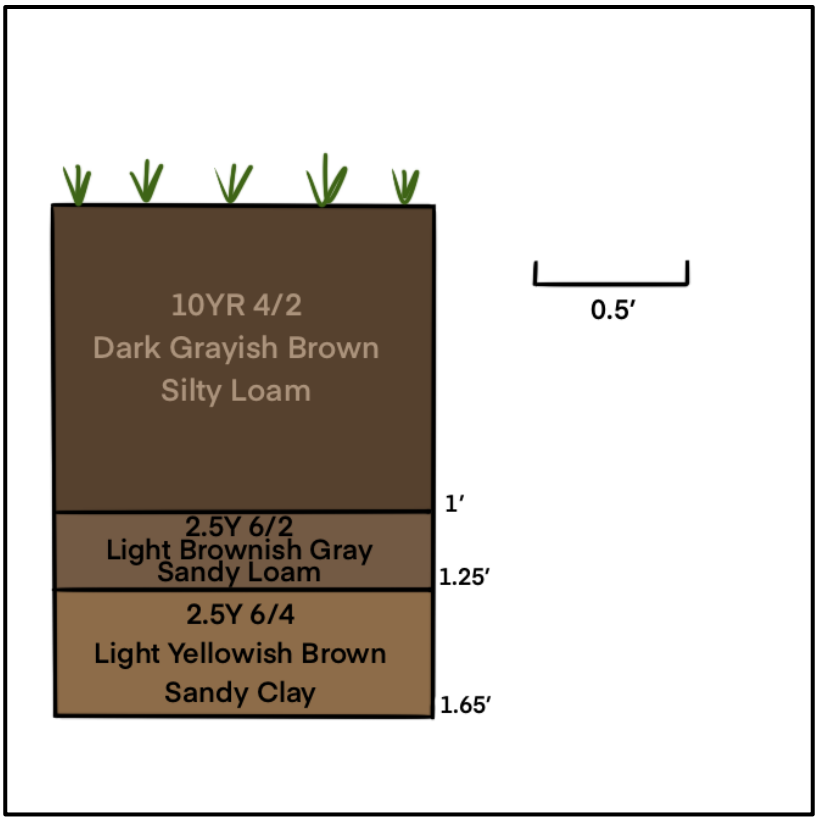


Figure 20. Representative STP profile in plowed field, J1.



Figure 21. STP north profile, J1.

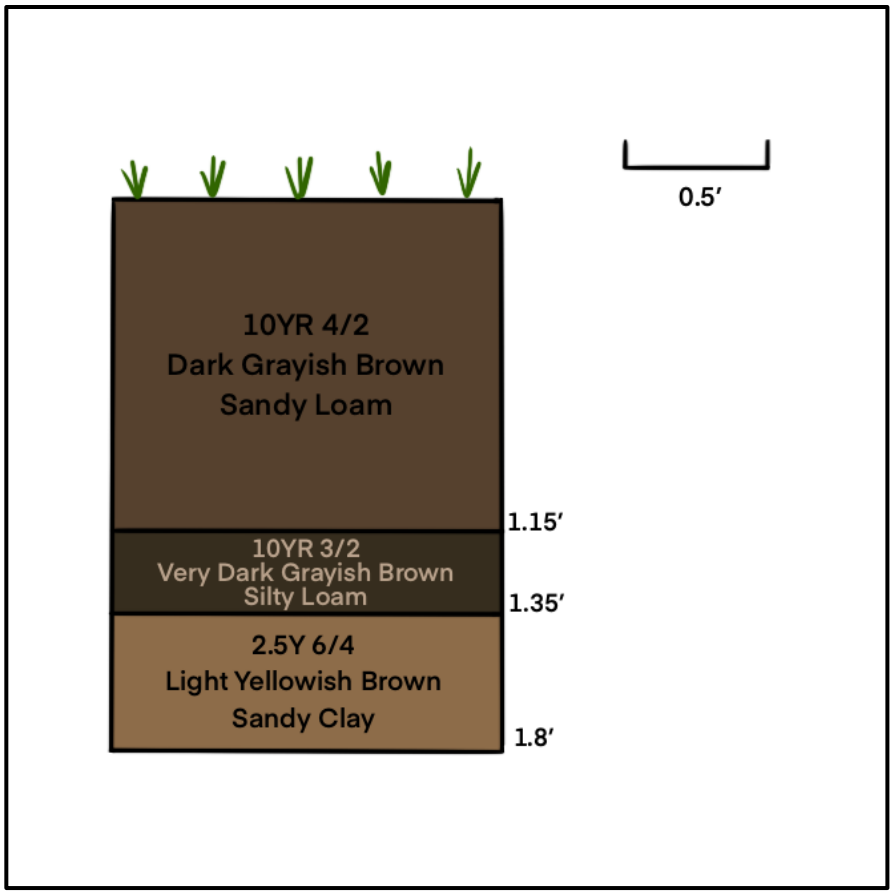


Figure 22. Profile of STP J3.



Figure 23. STP north profile, J3.

As a result of the survey, two isolated pre-contact artifacts and seven isolated historic artifacts (by definition not NRHP eligible) as well as three historic sites dating from the late nineteenth to mid-twentieth centuries were identified (Figure 24). In total, 1,063 artifacts and 76,796.9 grams (169.3 pounds) of brick were found in the APE.

The isolated pre-contact artifacts were a quartz projectile point found in collection area 87 and a quartz secondary flake discovered in T3 STP 5 (See Figures 15-16 for location). Unfortunately, the base of the point was missing making identification difficult (Figure 25). The historic isolated finds were found in T22 STP10 and consisted of seven shards of clear machine-molded bottle glass from a Wishbone Italian dressing bottle (See Figure 15 for location).

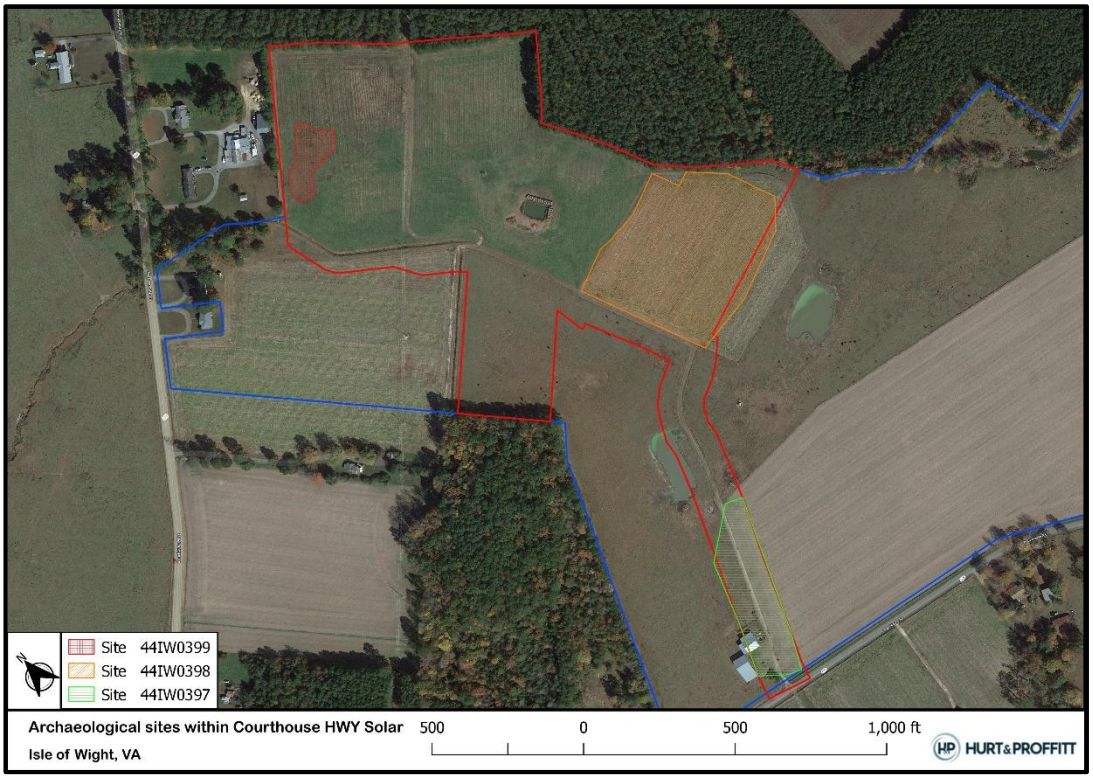


Figure 24. Site location map.



Figure 25. Quartz projectile point found in collection area 87. Photo by Jessica Gantzert.

Site 44IW0397

Site 44IW0397 is a concentration of late nineteenth to early twentieth-century artifacts located along a farm road that intersects with Poorhouse Road (Figures 24 and 26). This concentration extends outside the APE to the east and west. A house is depicted within the APE in this area on a 1945 USGS map and its location coincides with two extant modern farm buildings (Figures 9 and 27). Nothing is shown in this area on a 1919 USGS map but the building appears on a 1966 aerial photograph and a 1968 USGS map (Figures 10-11). The 1968 map depicts it as a ruin showing that it was delipidated by that date.

In total, 146 artifacts were found along with 41,041.4 grams (90.5 pounds) of brick. Besides brick, bottle glass was the most prevalent artifact type making up 74 percent (108) of the assemblage. Over 60 percent (65) of the bottle glass was machine molded with the rest being blown in mold (34) or unidentifiable (9). Ceramics made up only 15.1 percent (22) of the assemblage. Ironstone (7), whiteware (5), Bristol slip/Albany glazed stoneware (5), European hard paste Porcelain (4) and a terra cotta sewer pipe fragment comprised the ceramics found. In addition, six shards of flat glass, four vessel glass shards and one wire nail and one unidentifiable nail were recovered (Figure 28). The lack of metal at this site is likely due to the area being metal detected which the landowner said has been done in the fields.

A majority of the brick and other artifacts were concentrated in the southern section of the site in the agricultural field. Five STPs near where the house was depicted on the 1945 USGS map next to the modern farm buildings could not be fully excavated because of the presence of rocks and gravel suggesting this area has been disturbed.



Figure 26. Site 44IW0397 looking south. Photo by author.



Figure 27. Modern farm buildings at site 44IW0397 looking northwest. Photo by author.

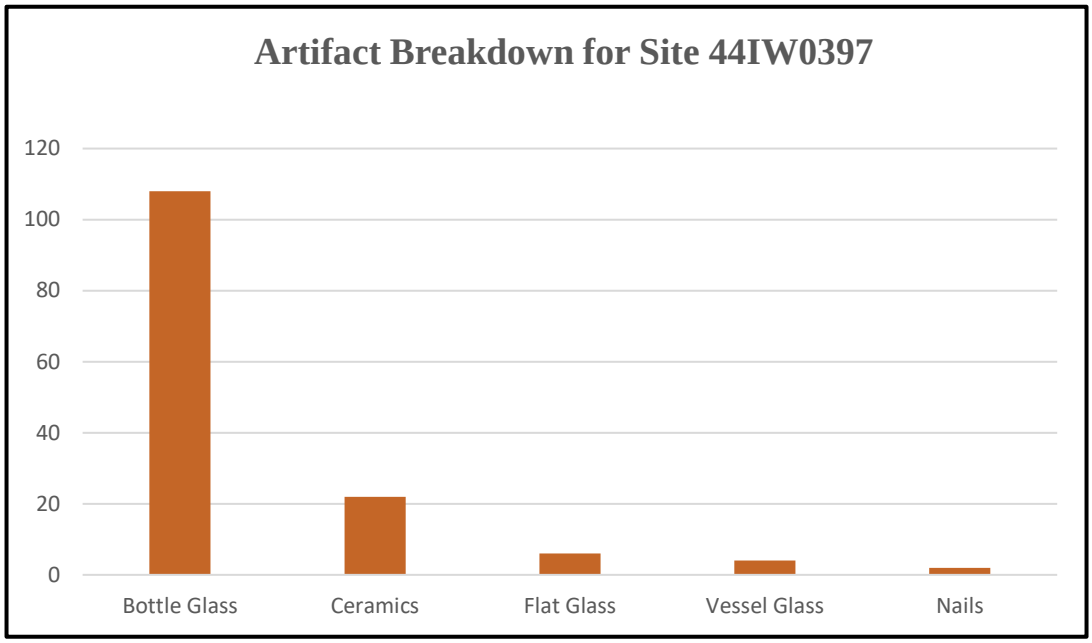


Figure 28. Breakdown of artifacts recovered from site 44IW0397.

44IW0398

Site 44IW0398 is a large surface scatter of late nineteenth to early twentieth-century artifacts covering approximately 4.5 acres of a cornfield at the eastern end of the APE (Figures 24 and 29). The landowner revealed that he was told there was a brick chimney in the vicinity of this site which was knocked down and that the field has been metal detected. A closer examination of the 1966 aerial image revealed a possible structure in the area where the landowner was told about the extant chimney (Figure 30).

In total 736 artifacts and 35,757.3 grams (78.8 pounds) of brick were recovered. Besides brick, ceramics and bottle glass were the most prevalent artifact type with ceramics comprising 41.4 percent (305) of the assemblage and bottle glass 39.6 percent (292) (Figure 31). The ceramics were made up mostly of whiteware (118) and ironstone (102) which together comprised 72.1 percent of the ceramic assemblage. Bristol slip/Albany glazed stoneware made up 16.7 percent (51) of the assemblage with European hard paste porcelain comprising 4 percent (11). There were also 28 terra cotta sewer pipe fragments found along with modern porcelain (4), American salt glazed stoneware (3), Rockingham (3), yelloware (1) and English soft paste porcelain (1) (Figure 32). One of the more interesting artifacts was a porcelain animal head and hand from a figurine (Figure 33).



Figure 29. Site 44IW0398 looking north. Photo by author.

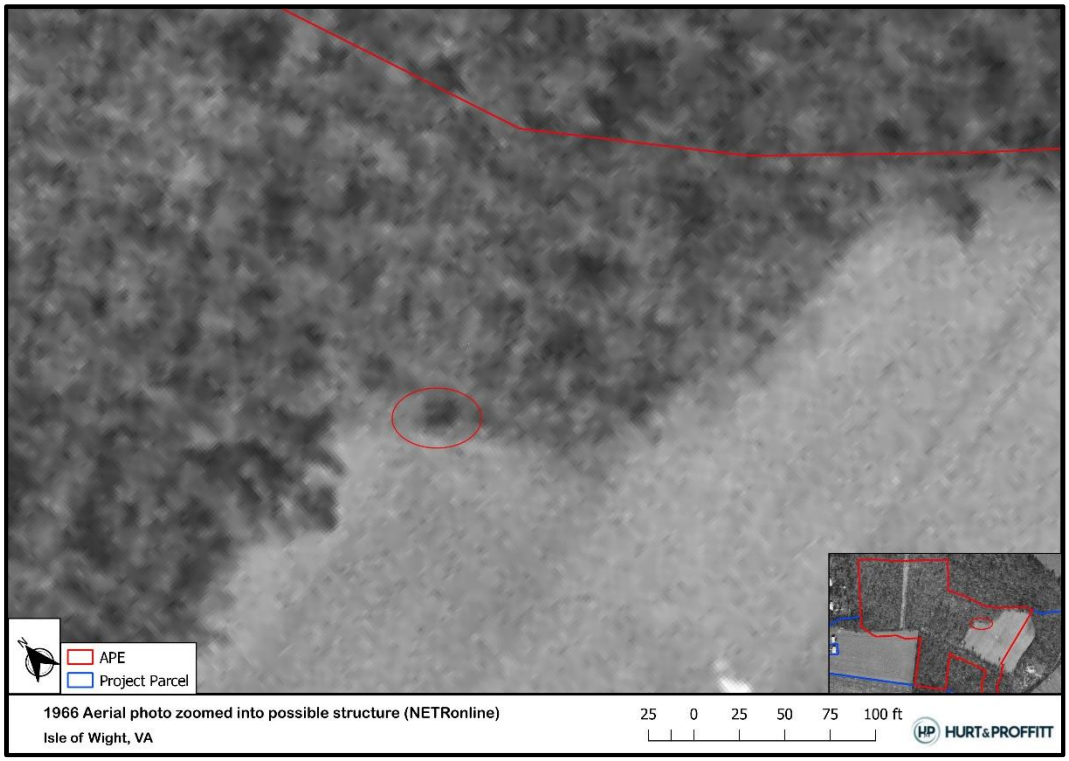


Figure 30. Closeup of 1966 aerial image showing possible structure at site 44IW0398.

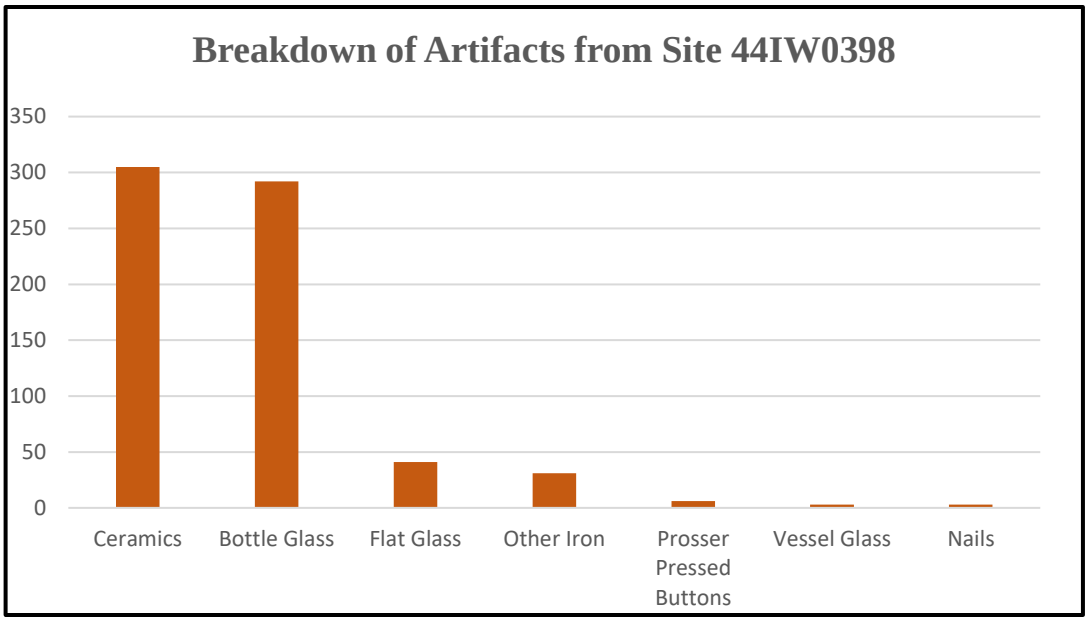


Figure 31. Breakdown of artifacts recovered from site 44IW0398.

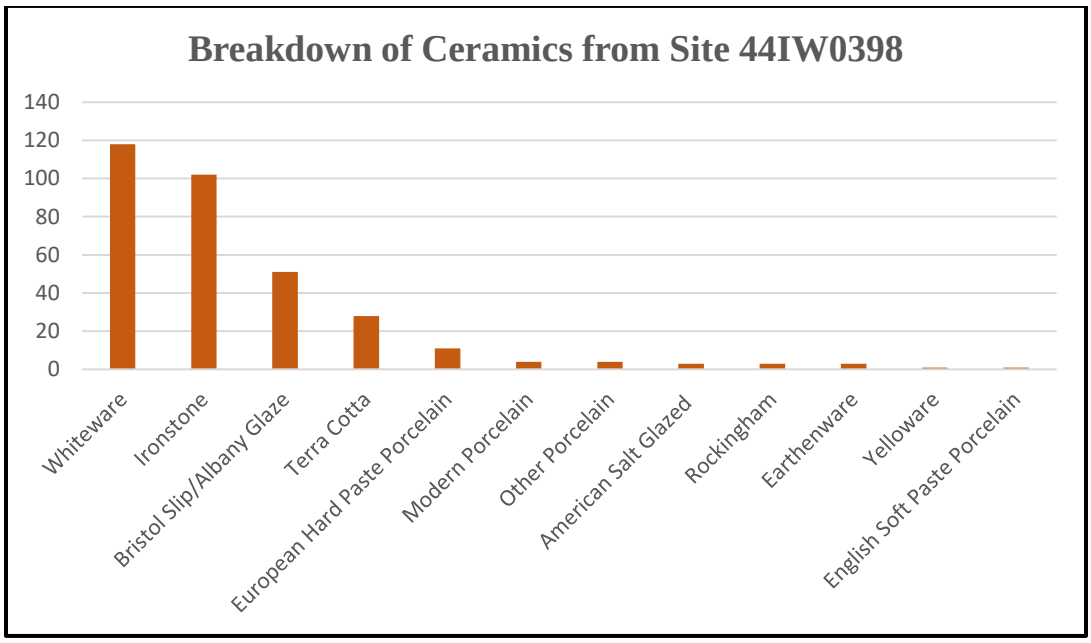


Figure 32. Breakdown of ceramics recovered from site 44IW0398.



Figure 33. Porcelain figurine animal head. Photo by Jessica Gantzert.

Over 74 percent (217) of the bottle glass was blown in mold with the rest being machine molded (64) or unidentifiable (11). A majority of the glass was either purple solarized (107) or light aqua in color (102) which comprised 71.6 percent of the bottle glass. Some of the other colors include clear (25) cobalt blue (23) and amber (18) (Figure 34). In addition, 41 shards of flat glass, six Prosser pressed buttons, three vessel glass shards and three unidentifiable nails were recovered. The lack a metal at this site is likely due to the area being metal detected which the landowner said has been done in the fields. Of the 31 other iron fragments found most of them were plow parts.

The distribution of artifacts shows that a majority of the brick was concentrated in the northwestern section of the site (Figure 35). This was the location of the brick chimney according to the landowner and where the 1966 aerial image shows a possible structure. Most of the other artifacts, however, were concentrated away from the brick concentration along the southeastern boundary of the site (Figure 36). This might indicate disposal activities taking place away from the house or possibly the redistribution of material when the house was demolished and plowed over or a combination of both.

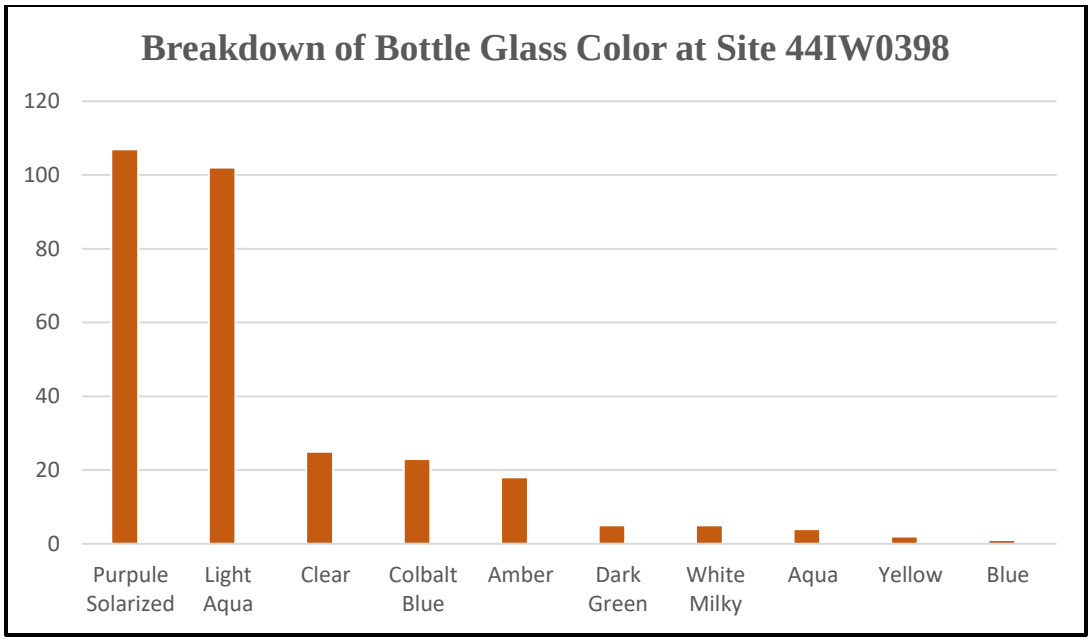


Figure 34. Breakdown of bottle glass color from site 44IW0398.

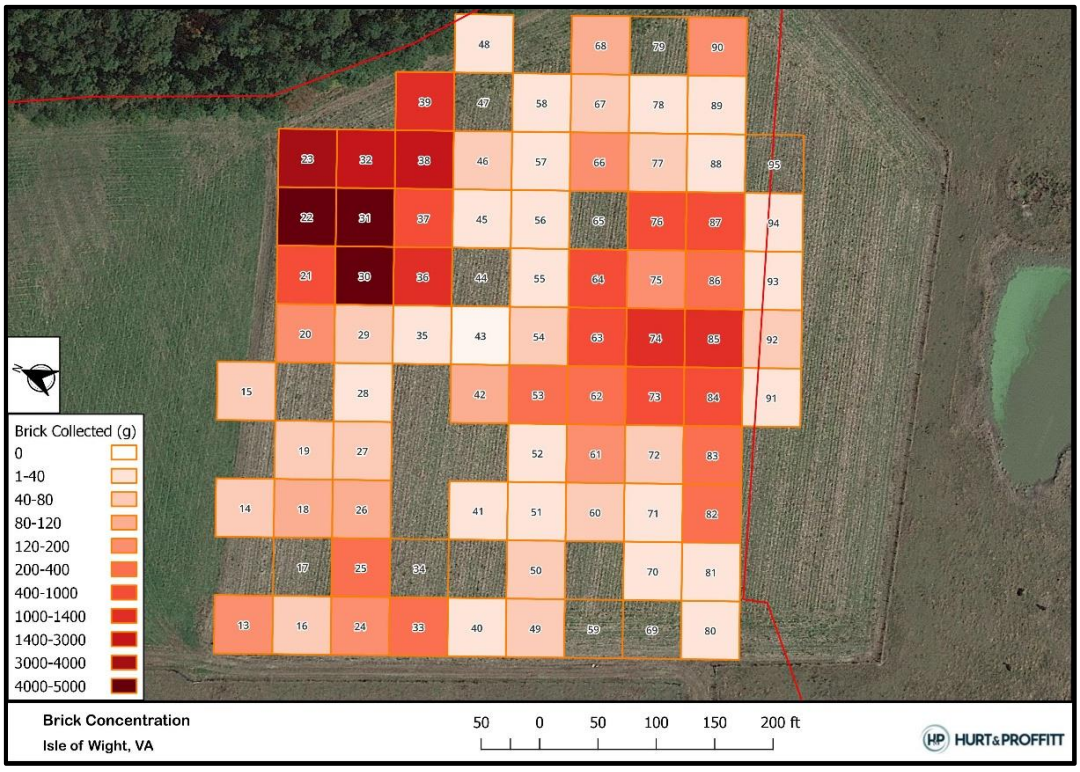


Figure 35. Distribution map of brick at site 44IW0398.

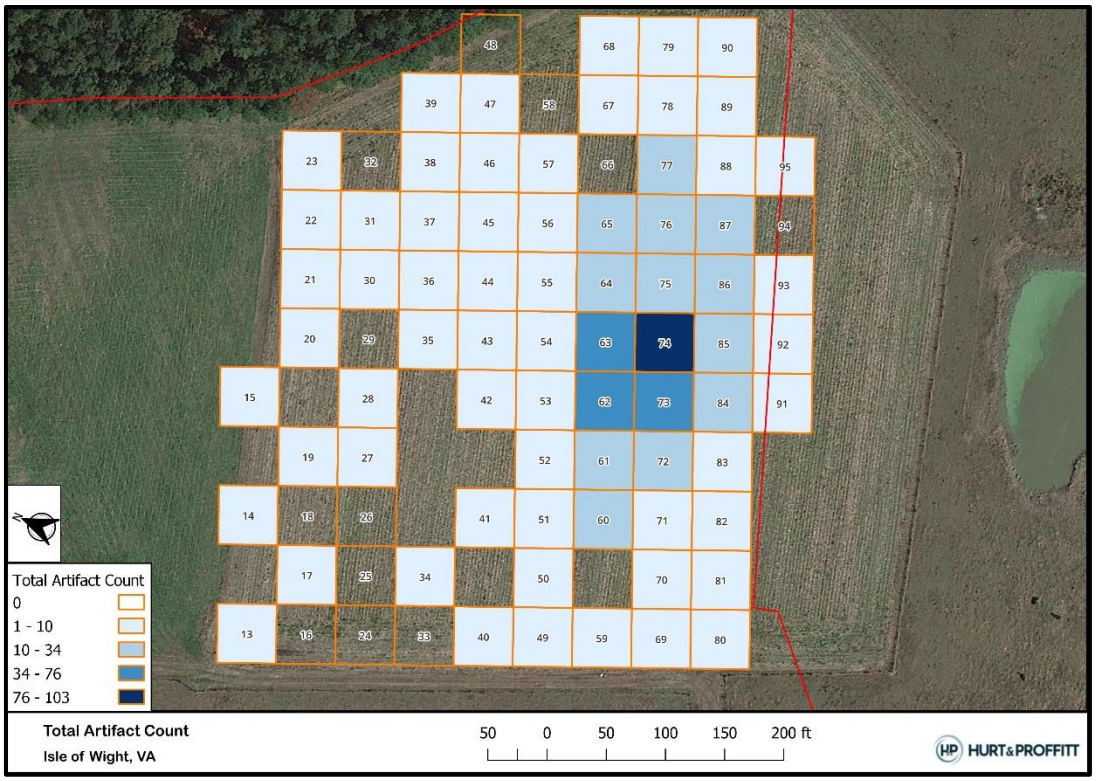


Figure 36. Distribution map of non-brick artifacts at site 44IW0398.

4IW0399

Site 44IW0399 is a scatter of early to mid-twentieth-century artifacts located along the western edge of the APE (Figures 24 and 37). A total of 171 artifacts and 4.6 grams of brick were recovered with 50.3 percent (86) of the assemblage consisting of bottle glass. Fifty seven percent (49) of the glass was machine molded with the rest being blown in mold (35) or unidentifiable (2). Over 75 percent of the glass was clear with the rest being amber (17), light aqua (2), light green (1), or milky white (1).

Nails made up 25.1 percent (43) of the recovered artifacts and included 37 unidentifiable nails, five wire nails and one cut nail. Other iron artifacts made up 21.6 percent (37) of the assemblage and consisted of mostly wire and iron fragments. In addition, three fragments of wallpaper, one glass marble and a sherd of brown, hand painted whiteware were recovered (Figure 38).

This site is located approximately 400 feet (122m) east of two houses along Courthouse Hwy that were constructed in the early 1960s. The artifacts discovered are probably related to disposal activities associated with those houses and most likely do not represent the presence of another structure.



Figure 37. Site 44IW0399 looking southwest. Photo by author.

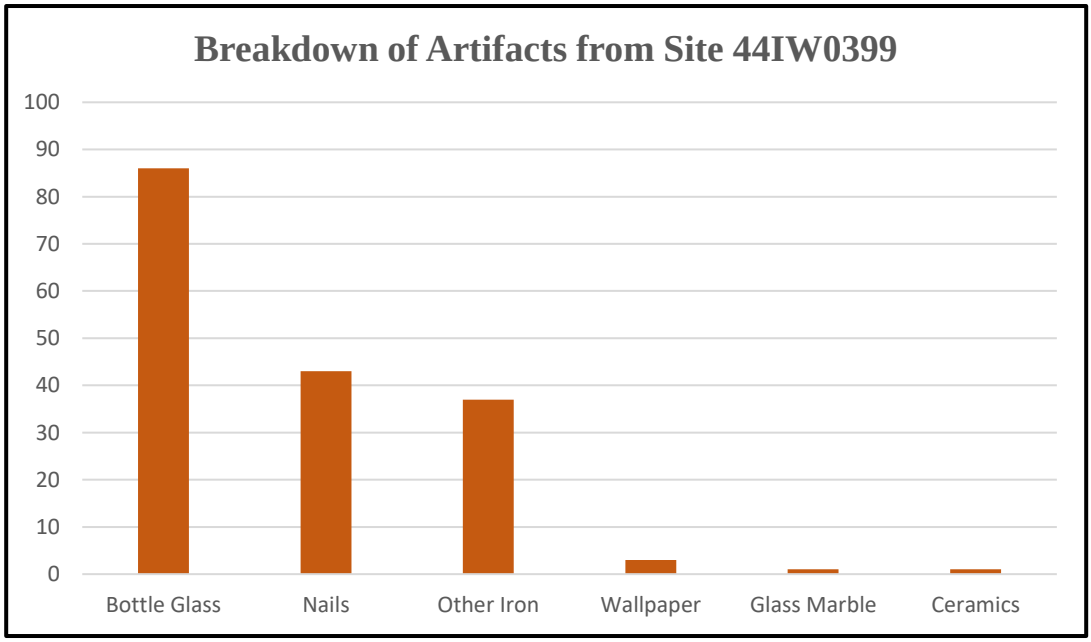


Figure 38. Breakdown of artifacts recovered from site 44IW0399.

6. CONCLUSIONS AND RECOMMENDATIONS

The Phase I archaeological survey resulted in the discovery of seven isolated historic artifacts and two pre-contact isolated artifacts (by definition not NRHP eligible) as well as three historic sites dating from the late nineteenth through mid-twentieth centuries.

Site 44IW0397 is a concentration of late nineteenth to early twentieth-century artifacts located along a farm road that intersects with Poorhouse Road. Brick and domestic artifacts were recovered that are likely related to a house that was located on the west side of the farm road. That house is depicted within the APE on a 1945 USGS map and its location coincides with two extant modern farm buildings. The artifact concentration extends outside of the project area to the west and east.

Given the fact that any archaeological remains of the house once located in this area were likely destroyed by the modern farm buildings, it is unlikely that further excavations would yield any features or additional information. As such this leads H&P to recommend that the portion of Site 44IW0397 within the present APE does not contribute to the potential eligibility of the larger site.

Site 44IW0398 is a large surface scatter of late nineteenth to early twentieth-century artifacts covering approximately 4.5 acres of a cornfield at the northeastern end of the APE. Large amounts of brick, ceramics and glass were recovered during the pedestrian survey in an area where a 1966 aerial photograph shows a potential house. In addition, the landowner revealed that he was told there was a brick chimney in the vicinity which was knocked down and that the area has been metal detected. This appears to be the case since very few metal artifacts were recovered. The artifacts continue outside the APE to the east in the cornfield and it is also likely that they extend to the north into the woods.

Despite the large number of artifacts discovered, post occupation plowing has not only dispersed them but has likely destroyed any remnants of the building that was once there along with most of the stratigraphy. Three shovel tests placed judgmentally in the likely structure location indicated only plow zone overlying culturally sterile subsoil while a fourth shovel test contained plow zone and a thin cultural layer over subsoil. Also, metal detecting appears to have removed many of the metal artifacts associated with this site. Given this, it is unlikely that further excavations would yield any features or additional information. As such this leads H&P to recommend that the portion of Site 44IW0398 within the present APE does not contribute to the potential eligibility of the larger site.

Site 44IW0399 is a scatter of early to mid-twentieth-century artifacts located along the western edge of the APE. These artifacts consist mostly of bottle glass, nails, iron

fragments, wire and fragments of wallpaper. They are likely related to nearby houses along Courthouse Highway.

The late date of the artifacts along with the fact that this material is probably the result of discard and not related to a structure, suggest it is unlikely that further excavations would yield any features or additional information. This leads H&P to recommend that this site is not eligible for the NRHP.

In summary, all three sites or portions thereof, identified within the APE during the current survey have little research potential because of post occupation disturbance or are the result of discard activities. H&P recommends no further work within the APE.

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Artifact Inventory

State Site #	Context Layer	Type	Form	Subform	Size (mm) gth (	Weight (g)	Count
44IW0397	CA 1	Brick				10478.0	
44IW0397	CA 1	Bottle Glass	White (Milky)	Machine Molded	15	2.8	1
44IW0397	CA 1	Bottle Glass	White (Milky)	Machine Molded	15	1.3	1
44IW0397	CA 1	Vessel Glass	White (Milky)	Machine Molded	15-25	3.5	2
44IW0397	CA 1	Bottle Glass	Light Aqua	Blown in mold	20	2.1	1
44IW0397	CA 1	Bottle Glass	Purple (Solarized)	Blown in mold	30	4.4	1
44IW0397	CA 1	Bottle Glass	Purple (Solarized)	Machine Molded	25	2.7	1
44IW0397	CA 1	Bottle Glass	Cobalt Blue		10	0.2	1
44IW0397	CA 1	Bottle Glass	Clear	Machine Molded	40	14.5	1
44IW0397	CA 1	Bottle Glass	Clear	Machine Molded	25-20	5.2	2
44IW0397	CA 1	Bottle Glass	Clear	Machine Molded	15-35	8.2	4
44IW0397	CA 1	Whiteware			20	2.0	1
44IW0397	CA 1	European Hard Paste Porcleain			15	0.7	1
44IW0397	CA 10	Brick				3.0	
44IW0397	CA 10	Bottle Glass	Purple (Solarized)	Blown in mold	20	1.14	1
44IW0397	CA 12	Brick				110.1	
44IW0397	CA 12	Bottle Glass	Clear	Machine Molded	15-20	2.71	2
44IW0397	CA 12	Bottle Glass	Purple (Solarized)	Machine Molded	15	1.08	1
44IW0397	CA 2	Bottle Glass	White (Milky)		10	0.67	2
44IW0397	CA 2	Bottle Glass	Cobalt Blue	Blown in mold	10-35	4.48	3
44IW0397	CA 2	Bottle Glass	Green	Machine Molded	25	1.82	1
44IW0397	CA 2	Bottle Glass	Light Aqua	Blown in mold	25	17.75	1
44IW0397	CA 2	Bottle Glass	Purple (Solarized)	Blown in mold	35	6.07	1
44IW0397	CA 2	Bottle Glass	Purple (Solarized)	Machine Molded	10-30	8.07	3
44IW0397	CA 2	Bottle Glass	Purple (Solarized)	Machine Molded	20	1.19	1
44IW0397	CA 2	Bottle Glass	Purple (Solarized)	Blown in mold	40	13.09	1
44IW0397	CA 2	Bottle Glass	Clear	Machine Molded	15-40	7.44	4
44IW0397	CA 2	Bottle Glass	Light Aqua	Machine Molded	10-30	5.44	4
44IW0397	CA 2	Bottle Glass	Light Green	Machine Molded	10-35	9.95	3
44IW0397	CA 2	Iron Other	Plow Tooth		40	20.33	1
44IW0397	CA 2	European Hard Paste Porcleain	Hand Painted	Brown	25	1.45	1
44IW0397	CA 2	Ironstone			30	2.73	1
44IW0397	CA 2	Brick				13437.7	
44IW0397	CA 2	Ironstone			25	5.33	2
44IW0397	CA 3	Brick				1406.1	
44IW0397	CA 3	Vessel Glass	White (Milky)	Machine Molded	20	0.99	1
44IW0397	CA 3	Vessel Glass	White (Milky)	Machine Molded	30	2.61	1
44IW0397	CA 3	Bottle Glass	Light Aqua	Machine Molded	20	2.42	3
44IW0397	CA 3	Bottle Glass	Light Green	Machine Molded	20	1.95	1
44IW0397	CA 3	Flat Glass	Light Aqua		15	0.28	1
44IW0397	CA 3	Bottle Glass	Purple (Solarized)	Blown in mold	25	3.27	1
44IW0397	CA 3	Bottle Glass	Clear	Blown in mold	20-25	3.63	2
44IW0397	CA 3	Whiteware	Transfer Printed	Blue	10	0.36	1
44IW0397	CA 3	Whiteware			15	0.41	1
44IW0397	CA 4	Bottle Glass	Purple (Solarized)	Machine Molded	20	1.39	1
44IW0397	CA 4	Bottle Glass	Purple (Solarized)	Blown in mold	35	11.07	1
44IW0397	CA 4	Bottle Glass	White (Milky)	Machine Molded	10-20	2.33	2
44IW0397	CA 4	Bottle Glass	Light Aqua	Machine Molded	10-35	8.82	3
44IW0397	CA 4	Bottle Glass	Light Aqua	Machine Molded	30	6.74	1
44IW0397	CA 4	Bottle Glass	Clear	Machine Molded	30	3.55	1
44IW0397	CA 4	Melted Glass	Clear		20-30	11.66	3
44IW0397	CA 4	Bristol Slip/Albany Glaze			25-35	12.94	2
44IW0397	CA 4	Ironstone			15-25	5.79	3
44IW0397	CA 4	European Hard Paste Porcleain			15	0.58	1
44IW0397	CA 5	Brick				46.7	
44IW0397	CA 5	Bottle Glass	Cobalt Blue	Blown in mold	10-15	1.5	2
44IW0397	CA 5	Bottle Glass	Purple (Solarized)	Blown in mold	15-25	7.8	3
44IW0397	CA 5	Bottle Glass	Light Aqua	Blown in mold	15	0.8	1
44IW0397	CA 5	Bottle Glass	White (Milky)	Machine Molded	10	0.9	1
44IW0397	CA 5	Bottle Glass	Blue	Blown in mold	15	0.4	1
44IW0397	CA 5	Bottle Glass	Green	Blown in mold	25	2.3	1
44IW0397	CA 5	Whiteware			15	1.1	1
44IW0397	CA 5	Bristol Slip/Albany Glaze			35-30	26.7	2
44IW0397	CA 6	Brick				77.0	
44IW0397	CA 6	Flat Glass	Clear		20-30	5.7	2
44IW0397	CA 6	Bottle Glass	Clear		15	2.4	2
44IW0397	CA 6	Bottle Glass	Cobalt Blue	Blown in mold	10-15	1.6	3

44IW0397	CA 6		Bottle Glass	Amber	Blown in mold	30-20	4.6	2
44IW0397	CA 6		European Hard Paste Porcleain			15	0.7	1
44IW0397	CA 7		Brick				2.6	
44IW0397	CA 7		Bottle Glass	Clear	Blown in mold	25-10	3.2	3
44IW0397	CA 7		Bristol Slip/Albany Glaze			30	3.4	1
44IW0397	CA 8		Bottle Glass	Aqua	Blown in mold	10	1.0	1
44IW0397	CA 8		Bottle Glass	Clear	Machine Molded	30	4.1	1
44IW0397	CA 8		Bottle Glass	Light Aqua	Blown in mold	20	2.3	1
44IW0397	CA 9		Brick				15422.1	
44IW0397	CA 9		Bottle Glass	Clear	Blown in mold	20	1.7	1
44IW0397	CA 9		Bottle Glass	Green	Machine Molded	25	1.7	1
44IW0397	CA 9		Terra Cotta	Sewage Pipe		75	130.1	1
44IW0397	CA 9		Whiteware			15	2.3	1
44IW0397	J1	B	Brick				15.6	
44IW0397	J1	B	Bottle Glass	Amber	Machine Molded	25	1.85	1
44IW0397	J1	B	Bottle Glass	Amber	Machine Molded	45	13.69	1
44IW0397	J1	B	Bottle Glass	Light Aqua	Machine Molded	5	0.1	1
44IW0397	J2	A	Iron Nail	Cut	Machine Headed	6.6	12.99	1
44IW0397	T3-10	A	Bottle Glass	Clear	Blown in mold	20	1.7	1
44IW0397	T3-10 RS	A	Bottle Glass	Clear	Machine Molded	60	29.7	1
44IW0397	T3-10 RS	A	Bottle Glass	Clear		10	0.4	4
44IW0397	T3-10 RW		Brick				36.1	
44IW0397	T3-10 RW	A	Bottle Glass	Clear	Machine Molded	50	35.66	1
44IW0397	T3-3	A	Flat Glass	Light Aqua		15	2.19	3
44IW0397	T3-3	A	Ironstone			25	2.37	1
44IW0397	T3-5	A	Bottle Glass	Clear	Machine Molded	10-20	1.8	2
44IW0397	T3-5	A	Bottle Glass	Clear	Machine Molded	25	2.3	1
44IW0397	T3-5	A	Bottle Glass	Clear	Blown in mold	35	5.5	1
44IW0397	T3-5	A	Bottle Glass	Amber	Machine Molded	45	4.1	1
44IW0397	T3-5	A	Secondary Flake	Quartz		15	0.8	1
44IW0397	T3-5	A	Iron Nail	Unidentified		40	6.8	1
44IW0397	T3-5 RW	A	Bottle Glass	Aqua	Machine Molded	15	0.68	1
44IW0397	T3-5 RW	A	Bottle Glass	Clear	Machine Molded	10-35	17.62	11
44IW0397	T3-5 RW	A	Iron Nail	Wire		2.9	1.68	1
44IW0398	CA 13		Brick				199.6	
44IW0398	CA 13		Bottle Glass	Amber	Machine Molded	30	5.65	1
44IW0398	CA 13		Bottle Glass	Clear	Machine Molded	15-20	1.65	2
44IW0398	CA 13		Bottle Glass	Clear	Blown in mold	25	4.3	1
44IW0398	CA 13		Ironstone			30	6.7	1
44IW0398	CA 14		Brick				45.4	
44IW0398	CA 14		Bottle Glass	Purple (Solarized)	Machine Molded	15-20	2.76	2
44IW0398	CA 15		Brick				45.4	
44IW0398	CA 15		Whiteware			15	0.49	1
44IW0398	CA 16		Brick				45.4	
44IW0398	CA 17		Iron Other	Sheet Fragment		30-40	10.36	2
44IW0398	CA 18		Brick				90.7	
44IW0398	CA 19		Brick				45.4	
44IW0398	CA 19		Bottle Glass	Cobalt Blue	Blown in mold	15	1.04	1
44IW0398	CA 20		Brick				181.4	
44IW0398	CA 20		Bottle Glass	Cobalt Blue	Blown in mold	20	1.62	1
44IW0398	CA 20		Porcelain, unknown			20	0.72	1
44IW0398	CA 21		Brick				453.6	
44IW0398	CA 21		Iron Other	Plow Blade Fragment		55-100	142.29	2
44IW0398	CA 22		Brick				4354.5	
44IW0398	CA 22		Vessel Glass	Clear	Machine Molded	60	34.0	1
44IW0398	CA 22		Porcelain, Modern			40	6.95	1
44IW0398	CA 23		Brick				3719.5	
44IW0398	CA 23		Iron Other	Rake Tooth		90	124.59	1
44IW0398	CA 23		Bristol Slip/Albany Glaze			45	17.71	1
44IW0398	CA 24		Brick				166.0	
44IW0398	CA 25		Brick				239.4	
44IW0398	CA 26		Brick				120.0	
44IW0398	CA 27		Brick				75.7	
44IW0398	CA 27		Bottle Glass	Purple (Solarized)	Blown in mold	30	12.86	1
44IW0398	CA 27		Ironstone			30	3.34	1
44IW0398	CA 28		Brick				3.1	
44IW0398	CA 28		Bottle Glass	Purple (Solarized)	Machine Molded	20	1.74	1
44IW0398	CA 29		Brick				67.2	

44IW0398	CA 30	Brick					4904.5	
44IW0398	CA 30	Bottle Glass	Amber	Blown in mold	25		3.11	1
44IW0398	CA 30	Iron Nail	Unidentified			2.5	2.8	1
44IW0398	CA 31	Brick					4167.4	
44IW0398	CA 31	Iron Other	Plow Blade Fragment		75		80.27	1
44IW0398	CA 31	Bristol Slip/Albany Glaze			35		9.04	1
44IW0398	CA 32	Brick					2126.2	
44IW0398	CA 33	Brick					223.4	
44IW0398	CA 34	Iron Other	Disk		30		12.08	1
44IW0398	CA 35	Brick					19.3	
44IW0398	CA 35	Bottle Glass	Purple (Solarized)	Machine Molded	25		2.07	1
44IW0398	CA 35	Bottle Glass	Light Aqua	Machine Molded	25		2.64	1
44IW0398	CA 35	Whiteware			20-40		10.86	3
44IW0398	CA 35	European Hard Paste Porcleain			30		3.08	1
44IW0398	CA 36	Brick					1240.8	
44IW0398	CA 36	Melted Glass	Clear		10		0.27	1
44IW0398	CA 36	Bottle Glass	Light Aqua	Blown in mold	15		1.36	1
44IW0398	CA 36	Bottle Glass	Purple (Solarized)	Blown in mold	30		4.21	1
44IW0398	CA 36	Iron Other	Plow Blade Fragment		35-45		27.35	2
44IW0398	CA 36	Ironstone			35		4.19	1
44IW0398	CA 36	Porcelain, Modern			40		8.78	1
44IW0398	CA 37	Brick					506.9	
44IW0398	CA 37	Ironstone			35		4.46	1
44IW0398	CA 38	Brick					2636.5	
44IW0398	CA 38	Coal					0.72	2
44IW0398	CA 38	Whiteware			25		2.17	1
44IW0398	CA 39	Brick					1125.5	
44IW0398	CA 39	Iron Other	Plow Blade Fragment		60		43.24	1
44IW0398	CA 40	Brick					17.6	
44IW0398	CA 40	Bottle Glass	Amber	Blown in mold	25		2.63	1
44IW0398	CA 41	Brick					9.2	
44IW0398	CA 41	Melted Glass	Clear		25		2.69	1
44IW0398	CA 41	Iron Other	Plow Blade Fragment		135		281.79	1
44IW0398	CA 42	Brick					82.8	
44IW0398	CA 42	Bottle Glass	Cobalt Blue	Machine Molded	10		0.78	1
44IW0398	CA 43	Bottle Glass	Purple (Solarized)	Machine Molded	30		3.47	1
44IW0398	CA 43	Whiteware			20		0.95	1
44IW0398	CA 44	Bottle Glass	Light Aqua	Machine Molded	15-25		3.05	2
44IW0398	CA 45	Brick					6.3	
44IW0398	CA 45	Bottle Glass	Light Aqua	Machine Molded	25		1.89	1
44IW0398	CA 46	Brick					44.6	
44IW0398	CA 46	Iron Other	Plow Part			17.5	599.29	1
44IW0398	CA 47	Ironstone			15		0.9	1
44IW0398	CA 48	Brick					37.8	
44IW0398	CA 49	Brick					49.4	
44IW0398	CA 49	Bottle Glass	Purple (Solarized)	Machine Molded	25		2.28	1
44IW0398	CA 49	Iron Other	Wire			20.2	48.79	1
44IW0398	CA 49	Ironstone			25		1.84	1
44IW0398	CA 50	Brick					57.1	
44IW0398	CA 50	Bottle Glass	Purple (Solarized)	Blown in mold	25		2.37	1
44IW0398	CA 50	Iron Other	Plow Blade Fragment		45		12.35	1
44IW0398	CA 51	Brick					16.4	
44IW0398	CA 51	Ironstone			25		4.42	1
44IW0398	CA 52	Brick					27.1	
44IW0398	CA 52	Whiteware			15		0.54	1
44IW0398	CA 52	Ironstone			20		0.85	1
44IW0398	CA 53	Brick					238.0	
44IW0398	CA 53	Bottle Glass	Yellow	Blown in mold	30		3.21	1
44IW0398	CA 53	Bottle Glass	Purple (Solarized)	Machine Molded	25		1.82	1
44IW0398	CA 53	Bottle Glass	Light Aqua	Blown in mold	20-35		9.77	3
44IW0398	CA 53	Porcelain	Animal Figurine		40		11.62	1
44IW0398	CA 53	Whiteware			20		2.73	1
44IW0398	CA 53	Whiteware			35		2.95	1
44IW0398	CA 54	Brick					44.5	
44IW0398	CA 54	Bottle Glass	Light Aqua	Blown in mold	25		4.54	2
44IW0398	CA 54	Bottle Glass	Amber	Machine Molded	15		1.36	1
44IW0398	CA 54	Bottle Glass	Dark Green	Blown in mold	40		7.87	1
44IW0398	CA 54	Bottle Glass	Purple (Solarized)	Machine Molded	30		1.48	1

44IW0398	CA 54	Bottle Glass	Purple (Solarized)	Blown in mold	30	25.63	1
44IW0398	CA 54	Bristol Slip/Albany Glaze			40	6.46	1
44IW0398	CA 54	Ironstone			30	5.76	1
44IW0398	CA 55	Brick				1.6	
44IW0398	CA 55	Iron Other	Plow Park		85	87.43	1
44IW0398	CA 55	Ironstone			30	2.14	1
44IW0398	CA 56	Brick				15.8	
44IW0398	CA 56	Bottle Glass	Light Aqua	Blown in mold	10	0.15	1
44IW0398	CA 56	Bottle Glass	Dark Green	Blown in mold	30	4.08	1
44IW0398	CA 56	Ironstone			15-30	3.8	2
44IW0398	CA 57	Brick				7.5	
44IW0398	CA 57	Whiteware			30	7.04	1
44IW0398	CA 57	Bristol Slip/Albany Glaze			45	17.39	1
44IW0398	CA 58	Brick				14.2	
44IW0398	CA 59	Bottle Glass	Purple (Solarized)	Machine Molded	30	3.32	1
44IW0398	CA 59	Bottle Glass	Clear	Machine Molded	30	4.0	1
44IW0398	CA 59	Bottle Glass	Light Aqua	Machine Molded	15	1.4	1
44IW0398	CA 60	Brick				59.8	
44IW0398	CA 60	Bottle Glass	Cobalt Blue	Blown in mold	15	0.6	1
44IW0398	CA 60	Bottle Glass	Light Aqua	Blown in mold	20	1.1	1
44IW0398	CA 60	Terra Cotta	Sewage Pipe		45-60	251.6	5
44IW0398	CA 60	Ironstone			15-35	15.5	4
44IW0398	CA 60	Whiteware			10	1.5	2
44IW0398	CA 61	Brick				139.8	
44IW0398	CA 61	Flat Glass	Clear		20	0.8	1
44IW0398	CA 61	Bottle Glass	Light Aqua	Blown in mold	20-10	4.2	4
44IW0398	CA 61	Bottle Glass	Light Aqua	Blown in mold	20	2.9	1
44IW0398	CA 61	Bottle Glass	Light Aqua	Blown in mold	25	2.2	1
44IW0398	CA 61	Bottle Glass	Cobalt Blue	Blown in mold	15	1.1	1
44IW0398	CA 61	Bottle Glass	Purple (Solarized)	Blown in mold	10-30	4.6	3
44IW0398	CA 61	Bottle Glass	Purple (Solarized)	Blown in mold	20	1.2	1
44IW0398	CA 61	Bottle Glass	Purple (Solarized)	Machine Molded	25	4.4	1
44IW0398	CA 61	Bottle Glass	Purple (Solarized)	Machine Molded	25	2.8	1
44IW0398	CA 61	Button	Four Hole	Prosser Pressed	15	1.2	1
44IW0398	CA 61	Terra Cotta	Sewage Pipe		40-20	24.0	2
44IW0398	CA 61	Whiteware			20	5.2	2
44IW0398	CA 61	Ironstone			25-20	14.7	3
44IW0398	CA 61	Bristol Slip/Albany Glaze			20-45	15.7	2
44IW0398	CA 61	European Hard Paste Porcleain			20	1.8	1
44IW0398	CA 61	Whiteware			25-10	2.2	2
44IW0398	CA 62	Brick				369.3	
44IW0398	CA 62	Bottle Glass	Purple (Solarized)	Blown in mold	15-25	5.9	6
44IW0398	CA 62	Bottle Glass	Purple (Solarized)	Machine Molded	15-30	17.1	5
44IW0398	CA 62	Bottle Glass	Purple (Solarized)	Blown in mold	25	4.4	1
44IW0398	CA 62	Bottle Glass	Purple (Solarized)	Blown in mold	30	10.1	1
44IW0398	CA 62	Bottle Glass	Clear	Blown in mold	20	3.1	1
44IW0398	CA 62	Bottle Glass	Amber		20	0.5	1
44IW0398	CA 62	Bottle Glass	Dark Green	Blown in mold	25	22.0	1
44IW0398	CA 62	Bottle Glass	Dark Green	Blown in mold	20	5.3	1
44IW0398	CA 62	Bottle Glass	Light Aqua		15	4.0	2
44IW0398	CA 62	Bottle Glass	Light Aqua		25-15	3.6	2
44IW0398	CA 62	Bottle Glass	Light Aqua	Machine Molded	15-25	5.9	4
44IW0398	CA 62	Bottle Glass	Light Aqua	Blown in mold	30-20	26.2	5
44IW0398	CA 62	Bottle Glass	Aqua	Blown in mold	35-60	46.7	2
44IW0398	CA 62	Bottle Glass	Light Aqua	Blown in mold	25	1.1	1
44IW0398	CA 62	Bottle Glass	Clear	Blown in mold	10-20	0.6	2
44IW0398	CA 62	Marine Shell			20	1.7	1
44IW0398	CA 62	Whiteware			35-20	10.4	3
44IW0398	CA 62	Ironstone			20	1.6	1
44IW0398	CA 62	Ironstone			50-15	28.4	11
44IW0398	CA 62	Ironstone			40-30	17.9	2
44IW0398	CA 62	Refined Earthenware			20	3.0	1
44IW0398	CA 62	Whiteware	Transfer Printed	Brown	15-20	3.0	2
44IW0398	CA 62	Whiteware			15-30	27.5	8
44IW0398	CA 62	Ironstone	Transfer Printed	Blue	30	9.3	1
44IW0398	CA 62	Bristol Slip/Albany Glaze			20-40	25.3	3
44IW0398	CA 62	Whiteware	ustrial Ware (Anular and Moc	Light Blue	20	1.5	1
44IW0398	CA 62	Whiteware			30-35	14.9	4

44IW0398	CA 63	Brick				803.2	
44IW0398	CA 63	Flat Glass	Clear		25-10	4.1	3
44IW0398	CA 63	Bottle Glass	Aqua	Blown in mold	55	18.4	1
44IW0398	CA 63	Bottle Glass	Light Aqua	Blown in mold	25-10	4.5	3
44IW0398	CA 63	Bottle Glass	Light Aqua	Blown in mold	15	2.1	1
44IW0398	CA 63	Bottle Glass	White (Milky)	Machine Molded	20	3.0	2
44IW0398	CA 63	Bottle Glass	Clear	Blown in mold	35	7.9	1
44IW0398	CA 63	Bottle Glass	Clear	Machine Molded	15-25	4.7	4
44IW0398	CA 63	Bottle Glass	Purple (Solarized)	Blown in mold	30	2.2	1
44IW0398	CA 63	Bottle Glass	Purple (Solarized)	Blown in mold	45-15	22.2	7
44IW0398	CA 63	Bottle Glass	Blue	Blown in mold	20	1.9	1
44IW0398	CA 63	Bottle Glass	Cobalt Blue	Blown in mold	20	0.8	1
44IW0398	CA 63	Bottle Glass	Cobalt Blue	Blown in mold	20	1.9	1
44IW0398	CA 63	Bottle Glass	Amber	Blown in mold	20	1.0	1
44IW0398	CA 63	Flat Glass	Dark Green	Blown in mold	15	2.7	1
44IW0398	CA 63	Button	Four Hole	Prosser Pressed	10	1.4	1
44IW0398	CA 63	Porcelain	Figurine, Hand		15	1.1	1
44IW0398	CA 63	Iron Other	Rake Tooth		45	15.4	1
44IW0398	CA 63	Whiteware			15-20	2.4	2
44IW0398	CA 63	Bristol Slip/Albany Glaze			35	6.8	1
44IW0398	CA 63	Bristol Slip/Albany Glaze			25	6.6	1
44IW0398	CA 63	Whiteware	ustrial Ware (Anular and Moc	blue	20	0.7	1
44IW0398	CA 63	Ironstone			30-15	15.7	5
44IW0398	CA 63	Ironstone			45	17.8	1
44IW0398	CA 63	Whiteware			15	0.5	1
44IW0398	CA 63	Whiteware			10-35	21.5	12
44IW0398	CA 63	Whiteware			35-20	5.6	2
44IW0398	CA 63	Whiteware			15	1.0	1
44IW0398	CA 63	Whiteware			15-20	9.3	3
44IW0398	CA 63	American Salt Glazed			25	6.3	1
44IW0398	CA 63	Bristol Slip/Albany Glaze			25	7.5	1
44IW0398	CA 63	Ironstone			20	4.7	2
44IW0398	CA 64	Brick				667.2	
44IW0398	CA 64	Vessel Glass	Purple (Solarized)	Machine Molded	30	7.5	1
44IW0398	CA 64	Bottle Glass	Purple (Solarized)	Blown in mold	45	33.6	1
44IW0398	CA 64	Bottle Glass	Purple (Solarized)		35	7.1	1
44IW0398	CA 64	Bottle Glass	Purple (Solarized)	Blown in mold	15-20	4.9	3
44IW0398	CA 64	Bottle Glass	Purple (Solarized)	Machine Molded	25	2.9	1
44IW0398	CA 64	Bottle Glass	Clear	Machine Molded	20	0.9	1
44IW0398	CA 64	Bottle Glass	Cobalt Blue	Blown in mold	30-10	2.4	1
44IW0398	CA 64	Bottle Glass	Light Aqua	Machine Molded	20	3.4	1
44IW0398	CA 64	Bottle Glass	Amber	Blown in mold	30	3.5	1
44IW0398	CA 64	Iron Other	Metal Fragment		25	12.1	1
44IW0398	CA 64	Iron Nail	Unidentified		45	10.5	1
44IW0398	CA 64	Whiteware			25	3.7	1
44IW0398	CA 64	Bristol Slip/Albany Glaze			30	5.0	1
44IW0398	CA 64	Ironstone			15	1.1	1
44IW0398	CA 64	Whiteware			15	0.6	1
44IW0398	CA 64	Whiteware			20-30	15.5	3
44IW0398	CA 64	Ironstone			15-30	16.8	1
44IW0398	CA 64	Ironstone			30	2.6	1
44IW0398	CA 65	Bottle Glass	White (Milky)	Machine Molded	40	19.9	1
44IW0398	CA 65	Bottle Glass	White (Milky)	Machine Molded	20	1.6	1
44IW0398	CA 65	Bottle Glass	Cobalt Blue	Machine Molded	20	1.9	1
44IW0398	CA 65	Bottle Glass	Light Aqua	Blown in mold	25-35	9.8	2
44IW0398	CA 65	Iron Other	Plow Tooth		90-50	151.4	3
44IW0398	CA 65	Ironstone			25	3.1	1
44IW0398	CA 65	Ironstone			20	3.4	2
44IW0398	CA 65	Whiteware			20	5.5	2
44IW0398	CA 65	Whiteware			25-30	13.5	2
44IW0398	CA 65	Refined Earthenware			20	1.2	1
44IW0398	CA 65	Bristol Slip/Albany Glaze			35-40	15.7	2
44IW0398	CA 66	Brick				127.9	
44IW0398	CA 67	Brick				41.2	
44IW0398	CA 67	Bottle Glass	Cobalt Blue	Blown in mold	15	0.8	1
44IW0398	CA 67	Iron Other	Plow Blade		100	278.7	1
44IW0398	CA 68	Brick				88.7	
44IW0398	CA 68	Iron Other	Stake		110	75.9	1

44IW0398	CA 68	Whiteware			25	2.5	1
44IW0398	CA 69	Flat Glass	Light Aqua		15	1.3	1
44IW0398	CA 69	Terra Cotta	Sewage Pipe		15	3.5	1
44IW0398	CA 70	Brick				27.4	
44IW0398	CA 70	Bottle Glass	Purple (Solarized)	Blown in mold	40	14.76	1
44IW0398	CA 70	Iron Other	Plow Blade Fragment			70	1
44IW0398	CA 70	Rockingham			15	0.38	1
44IW0398	CA 70	Earthenware			25	1.64	1
44IW0398	CA 71	Brick				13.4	
44IW0398	CA 71	Bottle Glass	Purple (Solarized)	Blown in mold	30	5.17	1
44IW0398	CA 71	Flat Glass	Light Aqua		20	1.08	1
44IW0398	CA 71	Terracotta	Sewer Pipe		30	3.58	1
44IW0398	CA 71	Iron Other	Plow Blade Fragment		40	14.5	1
44IW0398	CA 71	Whiteware			30	3.24	1
44IW0398	CA 71	Whiteware			30	8.19	1
44IW0398	CA 72	Brick				49.0	
44IW0398	CA 72	Bottle Glass	Purple (Solarized)	Blown in mold	10-40	13.94	5
44IW0398	CA 72	Vessel Glass	Purple (Solarized)	Machine Molded	15	0.78	1
44IW0398	CA 72	Flat Glass	Light Aqua		20	1.0	1
44IW0398	CA 72	Terracotta	Sewer Pipe		50-65	158.13	5
44IW0398	CA 72	Porcelain, Modern			10-5	1.88	2
44IW0398	CA 72	Whiteware			15	0.66	1
44IW0398	CA 72	Ironstone			45	21.72	2
44IW0398	CA 72	Ironstone			25-30	9.43	2
44IW0398	CA 73	Brick				720.5	
44IW0398	CA 73	Melted Glass	White (Milky)		25	5.31	1
44IW0398	CA 73	Lid	White (Milky)	Machine Molded	15	0.85	1
44IW0398	CA 73	Bottle Glass	Amber	Blown in mold	15-25	4.91	3
44IW0398	CA 73	Bottle Glass	Cobalt Blue	Blown in mold	20-25	3.86	2
44IW0398	CA 73	Bottle Glass	Purple (Solarized)	Blown in mold	45	26.99	1
44IW0398	CA 73	Bottle Glass	Purple (Solarized)	Blown in mold	10-50	30.19	14
44IW0398	CA 73	Bottle Glass	Purple (Solarized)	Blown in mold	25	3.64	1
44IW0398	CA 73	Bottle Glass	Light Aqua	Blown in mold	25-30	28.57	2
44IW0398	CA 73	Bottle Glass	Light Aqua	Blown in mold	20-35	15.59	5
44IW0398	CA 73	Flat Glass	Light Aqua		10-25	4.29	6
44IW0398	CA 73	Button	Four Hole	Prosser Pressed	10	0.33	1
44IW0398	CA 73	Slate	Slate Fragment		20	0.91	1
44IW0398	CA 73	Salt Glazed Stoneware	Sewer Pipe		55-65	98.82	2
44IW0398	CA 73	Iron Other	Plow Blade Fragment		35-60	71.24	2
44IW0398	CA 73	Bristol Slip/Albany Glaze			20-55	78.54	10
44IW0398	CA 73	Whiteware			15-20	2.32	2
44IW0398	CA 73	Ironstone			25-40	20.85	4
44IW0398	CA 73	Ironstone			20	1.77	1
44IW0398	CA 73	Ironstone			15-40	15.7	4
44IW0398	CA 73	Ironstone			10-55	55.5	11
44IW0398	CA 73	Rockingham			40	11.12	1
44IW0398	CA 73	Earthenware			40	7.68	1
44IW0398	CA 74	Brick				1036.6	
44IW0398	CA 74	Lid	White (Milky)	Machine Molded	30	3.8	1
44IW0398	CA 74	Bottle Glass	Amber	Machine Molded	20	0.85	1
44IW0398	CA 74	Bottle Glass	Yellow	Blown in mold	35	3.63	1
44IW0398	CA 74	Bottle Glass	Cobalt Blue		10	1.65	3
44IW0398	CA 74	Bottle Glass	Purple (Solarized)	Blown in mold	15-40	49.62	12
44IW0398	CA 74	Bottle Glass	Purple (Solarized)	Blown in mold	25	3.63	1
44IW0398	CA 74	Flat Glass	Light Aqua		15-30	19.47	17
44IW0398	CA 74	Bottle Glass	Light Aqua	Blown in mold	10-35	34.75	17
44IW0398	CA 74	Bottle Glass	Clear	Machine Molded	35-40	8.22	2
44IW0398	CA 74	Button	Four Hole	Prosser Pressed	15	0.69	1
44IW0398	CA 74	Button	Four Hole	Prosser Pressed	15	0.97	1
44IW0398	CA 74	Coal				7.92	2
44IW0398	CA 74	Terracotta	Sewer Pipe		20-50	45.15	4
44IW0398	CA 74	Porcelain	Insulator		55	48.86	1
44IW0398	CA 74	Iron Other	Plow Blade Fragment		60	57.29	1
44IW0398	CA 74	American Salt Glazed			40	14.34	1
44IW0398	CA 74	Bristol Slip/Albany Glaze			20-40	25.72	5
44IW0398	CA 74	Whiteware			50	23.94	1
44IW0398	CA 74	Whiteware			15-25	13.86	8
44IW0398	CA 74	Whiteware			15-40	15.07	5

44IW0398	CA 74	Whiteware			20-25	6.4	2
44IW0398	CA 74	Whiteware			35	7.32	1
44IW0398	CA 74	Ironstone			50	22.90	1
44IW0398	CA 74	Ironstone			20-30	9.23	3
44IW0398	CA 74	Ironstone			15-40	33.09	7
44IW0398	CA 74	European Hard Paste Porcleain			15-35	5.6	2
44IW0398	CA 74	European Hard Paste Porcleain			35	9.02	1
44IW0398	CA 74	Victorian Majolica	Hand Painted	Blue	40	8.98	1
44IW0398	CA 75	Brick				148.0	
44IW0398	CA 75	Bottle Glass	Cobalt Blue	Blown in mold	20	0.31	1
44IW0398	CA 75	Bottle Glass	Purple (Solarized)	Blown in mold	20-25	5.13	2
44IW0398	CA 75	Flat Glass	Light Aqua		10-25	3.06	4
44IW0398	CA 75	Bottle Glass	Light Aqua	Blown in mold	25-30	7.21	3
44IW0398	CA 75	Bottle Glass	Light Aqua	Blown in mold	25	2.94	1
44IW0398	CA 75	Terracotta	Sewer Pipe		35-65	80.33	3
44IW0398	CA 75	Iron Other	Plow Blade Fragment		65	59.07	1
44IW0398	CA 75	Bristol Slip/Albany Glaze			50	16.92	1
44IW0398	CA 75	Bristol Slip/Albany Glaze			40	9.2	1
44IW0398	CA 75	Rockingham			15	1.11	1
44IW0398	CA 75	Earthenware			20	1.54	1
44IW0398	CA 75	Whiteware			\20-30	12.14	5
44IW0398	CA 75	Ironstone			15-25	2.04	2
44IW0398	CA 76	Brick				478.4	
44IW0398	CA 76	Bottle Glass	Cobalt Blue	Machine Molded	10-15	1.0	2
44IW0398	CA 76	Bottle Glass	Amber	Blown in mold	10-20	1.95	2
44IW0398	CA 76	Bottle Glass	Light Aqua	Blown in mold	15-35	7.46	4
44IW0398	CA 76	Iron Other	Fragment		30-55	34.11	2
44IW0398	CA 76	Bristol Slip/Albany Glaze			25-30	8.54	2
44IW0398	CA 76	Bristol Slip/Albany Glaze			45	15.87	1
44IW0398	CA 76	Whiteware			35	4.14	1
44IW0398	CA 76	Ironstone			35	5.77	1
44IW0398	CA 77	Brick				51.7	
44IW0398	CA 77	Bottle Glass	Purple (Solarized)	Machine Molded	25	1.48	1
44IW0398	CA 77	Bottle Glass	Light Aqua	Blown in mold	15	0.68	1
44IW0398	CA 77	Bottle Glass	Light Aqua	Blown in mold	30	7.34	1
44IW0398	CA 77	Bristol Slip/Albany Glaze			30-40	33.34	4
44IW0398	CA 77	Whiteware			15-35	19.42	7
44IW0398	CA 78	Brick				0.7	
44IW0398	CA 78	Bottle Glass	Purple (Solarized)	Machine Molded	25	1.6	1
44IW0398	CA 78	Flat Glass	Light Aqua		20	0.65	1
44IW0398	CA 78	Iron Other	Bar Fragment		6.1	22.88	1
44IW0398	CA 78	Bristol Slip/Albany Glaze			35	12.13	1
44IW0398	CA 78	Ironstone			40	8.53	1
44IW0398	CA 79	Flat Glass	Light Aqua		25	1.64	1
44IW0398	CA 79	Ironstone			20	1.39	1
44IW0398	CA 80	Brick				6.3	
44IW0398	CA 80	Bottle Glass	Dark Green	Blown in mold	25	2.8	1
44IW0398	CA 80	Terra Cotta	Sewage Pipe		45	47.6	1
44IW0398	CA 80	Iron Other	Stake		80	87.5	1
44IW0398	CA 80	Bristol Slip/Albany Glaze			20	8.7	1
44IW0398	CA 81	Brick				27.2	
44IW0398	CA 81	Bottle Glass	Clear		10	0.6	1
44IW0398	CA 81	European Hard Paste Porcleain			20	1.4	1
44IW0398	CA 82	Brick				210.0	
44IW0398	CA 82	Bottle Glass	Light Aqua	Blown in mold	25	1.9	1
44IW0398	CA 82	Bottle Glass	Purple (Solarized)	Blown in mold	15	1.6	1
44IW0398	CA 82	Tooth	Other Mammal		15	3.3	1
44IW0398	CA 82	Ironstone			60	15.8	1
44IW0398	CA 83	Brick				351.5	
44IW0398	CA 83	Bottle Glass	Purple (Solarized)	Blown in mold	25	1.51	1
44IW0398	CA 83	Bottle Glass	Amber	Blown in mold	20	2.12	2
44IW0398	CA 83	European Hard Paste Porcleain	Decal	Pink, Green	20-40	5.02	2
44IW0398	CA 83	Ironstone			15-20	3.21	2
44IW0398	CA 84	Brick				410.4	
44IW0398	CA 84	Bottle Glass	Amber	Blown in mold	20	1.9	1
44IW0398	CA 84	Bottle Glass	Clear	Blown in mold	20-30	12.0	2
44IW0398	CA 84	Bottle Glass	Aqua	Blown in mold	35	7.1	1
44IW0398	CA 84	Bottle Glass	Purple (Solarized)	Blown in mold	30-10	8.8	4

44IW0398	CA 84	Bottle Glass	Purple (Solarized)	Blown in mold	50	13.1	1
44IW0398	CA 84	Bottle Glass	Light Aqua	Blown in mold	35-10	19.8	9
44IW0398	CA 84	Porcelain	Figurine Part		15	0.9	1
44IW0398	CA 84	Iron Other	Metal Fragments		50-35	231.9	3
44IW0398	CA 84	Whiteware			15-20	1.9	2
44IW0398	CA 84	Bristol Slip/Albany Glaze			35	15.2	1
44IW0398	CA 84	European Hard Paste Porcleain			25	2.6	1
44IW0398	CA 84	Whiteware			15	0.7	1
44IW0398	CA 84	Ironstone			55	20.1	1
44IW0398	CA 84	Ironstone			15-25	10.7	4
44IW0398	CA 84	Bristol Slip/Albany Glaze			45-50	25.8	2
44IW0398	CA 85	Brick				1260.0	
44IW0398	CA 85	Bottle Glass	Purple (Solarized)	Blown in mold	20	3.8	2
44IW0398	CA 85	Flat Glass	Purple (Solarized)	Blown in mold	25	6.5	1
44IW0398	CA 85	Bottle Glass	Purple (Solarized)	Machine Molded	20	1.7	1
44IW0398	CA 85	Bottle Glass	Light Aqua	Blown in mold	25	2.2	1
44IW0398	CA 85	Bottle Glass	Light Aqua	Machine Molded	35	6.1	1
44IW0398	CA 85	Bottle Glass	Light Aqua	Blown in mold	45	16.8	1
44IW0398	CA 85	Bottle Glass	White (Milky)	Machine Molded	20	1.0	1
44IW0398	CA 85	Bottle Glass	Light Aqua	Blown in mold	30-15	6.7	2
44IW0398	CA 85	Bottle Glass	Clear	Blown in mold	15	1.7	1
44IW0398	CA 85	Bottle Glass	Light Aqua	Blown in mold	15-20	4.2	4
44IW0398	CA 85	Bottle Glass	Clear	Machine Molded	15	1.4	1
44IW0398	CA 85	Button	Four Hole	Prosser Pressed	10	0.5	1
44IW0398	CA 85	Terra Cotta	Sewage Pipe		45	36.2	1
44IW0398	CA 85	Clay	Marble		10	2.9	1
44IW0398	CA 85	Terra Cotta	Sewage Pipe		50	28.9	1
44IW0398	CA 85	Iron Other	Plow Tooth		70	62.4	1
44IW0398	CA 85	Bristol Slip/Albany Glaze			40	20.9	1
44IW0398	CA 85	Bristol Slip/Albany Glaze			15-45	17.9	4
44IW0398	CA 85	Ironstone			20	3.5	2
44IW0398	CA 85	Whiteware			15-25	8.9	5
44IW0398	CA 86	Brick				325.2	
44IW0398	CA 86	Bottle Glass	Cobalt Blue		15-10	1.3	4
44IW0398	CA 86	Bottle Glass	Light Aqua	Blown in mold	20	1.6	1
44IW0398	CA 86	Bottle Glass	Purple (Solarized)	Machine Molded	15-20	3.6	2
44IW0398	CA 86	Bottle Glass	Purple (Solarized)	Blown in mold	25-30	4.2	2
44IW0398	CA 86	Bottle Glass	Purple (Solarized)		15	2.4	1
44IW0398	CA 86	Bottle Glass	Light Aqua	Blown in mold	25	4.5	1
44IW0398	CA 86	Bottle Glass	Clear		10	0.1	1
44IW0398	CA 86	Terra Cotta	Sewage Pipe		65	79.5	1
44IW0398	CA 86	Iron Other	Metal Fragment		75-30	155.6	3
44IW0398	CA 86	Bristol Slip/Albany Glaze			25	11.3	1
44IW0398	CA 86	European Hard Paste Porcleain			15-10	1.4	2
44IW0398	CA 86	Whiteware			25	6.1	1
44IW0398	CA 86	American Salt Glazed			25	10.9	1
44IW0398	CA 86	Whiteware			15	0.8	1
44IW0398	CA 87	Brick				462.9	
44IW0398	CA 87	Bottle Glass	Light Aqua	Blown in mold	25-35	10.5	3
44IW0398	CA 87	Bottle Glass	Purple (Solarized)	Blown in mold	40	9.0	1
44IW0398	CA 87	Bottle Glass	Amber	Blown in mold	45	14.9	1
44IW0398	CA 87	Projectile Point	Quartz		25	4.1	1
44IW0398	CA 87	Iron Other	Metal Fragment		35	7.4	1
44IW0398	CA 87	Whiteware			15-25	3.1	2
44IW0398	CA 87	Whiteware			25	3.4	1
44IW0398	CA 87	English Soft Paste Porcleain			15	0.4	1
44IW0398	CA 88	Brick				27.6	
44IW0398	CA 88	Bottle Glass	Clear	Blown in mold	15	1.3	1
44IW0398	CA 88	Bottle Glass	Purple (Solarized)	Blown in mold	25	9.1	1
44IW0398	CA 88	Bottle Glass	Cobalt Blue	Blown in mold	20	2.5	1
44IW0398	CA 88	Terra Cotta	Sewage Pipe		50	34.6	1
44IW0398	CA 89	Brick				27.6	
44IW0398	CA 89	Terra Cotta	Sewage Pipe		40-30	39.9	2
44IW0398	CA 90	Brick				148.7	
44IW0398	CA 90	Bottle Glass	Purple (Solarized)	Blown in mold	30	3.97	1
44IW0398	CA 90	Ironstone			30	3.31	1
44IW0398	CA 91	Brick				22.2	
44IW0398	CA 91	Bottle Glass	Purple (Solarized)	Machine Molded	25	2.13	1

44IW0398	CA 91		Yellowware			45		9.01	1
44IW0398	CA 92		Brick					61.8	
44IW0398	CA 92		Bottle Glass	Light Aqua	Blown in mold	20-30		3.34	2
44IW0398	CA 92		Ironstone			15-35		6.08	2
44IW0398	CA 92		Whiteware			20		2.39	2
44IW0398	CA 92		Bristol Slip/Albany Glaze			50		31.99	1
44IW0398	CA 93		Brick					9.2	
44IW0398	CA 93		Bottle Glass	Purple (Solarized)	Blown in mold	30		4.2	1
44IW0398	CA 93		Iron Other	Metal Fragment		50		21.6	1
44IW0398	CA 93		Iron Nail	Unidentified			25	4.4	1
44IW0398	CA 94		Brick					34.4	
44IW0398	CA 95		Bottle Glass	Light Aqua	Blown in mold	25		1.41	1
44IW0398	CA 95		Bottle Glass	Purple (Solarized)	Blown in mold	20		2.2	1
44IW0398	J12	A	Brick					6.5	
44IW0398	J13	A	Brick					4.3	
44IW0398	J3		Brick					51.5	
44IW0398	J5		Brick					5.0	
44IW0398	J5	A	Flat Glass	Light Aqua		15		0.53	1
44IW0398	J5	A	Bottle Glass	Light Aqua		10		0.21	1
44IW0398	J5	A	Bottle Glass	Clear	Machine Molded	25		1.33	1
44IW0398	J6	A	Brick					9.7	
44IW0398	J6	A	Flat Glass	Clear		10		0.4	2
44IW0398	J6	A	Bottle Glass	Clear		15		0.2	1
44IW0398	J6	A	Bottle Glass	Clear	Machine Molded	10		0.5	1
44IW0398	J6	A	Bottle Glass	Amber	Blown in mold	25		1.3	1
44IW0398	J6	A	Iron Other	Fragments		25-50		69.3	2
44IW0398	J6	A	Whiteware			15-10		0.6	2
44IW0398	J6	A	Ironstone			20		0.6	1
44IWI0399	T25-8	A	Bottle Glass	Amber	Machine Molded	55-60		44.5	2
44IWI0399	T25-8	A	Bottle Glass	Clear	Machine Molded	25-40		3.61	2
44IWI0399	T25-8	A	Bottle Glass	Light Green	Machine Molded	30		2.95	1
44IWI0399	T25-8 RN	A	Paper	Wallpaper		35-55		1.3	3
44IWI0399	T25-8 RN	A	Iron Nail	Wire			40-85	21.1	3
44IWI0399	T25-8 RN	A	Iron Nail	Unidentified			50	3.3	1
44IWI0399	T25-8 RS	A	Bottle Glass	Clear	Machine Molded	50		16.0	1
44IWI0399	T25-8 RS	A	Bottle Glass	Clear	Machine Molded	25		2.8	1
44IWI0399	T25-8 RS	A	Bottle Glass	Clear	Machine Molded	20-35		8.0	6
44IWI0399	T25-8 RS	A	Bottle Glass	Amber	Machine Molded	15		1.1	2
44IWI0399	T25-8 RS	A	Bottle Glass	Amber	Blown in mold	40		3.2	1
44IWI0399	T25-8 RS	A	Bottle Glass	Clear		10		0.2	2
44IWI0399	T25-8 RS	A	Iron Other	Fragments		10		1.9	3
44IWI0399	T25-8 RS	A	Iron Other	Wire		65-30		18.1	7
44IWI0399	T25-8 RS	A	Iron Other	Staple		25		3.1	1
44IWI0399	T25-8 RS	A	Iron Nail	Unidentified			25-40	3.9	2
44IWI0399	T26-7	A	Bottle Glass	Clear	Machine Molded	20-35		7.54	2
44IWI0399	T26-7	A	Bottle Glass	Clear	Machine Molded	40		9.15	1
44IWI0399	T26-7 RE	A	Brick					1.5	
44IWI0399	T26-7 RE	A	Bottle Glass	Clear	Machine Molded	40		10.1	1
44IWI0399	T26-7 RE	A	Bottle Glass	Clear	Machine Molded	40-20		17.1	8
44IWI0399	T26-7 RE	A	Bottle Glass	Clear	Blown in mold	20-30		6.5	4
44IWI0399	T26-7 RE	A	Iron Other	Wire		40-30		2.9	2
44IWI0399	T26-7 RE	A	Iron Nail	Unidentified			25-50	6.3	2
44IWI0399	T26-7 RS	A	Bottle Glass	Clear	Blown in mold	30-10		8.6	8
44IWI0399	T26-7 RS	A	Bottle Glass	Clear	Blown in mold	55		6.1	1
44IWI0399	T26-7 RS	A	Bottle Glass	Clear	Blown in mold	40		2.4	1
44IWI0399	T26-7 RS	A	Bottle Glass	White (Milky)	Machine Molded	15		0.1	1
44IWI0399	T26-7 RS	A	Iron Other	Metal Fragments		10-35		17.2	3
44IWI0399	T26-7 RS	A	Iron Other	Wire		50-30		3.3	2
44IWI0399	T26-7 RS	A	Iron Nail	Wire			55	3.6	1
44IWI0399	T26-7 RS	A	Iron Nail	Cut			40	2.6	1
44IWI0399	T26-7 RS	A	Iron Nail	Unidentified			10-55	25.7	15
44IWI0399	T26-7 RS	A	Whiteware	Hand Painted	Brown	20		1.2	1
44IWI0399	T26-8	A	Bottle Glass	Light Aqua	Blown in mold	30-20		4.4	2
44IWI0399	T26-8	A	Glass	Black Marble		10		3.1	1
44IWI0399	T26-8 RN		Brick					3.1	
44IWI0399	T26-8 RN	A	Bottle Glass	Clear	Machine Molded	10-25		1.2	3
44IWI0399	T26-8 RN	A	Bottle Glass	Amber	Blown in mold	15-30		12.8	6
44IWI0399	T26-8 RN	A	Iron Other	Fragment		30		3.9	1

44IWI0399	T26-8 RN	A	Iron Other	Wire		50-30	10.6	3
44IWI0399	T26-8 RN	A	Iron Nail	Unidentified		15-35	8.3	7
44IWI0399	T27-5	B	Bottle Glass	Clear	Machine Molded	60	19.8	1
44IWI0399	T27-5 RE	A	Bottle Glass	Clear	Blown in mold	20	0.9	1
44IWI0399	T27-5 RE	A	Bottle Glass	Clear	Machine Molded	25-10	1.9	2
44IWI0399	T27-5 RE	A	Bottle Glass	Clear	Machine Molded	15	0.5	1
44IWI0399	T27-5 RE	A	Bottle Glass	Clear	Blown in mold	25-20	10.0	4
44IWI0399	T27-5 RE	A	Iron Other	Wire		100	3.5	1
44IWI0399	T27-5 RE	A	Iron Other	Wire		60-30	4.6	2
44IWI0399	T27-5 RE	A	Iron Nail	Unidentified		25	0.8	1
44IWI0399	T27-5 RE	A	Iron Nail	Unidentified		45	3.4	1
44IWI0399	T27-5 RS	A	Bottle Glass	Clear	Machine Molded	20	0.77	1
44IWI0399	T27-5 RS	A	Iron Other	Wire		15.5	21.29	1
44IWI0399	T27-5 RS	A	Iron Nail	Unidentified		2.1-4.:	9.25	4
44IWI0399	T27-6	A	Bottle Glass	Clear	Machine Molded	35	4.82	1
44IWI0399	T27-6 RE	A	Bottle Glass	Clear	Blown in mold	30	4.3	1
44IWI0399	T27-6 RW	A	Bottle Glass	Amber	Blown in mold	25	2.0	1
44IWI0399	T27-6 RW	A	Bottle Glass	Clear	Machine Molded	55	4.7	1
44IWI0399	T27-6 RW	A	Iron Other	Metal Fragments		15	1.3	2
44IWI0399	T27-7	B	Bottle Glass	Amber	Machine Molded	15-25	2.0	2
44IWI0399	T27-7	B	Bottle Glass	Amber	Machine Molded	30	1.3	1
44IWI0399	T27-7	B	Bottle Glass	Clear	Machine Molded	35-10	5.8	1
44IWI0399	T27-7	B	Bottle Glass	Clear	Machine Molded	25	0.7	1
44IWI0399	T27-7	B	Bottle Glass	Clear	Machine Molded	25	1.2	1
44IWI0399	T27-7	B	Bottle Glass	Clear	Blown in mold	10-15	1.1	2
44IWI0399	T27-8	A	Bottle Glass	Clear	Machine Molded	20	1.8	1
44IWI0399	T27-9	A	Bottle Glass	Clear	Machine Molded	40	6.5	1
44IWI0399	T27-9 RE	A	Bottle Glass	Clear	Machine Molded	15-30	3.1	3
44IWI0399	T27-9 RE	A	Bottle Glass	Clear	Blown in mold	30	2.0	1
44IWI0399	T27-9 RE	A	Bottle Glass	Amber	Blown in mold	20-30	2.3	2
44IWI0399	T27-9 RE	A	Iron Other	Wire		70-35	21.6	9
44IWI0399	T27-9 RE	A	Iron Nail	Wire		60	5.4	1
44IWI0399	T27-9 RE	A	Iron Nail	Unidentified		10-35	3.3	4
	T22-10	A	Bottle Glass	Clear	Machine Molded	80	32.5	1
	T22-10	A	Bottle Glass	Clear	Machine Molded	10-45	34.0	6

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DWAYNE W. PICKETT, RPA
34 St Simons Dr.
Bluffton, SC 29910
Phone: (843) 422-5556
Email: dwayne.pickett@gmail.com

EDUCATION:

M.A. in Anthropology, The College of William & Mary

EMPLOYMENT:

2023-Present **Assistant Director of Cultural Resources**, *Hurt & Proffit, Lynchburg, VA*

- Plan, coordinate, and manage numerous archaeological projects.
- Successfully bid on archaeological projects by coming up with competitive budget proposals.
- Direct and organize field excavations as well as supervise archaeological technicians and Crew Chiefs.
- Compile background research in publishable format.
- Author detailed reports as well as proposals and marketing material.
- Coordinate with clients, landowners, and review agencies resulting in the timely completion of projects.

2007-Present **Director,** *Pickett Educational Resources LLC, Bluffton, SC*

- Develop, schedule, and teach educational programs for K-12 students and adults with museums, local schools and homeschool groups.
- Work with museums to create unique and insightful programs using real and replica artifacts.
- Prepare written lesson plans for teaching interdisciplinary history and archaeology courses as well as for educational DVDs.
- Write and present lectures for mainstream and academic audiences.
- Maintain website and conduct online marketing as well as use social media to promote educational DVDs that the company produced.
- Create proposals and cost-effective budgets for programs.

2002-2023 **Cultural Resource Specialist**, Self-Employed, Bluffton, SC

- Successfully bid on archaeological projects by coming up with competitive budget proposals.
- Direct and organize field excavations as well as supervise archaeological technicians and volunteers.
- Catalogue artifacts and prepared them for curation in accordance with federal standards set by the National Park Service's 36 CFR Part 79.
- Help local historical sites with identifying, cataloging and preserving collections including a letter by Thomas Jefferson valued at $700,000.
- Conduct historical research, author reports as well as give lectures.
- Coordinate efforts between multiple agencies and landowners resulting in assured cooperation and the timely completion of projects.

2000-2002 **Project Manager**, *TRC Garrow and Associates, Inc., Durham, NC*

- Team leader who arranged, organized and directed multiple archaeological projects.
- Complied information from various sources, wrote reports and proposals.
- Prepared artifacts for curation in accordance with federal standards.
- Presented research findings at professional conferences and to the public.

1998-2000 **Assistant Director**, *CHRS, Inc., North Wales, PA*

- Planned, coordinated, and managed numerous archaeological projects as a team leader.
- Complied background research in publishable format.
- Prepared artifacts for curation in accordance with federal standards set forth by the National Park Service's 36 CFR Part 79.
- Authored detailed reports as well as proposals and marketing material.
- Presented research findings at professional conferences and to the public.
- Coordinated with clients, landowners, and review agencies resulting in the timely completion of projects.

1993-1998 **Project Director**, *Colonial Williamsburg, Williamsburg, VA*

- Planned, organized and managed multiple archaeological projects.
- Conducted intensive historical research and wrote reports.
- Developed and lead educational programs.
- Cataloged and accessioned artifacts and prepared them for curation.
- Gave public and professional lectures.
- Taught advanced archaeological field school.

VOLUNTEER EXPERIENCE:

2013-2020 **Instructor**, *Osher Lifelong Learning Institute at University of South Carolina Beaufort, SC*

- Taught classes on 16th and 17th history of the southeastern United States and Beaufort County, South Carolina.
- Classes were based on two books that I have written or co-authored.

2018-2019 **President Board of Directors**, *Lowcountry Montessori, Beaufort, SC*

- Provided direction for achieving the school's mission statement.
- Served on Fundraising Committee.
- Strengthen programs and services to achieve academic goals.
- Evaluated performance of the Director.

MEMBERSHIPS:

Register of Professional Archaeologists (RPA)
Society for Historical Archaeology
National Trust for Historic Preservation

SELECT PUBLICATIONS:

Phase III Archaeological Excavation of the Mead's Tavern Basement (44CP0244), Campbell County, Virginia. Prepared for Liberty University, Lynchburg, Virginia. In progress.

Phase I Archaeological Survey of the Proposed Springfield Solar Site. Westmoreland County, Virginia. Prepared for Springfield Solar LLC, Charlottesville, Virginia. October 2021. Archaeological Survey of the Banister River, Pittsylvania County, Virginia. Prepared for the Virginia Department of Historic Resources, Richmond. September 2021.

Phase I Archaeological Survey of the Proposed Dry Bridge Energy Center, LLC Chesterfield County, Virginia. Prepared for Dry Bridge Energy, LLC Charlottesville, Virginia. January 2021.

Captain William Hilton and the Founding of Hilton Head Island. The History Press. July 1, 2019

Archaeological Survey in Advance of Construction Activities at the Morris Center for Lowcountry Heritage Ridgeland, South Carolina. Prepared for The Morris Center for Lowcountry Heritage. June 2018.

Going Green at Jamestown. *Dig Magazine*. July 1, 2014

The European Struggle to Settle North America: Colonizing Attempts by England, France and Spain, 1521-1608. McFarland. Feb 8, 2011

Pivotal Decisions in American History: Revolution or Resolution? Bacon's Rebellion in Virginia 1676. Educational DVD. © Pickett Educational Resources LLC. 2008

Meet Joan Peirce "an honest, industrious woman" Living History at Historic Jamestowne. Educational DVD. © Pickett Educational Resources LLC. 2007

Archaeological Excavations and Monitoring of Construction Activities at Historic Elk Landing, Elkton, Maryland. Aug. 2004.

Historical and Archaeological Research into the Entrance Avenue to Tryon Palace Historic Sites & Gardens New Bern, North Carolina. Tryon Palace research publication. Oct. 2003

Limited Archaeological Testing Within the Foundation of the Log Structure at Historic Elk Landing, Elkton Maryland. For the Historic Elk Landing Foundation, Inc. Oct. 2002.

Archaeological Survey and Testing at Historic Elk Landing, Elkton Maryland. For the Historic Elk Landing Foundation, Inc. Aug. 2002.

Maryland's War of 1812 Battlefield Sites: An Archaeological Assessment. *Maryland Humanities*. Sept 2001

Archaeology of the Tucker House Revisited: Recent Excavations of the Kitchen. *Bermuda Journal of Archaeology and Maritime History*. Volume 10. Oct. 1998

Phase III Data Recovery in Advance of Waterproofing Activities at Site 44YO755, the Thomas Pate House, Yorktown, Virginia. Department of Archaeological Research Publications, Colonial Williamsburg Foundation. Jan. 1998

The John Page House Site: An Example of the Increase in Domestic Brick Architecture in Seventeenth-Century Tidewater Virginia. Masters Thesis. Dec. 1996

Changing Landscapes: Recent Excavations at the John Page House Site. *The Colonial Williamsburg Interpreter*, volume 16 number 4, pages 9-13. Dec. 1995

CONFERENCE PAPERS:

"It was a busy bustling place": The Rise and Decline of Commerce at Elk Landing. Paper presented at the Society for Historical Archaeology conference, January 2003, Providence, Rhode Island.

Frenchtown to Elkton: Upland Investigations of the War of 1812 in Maryland. Paper presented at the Society for Historical Archaeology conference, January 2001, Long Beach California.

Mr. Madison's War: An Archaeological Assessment of Maryland's War of 1812 Battlefield Sites. Paper presented at the American Battlefield Protection Program conference, November 2000, Baltimore Maryland.

The John Page House Site: An Artifactual Analysis of a Colonial Chesapeake Home. Paper presented at the Society for Historical Archaeology Conference, January 1997, Corpus Christi, Texas.

The John Page House Site: 1996 Update. Paper presented at the Jamestown Conference, November 1996, Jamestown, Virginia.

Changing Landscapes: The Adoption of Brick Architecture in Seventeenth-Century Tidewater Virginia. Paper presented at the Society for Historical Archaeology Conference, January 1996, Cincinnati, Ohio.

Excavations at the John Page House Site. Paper presented at the Jamestown Conference, November 1995, Jamestown, Virginia.

COMMONWEALTH of VIRGINIA

Travis A. Voyles
Acting Secretary of Natural and Historic Resources

Department of Historic Resources
2801 Kensington Avenue, Richmond, Virginia 23221

Julie V. Langan
Director
Tel: (804) 367-2323
Fax: (804) 367-2391
www.dhr.virginia.gov

August 10, 2023

Melissa Schmidt
Hurt & Proffitt
2524 Langhorne Road
Lynchburg, VA 24501

RE: Courthouse Highway Solar
Isle of Wight County, VA
DHR File No. 2023-4205

Dear Ms. Schmidt:

DHR received for review two reports titled *A Reconnaissance Architecture Survey, Courthouse Highway Solar Site Isle of Wight County, Virginia*, and *Archaeological Survey, Courthouse Highway Solar Site Isle of Wight County, Virginia,* prepared by Hurt & Proffitt (H&P), on behalf of Courthouse Highway Solar 1, LLC. There is no indication in the submission that the applicant will apply to the Department of Environmental Quality for a Permit-by-Rule to construct and operate a small solar project or seek a Certificate of Public Convenience and Necessity (CPCN) from the Virginia State Corporation Commission (SCC). We provide the following comments as technical assistance to assess potential impacts to historic properties.

Archaeology

H&P submitted a phase I archaeological survey report to DHR for review. The archaeological survey identified three (3) previously unrecorded sites with nineteenth- and twentieth-century diagnostic materials, seven (7) isolated post-colonial historic artifact loci, and two isolated precolonial Native American artifacts. The isolated finds are not considered archaeological sites are not eligible for listing in the Virginia Landmarks Register (VLR) or the National Register of Historic Places (NRHP). A phase II evaluation is necessary for DHR to provide a formal recommendation of eligibility for an archaeological site. Therefore, there is insufficient information to evaluate the eligibility of sites 44IW0397, 44IW0398, and 44IW0399 for listing in the VLR and NRHP. However, DHR concurs with the consultant's recommendation that archaeological deposits with the APE associated with these resources do not appear to retain sufficient integrity to contribute significant information to the understanding of history. These deposits are unlikely to contribute to the overall eligibility of any of the identified archaeological sites. No additional archaeological investigations are recommended.

Architecture:
H&P submitted an architectural survey to DHR for review and this survey met DHR's QA/QC standards on July 11, 2023. The architectural survey included one (1) previously recorded resource and thirteen (13) newly identified resources within the area of potential effects (APE) for the project. None of the resources are recommended to be eligible for National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR) listing.

H&P recommends Wilson House (DHR ID # 046-0052) eligible for VLR/NRHP listing and it is DHR's opinion that the resource is potentially eligible and further survey is needed to formally determine the eligibility status. DHR recommends an intensive level survey, although this is likely outside the scope of this project. H&P recommends no adverse impact to 046-0052 and DHR concurs. Please see eligibility and impact details in the Architectural Table below.

If you have any questions or comments regarding the project in general or our review of this project, please do not hesitate to contact me via email at adrienne.birge-wilson@dhr.virginia.gov or via telephone at (804) 482-6092.

Sincerely,



Adrienne Birge-Wilson, Architectural Historian
Review and Compliance Division

Architectural Table

DHR ID #	Resource Name	H&P Eligibility	DHR Eligibility	H&P Impact	DHR Impact
046-0052	Wilson House	**Eligible**	**Potentially Eligible**	No Adverse	No Adverse Impact
046-5790	House	Not Eligible	Not Eligible	N/A	N/A
046-5791	House	Not Eligible	Not Eligible	N/A	N/A
046-5792	House	Not Eligible	Not Eligible	N/A	N/A
046-5793	House	Not Eligible	Not Eligible	N/A	N/A
046-5794	House	Not Eligible	Not Eligible	N/A	N/A
046-5795	House	Not Eligible	Not Eligible	N/A	N/A
046-5796	House	Not Eligible	Not Eligible	N/A	N/A
046-5797	House	Not Eligible	Not Eligible	N/A	N/A
046-5798	Farm	Not Eligible	Not Eligible	N/A	N/A
046-5799	House	Not Eligible	Not Eligible	N/A	N/A
046-5800	House	Not Eligible	Not Eligible	N/A	N/A
046-5801	House	Not Eligible	Not Eligible	N/A	N/A
046-5802	Barn	Not Eligible	Not Eligible	N/A	N/A

TABLE KEY:	Warrants Mitigation	Needs Attention	**DHR does not concur**

TABLE KEY:	Warrants Mitigation	Needs Attention	**DHR does not concur**

Western Region Office
962 Kime Lane
Salem, VA 24153
Tel: (540) 387-5443
Fax: (540) 387-5446

Northern Region Office
5357 Main Street
PO Box 519
Stephens City, VA 22655
Tel: (540) 868-7029
Fax: (540) 868-7033

Eastern Region Office
2801 Kensington Avenue
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

COUNTY OF ISLE OF WIGHT

OFFICE OF THE COMMISSIONER OF THE REVENUE
Post Office Box 107
Isle of Wight, Virginia 23397
(757) 365-6222

Gerald H. Gwaltney
Commissioner of the Revenue

MEMORANDUM

TO: Trenton Blowe
Planner/Planning & Zoning

FROM: Gerald H. Gwaltney,
Commissioner of the Revenue

DATE: October 9, 2023

RE: **New Leaf Energy Courthouse Highway,**
Conditional Use Permit Application (CUP-03-23)
Tax Map/Parcel #39-01-017

I have reviewed the Conditional Zoning Application documents for the above-referenced project and am providing the following information.

- Real Estate Taxes

  Courthouse Hwy Solar Facility is a 3 MW solar project. Because of the wattage, the project will not be assessed by the State Corporation Commission. Instead, the assessment will be performed locally by the Commissioner of the Revenue.

  The real estate tax estimate appears to be based on the entire parcel being subject to rollback taxes. Rollback taxes are assessed on property that is either rezoned or has a change in use. The conditional use application is for 18.23 acres of land, and the rollback taxes will be assessed once construction on the project begins. Courthouse Hwy Solar will be assessed only for the 18.23 acres and not the entire 148.97 acres of the parcel.

  The study incorrectly estimates the one-time rollback taxes to be $2,700. Based on the 18.23 acres for the conditional use permit, the rollback taxes will be $238.12. Additionally, the study estimates the real estate taxes based on the $0.85 tax rate, which was in effect prior to July 1, 2023. The current tax rate has been reduced to

$0.71, resulting in a reduction in revenue from $2,384.31 to $1,966.00 annually. The corrected tax will have a negative impact on the 2% per year increase in real estate taxes, as presented in their fiscal study, since the base year revenue will be lower than estimated.

The July 1, 2023, General Reassessment of real estate changed the assessment methodology for solar farm projects. The change resulted in the buffer area of the solar projects being assessed at $15,000 per acre and not $3,500 per acre. The entire area of the conditional use permit will be assessed at $15,000 per acre. The result is additional revenue from the buffer area.

- Personal Property Taxes

The personal property revenue estimates on the solar equipment appear to be in line with the current assessment methodology and rates.

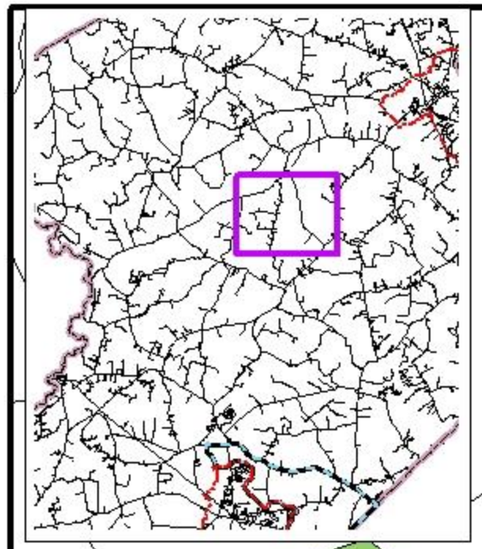
CUP-3-23 - Conditional Use Permit- Location Map



CUP-3-23 - Conditional Use Permit- Location Closeup Map



CUP-3-23 - Conditional Use Permit - Zoning Map



HARRY WILSON ROAD

COURTHOUSE HIGHWAY

BOB WHITE ROAD

POOR HOUSE ROAD

JOLLY CIRCLE

SITE

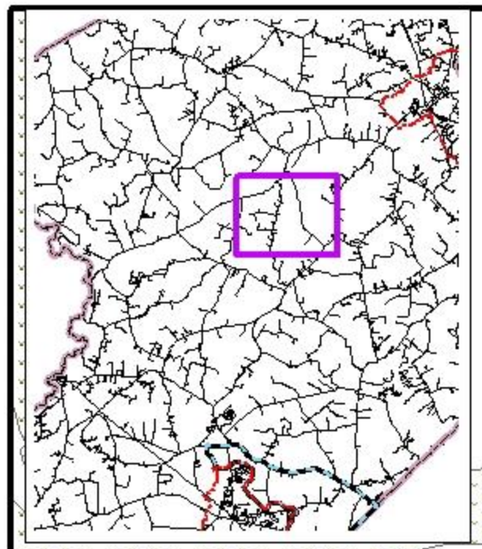
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0 500 1,000 Feet

Legend

- C-GC
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- GC
- GI
- GIC
- LC
- LI
- NC
- PD-MH
- PD-MX
- PD-R
- RAC
- ROAD
- RR
- SE
- SR
- TOWN
- UR
- VC

CUP-3-23 - Conditional Use Permit - Land Use Map



HARRY WILSON ROAD
COURTHOUSE HIGHWAY
BOB WHITE ROAD
POOR HOUSE ROAD
JOLLY CIRCLE
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PLANNING REPORT

APPLICATION:

Application of Courthouse Hwy Solar 1, LLC, applicant, and Micheal S. Doggett, property owner, for a conditional use permit for a major utility service, specifically a 3 MW utility-scale solar energy generation facility, on eighteen acres located at 16419 Courthouse Highway with tax parcel number 39-01-017 in the Rural Agricultural Conservation (RAC) zoning district. The application includes a request to withdraw eighteen acres from the Courthouse Agricultural/Forestal District.

ELECTION DISTRICT:

District 3

LOCATION:

The proposed project address is 16419 Courthouse Highway (Rte.258). The access road to the site is located on Poorhouse Road. To the West of the site is the county complex. The current use of the property is agriculture. There are few parcels of residential development to the northwest of the site along Courthouse Highway. There is additional agriculture land with scattered residential development to the east along Poorhouse Road. A property location map is attached to this staff report.

BACKGROUND:

The project is sited on a parcel consisting of approximately 148 acres primarily consisting of pastures and agricultural fields. The property is in the RAC zoning district. Not all acreage comprising this parcel is proposed for the solar facility. The remaining 130.97 acres not proposed as part of the facility will continue to be used for agriculture.

On October 4, 2023, the Agricultural and Forestal District Advisory Committee held a public meeting to consider the withdrawal approximately eighteen acres of land from the Courthouse Agricultural/Forestal District. The Committee recommended approval of the request.

DESCRIPTION:

The applicant has proposed a three megawatt (MW) solar energy generation facility the northwest portion of the property. Any acreage of the property not within the project area will remain in their current uses. An existing electric line that bisects the project area will also serve as the interconnection point. The project will consist of solar panels along with their racking systems and metal posts, inverters, and fencing.

A perimeter fence containing approximately 14.8 acres will encompass the solar panels and ancillary equipment and will be harmonious with the rural agricultural and historical character of the County. An existing access road will be stabilized to serve the solar facility and the remaining agricultural operation. The site will bolster the existing vegetation present and provide screening around the site in accordance with the County's requirements.

Public Facility Impacts:

There is some concern from the Virginia Department of Transportation (VDOT) with the ability of the existing secondary road infrastructure to support the construction traffic loads for projects of this nature.

Any roadway damage within the right-of-way which occurs after project construction begins will be documented and analyzed by both the applicant and VDOT. All costs for damage repairs will be paid by the applicant. The approved truck route will be monitored and enforced as a condition of approval, with permit revocation an option if violations occur.

In establishing the use, the enjoyment of neighboring properties may also be temporarily impacted by construction traffic and noise generation.

In order to ensure adequate provision of emergency services, the Fire/EMS Department has reviewed this application and has no concerns. The applicant has proposed to submit an Emergency Response Plan with the submission of the Preliminary Site Development Plan. The plan shall include a training program to be provided, at the discretion of the County, to County emergency responders with regard to safety for on-site emergency response. The applicant shall install Knox Box or other remote access technology at the facility access gates. The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility. A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site map, evacuation routes and muster points, emergency response chain of command, directions to the closest hospital, coordinates to closest designated life flight landing area, and other pertinent information associated with the facility during an emergency response.

Environmental Assessment:

The project lies within the in the County's Chesapeake Bay Preservation Area (CBPA) Overlay District. There are no impacts proposed to any wetlands, resource protection area or floodplain with this project.

Courthouse Hwy Solar retained Labella to prepare an Environmental Protected Resources Assessment for the project in November 2022. The project is situated within an existing hay field that will not require any deforestation which will not remove any potential habitat to the Northern Long-Eared, Little Brown and Tricolored bats. State agency responses to the submitted assessments have been attached to this staff report

Cultural Resources Assessment:

A Phase 1 Cultural Resources Survey of the project area was conducted by Hurt & Proffitt (H&P). This report was sent by the applicant to the Virginia Department of Historic Resources (VDHR) for their review and concurrence with the survey findings and recommendations. A letter from VDHR was provided with the application and is included as an attachment to this staff report. The letter was provided as technical assistance to assess potential impacts to historic properties.

The archaeological survey identified three previously unrecorded sites with nineteenth- and twentieth-century diagnostic materials, seven isolated post-colonial historic artifact loci, and two isolated pre-colonial Native American artifacts. The isolated finds are not considered archaeological sites and are not eligible for listing in the Virginia Landmarks Register (VLR) or the National Register of Historic Places (NRHP). A phase II evaluation is necessary for DHR to provide a formal recommendation of eligibility for an archaeological site. Therefore, there is insufficient information to evaluate the eligibility of the three sites (44IW0397, 44IW0398, and 44IW0399) for listing in the VLR and NRHP. However, DHR concurs with the consultant's recommendation that the archaeological deposits within the area of potential effects (APE) do not appear to retain sufficient integrity to contribute significant information to the understanding of history. These deposits are unlikely to contribute to the overall eligibility of any of the identified archaeological sites. No additional archaeological investigations are recommended.

The architectural survey included one previously recorded resource and thirteen newly identified resources within the APE for the project. None of the newly identified resources are recommended to be eligible for National Register of Historic Places (NRHP) and Virginia Landmarks Register (VLR) listing. H&P recommends Wilson House (DHR ID # 046-0052) eligible for VLR/NRHP listing, and it is DHR's opinion that the resource is potentially eligible and further survey is needed to formally determine the eligibility status. DHR recommends an intensive level survey, although this is likely outside the scope of this project. H&P recommends no adverse impact to 046-0052 and DHR concurs.

Economic Impact Assessment:

The proposed project area is 18.23 acres consisting of 14.21 acres within the fenced area, 1.8 acres within landscape/buffer areas, and the remaining 2.22 acres as open and unfenced areas within an easement. The remaining 130 acres (88%) of the parcel will continue to be used for agricultural purposes.

Per the applicants analysis, the land is assessed at $334 per acre in Land Use with a tax rate of 0.85 per $100. The current taxes generated from the facility (18.23 acres) is around $51 to the County. The County currently receives approximately $51 per year in real estate taxes from the proposed facility area.

Staff sent the project's fiscal impact analysis to the Commissioner of Revenue for review. The Commissioner of Revenue stated that because of the wattage, the project will not be assessed by the State Corporation Commission. Instead, the assessment will be performed locally by the Commissioner of the Revenue.

The real estate tax estimate appears to be based on the entire parcel being subject to rollback taxes. Rollback taxes are assessed on property that is either rezoned or has a change in use. The conditional use application is for 18.23 acres of land, and the rollback taxes will be assessed once construction on the project begins. Courthouse Hwy Solar will be assessed only for the 18.23 acres and not the entire 148.97 acres of the parcel. The study incorrectly estimates the one-time rollback taxes to be $2,700. Based on the 18.23 acres for the conditional use permit, the rollback taxes will be $238.12. Additionally, the study estimates the real estate taxes based on the $0.85 tax rate, which was in effect prior to July 1, 2023. The current tax rate has been reduced to $0.71, resulting in a reduction in revenue from $2,384.31 to $1,966.00 annually. The corrected tax will have a negative impact on the 2% per year increase in real estate taxes, as presented in their fiscal study, since the base year revenue will be lower than estimated. The County's July 1, 2023, general reassessment of real estate changed the assessment methodology for solar farm projects. The change resulted in the buffer area of the solar projects being assessed at $15,000 per acre and not $3,500 per acre. The entire area of the conditional use permit will be assessed at $15,000 per acre. The result is additional revenue from the buffer area.

In regard to personal property tax revenue projections, the Commissioner of Revenue stated the personal property revenue estimates on the solar equipment appear to be in line with the current assessment methodology and rates.

Viewshed Analysis:

A viewshed analysis of present-day conditions was provided by the applicant of various vantage points. Visual renderings were also provided showing proposed landscaping buffers. A conceptual-only landscape screening plan has been included with the proposed concept plan. A detailed landscape screening plan will be included with the Preliminary Site Development Plan and approved with the Final Site Plan. All proposed landscape screening will require a Landscape Surety Agreement between the property owner, applicant, and the County to ensure enforcement, and a Certificate of Occupancy for this use will not be issued until a final landscape installation inspection is conducted by staff. The surety will be held for two years to ensure viability of all plantings, and any plantings determined to be not viability must be replaced at the applicant’s expense. Both the agricultural-style fence and the Landscape Plan must be approved by the Zoning Administrator prior to final site plan approval.

COMPREHENSIVE LAND USE PLAN:

The future recommended land use designation for these properties is Rural Agricultural Conservation (RAC) and Environmental Conservation (EC) under the adopted Comprehensive Plan. Appropriate uses for the RAC land use designation include agriculture, horticulture, forest lands, and scattered low-density residential uses. Other uses such as resource extraction and utility-scale solar facilities are also permitted when appropriately sited with a Conditional Use Permit. Appropriate uses for the EC land use designation include wetlands, farms, forest uses, open space, and limited park facilities.

Solar energy facilities are considered compatible with the RAC land use when properly sited and with the application of appropriate development criteria. The areas designed as EC are outside of the proposed project area and should be preserved due to environmental constraints unless site-specific analysis demonstrates there are no environmental concerns in a specific area. The proposed use will be required to use screening landscaping and appropriate fencing to minimize its visual impacts on the surrounding area.

ORDINANCE REVIEW:

The zoning district classification for the subject parcels is RAC. The RAC zoning district is intended to preserve and protect areas of the County that are predominantly in agricultural and forestal uses and to maintain the existing land base to support those activities.

The applicant proposes to establish a three MW utility scale solar energy facility which is classified as a major utility service use type in the Zoning Ordinance. These facilities are permitted as conditional uses in the RAC zoning district and may be considered compatible with appropriate conditions to mitigate any potential negative impacts on the surrounding community.

The parcel is located just outside of 500-foot Highway Corridor Overlay District (HCOD) boundary line. Equipment is shown outside of the HCOD boundary line. At a minimum, the project will be required to meet the minimum setbacks of 75 feet from adjacent property lines and 125 feet from residential use parcels as required by the Zoning Ordinance. There is also a 250-foot setback requirement for all inverters and electrical equipment.

Following approval of the CUP request, the applicant will be required to submit a site plan application for review and approval that demonstrates compliance with all current plan criteria contained in Section 5-5003.M.4, supplemental use regulations for utility scale solar energy facilities, of the Zoning Ordinance.

The parcel is located in the Courthouse Agricultural/Forestal District and have been recommended by the Agricultural and Forestal District Advisory Committee for withdrawal at their meeting on October 4, 2023.

Section 1-1017 of the Zoning Ordinance provides standards for review of a conditional use permit application that the Planning Commission and Board of Supervisors shall consider before granting a conditional use permit. They are as follows:

1. That the establishment, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, safety, and general welfare;
2. That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially impair the use of other property within the immediate proximity;
3. That adequate utilities, water, sewer or septic system, access roads, storm drainage and/or other necessary public facilities and improvements have been or will be provided;
4. That adequate measures have been or will be taken to provide ingress and egress so designated as to minimize traffic congestion on the public streets;
5. That the proposed conditional use is not contrary to the goals and objectives of the Isle of Wight County Comprehensive Plan;
6. That the conditional use shall, in all other respects, conform to the applicable regulations of the zoning district classification in which it is located and to the special requirements established for the specific use; and,
7. That the use(s) at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood of the proposed use.

In addition to the standards and other guidelines described in the Zoning Ordinance, the Board may impose conditions or limitations on any approval, including the posting of performance guarantees. Such conditions may include, but are not necessarily limited to:

1. The number of persons living or working in the immediate area and the proposed hours of operation, as may be applicable;
2. Traffic conditions, including facilities for pedestrians, such as sidewalks and parking facilities; the access of vehicles to roads; peak period of traffic; and proposed roads, but only if construction of such roads will commence within the reasonably foreseeable future;

3. The orderly growth of the neighborhood and community and the fiscal impact of the County;
4. The effect of odors, dust, gas, smoke, fumes, vibration, glare, and noise upon the use of surrounding properties;
5. Facilities for police, fire protection, sewerage, water, trash and garbage collection and disposal, and the ability of the County or persons to supply such services;
6. The degree to which the development is consistent with generally accepted engineering and planning principles and practices;
7. The structures in the vicinity such as schools, houses of worship, theatres, hospitals, and similar places of public use;
8. The purposes set forth in this ordinance, the County's Comprehensive Plan, and related studies for land use, roads, parks, schools, sewers, water, population, recreation, and the like;
9. The environmental impacts, the effect on sensitive natural features, and opportunities for recreation and open space; and,
10. The preservation of cultural and historic resources or landmarks.

Following approval of the CUP, the applicant will be required to submit a site plan for review and approval in accordance with the Zoning Ordinance requirements and conditions of approval.

AGENCY REVIEW:

The application was forwarded to the following departments for their review:

- Economic Development: No concerns
- Environmental Planner: All concerns addressed.
- Emergency Services: Staff will work with applicant during site plan review on required Emergency Response Plan to include annual training.
- Utility Services: Staff will review site plan for compliance with State Stormwater regulations.
- Isle of Wight County Museum: No Concerns.
- Virginia Department of Transportation (VDOT): Recommends that all roads be inspected prior to starting construction and after construction is complete and video documented in accordance with Isle of Wight Zoning Ordinance 5-5003, Section M – 4.G.ii. All roads damaged by solar farm construction to be repaired by the applicant. We additionally recommend that this provision be clearly stated in a conditions document included with the application materials.
- Commissioner of Revenue: Review comments are included in the project description section and are attached to the staff report.

  Please note that, should the conditional use permit be approved, the project will be subject to site plan review and approval from all necessary agencies.

STAFF CONCLUSIONS:

Strengths:

1. The proposed use is consistent with the County's adopted Comprehensive Plan for the Rural Agricultural Conservation (RAC) future land use designation.
2. The proposed use is consistent with the County's Conditional Use Permit criteria as set forth in the Zoning Ordinance.
3. The amount of acreage for the proposal is minimal and a majority of the site will continue to be agricultural.

Weaknesses:

1. The proposed use would remove agricultural land from production.
2. Temporary impact to residential development in the area from construction traffic and noise is expected during the construction phase.
3. There is a concern with the ability of the secondary roads to handle the type of traffic related to the construction of this nature.

STAFF RECOMMENDATION:

Staff recommends approval of the CUP and the Courthouse AFD withdraw request with the following conditions: 1. Topsoil shall be stockpiled on the site and shall be stored out of view from adjacent properties and public roads. 2. The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan. 3. The applicant will work directly with Isle of Wight County's Chamber of Commerce the Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process. 4. The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR. 5. A sign shall be installed at the entrance of the site with contact information for the facility. 6. A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site map, evacuation routes and Muster Points. Emergency Response Chain of Command, directions to the closest hospital, coordinates to closest designated life flight landing area, and other pertinent information associated with the facility during an emergency response. 7. Adherence to the proposed Transportation Plan shall be required for all facility traffic. Truck traffic shall be limited to only the routes shown in the transportation plan. No other local routes in Isle of Wight County may be used. 8. Excluding the bufferyards, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with moving and/or grazing. 9. Hours of operation for construction and post-construction operation shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. Saturdays from 7:00 a.m. to 5:00 p.m. No construction is to occur on Sundays by any party involved with the project. 10. As part of the site plan review, the Applicant shall provide documentation that the selected panels and all power-generating equipment onsite are "Tier 1" modules, as established by the most recent "PV Module Tier 1 List" issued by Bloomberg NEF or a similar third party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power-generating equipment initially installed and replaced on the site mut qualify, for disposal purposes only, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g., TCLP). 11. The applicant shall implement a program for the collection of baseline data establishing pre-construction soil conditions for the production of row crops for the agricultural areas within the project area. The program shall establish the relevant characteristics of the topsoil. The baseline data shall be derived from field and laboratory testing of soil conditions, including depth, density and quality from representative locations. Laboratory testing shall be conducted by an accredited laboratory. Parameters for assessing soil quality may include the following: infiltration rate, bulk density, water holding capacity, pH, percent organic matter, cation exchange capacity, Phosphorous/Phosphate (P), Nitrogen (N), and Potassium/Potash (K). After 30 years of operation and again after 35 years of operation, soil conditions shall be determined for the same sampling locations using the same parameters and the results used to plan soil restoration activities. After equipment is removed as part of decommissioning, soil conditions shall be determined for the same sampling locations using the same parameters. Soil restoration activities shall be performed as necessary during operations or decommissioning to return soil conditions to at least baseline conditions. The County will be provided with data of soil conditions within 30 days after the receipt of results. 12. The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility.

ATTACHMENTS:

Description	Type	Upload Date
Narrative	Backup Material	10/17/2023
Application	Backup Material	10/17/2023
Visual Impact Analysis	Backup Material	10/17/2023
Economic Impact Analysis	Backup Material	10/17/2023
Transportation Plan	Backup Material	10/17/2023
Concept Plan	Backup Material	10/17/2023
Phase 1 Study	Backup Material	10/17/2023
Phase 1 Study	Backup Material	10/17/2023
VDHR Response	Backup Material	10/17/2023
Commissoner of Revenue Response	Backup Material	10/17/2023
Location Map	Backup Material	10/17/2023
Location Closeup Map	Backup Material	10/17/2023

Zoning Map	Backup Material	10/17/2023
Land Use Map	Backup Material	10/17/2023
PC Resolution	Resolution	10/18/2023

ORDINANCE NUMBER _____

AN ORDINANCE TO ISSUE CONDITIONAL USE PERMIT CUP-3-23 TO ESTABLISH A MAJOR UTILITY SERVICE, SPECIFICALLY A THREE MW UTILITY-SCALE SOLAR ENERGY FACILITY, ON EIGHTEEN ACRES WITH TAX MAP NUMBER 39-01-017

WHEREAS, Courthouse Solar Highway 1, LLC, applicant, on behalf of Michael S Doggett, property owner, has requested issuance of a conditional use permit on eighteen acres with tax parcel number 39-01-017 situated in Isle of Wight County which land is depicted on Exhibit "B"; and,

WHEREAS, the specific request is to permit a major utility service, specifically a three MW utility-scale solar energy facility as defined in the Zoning Ordinance, in accordance with sections 1-1017 and 4-2003 of the Zoning Ordinance;

WHEREAS, the procedural requirements of Appendix B, Zoning Ordinance, of the Code of Isle of Wight County, Virginia, 2005 (as amended) and the Code of Virginia (as amended), have been followed; and,

WHEREAS, in acting upon this request, the Planning Commission and Board of Supervisors have considered the matters enunciated in Section 15.2-2284 of the Code of Virginia (1950), as amended, and Section 1-1017 of the Isle of Wight County Zoning Ordinance with respect to the purposes stated in Code of Virginia (1950), as amended, Section 15.2-2200 and 15.2 2283; and,

WHEREAS, the Planning Commission has made a recommendation as stated in Exhibit "A;"

NOW, THEREFORE, BE IT ORDAINED by the Isle of Wight County Board of Supervisors of Isle of Wight County, Virginia, that:

Section 1. Exhibits.

Exhibit "A", "Planning Commission Recommendation" and Exhibit "B", "Property Map," and Exhibit "C," "Conditions," which are attached hereto, are hereby incorporated as part of this ordinance.

Section 2. Findings.

The Board of Supervisors finds that the proposal for a conditional use permit (CUP-3-23), as submitted or modified with conditions herein, the expressed purpose of which is to permit a major utility-service, is in conformity with the standards of the Isle of Wight County Zoning Ordinance, and that it will have no more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood, and will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan with the conditions set forth below.

These findings are based upon the consideration for the existing use and character of the property, the Comprehensive Plan, the suitability of the property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies, the transportation requirements of the community, the requirements of airports, housing, schools, parks, playgrounds, recreation

areas and other public services, the conservation of natural resources, the preservation floodplains, the preservation of agricultural and forestal land, the conservation of properties and their values, and the encouragement of the most appropriate use of land throughout the County.

These findings are based upon a determination that the most reasonable and limited way of avoiding the adverse impacts of a major utility service is by the imposition of the conditions provided herein.

Section 3. Permit Granted.

The conditional use permit for the property be, and is hereby approved for the property, subject to the attached conditions in Exhibit "C" and the general conditions set forth in Section 4 hereof. The conditional use permit specifically allows for a major utility-service in compliance with the County Zoning Ordinance.

Section 4. Severability.

It is the intention of the Board of Supervisors that the provisions, sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable; and if any phrase, clause, sentence, paragraph, section, and provision of this ordinance hereby adopted shall be declared unconstitutional or otherwise invalid by the valid judgement or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrase, clauses, sentences, paragraphs, sections, and provisions of this ordinance, to the extent that they can be enforced notwithstanding such determination

Section 5. Effective Date

This ordinance shall be effective upon passage and shall not be published or codified. The conditional use authorized by this permit shall be implemented within two (2) years from that date of approval by the Board of Supervisors and shall terminate if not initiated within that time period.

This ordinance shall be effective upon passage and shall not be published or codified.

DATE: _____

READ AND PASSED: _____
Chairman, Board of Supervisors

TESTE: _____
Clerk, Board of Supervisors

Approved as to Form:

_____
Robert W. Jones Jr., County Attorney

EXHIBIT A

RESOLUTION NUMBER PC-23-12

ISLE OF WIGHT COUNTY PLANNING COMMISSION
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR CONDITIONAL USE PERMIT REQUEST CUP-03-23 TO ALLOW A MAJOR UTILITY SERVICE, SPECIFICALLY A THREE MW UTILITY SCALE SOLAR ENERGY GENERATION FACILITY ON APPROXIMATELY EIGHTEEN ACRES WITH TAX MAP NUMBER 39-01-017 AND TO WITHDRAW THE EIGHTEEN ACRES FROM THE COURTHOUSE AGRICULTURAL AND FORESTAL DISTRICT

WHEREAS, Courthouse Solar Highway 1, LLC, applicant, on behalf of Micheal S Doggett, property owner, has requested issuance of a conditional use permit for approximately eighteen acres of a certain tract of land with tax parcel number 39-01-017 situated in Isle of Wight County and to withdraw the same portion of land from the Courthouse Agricultural and Forestal District; and

WHEREAS, the specific request is to permit a major utility service, specifically a three MW utility scale solar energy generation facility as defined in the Zoning Ordinance, in accordance with sections 1-1017 and 4-2003 of the Zoning Ordinance; and

WHEREAS the procedural requirements for the consideration of this request by the Planning Commission have been met; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of Isle of Wight County, that:

Section 1. Findings.

✓ A. The Isle of Wight County Planning Commission finds that the proposed conditional use permit is reasonable and has considered the following factors and finds that the proposed use does not conflict with:

1. the existing use and character of property within the County;
2. the Comprehensive Plan;
3. the suitability of the property for various uses;
4. the trends of growth or change;
5. the current or future requirements of the community as to land for various purposes as determined by population and economic studies and other studies;
6. the transportation requirements of the community;
7. the requirements for airports, housing, schools, parks, playgrounds, recreation areas, and other public services;
8. the conservation of natural resources;

9. the preservation of floodplains;

10. the preservation of agricultural and forestal land;

11. the conservation of properties and their values; and

12. the encouragement of the most appropriate use of land throughout the County.

____ B. The Isle of Wight County Planning Commission does not find that the conditional use is reasonable based on the consideration of the factors listed herein.

Section 2. Recommendation to Board of Supervisors.

The Planning Commission recommends to the Board of Supervisors that the request, CUP-03-23, be:

__ a. Granted as submitted, and that the Board of Supervisors adopt the proposed Ordinance without modification.

__ b. Denied, and that the Board of Supervisors not adopt the proposed Ordinance.

✓ c. Granted with the modifications set forth on the attached listing of specific recommendations, and that the Board of Supervisors adopt the proposed Ordinance with such modifications.

DATE: Oct. 24 2023

READ AND PASSED: _____
Chairman, Isle of Wight County Planning Commission

TESTE: _____
Secretary, Isle of Wight County Planning Commission

Approved as to Form:

_____
Robert W. Jones, Jr., County Attorney

EXHIBIT B


COURTHOUSE HIGHWAY
SITE
POOR HOUSE ROAD
N
Legend
Road Center Lines
Towns
Development Service Districts
Parcels
County Boundary
0
500
1,000
Feet

EXHIBIT C.

1. Topsoil shall be stockpiled on the site and shall be stored out of view from adjacent properties and public roads.

2. The applicant shall submit an invasive species management plan as recommended by DCR with the submission of the final site plan.

3. The applicant will work directly with Isle of Wight County's Chamber of Commerce the Paul D. Camp Community College, and the Economic Development Department to ensure inclusion of local contractors in the bidding process.

4. The applicant shall submit a seed mix for site groundcover that includes native pollinators blooming in spring/summer as recommended by DCR.

5. A sign shall be installed at the entrance of the site with contact information for the facility.

6. A laminated Emergency Response Poster will be mounted near the front gate. The poster will include a general site map, evacuation routes and Muster Points. Emergency Response Chain of Command, directions to the closest hospital, coordinates to closest designated life flight landing area, and other pertinent information associated with the facility during an emergency response.

7. Adherence to the proposed Transportation Plan shall be required for all facility traffic. Truck traffic shall be limited to only the routes shown in the transportation plan. No other local routes in Isle of Wight County may be used.

8. Excluding the bufferyards, the ground between the panels and in areas not otherwise covered by gravel or infrastructure shall be planted and maintained with a vegetative cover. This vegetative cover will be managed with moving and/or grazing.

9. Hours of operation for construction and post-construction operation shall be limited to Monday through Friday, 7:00 a.m. to 6:00 p.m. Saturdays from 7:00 a.m. to 5:00 p.m. No construction is to occur on Sundays by any party involved with the project.

10. As part of the site plan review, the Applicant shall provide documentation that the selected panels and all power-generating equipment onsite are "Tier 1" modules, as established by the most recent "PV Module Tier 1 List" issued by Bloomberg NEF or a similar third party analysis widely accepted in the solar industry. Additionally, the make and model of the selected panels and all power-generating equipment initially installed and replaced on the site mut qualify, for disposal purposes only, as non-hazardous waste under applicable U.S. Environmental Protection Agency tests (e.g., TCLP).

11. The applicant shall implement a program for the collection of baseline data establishing pre-construction soil conditions for the production of row crops for the agricultural areas within the project area. The program shall establish the relevant characteristics of the topsoil. The baseline data shall be derived from field and laboratory testing of soil conditions, including depth, density and quality from representative locations. Laboratory testing shall be conducted by an accredited laboratory. Parameters for assessing soil quality may include the following: infiltration rate, bulk density, water holding capacity, pH, percent organic matter, cation exchange capacity, Phosphorous/Phosphate (P), Nitrogen (N), and Potassium/Potash (K). After 30 years of operation and again after 35 years of operation, soil conditions

shall be determined for the same sampling locations using the same parameters and the results used to plan soil restoration activities. After equipment is removed as part of decommissioning, soil conditions shall be determined for the same sampling locations using the same parameters. Soil restoration activities shall be performed as necessary during operations or decommissioning to return soil conditions to at least baseline conditions. The County will be provided with data of soil conditions within 30 days after the receipt of results.

12. The facility perimeter fencing will be equipped with push bar pedestrian gates to permit emergency exits from the facility.

ISSUE:

Ordinance to Amend Appendix B. Zoning: Article III, Section 3-6000 (Use Types), Article IV (Zoning Districts and Boundaries), Article V (Supplementary Use Regulations), and Section 5-5005

BACKGROUND:

An ordinance has been developed to amend the following sections of Appendix B. Zoning: Article III, Section 3-6000 (Use Types), for the purpose of defining short term rental as a commercial use, Article IV (Zoning Districts and Boundaries) for the purpose of allowing short term rentals as a permitted or conditional use in certain zoning districts, and Article V (Supplementary Use Regulations), Section 5-5005, for the purpose of including performance criteria for short term rental uses in the commercial supplemental use type regulations.

The Planning Commission began its initial discussion of the proposed short-term rental ordinance revisions at their July 25, 2023, regular meeting. Commission members indicated they would like to continue their discussion at their next regular meeting prior to advertising the changes for public hearing.

At its regular meeting on August 22, 2023, the Planning Commission continued their discussion on the proposed ordinance revisions and made several other suggested changes. The Planning Commission then decided to review the proposed ordinance as a general discussion item at their next regular meeting.

Following additional discussion of the proposed ordinance revisions at their September 26, 2023, regular meeting, the Planning Commission directed staff to advertise the draft ordinance for public hearing at their October 24, 2023, regular meeting.

The Board of Supervisors initiated reconsideration of the proposed short-term rental regulations that were previously recommended for approval by the Planning Commission to the Board of Supervisors in November 2021. The Board discussed additional revisions at their June 1, 2023, worksession, to include the creation of a short-term rental registry program, and requested that the most recent proposed changes be sent to the Planning Commission for their review and recommendation.

Room rentals are currently regulated by Section 5-1005.B of the Zoning

Ordinance which allows the rental of up to two rooms as an accessory use on residential properties as follows:

> The renting out of one (1) or two (2) rooms within a single-family residence (which one (1) or two (2) rooms do not themselves constitute a separate dwelling unit) to not more than two (2) persons who are not part of the family that resides in the single-family dwelling.

Short-term rentals as a stand-alone use type is not currently included in the Zoning Ordinance, and therefore is prohibited. Anyone wishing to utilize their property as a short-term rental outside of the current ordinance regulations would need to obtain a special use permit.

A redline copy of the proposed Ordinance changes are attached to the staff report.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

The Planning Commission voted to recommend approval of the proposed Zoning Ordinance revisions with the change that short term rentals be permitted in the Rural Agricultural Conservation and Rural Residential Zoning Districts by conditional use permit instead of by right by a vote of ten in favor and zero against (10-0).

Staff also recommends approval of the draft Ordinance changes relating to the Short-Term Rental use type.

ATTACHMENTS:

Description	Type	Upload Date
Draft STR Ordinance Redline rev 101823	Backup Material	10/19/2023
Use Table Redline	Backup Material	10/18/2023
Ordinance	Ordinance	11/6/2023

Proposed Zoning Ordinance Revisions – Short Term Rentals
Revised October 18, 2023

New proposed changes are in red underlined text. Language proposed to be deleted is shown in red text with ~~strikethrough~~ markings. Changes made since July 2023 version are marked in blue.

1. Add Short Term Rentals as a commercial use type in Article III, "Use Types."

Sec. 3-6000. - Commercial use types.

Short Term Rental.\ the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than thirty consecutive days, in exchange for a charge for the occupancy. A short term rental operator shall be further defined as the proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity

2. The following changes are proposed for uses and bulk regulations for various zoning districts in Article IV, "Zoning Districts":

Sec. 4-1005. - Table of permissible uses.

Proposed changes to Section 4-1005, "Table of Permissible Uses," include adding reptile breeding as a conditional use in the General Commercial district, and adding short-term rentals as a permitted use in the Rural Agricultural Conservation and Rural Residential Districts and as a conditional use in all other residential zoning districts.

Table 1
Table of Permissible Uses (ATTACHED)

Sec. 4-2002. Permitted uses, Rural Agricultural Conservation District

The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards which are listed in section 5-5000, supplementary use regulations, for those specific uses.

D. Commercial uses:
* Commercial equipment repair, accessory to dwelling
* Construction office, temporary
Lawn and garden services
Real estate office, temporary
* Short-Term Rental
* Taxidermy
Veterinary hospital/clinic
E. Miscellaneous uses:

* Amateur radio tower
Hunt club
* Reconstructed wetland
* Turkey shoot

Sec. 4-3002. - Permitted uses, Rural Residential District

The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards which are listed in section 5-5000, supplementary use regulations, for those specific uses.

D. Commercial uses:

* Construction office, temporary
Real estate office temporary
* Short-Term Rental

Sec. 4-4003. - Conditional uses, Village Center District

E. Commercial uses:

* Antique shop
Auction establishment
Boarding house
Boating and fishing facilities
Business or trade school
Car wash
Commercial indoor amusement
Commercial indoor entertainment
* Commercial indoor sports and recreation
* Commercial outdoor swimming pool and tennis court
* Contractor office and storage facility
* Convenience store
* Crematorium
* Flea market
* Funeral home
* Garden center
* Gasoline station
* Golf course
* Golf driving range
Hotel/motel/motor lodge/inn
* Marina
Medical clinic
* Motor vehicle parts/supply retail
* Motor vehicle repair service/minor
Personal improvement service
Personal service
* Restaurant, drive-in fast food
Restaurant, general

Retail sales
* Short-Term Rental
Studio, fine arts
* Taxidermy
Veterinary hospital/clinic
Wholesale sales

Sec. 4-5003. - Conditional uses, Neighborhood Conservation District

D. Commercial uses:
* Bed and breakfast
Boarding house
* Commercial equipment repair, accessory to dwelling
* Commercial outdoor swimming pool and tennis facility
General store, country
* Golf course
* Marina
*Short-Term Rental

Sec. 4-6003. - Conditional uses, Suburban Estate District

D. Commercial uses:
* Bed and breakfast
Boarding house
* Commercial equipment repair, accessory to dwelling
* Commercial outdoor swimming pool and tennis facility
* Golf course
* Marina
* Short-Term Rental

Sec. 4-7003. - Conditional uses, Suburban Residential District

D. Commercial uses:
* Bed and breakfast
Boarding house
* Commercial equipment repair, accessory to dwelling
* Commercial outdoor swimming pool and tennis facility
* Golf course
* Marina
* Short-Term Rental

Sec. 4-8003. - Conditional uses, Urban Residential District

E. Commercial uses:
* Bed and breakfast
Boarding house

* Commercial indoor sports and recreation
* Commercial outdoor swimming pool and tennis facility
* Golf course
* Marina
Restaurant, general
Retail sales
* Short-Term Rental
Studio, fine arts

Sec. 4-15003. - Conditional uses, Planned Residential District

D. Commercial uses:
* Bed and breakfast
Boarding house
Commercial indoor entertainment
* Commercial indoor sports and recreation
* Commercial outdoor swimming pool and tennis facility
* Marina
*Short-Term Rental

Sec. 4-16003. - Conditional uses, Planned Mobile Home Park District

C. Commercial Uses
* Short-Term Rental

Sec. 4-18003. - Conditional uses, Planned Mixed Use District

E. Commercial uses:
* Bed and breakfast
Boarding house
Boating and fishing facilities
Business or trade school
Car wash
Catering
Commercial indoor amusement
Commercial indoor entertainment
* Commercial indoor sports and recreation
* Commercial outdoor entertainment/sports and recreation
* Commercial outdoor swimming pool and tennis facility
* Convenience store
* Funeral home
* Garden center
* Gasoline station
* Golf driving range
Hospital
Hospital, special care
Hotel/motel/motor lodge/inn

* Marina
Medical clinic
* Motor vehicle repair service/minor
*Short-Term Rental
Tattoo parlor

Sec. 5-1005. - Accessory uses to residential principal uses.

The following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory uses to residential principal uses:

A. Hobbies or recreational activities of a noncommercial nature.

~~B. The renting out of one (1) or two (2) rooms within a single-family residence (which one (1) or two (2) rooms do not themselves constitute a separate dwelling unit) to not more than two (2) persons who are not part of the family that resides in the single-family dwelling.~~

C. Yard sales or garage sales, so long as such sales are not conducted on the same lot more than three (3) days (whether consecutive or not) during any ninety-day period. (7-7-05; 9-17-15; 7-19-18; 11-15-18.)

Sec. 5-5005. - Supplementary use regulations for commercial use types.

(Note: new sections proposed since November 2022 version are highlighted in yellow.)

DD. Short Term Rentals

1. A zoning permit is required.
2. ~~Local Contact who is available to respond to and resolve complaints during the entire length of the rental period. Failure to respond and resolve complaints will result in the revocation of the permit~~. An authorized agent must be designated as a point of contact who is available to be contacted and to address conditions occurring at the short term rental within thirty (30) minutes. Physical responses to the site of the short term rental is not required. The Operator shall be notified in writing of failed attempts to receive timely responses from the authorized agent. Failure to respond in a timely manner shall result in a complaint subject to the penalties set forth below.
3. The Operator must register their short term rental unit with the Community Development Department and receive a registration number.
4. The Operator authorizes County employees to enter the subject property upon reasonable advanced written notice to the Operator, at least one (1) time during the calendar year for which registration is valid, to verify the short term rental is being operated in accordance with applicable regulations.
5. The zoning permit may not be transferred.
6. No more than one (1) short term rental may be operated on any lot.
7. Operators may enter into rental agreements with only one (1) party per legal dwelling unit per twenty four (24) hour period.
8. A residential dwelling unit located within a building that contains _three (3)____ or more dwelling units may not be operated as a short term rental.

9. The maximum number of lodgers per night, over the age of eighteen (18) years, shall not exceed two persons per bedroom but in no case shall exceed sixteen persons ~~six (6)~~. This number shall be reduced to conform to the occupancy requirements of the Virginia uniform Building code and/or the Virginia Department of Health.
10. The number of persons allowed to gather at a short term rental at any one time shall not exceed twice the maximum number of permitted overnight guests, including children. Only the maximum number of overnight guests shall be permitted at a short term rental between the hours of 10:00 PM and 7:00 AM. Short term rentals shall not be used as event centers as defined by the Zoning Ordinance.
11. Operators must obtain a business license and register for transient occupancy and state sales tax.
12. Short term rentals must meet current building and zoning regulations and be subject to a safety inspection from the County to confirm the installation of smoke alarms, fire extinguisher and a posted emergency exit plan prior to permit approval.
13. ~~$500 penalty for failure to obtain required permits. Repeated violations may result in the prohibition on rental of applicable properties.~~
14. One off-street space per guest room is required in addition to the parking required for the house.
15. ~~Rentals are limited to owner-occupied residences~~. No visible evidence of the conduct of a short term rental is allowed on the outside of the property.
16. The owner/operator shall not prepare meals for guests.
17. Operator shall provide proof of liability insurance to rental activity at registration and each subsequent renewal of at least one million dollars. Such insurance coverage must remain in place at all times the short term rental is being operated.
18. Accessory structures, not including permitted accessory dwelling units, shall not be used or occupied as short term rentals.
19. All advertisements for any short term rental shall include the short term rental registration number for such dwelling.
20. A zoning permit for a short term rental may be revoked by the Zoning Administrator, or designee, for the following reasons:
    i. In the event of three (3) or more substantiated complaints of violation of applicable state or local laws, ordinances and regulations, as they relate to short term rentals, within a calendar year; or
    ii. Authorized agent's failure to respond in a timely manner more than twice; or
    iii. Failure to maintain compliance with any regulation set forth in this section.

    An Operator whose short term rental zoning permit has been revoked shall not be eligible to receive any new short term rental zoning permit for the remaining portion of the calendar year in which the permit was revoked, and for the entire following year.
21. Except as provided in this section, nothing herein nor the issuance of a zoning permit shall be construed to prohibit, limit, or otherwise supersede existing local authority to regulate short term rental of property through general land use and zoning authority. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real

property, including recorded declarations and covenants; the provisions of condominium instruments of a condominium created pursuant to the Condominium Act (§ 55-79.39 et seq.) of the Code of Virginia, 1950, as amended; the declaration of a common interest community as defined in Code of Virginia, 1950, § 55-528, as amended; the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55-424 et seq.) of the Code of Virginia, 1950, as amended; or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55-508 et seq.).

Use Descriptions	RAC	RR	VC	NC	SE	SR	UR	LC	GC	LI	GI	GIC	PDR	PDMH	PDCP	PDMX	PDIP
AGRICULTURAL USE TYPES																	
Agricultural Crop Service Tower and Antenna (*)	P	C	P	C													
Agricultural Farm Equipment Sales and Service	C		C					P	P	P	P	P			P	C	P
Agricultural Farm Product Processing, Warehousing and Distribution Service	P		P					C		P	P	P			P		P
Agricultural Feed Seed and Farm Supply Service	C		P					P	P	P	P	P			P	C	P
Agricultural Service/Agent	P	P	P					P	P	P	P	P			P		P
Agriculture	P	P	P	C						C	C	C					C
Agritourism (See Part 2A)	P	P	P														
Aquaculture	P	P	P	C					C	C	C	C					C
Aquaculture, Waterfront Business	C	C	P						C	C	C	C					C
Commercial Feedlot (*)	P		C							C	P	C					C

Fair, Agricultural	P		C														
Family Burial Plot	P																
Farm Employee Housing (*)	C	C	C														
Farmer's Market	P		P					P	P				P			P	
Forestry Operation, Silvicultural and/or Timbering (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Greenhouse, Commercial and/or Nursery																	
• In conjunction with residence	P	C	P	C	C												
• Not in conjunction with residence	P		P					P	P	P	P	P			P	C	P
Greenhouse, Private	P	P	P	P	P	C	C	C	C				C			C	
Livestock Auction Market (*)	P		C							C	P	C			C		P
Reptile Breeding (*)	C								C	C	C						
Sawmill, Private (*)	P																
Stable, Commercial (*)																	
• In conjunction with residence	P	C	C	C	C								C			C	

• Not in conjunction with residence	P		C					C	C									
Stable, Private (*)	P	P	C	C	C								C					
Viticulture	P	P	P	C						C	C	C						C
Wayside Stand (*)	P	P	P	C														
RESIDENTIAL USE TYPES																		
Accessory Apartment (*)																		
• Residential Accessory Apartment	P	P	P*	C	P*	C	C						P*			P*		
• Commercial Accessory Apartment			C					P	P				P		C	P		
Boathouse (*)	P	P	P	P	P	P	C						C			C		
Community Recreation (*)		C		C	C	C	C						P	P		P		
Condominium (*)				C			P						P			P		
Congregate Housing (*)			C			C	P						P			P		
Dwelling, Multifamily Conversion (*)	C		C	C	C	C	P						C			C		
Dwelling, Single-Family	P	P	P	P	P	P	P						P			P		
Dwelling, Single-Family, Farm	P																	
Dwelling Two-Family Duplex (*)	C	C	C	C		P	P						P			P		
Family Day Care Home (*)	P	P	P	P	P	P	P						P			P		

Group Home	P	P	P	P	P	P	P	C					C			C	
Guest House (*)	P	P		C	C												
Home Occupation, Type I (*)	P	P	P	P	P	P	P						P	P		P	
Home Occupation, Type II (*)	P	P	C	C													
Kennel, Private (*)	P	P															
Manufactured Home, Class A (*)	P	P	C											P			
Manufactured Home, Class B (*)	P													P			
Manufactured Home, Class C																	
Manufactured Home, Family Member Residence (*)	P																
Manufactured Home, Temporary Residence (*)	P																
Manufactured Home Park														P			
Manufactured Home Subdivision														P			

Multifamily Dwelling (*)			C			C	P						P			P	
Temporary Emergency Housing (*)	P	P	P	P	P	P	P						P			P	
Townhouse (*)			C	C		C	P						P			P	
CIVIC USE TYPES																	
Administrative Service	P		P					P	P	P	P	P			P	P	P
Adult Care Center (*)	C		C					C	P	P	P	P	C		P	C	P
Assisted Living Facility	C		C					C	P				C			C	
Cemetery (*)																	
• Animal	C	C	C	C													
• Church	C	C	C	C	C	C	C	C	C				C			C	
• Private	C	C	C	C				C	C	C					C	C	C
• Public	C	C	C	C				C	C	C					C	C	C
Child Care Center (*)	C	C	C	C	C			P	P	P			C		P	C	C
Child Care Institution (*)	C	C	C					C	C				C			C	
Club	C	C	C	C	C	C	C	P	P				C		P	C	
Community Center (*)	C		P					P	P				P		P	P	
Correctional Facility	C										C	C					C
Crisis Center	C	C	C					P	P						P		
Cultural Service	C	C	P	C	C	C	C	P	P				P			P	
Educational Facility College/ University	C							C	C				C		C	C	
Educational Facility Primary/Secondary (*)	C	C	C	C	C	C	P	P	P				P		P	P	
Halfway House	C	C	C	C	C	C	C	P					C			C	
Life Care Facility	C	C	C	C	C	C	P	P	P				P			P	
Modular Classroom (*)	P	P	P	P	P	P	P	P	P				P		P	P	

Nursing Home (*)	C	C	C	C	C	C	C	P	P				P		P	P	
Park & Ride Facility	P		C					P	P	P	P	P	C	C	P	C	P
Post Office	P		P		C	C	C	P	P				P		P	P	
Public Sports/Event Facility	C		C					C	P	P					P	C	P
Public Maintenance & Service Facility (*)	C		C					C	C	P	P	P			P		P
Public Park and Recreational Area (*)	P	P	P	P	P	P	P	P	P				P			P	
Public Safety Service	P	C	P	C	C	C	C	P	P	P	P	P	C		P	P	P
Religious Assembly (*)	C	C	C	C	C	C	C	C	C				C			C	
Rehabilitation Service			C					P	P						P	P	
Transit Station	C		C					C	P	P	P	P			P	P	P
Utility Service/Major (*)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Utility Service/Minor (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
OFFICE USE TYPES																	
Financial Institution			C					P	P						P	P	
General Office			C				C	P	P	P		P			P	P	C
Laboratory			C					P	P	P	P				P	C	P
Medical Office			C				C	P	P						P	C	
COMMERCIAL USE TYPES																	
Adult Entertainment Establishment (*)											C						
Auction Establishment	C		C					C	P	P	P	P			P		P
Bed and Breakfast (*)	C	C	P	C	C	C	C	C	C				C			C	

Boarding House	C	C	C	C	C	C	C						C			C	
Boating and Fishing Facilities	C		C					C	C	C	P	P			P	C	P
Business Support Service								P	P	C					P	P	P
Business or Trade School	C		C					C	P	P	P	P			P	C	P
Campground (*)	C																
Campground, Workforce (*)	C																
Car Wash			C					P	P	P	P				P	C	
Catering								C	P						P	C	
Commercial Equipment Repair, Accessory to Dwelling (*)	P	C	P	C	C	C											
Commercial Indoor Amusement			C					C	P	P					C	C	
Commercial Indoor Entertainment			C					C	P	P			C		P	C	
Commercial Indoor Sports & Recreation (*)	C		C				C	P	P	P			C		P	C	P
Commercial Outdoor Entertainment/ Sports & Recreation (*)	C							C	C	C	C				C	C	C
Commercial Outdoor Swimming Pool & Tennis Facility (*)	C	C	C	C	C	C	C	C	C				C		C	C	
Construction Office, Temporary (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Construction Sales & Service								C	P	P	P	P			C		P

Contractor Office and Storage Facility (*)	C		C					C	P	P	P	P			P		P
Convenience Store (*)	C		C					C	C	P	P				C	C	P
Crematorium (*)	C		C					C	C	C					C		C
Dance Hall								C	C	C							
Equipment Sales and Rental	C								C	P	P	P			C		P
Event center	C		P					P	P						P	P	
Flea Market (*)	C		C					C	C	C	C						
Funeral Home (*)	C		C					P	P	C					P	C	
Garden Center (*)	C		C					P	P	P	P	P			P	P	P
Gasoline Station (*)	C		C					C	C	C	C				C	C	C
General Store, Country	C	C	P	C													
Golf Course (*)	C	C	C	C	C	C	C	P	P				P		P	P	
Golf Driving Range (*)	C		C					P	P	P					P	C	
Hospital								C	P						C	C	
Hospital, Special Care								C	C						C	C	
Hotel/Motel/Motor Lodge/Inn			C					C	P	C					P	C	C
Itinerant Merchant								P	P						P	P	
Kennel, Commercial (*)	C							C	C	C	C				C		C
Laundry									C	P	P						P
Lawn and Garden Services	P							P	P	P	P						P
Manufactured Home Sales									C	C					C		
Marina (*)	C	C	C	C	C	C	C	C	P	C			C		P	C	P
Medical Clinic			C					C	P						C	C	

Micro-Brewery, Distillery, Cidery (*)								C	P	P	P	P			P	P	P
Mini-Warehouse (*)								C	C	P	P	P			P		P
Motor Vehicle Dealership/New (*)								C	P						P		
Motor Vehicle Dealership/Used (*)								C	C						C		
Motor Vehicle/ Outdoor Storage									C	P	P	P			C		P
Motor Vehicle Parts/ Supply, Retail (*)			C					P	P	P	P				P	P	P
Motor Vehicle/ Rental (*)								C	P	P	P				P		P
Motor Vehicle Repair Service/Major (*)			C					C	P	P	P				C		P
Motor Vehicle Repair Service/Minor (*)			C					C	P	P	P				C	C	P
Pawn Shop								C	P	P							
Peddler			P					P	P	P	P	P			P	P	
Personal Improvement Service			C					P	P	C					P	P	P
Personal Service			C					P	P	C					P	P	P
Real Estate Office, Temporary	P	P	P	P	P	P	P						P	P		P	
Recreational Vehicle Sales & Service								C	C						C		
Restaurant, Drive-In Fast Food (*)			C					C	P	C					P	P	P
Restaurant, General			C				C	C	P	C					P	P	P

Retail Sales			C				C	P	P	P					P	P	
Short Term Rental (*)	P	P	C	C	C	C	C						C	C		C	
Studio, Fine Arts	C		C				C	P	P	P					P	P	
Tattoo Parlor								C	P	P	P				P	C	P
Taxidermy (*)	P		C					C	P	P	P						
Truck Stop								C	C	P	P						P
Veterinary Hospital/ Clinic	P		C				P	P	P						P	P	
Wholesale Sales	C		C					P	P	P	P	P			P	P	P
INDUSTRIAL USE TYPES																	
Abattoir or Livestock Processing (*)	C										C	P					C
Asphalt or Concrete Plant (*)											C	C					C
Brewery, Distillery, Cidery										P	P	P					P
Construction Yard (*)	C								C	P	P	P			C		P
Custom Manufacturing	C		C					C	P	P	P				P	C	P
Industry, Type I	C									P	P	P			C		P
Industry, Type II										C	P	P					P
Industry, Type III											C	C					C
Landfill, Industrial (*)	C									C	C	C					
Landfill, Rubble (*)	C									C	C	C					C
Landfill, Sanitary (*)	C																
Meat Packing											P	P					P
Recycling Center (*)	C									P	P	P					P
Refuse and Recycling Center	C		C						C	P	P	P			C		P
Resource Extraction (*)	C										C	C					C

Sawmill, Commercial										C	P	P					
Scrap and Salvage Service (*)	C									C	C	C					C
Shipping Container (*)	C	C		C	C	C		C	C	P	P	P			C		P
Towing Service Storage										C	C	C					
Yard (*)																	
Transfer Station	C									P	P	P					P
Warehousing and Distribution	C									P	P	P					P
MISCELLANEOUS USE TYPES																	
Amateur Radio Tower (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Aviation Facility, Commercial (*)	C										C	C					C
Aviation Facility, General (*)	C										C	C			C		C
Aviation Facility, Private (*)	C	C									C	C			C		C
Communication Tower (*)	C	C	C	C				C	C	C	C	C			C	C	C
Composting System, Confined Vegetative Waste or Yard (*)	C																
Hunt Club	P		C														
Parking Facility, Surface/Structure								C	C	C	C	C			C	C	P
Reconstructed Wetland (*)	P	C	C	C	C	C	C	C	C	C	C	C	P	C	C	P	C
Shooting Range, Outdoor (*)	C										C	C					C

Turkey Shoot (*)	P										C	C					C

AN ORDINANCE
TO AMEND THE FOLLOWING SECTIONS OF APPENDIX B. ZONING: ARTICLE III, SECTION 3-6000 (USE TYPES), FOR THE PURPOSE OF DEFINING SHORT TERM RENTAL AS A COMMERCIAL USE, ARTICLE IV (ZONING DISTRICTS AND BOUNDARIES) FOR THE PURPOSE OF ALLOWING SHORT TERM RENTALS AS A PERMITTED OR CONDITIONAL USE IN CERTAIN ZONING DISTRICTS, AND ARTICLE V (SUPPLEMENTARY USE REGULATIONS), SECTION 5-1005 AND 5-5005, FOR THE PURPOSE OF INCLUDING PERFORMANCE CRITERIA FOR SHORT TERM RENTAL USES IN THE COMMERCIAL SUPPLEMENTAL USE TYPE REGULATIONS

WHEREAS, the Board of Supervisors of Isle of Wight County, Virginia, has the legislative authority to make reasonable changes to the ordinances that govern the orderly growth and development of Isle of Wight County; and

WHEREAS, the Isle of Wight County Board of Supervisors is also concerned about the compatibility of uses on public and private lands within Isle of Wight County and seeks to allow flexibility in the administration of the ordinance regulations while protecting the health, safety, and general welfare of present and future residents and businesses of the County.

NOW, THEREFORE, BE IT ORDAINED by the Isle of Wight County Board of Supervisors that the following specific sections of the Articles of Appendix B, Zoning, of the Isle of Wight County Code be amended and reenacted as follows:

Article III. Use Types.

Sec. 3-6000. Commercial use types.

Adult entertainment establishment.\ An establishment having a substantial or significant portion of its stock in trade books, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or related to "specified sexual activities" or "specified anatomical areas," or an establishment with a segment or section devoted to the sale or display of such material. This use includes any adult bookstore, adult mini-motion-picture theater, adult picture theater, cabaret, drug paraphernalia store, and internet sweepstakes cafe.

Auction establishment.\ A structure or enclosure where goods are sold by auction on a recurring basis. Expressly excluded from this use are non-recurring auctions of property, possessions, estates, and other items located at the premises where the auction is being conducted.

Bed and breakfast.\ A dwelling or portion thereof, in which lodging is provided by the owner or operator who resides on the premises. This use offers short-term lodging rooms and meals for transient guests, none of who remain for more than fourteen (14) consecutive nights each. This definition shall include the term tourist home.

Boarding house.\ A single-family dwelling unit, or part thereof, with three (3) or more rooms that are rented individually or collectively by long-term residents (at least month-to-month

tenants) as opposed to overnight or weekly guests. A boarding house may make provisions for serving meals.

Boat repair yard.\ See "marina" listed under commercial use types.

Boating and fishing facilities.\ Facilities catering to the general public, whether an admission is charged or not, where provisions are made for fishing from the shoreline or from a pier and/or launching or rental of boats are available on-site.

Business support service.\ Establishment or place of business engaged in the sale, rental or repair of office equipment, supplies and materials, or the provision of services used by office, professional and service establishments. Typical uses include office equipment and supply firms, small business machine repair shops, convenience printing and copying establishments, mail and packaging stores, as well as temporary labor services.

Business or trade school.\ A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as an educational facility, either primary and secondary, or college and university, or as a home occupation.

Campground.\ Any site, lot, parcel or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, tents, and recreational equipment, recreational vehicles, and which is primarily used for recreational purposes and retains an open air or natural character.

Campground, workforce.\ A small campground facility intended for the temporary workforce routinely required by establishments in the community for periods of up to one hundred and twenty (120) days at a time, and are intended to have only the minimum essential services necessary for recreational vehicles.

Car wash.\ Washing and cleaning of vehicles. Typical uses include automatic conveyor machines and self-service car washes.

Catering.\ Any establishment engaged in the preparation of food and beverages, or where food containers or supplies are kept, handled, prepared, packaged or stored for off-site distribution to individuals, events, and satellite operations.

Commercial equipment repair, accessory to dwelling.\ The repair and/or maintenance of mechanical, electrical, or electronic devices and equipment, such as, computers, televisions, lawnmowers, household appliances, machine parts, and other similar devices.

Commercial indoor amusement.\ Establishments which provide games of chance, skill or scoring other than an incidental use of the premises. Games would include pinball and video machines, pool and billiard tables and other similar amusement or entertainment devices, whether or not they are coin-operated, and also card games, bingo, and off-track betting. Typical uses include game rooms, pool halls, video arcades, and bingo parlors.

Commercial indoor entertainment.\ Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, drama theaters, concert or music halls.

Commercial indoor sports and recreation.\ Predominantly participant uses conducted within an enclosed building. Typical uses include bowling alleys, ice- and roller-skating rinks, indoor

racquetball, squash courts, swimming, and/or tennis facilities, archery and indoor shooting ranges and similar uses.

Commercial outdoor entertainment/sports and recreation.\ Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include motor vehicle, boat, motorcycle or animal racing facilities/complexes, drive-in movies, miniature golf, amphitheaters and outdoor amusement parks, motorized cart and motorcycle tracks, and motorized model airplane flying facilities. Professional and semi-professional athletic fields shall also be included in this use.

Commercial outdoor swimming pool and tennis facility.\ Outdoor pools or tennis facilities operated by a commercial entity that are open to the general public usually requiring membership or some form of payment.

Construction office, temporary.\ A trailer used as a temporary office during a construction operation. This use includes construction office trailers occupied in conjunction with residential or nonresidential development.

Construction sales and service.\ Establishments or places of business primarily engaged in retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures, but specifically excluding motor vehicle or equipment supplies otherwise classified herein. Typical uses include building material stores and home supply establishments.

Contractor office and storage facility.\ An establishment or place of business engaged in the construction of residential or commercial structures including trades that assist in building construction or remodeling including carpentry, electrical, masonry, painting, metalworking, flooring installation, ductwork, plumbing, heating, au conditioning, roofing, and other similar trades.

Convenience store.\ Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, limited household supplies and hardware.

Crematorium.\ A location used for cremation containing properly installed, certified apparatus for this process.

Dance hall.\ Any establishment open to the general public where dancing is permitted and a cover charge is directly or indirectly required for entry into the establishment. However, a restaurant licensed to serve food and beverages having a dance floor with an area not exceeding ten percent (10%) of the total floor area of the establishment shall not be considered a dance hall.

Equipment sales and rental.\ Establishments primarily engaged in the sale or rental of tools, trucks, tractors, construction equipment, and similar industrial equipment. Included in this use type is the incidental storage, maintenance, and servicing of such equipment.

Event center.\ A multipurpose facility with flexible indoor/outdoor space, typically used for activities such as weddings, conventions, meetings, job fairs, and trade shows.

Flea market.\ Occasional or periodic commercial activities held in an open area or enclosed structure where groups of sellers rent space on a short-term basis to display, barter, or sell goods to the general public. A fee may be charged for expected buyers for admission, or a fee may be charged for the privilege of offering or displaying such merchandise. A flea market is composed of semi-closed or outdoor stalls, stands, or spaces.

Funeral home.\ Establishments engaged in undertaking services such as preparing the dead for burial, and arranging and managing funerals. This use excludes crematorium, which is defined separately.

Garden center.\ Establishments engaged primarily in the retail sale of trees, shrubs, seeds, fertilizers, pesticides, plants, plant materials, and garden supplies, primarily for agricultural, residential and commercial consumers.

Gasoline station.\ A facility for the retail sale of motor vehicle fuels, oils, and accessories, where repair is incidental, where no more than two (2) abandoned vehicles or other motor vehicles shall be stored on the premises. May include the sale of propane or kerosene as an accessory use.

General store, country.\ A single store, the ground floor area of which is four thousand (4,000) square feet or less and which offers for sale, primarily, most of the following articles: bread, milk, cheese, candy, papers and magazines, and general hardware articles. Gasoline may also be offered for sale but only as a secondary activity of a country general store.

Golf course.\ A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters. Included would be executive or par three (3) golf courses.

Golf driving range.\ A limited area on which golf players do not walk, but onto which they drive golf balls from a common driving tee.

Hospital.\ A building or group of buildings having room facilities for one (1) or more patients, used for providing services for the inpatient medical or surgical care of sick or injured humans and which may include related facilities such as laboratories, outpatient departments, training facilities, central service facilities, ambulance stops and helicopter landing sites, and other incidental and subordinate uses integral to hospital operations.

Hospital, special care.\ A special care hospital shall mean an institution rendering care primarily for patients with mentally-related illness, or under treatment for alcoholism, substance abuse, etc.

Hotel/motel/motor lodge/inn.\ A building or group of attached or detached buildings containing lodging units intended primarily for rental or lease to transients by the day or week. Such uses generally provide additional services such as daily maid service, restaurants, taverns, or public banquet halls, ballrooms, and meeting rooms and/or recreation facilities.

Itinerant merchant.\ A person who shall engage in, do or transact any temporary or transient business in the county, either in one (1) locality or in traveling from place to place in the sale of goods, services, wares and merchandise, and who, for the purpose of carrying on such business, shall hire, lease, use or occupy any building or structure, motor vehicle, tent, car, boat or public room, or any part thereof, including rooms in hotels, lodging houses or houses of private entertainment, any street, alley or other public place in any city or town or any public road in any county, for a period of less than one (1) year, for the exhibition of or sale of such goods, wares or merchandise.

Kennel, commercial.\ The boarding, breeding, raising, grooming or training of two (2) or more dogs, cats, or other household pets of any age not owned by the owner or occupant of the premises.

Laundry.\ Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as personal services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services.

Lawn and garden services.\ Establishments primarily engaged in performing a variety of lawn and garden services, including Bermuda sprigging services, cemetery upkeep, garden maintenance, garden planting, lawn care, lawn fertilizing services, lawn mowing services, lawn mulching services, lawn seeding services, lawn spraying services, lawn sprigging services, mowing highway center strips and edges, seeding highway strips, sod laying and turf installation.

Manufactured home sales.\ Establishment primarily engaged in the display, retail sale, rental, and minor repair of new and used manufactured homes, parts, and equipment.

Marina.\ A use for docking or mooring of more than four (4) boats (excluding paddle or rowboats) or providing services to boats, including servicing and repair, sale of fuel and supplies, and provisions of lodging, goods, beverages. A yacht or boat club shall be considered a marina.

Medical clinic.\ A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an outpatient basis including emergency treatment, diagnostic services, training, administration and services to outpatients, employees, or visitors. This use may include ambulance stops, helicopter landing sites, and other incidental and subordinate uses integral to providing outpatient care. This would include medical offices in excess of ten thousand (10,000) square feet of floor area.

Micro-brewery, distillery, cidery.\ See "Brewery, distillery, cidery" listed under industrial use types. A micro-brewery, distillery, cidery shall not exceed fifteen thousand (15,000) barrels per year in production.

Mini-warehouse.\ A building designed to provide rental storage space in cubicles where each cubicle has a maximum floor area of four hundred (400) square feet. Each cubicle shall be enclosed by walls and ceiling and have a separate entrance for the loading and unloading of stored goods.

Motor vehicle dealership, new.\ The use of a building, land area or other premises for the display of new and used automobiles, trucks, vans, or motorcycles for sale or lease, including warranty repair work and other major and minor repair service conducted as an accessory use.

Motor vehicle dealership, used.\ Any lot or establishment where two (2) or more used motor vehicles, including automobiles, trucks, and motorcycles are displayed at one (1) time for sale or lease, including warranty repair work and other major and minor repair service conducted as an accessory use.

Motor vehicle/outdoor storage.\ The outdoor storage of ten (10) or more operable motor vehicles, and/or watercraft, except when used in conjunction with a bonafide agricultural operation. Motor vehicles in this use shall include such items as cars, trucks, sports utility vehicles, motorcycles, watercraft, motor homes or RVs. This use shall specifically include vehicle impound areas for operable vehicles.

Motor vehicle parts/supply, retail.\ Retail sales of automobile parts and accessories. Typical uses include automobile parts and supply stores which offer new and factory rebuilt parts and accessories, and include establishments which offer minor automobile repair services.

Motor vehicle/rental.\ Rental of motor vehicles and light trucks and vans, including incidental parking and servicing of vehicles for rent or lease. Typical uses include auto rental agencies and taxicab dispatch areas.

Motor vehicle repair service/major.\ Repair of construction equipment, commercial trucks, agricultural implements and similar heavy equipment, including automobiles, where major engine and transmission repairs are conducted. Typical uses include automobile and truck repair garages, transmission shops, radiator shops, body and fender shops, equipment service centers, machine shops and other similar uses where major repair activities are conducted.

Motor vehicle repair service/minor.\ Repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include tire sales and installation, wheel and brake shops, oil and lubrication services, automobile glass repair and similar repair and service activities where minor repairs and routine maintenance are conducted.

Pawn shop.\ A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker and the incidental sale of such property.

Peddler.\ A person who shall carry from place to place any goods, wares or merchandise and offer to sell or barter the same or actually sell or barter the same. All persons who do not keep a regular place of business, whether it is a house or a vacant lot or elsewhere, open at all times in regular business hours and at the same place, who shall offer for sale goods, wares and merchandise, shall be deemed a "peddler."

Personal improvement service.\ Establishment primarily engaged in the provision of informational, instructional, personal improvements and similar services. Typical uses include driving schools, health fitness centers or gyms, reducing salons, dance studios, handicraft and hobby instruction, and baseball and basketball instruction facilities.

Personal service.\ Establishment or place of business engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barber shops; grooming of pets; seamstresses, tailors, or shoe repairs; florists; and laundromats and dry-cleaning stations serving individuals and households, massage therapy and chiropractic services.

Real estate office, temporary.\ A Class A or B manufactured home, single-family home or other structure used on a temporary basis as a real estate sales office in conjunction with residential development.

Recreational vehicle sales and service.\ Retail sales of recreational vehicles and boats, including service and storage of vehicles and parts and related accessories.

Restaurant, drive-in fast food.\ An establishment primarily engaged in the preparation of food and beverages, for either take-out, delivery or table service, primarily served in disposable containers at a counter, a drive-up or drive-through service facility or offers curb service.

Restaurant, general.\ An establishment engaged in the preparation of food and beverages. This use is characterized by table service to customers in nondisposable containers.

Retail sales.\ Sale or rental with incidental service of goods and merchandise for personal or household use which is not otherwise specifically described in the listing of commercial use types contained herein. Such uses include bakeries, drug stores, bookstores, furniture, gifts, hardware, grocery stores, clothing stores, and floral retail shops.

Short Term Rental.\ The provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than thirty consecutive days, in exchange for a charge for the occupancy. A short term rental operator shall be further defined as the proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity.

Studio, fine arts.\ A building, or portion thereof, used as a place of business for visual art, which may include sculptors, artists or photographers.

Tattoo parlor.\ Any establishment placing designs, letters, scrolls, figures, symbols or any other mark upon or under the skin of any person with ink or other substance resulting in the permanent coloration of the skin, including permanent makeup or jewelry, by the aid of needles or any other instrument designed to touch or puncture skin, except when performed by a medical doctor, veterinarian, registered nurse or other medical professional licensed pursuant to Title 54.1 of the Code of Virginia in the performance of professional duties. Such establishment may also perform body piercing.

Taxidermy.\ A building where animal skins are prepared, stuffed and mounted for sale.

Truck stop.\ An establishment containing a mixture of uses which cater to the traveling public and in particular motor freight operators. A truck stop might include such uses as fuel pumps, restaurants, overnight accommodations, retail sales related to the motor freight industry, and similar uses.

Truck terminal.\ See "warehousing and distribution" listed under industrial use types.

Veterinary hospital/clinic.\ Any establishment rendering surgical and medical treatment of animals. Boarding of animals shall only be conducted indoors, on a short-term basis, and shall only be incidental to such hospital/clinic use, unless also authorized and approved as a commercial kennel.

Wholesale sales.\ Businesses engaged in the sale of goods primarily via mail order to other businesses and/or businesses engaged in the repackaging and resale of goods. Included in this use type are businesses that publish and operate mail order catalogues and wholesale operations that buy in large quantities for repackage or resale to mail order and internet sales customers. This use shall exclude warehousing and distribution, which is regulated as a separate use.

Article IV. - Zoning Districts and Boundaries.

Part 1. - Zoning Districts and Boundaries. Sec. 4-1005. - Table of permissible uses.

Table 1
Table of Permissible Uses

P = Permitted, C = Conditional Use, (*) = Supplementary Use Regulations																	
Use Descriptions	RAC	RR	VC	NC	SE	SR	UR	LC	GC	LI	GI	GIC	PDR	PDMH	PDCP	PDMX	PDIP
AGRICULTURAL USE TYPES																	
Agricultural Crop Service Tower and Antenna (*)	P	C	P	C													
Agricultural Farm Equipment Sales and Service	C		C					P	P	P	P	P			P	C	P
Agricultural Farm Product Processing, Warehousing and Distribution Service	P		P					C		P	P	P			P		P
Agricultural Feed Seed and Farm Supply Service	C		P					P	P	P	P	P			P	C	P
Agricultural Service/Agent	P	P	P					P	P	P	P	P			P		P
Agriculture	P	P	P	C						C	C	C					C
Agritourism (See Part 2A)	P	P	P														
Aquaculture	P	P	P	C					C	C	C	C					C
Aquaculture, Waterfront Business	C	C	P						C	C	C	C					C
Commercial Feedlot (*)	P		C							C	P	C					C
Fair, Agricultural	P		C														
Family Burial Plot	P																
Farm Employee Housing (*)	C	C	C														
Farmer's Market	P		P					P	P				P			P	
Forestry Operation, Silvicultural and/or Timbering (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Greenhouse, Commercial and/or Nursery																	
• In conjunction with residence	P	C	P	C	C												

• In conjunction with residence	P	C	P	C	C												
• Not in conjunction with residence	P		P					P	P	P	P	P			P	C	P
Greenhouse, Private	P	P	P	P	P	C	C	C	C				C			C	
Livestock Auction Market (*)	P		C							C	P	C			C		P
Reptile Breeding (*)	C									C	C						
Sawmill, Private (*)	P																
Stable, Commercial (*)																	
• In conjunction with residence	P	C	C	C	C								C			C	
• Not in conjunction with residence	P		C					C	C								
Stable, Private (*)	P	P	C	C	C								C				
Viticulture	P	P	P	C						C	C	C					C
Wayside Stand (*)	P	P	P	C													
RESIDENTIAL USE TYPES																	
Accessory Apartment (*)																	
• Residential Accessory Apartment	P	P	P*	C	P*	C	C						P*			P*	
• Commercial Accessory Apartment			C					P	P				P		C	P	
Boathouse (*)	P	P	P	P	P	P	C						C			C	
Community Recreation (*)		C		C	C	C	C						P	P		P	
Condominium (*)				C			P						P			P	
Congregate Housing (*)			C			C	P						P			P	
Dwelling, Multifamily Conversion (*)	C		C	C	C	C	P						C			C	

Dwelling, Single-Family	P	P	P	P	P	P	P						P			P	
Dwelling, Single-Family, Farm	P																
Dwelling Two-Family Duplex (*)	C	C	C	C		P	P						P			P	
Family Day Care Home (*)	P	P	P	P	P	P	P						P			P	
Group Home	P	P	P	P	P	P	P	C					C			C	
Guest House (*)	P	P		C	C												
Home Occupation, Type I (*)	P	P	P	P	P	P	P						P	P		P	
Home Occupation, Type II (*)	P	P	C	C													
Kennel, Private (*)	P	P															
Manufactured Home, Class A (*)	P	P	C											P			
Manufactured Home, Class B (*)	P													P			
Manufactured Home, Class C																	
Manufactured Home, Family Member Residence (*)	P																
Manufactured Home, Temporary Residence (*)	P																
Manufactured Home Park														P			
Manufactured Home Subdivision														P			
Multifamily Dwelling (*)			C			C	P						P			P	
Temporary Emergency Housing (*)	P	P	P	P	P	P	P						P			P	
Townhouse (*)			C	C		C	P						P			P	
CIVIC USE TYPES																	
Administrative Service	P		P					P	P	P	P	P			P	P	P
Adult Care Center (*)	C		C					C	P	P	P	P	C		P	C	P
Assisted Living Facility	C		C					C	P				C			C	
Cemetery (*)																	

• Animal	C	C	C	C													
• Church	C	C	C	C	C	C	C	C	C				C			C	
• Private	C	C	C	C				C	C	C					C	C	C
• Public	C	C	C	C				C	C	C					C	C	C
Child Care Center (*)	C	C	C	C	C	C		P	P	P			C		P	C	C
Child Care Institution (*)	C	C	C					C	C				C			C	
Club	C	C	C	C	C	C	C	P	P				C		P	C	
Community Center (*)	C		P					P	P				P		P	P	
Correctional Facility	C										C	C					C
Crisis Center	C	C	C					P	P						P		
Cultural Service	C	C	P	C	C	C	C	P	P				P			P	
Educational Facility College/ University	C							C	C				C		C	C	
Educational Facility Primary/Secondary (*)	C	C	C	C	C	C	P	P	P				P		P	P	
Halfway House	C	C	C	C	C	C	C	P					C			C	
Life Care Facility	C	C	C	C	C	C	P	P	P				P			P	
Modular Classroom (*)	P	P	P	P	P	P	P	P	P				P		P	P	
Nursing Home (*)	C	C	C	C	C	C	C	P	P				P		P	P	
Park & Ride Facility	P		C					P	P	P	P	P	C	C	P	C	P
Post Office	P		P		C	C	C	P	P				P		P	P	
Public Sports/Event Facility	C		C					C	P	P					P	C	P
Public Maintenance & Service Facility (*)	C		C					C	C	P	P	P			P		P
Public Park and Recreational Area (*)	P	P	P	P	P	P	P	P	P				P			P	
Public Safety Service	P	C	P	C	C	C	C	P	P	P	P	P	C		P	P	P
Religious Assembly (*)	C	C	C	C	C	C	C	C	C				C			C	
Rehabilitation Service			C					P	P						P	P	
Transit Station	C		C					C	P	P	P	P			P	P	P
Utility Service/Major (*)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Utility Service/Minor (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
OFFICE USE TYPES																	
Financial Institution			C					P	P						P	P	
General Office			C				C	P	P	P		P			P	P	C

Laboratory			C					P	P	P	P				P	C	P
Medical Office			C				C	P	P						P	C	
COMMERCIAL USE TYPES																	
Adult Entertainment Establishment (*)											C						
Auction Establishment	C		C					C	P	P	P	P			P		P
Bed and Breakfast (*)	C	C	P	C	C	C	C	C	C				C			C	
Boarding House	C	C	C	C	C	C	C						C			C	
Boating and Fishing Facilities	C		C					C	C	C	P	P			P	C	P
Business Support Service								P	P	C					P	P	P
Business or Trade School	C		C					C	P	P	P	P			P	C	P
Campground (*)	C																
Campground, Workforce (*)	C																
Car Wash			C					P	P	P	P				P	C	
Catering								C	P						P	C	
Commercial Equipment Repair, Accessory to Dwelling (*)	P	C	P	C	C	C											
Commercial Indoor Amusement			C					C	P	P					C	C	
Commercial Indoor Entertainment			C					C	P	P			C		P	C	
Commercial Indoor Sports & Recreation (*)	C		C				C	P	P	P			C		P	C	P
Commercial Outdoor Entertainment/Sports & Recreation (*)	C							C	C	C	C				C	C	C
Commercial Outdoor Swimming Pool & Tennis Facility (*)	C	C	C	C	C	C	C	C	C				C		C	C	
Construction Office, Temporary (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Construction Sales & Service								C	P	P	P	P			C		P
Contractor Office and Storage Facility (*)	C		C					C	P	P	P	P			P		P

Convenience Store (*)	C		C					C	C	P	P				C	C	P
Crematorium (*)	C		C					C	C	C					C		C
Dance Hall								C	C	C							
Equipment Sales and Rental	C								C	P	P	P			C		P
Event center	C		P					P	P						P	P	
Flea Market (*)	C		C					C	C	C	C						
Funeral Home (*)	C		C					P	P	C					P	C	
Garden Center (*)	C		C					P	P	P	P	P			P	P	P
Gasoline Station (*)	C		C					C	C	C	C				C	C	C
General Store, Country	C	C	P	C													
Golf Course (*)	C	C	C	C	C	C	C	P	P				P		P	P	
Golf Driving Range (*)	C		C					P	P	P					P	C	
Hospital								C	P						C	C	
Hospital, Special Care								C	C						C	C	
Hotel/Motel/Motor Lodge/Inn			C					C	P	C					P	C	C
Itinerant Merchant								P	P						P	P	
Kennel, Commercial (*)	C							C	C	C	C				C		C
Laundry									C	P	P						P
Lawn and Garden Services	P							P	P	P	P						P
Manufactured Home Sales									C	C					C		
Marina (*)	C	C	C	C	C	C	C	C	P	C			C		P	C	P
Medical Clinic			C					C	P						C	C	
Micro-Brewery, Distillery, Cidery (*)								C	P	P	P	P			P	P	P
Mini-Warehouse (*)								C	C	P	P	P			P		P
Motor Vehicle Dealership/New (*)								C	P						P		
Motor Vehicle Dealership/Used (*)								C	C						C		
Motor Vehicle/ Outdoor Storage									C	P	P	P			C		P
Motor Vehicle Parts/ Supply, Retail (*)			C					P	P	P	P				P	P	P
Motor Vehicle/ Rental (*)								C	P	P	P				P		P
Motor Vehicle Repair Service/Major (*)			C					C	P	P	P				C		P

Motor Vehicle Repair Service/Minor (*)			C					C	P	P	P				C	C	P
Pawn Shop								C	P	P							
Peddler								P	P						P	P	
Personal Improvement Service			C					P	P	C					P	P	P
Personal Service			C					P	P	C					P	P	P
Real Estate Office, Temporary	P	P	P	P	P	P	P						P	P		P	
Recreational Vehicle Sales & Service								C	C						C		
Restaurant, Drive-In Fast Food (*)			C					C	P	C					P	P	P
Restaurant, General			C				C	C	P	C					P	P	P
Retail Sales			C				C	P	P	P					P	P	
Short Term Rentals(*)	P	P	C	C	C	C	C						C	C		C	
Studio, Fine Arts	C		C				C	P	P	P					P	P	
Tattoo Parlor								C	P	P	P				P	C	P
Taxidermy (*)	P		C					C	P	P	P						
Truck Stop								C	C	P	P						P
Veterinary Hospital/ Clinic	P		C				P	P	P						P	P	
Wholesale Sales	C		C					P	P	P	P	P			P	P	P
INDUSTRIAL USE TYPES																	
Abattoir or Livestock Processing (*)	C										C	P					C
Asphalt or Concrete Plant (*)											C	C					C
Brewery, Distillery, Cidery										P	P	P					P
Construction Yard (*)	C								C	P	P	P			C		P
Custom Manufacturing	C		C					C	P	P	P				P	C	P
Industry, Type I	C									P	P	P			C		P
Industry, Type II										C	P	P					P
Industry, Type III											C	C					C
Landfill, Industrial (*)	C									C	C	C					
Landfill, Rubble (*)	C									C	C	C					C
Landfill, Sanitary (*)	C																
Meat Packing											P	P					P
Recycling Center (*)	C									P	P	P					P
Refuse and Recycling Center	C		C						C	P	P	P			C		P

Resource Extraction (*)	C										C	C					C
Sawmill, Commercial										C	P	P					
Scrap and Salvage Service (*)	C									C	C	C					C
Shipping Container (*)	C	C		C	C	C		C	C	P	P	P			C		P
Towing Service Storage										C	C	C					
Yard (*)																	
Transfer Station	C									P	P	P					P
Warehousing and Distribution	C									P	P	P					P
MISCELLANEOUS USE TYPES																	
Amateur Radio Tower (*)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Aviation Facility, Commercial (*)	C										C	C					C
Aviation Facility, General (*)	C										C	C			C		C
Aviation Facility, Private (*)	C	C									C	C			C		C
Communication Tower (*)	C	C	C	C				C	C	C	C	C			C	C	C
Composting System, Confined Vegetative Waste or Yard (*)	C																
Hunt Club	P		C														
Parking Facility, Surface/Structure								C	C	C	C	C			C	C	P
Reconstructed Wetland (*)	P	C	C	C	C	C	C	C	C	C	C	C	P	C	C	P	C
Shooting Range, Outdoor (*)	C										C	C					C
Turkey Shoot (*)	P										C	C					C

Sec. 4-2002. Permitted uses

D. Commercial uses:
* Commercial equipment repair, accessory to dwelling
* Construction office, temporary
Lawn and garden services
Real estate office, temporary
* Short-Term Rental

* Taxidermy
Veterinary hospital/clinic
E. Miscellaneous uses:
* Amateur radio tower
Hunt club
* Reconstructed wetland
* Turkey shoot

Sec. 4-3002. - Permitted uses

D. Commercial uses:
* Construction office, temporary
Real estate office temporary
* Short-Term Rental

Sec. 4-4003. - Conditional uses

E. Commercial uses:
* Antique shop
Auction establishment
Boarding house
Boating and fishing facilities
Business or trade school
Car wash
Commercial indoor amusement
Commercial indoor entertainment
* Commercial indoor sports and recreation
* Commercial outdoor swimming pool and tennis court
* Contractor office and storage facility
* Convenience store
* Crematorium
* Flea market
* Funeral home
* Garden center
* Gasoline station
* Golf course
* Golf driving range
Hotel/motel/motor lodge/inn
* Marina
Medical clinic
* Motor vehicle parts/supply retail
* Motor vehicle repair service/minor
Personal improvement service
Personal service
* Restaurant, drive-in fast food
Restaurant, general

Retail sales
* Short-Term Rental
Studio, fine arts
* Taxidermy
Veterinary hospital/clinic
Wholesale sales

Sec. 4-5003. - Conditional uses

D. Commercial uses:
* Bed and breakfast
Boarding house
* Commercial equipment repair, accessory to dwelling
* Commercial outdoor swimming pool and tennis facility
General store, country
* Golf course
* Marina
*Short-Term Rental

Sec. 4-6003. - Conditional uses, Suburban Estate District

D. Commercial uses:
* Bed and breakfast
Boarding house
* Commercial equipment repair, accessory to dwelling
* Commercial outdoor swimming pool and tennis facility
* Golf course
* Marina
* Short-Term Rental

Sec. 4-7003. - Conditional uses, Suburban Residential District

D. Commercial uses:
* Bed and breakfast
Boarding house
* Commercial equipment repair, accessory to dwelling
* Commercial outdoor swimming pool and tennis facility
* Golf course
* Marina
* Short-Term Rental

Sec. 4-8003. - Conditional uses

E. Commercial uses:
* Bed and breakfast
Boarding house

* Commercial indoor sports and recreation
* Commercial outdoor swimming pool and tennis facility
* Golf course
* Marina
Restaurant, general
Retail sales
* Short-Term Rental
Studio, fine arts

Sec. 4-15003. - Conditional uses

D. Commercial uses:
* Bed and breakfast
Boarding house
Commercial indoor entertainment
* Commercial indoor sports and recreation
* Commercial outdoor swimming pool and tennis facility
* Marina
*Short-Term Rental

Sec. 4-16003. - Conditional uses

C. Commercial Uses
* Short-Term Rental

Sec. 4-18003. - Conditional uses

E. Commercial uses:
* Bed and breakfast
Boarding house
Boating and fishing facilities
Business or trade school
Car wash
Catering
Commercial indoor amusement
Commercial indoor entertainment
* Commercial indoor sports and recreation
* Commercial outdoor entertainment/sports and recreation
* Commercial outdoor swimming pool and tennis facility
* Convenience store
* Funeral home
* Garden center
* Gasoline station
* Golf driving range
Hospital
Hospital, special care

Hotel/motel/motor lodge/inn
* Marina
Medical clinic
* Motor vehicle repair service/minor
*Short-Term Rental
Tattoo parlor

Article V. - Supplementary Use Regulations.

Sec. 5-1005. - Accessory uses to residential principal uses.

The following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory uses to residential principal uses:

A. Hobbies or recreational activities of a noncommercial nature.
B. Yard sales or garage sales, so long as such sales are not conducted on the same lot more than three (3) days (whether consecutive or not) during any ninety-day period.

Sec. 5-5005. - Supplementary use regulations for commercial use types.

DD. Short Term Rentals

1. A zoning permit is required.
2. An authorized agent must be designated as a point of contact who is available to be contacted and to address conditions occurring at the short term rental within thirty (30) minutes. Physical responses to the site of the short term rental is not required. The Operator shall be notified in writing of failed attempts to receive timely responses from the authorized agent. Failure to respond in a timely manner shall result in a complaint subject to the penalties set forth below.
3. The Operator must register their short term rental unit with the Community Development Department and receive a registration number.
4. The Operator authorizes County employees to enter the subject property upon reasonable advanced written notice to the Operator, at least one (1) time during the calendar year for which registration is valid, to verify the short term rental is being operated in accordance with applicable regulations.
5. The zoning permit may not be transferred.
6. No more than one (1) short term rental may be operated on any lot.
7. Operators may enter into rental agreements with only one (1) party per legal dwelling unit per twenty four (24) hour period.
8. A residential dwelling unit located within a building that contains three (3) or more dwelling units may not be operated as a short term rental.
9. The maximum number of lodgers per night, over the age of eighteen (18) years, shall not exceed two persons per bedroom but in no case shall exceed sixteen persons ~~six (6)~~. This number shall be reduced to conform to the occupancy requirements of the Virginia uniform Building code and/or the Virginia Department of Health.

10. The number of persons allowed to gather at a short term rental at any one time shall not exceed twice the maximum number of permitted overnight guests, including children. Only the maximum number of overnight guests shall be permitted at a short term rental between the hours of 10:00 PM and 7:00 AM. Short term rentals shall not be used as event centers as defined by the Zoning Ordinance.
11. Operators must obtain a business license and register for transient occupancy and state sales tax.
12. Short term rentals must meet current building and zoning regulations and be subject to a safety inspection from the County to confirm the installation of smoke alarms, fire extinguisher and a posted emergency exit plan prior to permit approval.
13. One off-street space per guest room is required in addition to the parking required for the house.
14. No visible evidence of the conduct of a short term rental is allowed on the outside of the property.
15. The owner/operator shall not prepare meals for guests.
16. Operator shall provide proof of liability insurance to rental activity at registration and each subsequent renewal of at least one million dollars. Such insurance coverage must remain in place at all times the short term rental is being operated.
17. Accessory structures, not including permitted accessory dwelling units, shall not be used or occupied as short term rentals.
18. All advertisements for any short term rental shall include the short term rental registration number for such dwelling.
19. A zoning permit for a short term rental may be revoked by the Zoning Administrator, or designee, for the following reasons:
    i. In the event of three (3) or more substantiated complaints of violation of applicable state or local laws, ordinances and regulations, as they relate to short term rentals, within a calendar year; or
    ii. Authorized agent's failure to respond in a timely manner more than twice; or
    iii. Failure to maintain compliance with any regulation set forth in this section. An Operator whose short term rental zoning permit has been revoked shall not be eligible to receive any new short term rental zoning permit for the remaining portion of the calendar year in which the permit was revoked, and for the entire following year.
20. Except as provided in this section, nothing herein nor the issuance of a zoning permit shall be construed to prohibit, limit, or otherwise supersede existing local authority to regulate short term rental of property through general land use and zoning authority. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants; the provisions of condominium instruments of a condominium created pursuant to the Condominium Act (§ 55-79.39 et seq.) of the Code of Virginia, 1950, as amended; the declaration of a common interest community as defined in Code of Virginia, 1950, § 55-528, as amended; the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55-424 et seq.) of the Code of Virginia,

1950, as amended; or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55-508 et seq.).

DATE:_____

READ AND PASSED: _____
Chairman

TESTE: _____
Clerk

Approved as to Form:

_____
Robert W. Jones, Jr., County Attorney

ISSUE:

Ordinance to Amend and Reenact Chapter 10, Licenses, Short Term Rental Registry of the Isle of Wight County Code

BACKGROUND:

As part of the County's effort to enforce the regulation of short term residential rentals and monitor such activities, an annual registration of such properties is warranted. The proposed ordinance establishes an annual registration requirement of any one offering a short term residential rental. In addition to such registration, an operator would also be required to comply with all other applicable land use and zoning requirements, as well as obtain a business license and register for transient occupancy and state sales tax.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Adopt an ordinance to amend the County Code regarding a Short Term Rental Registry.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Amendment	Ordinance	11/8/2023

AN ORDINANCE TO AMEND AND REENACT
THE ISLE OF WIGHT COUNTY CODE
BY
BY ENACTING
CHAPTER 10. LICENSES, ARTICLE II, DIVISION 10,
SHORT TERM RENTAL REGISTRY

WHEREAS, the Board of Supervisors of Isle of Wight County, Virginia, has deemed it necessary and appropriate to update its current ordinances in order to more clearly set forth local ordinances for the benefit of the public, in order to accurately reflect current practices, to correct inaccuracies, and to conform to those provisions set forth in the Code of Virginia (1950, as amended); and

WHEREAS, the Board of Supervisors deems such a revision necessary as a means to protect the health and welfare of the citizens of Isle of Wight County, Virginia;

NOW, THEREFORE, BE IT ORDAINED by the Isle of Wight County Board of Supervisors, Virginia, that Chapter 10. Licenses of the Isle of Wight County Code be amended and reenacted as follows:

Chapter 10. - Licenses
Article II. – License Tax Schedule.
Division 9. – Short Term Rental Registry.
Sec. 10-40 - Definitions. The following definitions apply to this article unless the context requires a different meaning:
"Operator" means the proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, license, or any other possessory capacity.

"Short-term rental" means the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

Sec. 10-41 - Registry*.* There is hereby established a registry for short term residential rentals. Upon offering any short term rental, all operators shall register with the County's Department of Community Development annually. This registration shall be ministerial in nature and shall require the Operator to provide the complete name of the operator and the address of each property in the county offered for short-term rental by the Operator.

Sec. 10-42 - Other requirements*.* Operators must obtain a business license and register for transient occupancy and state sales tax.

Sec. 10-43 - Annual Fee. A fee of $_____ shall be charged for each registration for the purpose of defraying the costs of establishing and maintaining the registry set forth herein,

Sec. 10-44 - Registry exemptions*.* Registration is not required if the Operator or short-term rental is exempted from registration pursuant to Code of Virginia § 15.2-983(B)(2).

Sec. 10-45 - Penalties*.* Failure to register a property within 30 days of being offered for rental shall result in a penalty to be paid by the Operator in the amount of $500.00 per violation. Each day a property is offered for rental that is not registered in accordance with this section is a separate violation. Unless and until such time as the Operator pays the penalty and registers such property, the Operator may not offer such property for rental. Upon repeated violation of the registration requirement as it relates to a specific property, and upon notice, the Operator shall be prohibited from registering that property and from offering that property for short term rental.

Sec. 10-46 - Non-contravention*.* Except as provided in this section, nothing herein nor the issuance of a registration shall be construed to prohibit, limit, or otherwise supersede existing local authority to regulate short term rental of property through general land use and zoning authority. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants; the provisions of condominium instruments of a condominium created

pursuant to the Condominium Act (§ 55-79.39 et seq.) of the Code of Virginia, 1950, as amended; the declaration of a common interest community as defined in Code of Virginia, 1950, § 55-528, as amended; the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ 55-424 et seq.) of the Code of Virginia, 1950, as amended; or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ 55-508 et seq.).

Adopted this 16th day of October, 2023.

William M. McCarty, Chairman
Isle of Wight Board of Supervisors

Attest:

Carey Mills-Storm, Clerk
Approved as to Form:

Robert W. Jones, Jr., County Attorney

ISSUE:

Proposed Revisions to Appendix B. Zoning: Article I (General Provisions), Section 1-1011, and Appendix B-1 and to Chesapeake Bay Preservation Area Ordinance: Article 5 (Administrative Procedures and Enforcement), Section 5003

BACKGROUND:

The County Attorney's Office proposes language to clarify enforcement provisions in the Zoning and Chesapeake Bay Preservation Area Ordinances.

The proposed language revises Appendix B. Zoning: Article I (General Provisions), Section 1-1011, to clarify the power to conduct inspections, Section 1-1013, to clarify penalties and remedies for zoning violations, and Appendix B-1. Chesapeake Bay Preservation Area Ordinance (CBPA): Article 5 (Administrative Procedures and Enforcement), Section 5003, to clarify penalties and remedies for violations.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Adopt the ordinance to amend the Zoning and CBPA Ordinances.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Amendment	Ordinance	11/9/2023
Zoning Administrator Powers and Duties	Backup Material	11/9/2023
Zoning Permit Guidelines	Backup Material	11/9/2023
CBPA Enforcement	Backup Material	11/9/2023

AN ORDINANCE TO AMEND AND REENACT
THE ISLE OF WIGHT COUNTY CODE
BY AMENDING AND REENACTING
APPENDIX B. ZONING AND
APPENDIX B-1. CHESAPEAKE BAY PRESERVATION AREA ORDINANCE

WHEREAS, the Board of Supervisors of Isle of Wight County, Virginia, has deemed it necessary and appropriate to update its current ordinances in order to more clearly set forth local ordinances for the benefit of the public, in order to accurately reflect current practices, to correct inaccuracies, and to conform to those provisions set forth in the Code of Virginia (1950, as amended); and

WHEREAS, the Board of Supervisors deems such a revision necessary as a means to protect the health and welfare of the citizens of Isle of Wight County, Virginia;

NOW, THEREFORE, BE IT ORDAINED by the Isle of Wight County Board of Supervisors, Virginia, that Appendix B. Zoning of the Isle of Wight County Code be amended and reenacted as follows:

Sec. 1-1011. Powers and duties of the zoning administrator.

A. The office of zoning administrator is hereby established. The primary responsibility for administering and enforcing this ordinance shall be assigned to the zoning administrator.

B. The zoning administrator shall be vested and charged with the following powers and duties:

1. Receive, process, and review complete applications under the provisions of this ordinance for transmittal and recommendation to the planning commission, board of zoning appeals, and board of supervisors.

2. Issue zoning permits pursuant to the provisions of this ordinance and suspend or revoke any zoning permit upon violation of any of the provisions of this ordinance or any approvals granted hereunder subject to the requirements of this ordinance.

3. The zoning administrator shall keep records of all zoning permits issued under this ordinance, maintain permanent and current records related to the ordinance, including the official zoning map, amendments, conditional use and special use permits, variances, appeals, and development site plans; and, make annual reports and recommendations to the planning commission and board of supervisors on matters pertaining to this ordinance.

If this ordinance requires approval by another agency of certain site plan features, such approval shall be obtained prior to issuance of a zoning permit, unless deemed unnecessary by the zoning administrator due to the scope and nature of the proposed project or development.

4. Conduct inspections and surveys to determine whether a violation of this ordinance exists.

The zoning administrator or his agent may present sworn testimony to a magistrate or court of competent jurisdiction and, if such sworn testimony establishes probable cause that a zoning ordinance violation within a dwelling unit has occurred, may request that the magistrate or court grant the zoning administrator or his agent an inspection warrant to enable the zoning administrator or his agent to enter the subject dwelling unit for the purpose of determining whether violations of the zoning ordinance exist. The zoning administrator or his agent shall make a reasonable effort to obtain consent from the owner or tenant of the subject dwelling prior to seeking the issuance of an inspection warrant pursuant to this section.

Whenever the zoning administrator has reasonable cause to believe that any person has engaged in or is engaging in any violation of any provision of this chapter that limits occupancy in a residential dwelling unit, which is subject to a civil penalty as prescribed in subsection (c) below, and the zoning administrator, after a good faith effort to obtain the data or information necessary to determine whether a violation has occurred, has been unable to obtain such information, he may request that the county attorney petition the judge of the general district court for a subpoena duces tecum against any such

person refusing to produce such data or information. The judge of the court, upon good cause shown, may cause the subpoena to be issued. Any person failing to comply with such subpoena shall be subject to punishment for contempt by the court issuing the subpoena. Any person so subpoenaed may apply to the judge who issued the subpoena to quash it.

5. Seek criminal or civil enforcement for any provision of this ordinance and take any action on behalf of the county, either at law or in equity, to prevent or abate any violation or potential violation of this ordinance.

6. Render interpretations, upon written request of an interested person whose property may be affected, as to the applicability of this ordinance to particular uses and its application to the factual circumstances presented. When such request is made by an applicant which is not the owner of the property in question, written notice of the request shall be provided to the owner of the property within ten (10) days of receipt of the application.

7. Design and distribute applications and forms required by this ordinance and request information which is pertinent to the requested approval.

8. Perform such duties as are necessary for the proper enforcement and administration of this ordinance.

9. In appropriate cases, allow for the refund of fees paid pursuant to this zoning ordinance upon certification by the zoning administrator of the need for such refund and approval by the county administrator. (7-7-05; 1-22-09; Ord. No. 2011-14-C, 8-4-11; 7-19-18.)

Sec. 1-1013. Zoning permit and occupancy permit guidelines.

A. When is a zoning permit required.

1. A zoning permit shall be required for the erection, construction, reconstruction, moving, adding to, enlargement or alteration of any structure, or the establishment of any land use, except for bona fide agricultural uses, such as raising of crop or livestock, permitted by right under the provisions of this ordinance.

2. No permanent sign may be erected without first obtaining a zoning permit in accordance with this ordinance.

3. No building or other structure except accessory farm structures shall be razed, demolished, or removed, either entirely or in part, nor shall any of said activities be commenced, without a zoning permit.

4. Additional permits may be required to enforce the provisions of this ordinance.

B. Exemption from zoning permit. The following uses do not require a zoning permit for erection, construction, reconstruction, moving, adding to, enlargement or alteration:

1. Streets.

2. Electric power, telephone, cable television, gas, water, and sewer lines, street lights, wires or pipes, together with supporting, poles or structures, and traffic control signs located within a public right-of-way.

C. Zoning permit applications.

1. All applicants for a zoning permit shall be accompanied by such plans and information as the zoning administrator deems to be necessary and appropriate to determine compliance and provide for enforcement of this ordinance.

2. If this ordinance requires approval by another agency of certain site plan features, such approval shall be obtained prior to issuance of a zoning permit, unless deemed unnecessary by the zoning administrator due to the scope and nature of the proposed project or development.

3. If the zoning permit involves the subdivision of land, an approved subdivision plat shall be required.

D. Zoning permit approval. A zoning permit shall not be issued unless and until the site plan and project proposal complies with applicable established design criteria, construction standards, and specifications for all improvements as may be required by this ordinance.

E. Expiration of permits. All permits shall expire automatically if, within six (6) months after the issuance of such permits:

1. The use authorized by such zoning and/or other permit has not commenced, in circumstances where no substantial construction, erection, alteration, excavation, demolition, or similar work is necessary before commencement of such use; or

2. If, after some physical alteration to land or structures begins to take place, such work is discontinued for a period of six (6) months, then the permit authorizing such

work shall immediately expire. However, expiration of the permit shall not affect the provisions of severability, subsection 1-1012.A.

F. General description of occupancy permit.

1. No person shall use or permit the use of any structure or premises or part thereof hereafter created, erected, changed, converted, enlarged or moved, wholly or partly, until an occupancy permit shall have been issued by the building official.

2. No building, or other structure, or land shall be used, nor shall any building, structure, or land be converted, wholly or in part, to any other use, except for bona fide agricultural uses permitted by right under the provisions of this ordinance, until an occupancy permit has been issued by the building official.

3. Such permits shall show that the structure or use, or both, or the premises, or the affected part thereof, are in conformity with the provisions of this ordinance.

4. It shall be the duty of the building official to issue such permit if it is found that all of the provisions of this ordinance have been met and to withhold such permit unless all requirements of this ordinance have been met. If an occupancy permit is not issued, written notice shall be given to the applicant stating why an occupancy permit cannot be issued.

5. Upon written request from the owner, and upon inspection to determine the facts in the case, the building official shall issue an occupancy permit for any building premises or use that is in conformity with the provisions of this ordinance or where a legal nonconformity exists, as determined by the zoning administrator.

G. Temporary or partial occupancy permit.

1. The building official at his discretion may issue a temporary occupancy permit with a recommendation from the zoning administrator for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion in accordance with general rules or regulations concerning such additional conditions and/or safeguards as are necessary, in the circumstances of the case, to protect the safety of the general public. The occupancy permit recipient may be required to provide a performance bond or other security satisfactory to the zoning administrator and approved as to form by the county attorney to ensure that all of the requirements of this

ordinance will be fulfilled within a reasonable period determined by the zoning administrator.

2. A final occupancy permit may be issued for any appropriate complete building or part of a building located in a part of the total area or any approved site plan, provided:

a. The other on-site construction and improvements included in the approved site plan for the section have been inspected and accepted by the county and other appropriate agencies and, at the discretion of the zoning administrator, a certified "as built" site plan has been submitted for review and approval prior to the proposed date of occupancy.

b. The off-site improvements related to and necessary to serve the section have been completed, inspected and accepted by the county, the Virginia Department of Transportation or other appropriate agencies; and the developer has submitted a certified "as built" drawing for the section; or the developer has provided surety acceptable to the zoning administrator and approved as to form the by the county attorney.

H. Enforcement and review.

1. Zoning permit authorization.

a. Zoning and occupancy permits issued on the basis of plans and applications approved by the zoning administrator shall authorize only the use, arrangement and construction set forth in such permits, plans, and certificates, and no other. The use, arrangement, or construction at variance with that authorization shall be deemed a violation of this ordinance.

b. All departments, officials and public employees of Isle of Wight County, which are vested with the duty or authority to issue permits or licenses, shall do so in conformance with the provisions of this ordinance. Such departments and personnel shall issue certifications or permits for uses, buildings or purposes only when they are in harmony with the provisions of this ordinance. Any such certification or permit, if issued in conflict with the provisions of this ordinance, shall be null and void.

I. Complaints regarding violations. Whenever the zoning administrator receives a written, signed complaint or a duly completed complaint form alleging a violation of this

ordinance, he shall investigate the complaint, take whatever action is warranted, and inform the complainant of what actions have been or will be taken.

J. Persons liable. The owner, tenant, or occupant of any building or land or part thereof and any architect, builder, contractor, agent, or other person who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this ordinance may be held responsible for the violation and suffer the penalties and be subject to the remedies herein provided.

K. Procedures upon discovery of violations.

1. If the zoning administrator finds that any provision of this ordinance is being violated, a written notice shall be forwarded to the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it.

2. In cases when delay would seriously threaten the effective enforcement of this ordinance or pose a danger to the public health, safety, or welfare, the zoning administrator may seek enforcement without prior written notice by posting an order to "cease and desist", and by invoking any of the penalties or remedies authorized in this ordinance.

3. The zoning administrator in consultation with the county attorney may pursue other legal remedies as may be necessary.

L. Penalties and remedies for violations.

1. Violating, causing or permitting the violation of, or otherwise disregarding any of the provisions of this chapter by any person, firm or corporation, whether as principal, agent, owner lessee, employee or other similar position, shall be unlawful and is subject to the following:

a. *Criminal sanctions.* Upon conviction, any such violation shall be a misdemeanor punishable by a fine of not less than ten dollars ($10.00) nor more than one thousand dollars ($1,000.00). If the violation is uncorrected at the time of the conviction, the court may order the violator to abate or remedy the violation in compliance with the zoning ordinance, within a time period established by the court. Failure to remove or abate a zoning violation within the specified time period shall constitute a separate misdemeanor offense punishable by a fine of not less than ten dollars ($10.00) nor more than one thousand dollars ($1,000.00), and any such failure

during any succeeding ten (10) day period shall constitute a separate misdemeanor offense for each ten (10) day period punishable by a fine of not less than one hundred ($100.00) nor more than one thousand five hundred dollars ($1,500.00).

Any conviction resulting from a violation of the provisions regulating the number of unrelated persons living as a "family" in a residential dwelling shall be punishable by a fine of up to $2,000. Failure to abate the violation within the specified time period shall be punishable by a fine of up to $5,000, and any subsequent failure during any succeeding 10-day period shall constitute a separate misdemeanor offense for each 10-day period punishable by a fine of up to $7,500. However, no such fine shall accrue against an owner or managing agent of a single-family residential dwelling unit during the pendency of any legal action commenced by such owner or managing agent of such dwelling unit against a tenant to eliminate an overcrowding condition in accordance with Chapter 13 or Chapter 13.2 of Title 55, as applicable. A conviction resulting from a violation of provisions regulating the number of unrelated individuals in a residential dwelling unit shall not be punishable by a jail term.

b. Injunctive relief. Any violation or attempted violation of this chapter may be restrained, corrected or abated as the case may be by injunction or other appropriate relief.

c. Civil penalties.

i. Any person summoned or issued a ticket for a violation of this chapter listed in subsection (b) below may make an appearance in person or in writing by mail to the county treasurer prior to the date fixed for trial in court. Any person so appearing may enter a waiver of trial, admit liability and pay the civil penalty established in this section for the offense charged, in lieu of criminal sanctions. Such persons shall be informed of their right to stand trial and that a signature to an admission of liability will have the same force and effect as a judgment of court. If a person charged with scheduled violation does not elect to enter a waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided by law.

ii. A civil penalty is hereby established for a violation of any offense listed below in the amount of two hundred dollars ($200.00) for any one (1) violation for the initial summons and five hundred ($500.00) for each additional summons:

1. Constructing, placing, erecting, installing, maintaining, operating, or establishing an accessory structure or use in violation of Sec. 5-1004 et seq.

2. Constructing, placing, erecting or displaying a sign in violation of Sec. 9-1001 et seq.

3. Erecting, altering, or changing use or occupancy of any building, structure, or premises without first obtaining a zoning certificate or certificate of zoning compliance in violation of Sec. 1-1013.

4. Failure to perpetuate and maintain all landscaping, screening, and fencing materials required by this chapter in violation of Sec. 8-1012.

5. Operating, conducting or maintaining a home occupation in violation of Article IV.

iii. Each day during which a violation is found to exist shall be a separate offense. However, in no event shall specified violations arising from the same set of operative facts be charged more frequently than once in a ten (10) day period and in no event shall a series of such violations result in civil penalties which exceed a total of more than five thousand dollars ($5,000.00). When such civil penalties total $5,000 or more, the violation may be prosecuted as a criminal misdemeanor.

iv. The above provisions notwithstanding, civil penalties shall not accrue or be assessed during the pendency of the 30-day appeal period allowable pursuant to the terms of Sec 1-1019(C).

v. No provisions herein shall be construed to allow the imposition of civil penalties for:

1. enforcement of the Uniform Statewide Building Code;

2. activities related to land development;

3. violations of the erosion and sediment control ordinance;

4. violations relating to the posting of signs on public property or public rights-of-way; or

5. violations resulting in injury to any person or persons.

(7-7-05; Ord. No. 2011-10-C, 6-16-11; 7-19-18.)

NOW, THEREFORE, BE IT FURTHER ORDAINED by the Isle of Wight County Board of Supervisors, Virginia, that Appendix B-1. Chesapeake Bay Preservation Area Ordinance of the Isle of Wight County Code be amended and reenacted as follows:

Sec. 5003. Enforcement, violation and penalties.

(a) The primary responsibility for administering and enforcing this ordinance shall be assigned to the zoning administrator or a duly authorized designee. The zoning administrator or his duly authorized designee, planning commission members and board of supervisors' members including other persons designated by the board of supervisors, shall have authority to conduct inspections and surveys upon the property affected by this ordinance to determine compliance with this ordinance. The zoning administrator shall seek criminal or civil enforcement for any provision of this ordinance and take any action on behalf of the county to prevent or abate any violation or potential violation of this ordinance. The zoning administrator, upon written request of an interested person whose property may be affected, shall render an opinion as to the applicability of this ordinance to particular uses in its application to the factual circumstances presented. The zoning administrator shall design and distribute applications and forms required for this ordinance and request information that is pertinent to the request of the approval and shall perform such other duties as are necessary for the proper enforcement and administration of this ordinance.

(b) Any person firm or corporation who violates any of the provisions of this chapter shall, on conviction, be guilty of a Class I misdemeanor as defined by Title 18.2 of the Code of Virginia as amended. Should any section or provision of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this chapter as a whole or any part thereof, other than the part so declared invalid or unconstitutional.

(c) In addition to any other remedies in subsection (b) of this section, the following penalties are incorporated in this ordinance as follows:

1. Any person who: (i) violates any provision of the ordinance or (ii) violates or fails, neglects, or refuses to obey any board of supervisors' or the zoning administrator's final notice, order, rule, regulation, or variance or permit condition authorized under this ordinance shall, upon such finding by an appropriate circuit court, be assessed a penalty not to exceed five thousand dollars ($5,000.00) for each day of violation.

2. With the consent of any person who: (i) violates any provision of this ordinance or (ii) violates or fails, neglects, or refuses to obey any board of supervisors' or zoning administrator's, notice, order, rule, regulation, or variance or permit condition authorized under this ordinance, the board of supervisors' may provide for the issuance of an order against such person for the one (1) time payment of civil charges for each violation in specific sums, not to exceed ten thousand dollars ($10,000.00) for each violation. Such civil charges shall be paid into the treasury of Isle of Wight County for the purpose of abating environmental damage to or restoring Chesapeake Bay Preservation Areas in the county except that where the violator is the county or its agent, the civil charges shall be paid into the state treasury. The civil charges shall be in lieu of any appropriate civil penalty imposed under subdivision 1. of this subsection. Civil charges may be in addition to the cost of any restoration required or ordered by the board of supervisors or zoning administrator. (8-21-06; 11-18-21(2).)

Adopted this 17th day of November, 2023.

_____
William M. McCarty, Chairman
Isle of Wight Board of Supervisors

Attest:

_____
Carey Mills-Storm, Clerk
Approved as to Form:

_____
Robert W. Jones, Jr., County Attorney

Sec. 1-1011. Powers and duties of the zoning administrator.

A. The office of zoning administrator is hereby established. The primary responsibility for administering and enforcing this ordinance shall be assigned to the zoning administrator.

B. The zoning administrator shall be vested and charged with the following powers and duties:

1. Receive, process, and review complete applications under the provisions of this ordinance for transmittal and recommendation to the planning commission, board of zoning appeals, and board of supervisors.

2. Issue zoning permits pursuant to the provisions of this ordinance and suspend or revoke any zoning permit upon violation of any of the provisions of this ordinance or any approvals granted hereunder subject to the requirements of this ordinance.

3. The zoning administrator shall keep records of all zoning permits issued under this ordinance, maintain permanent and current records related to the ordinance, including the official zoning map, amendments, conditional use and special use permits, variances, appeals, and development site plans; and, make annual reports and recommendations to the planning commission and board of supervisors on matters pertaining to this ordinance.

   If this ordinance requires approval by another agency of certain site plan features, such approval shall be obtained prior to issuance of a zoning permit, unless deemed unnecessary by the zoning administrator due to the scope and nature of the proposed project or development.

4. Conduct inspections and surveys to determine whether a violation of this ordinance exists.

   The zoning administrator or his agent may present sworn testimony to a magistrate or court of competent jurisdiction and, if such sworn testimony establishes probable cause that a zoning ordinance violation within a dwelling unit has occurred, may request that the magistrate or court grant the zoning administrator or his agent an inspection warrant to enable the zoning administrator or his agent to enter the subject dwelling unit for the purpose of determining whether violations of the zoning ordinance exist. The zoning administrator or his agent shall make a reasonable effort to obtain consent from the owner or tenant of the subject dwelling prior to seeking the issuance of an inspection warrant pursuant to this section.

   Whenever the zoning administrator has reasonable cause to believe that any person has engaged in or is engaging in any violation of any provision of this chapter that limits occupancy in a residential dwelling unit, which is subject to a civil penalty as prescribed in subsection (c) below, and the zoning administrator, after a good faith effort to obtain the data or information necessary to determine whether a violation has occurred, has been unable to obtain such information, he may request that the county attorney petition the judge of the general district court for a subpoena duces tecum against any such person refusing to produce such data or information. The judge of the court, upon good cause shown, may cause the subpoena to be issued. Any person failing to comply with such subpoena shall be subject to punishment for contempt by the court issuing the subpoena. Any person so subpoenaed may apply to the judge who issued the subpoena to quash it.

5. Seek criminal or civil enforcement for any provision of this ordinance and take any action on behalf of the county, either at law or in equity, to prevent or abate any violation or potential violation of this ordinance.

6. Render interpretations, upon written request of an interested person whose property may be affected, as to the applicability of this ordinance to particular uses and its application to the factual

circumstances presented. When such request is made by an applicant which is not the owner of the property in question, written notice of the request shall be provided to the owner of the property within ten (10) days of receipt of the application.

7. Design and distribute applications and forms required by this ordinance and request information which is pertinent to the requested approval.

8. Perform such duties as are necessary for the proper enforcement and administration of this ordinance.

9. In appropriate cases, allow for the refund of fees paid pursuant to this zoning ordinance upon certification by the zoning administrator of the need for such refund and approval by the county administrator. (7-7-05; 1-22-09; Ord. No. 2011-14-C, 8-4-11; 7-19-18.)

Sec. 1-1013. Zoning permit and occupancy permit guidelines.

A. When is a zoning permit required.

1. A zoning permit shall be required for the erection, construction, reconstruction, moving, adding to, enlargement or alteration of any structure, or the establishment of any land use, except for bona fide agricultural uses, such as raising of crop or livestock, permitted by right under the provisions of this ordinance.

2. No permanent sign may be erected without first obtaining a zoning permit in accordance with this ordinance.

3. No building or other structure except accessory farm structures shall be razed, demolished, or removed, either entirely or in part, nor shall any of said activities be commenced, without a zoning permit.

4. Additional permits may be required to enforce the provisions of this ordinance.

B. Exemption from zoning permit. The following uses do not require a zoning permit for erection, construction, reconstruction, moving, adding to, enlargement or alteration:

1. Streets.

2. Electric power, telephone, cable television, gas, water, and sewer lines, street lights, wires or pipes, together with supporting, poles or structures, and traffic control signs located within a public right-of-way.

C. Zoning permit applications.

1. All applicants for a zoning permit shall be accompanied by such plans and information as the zoning administrator deems to be necessary and appropriate to determine compliance and provide for enforcement of this ordinance.

2. If this ordinance requires approval by another agency of certain site plan features, such approval shall be obtained prior to issuance of a zoning permit, unless deemed unnecessary by the zoning administrator due to the scope and nature of the proposed project or development.

3. If the zoning permit involves the subdivision of land, an approved subdivision plat shall be required.

D. Zoning permit approval. A zoning permit shall not be issued unless and until the site plan and project proposal complies with applicable established design criteria, construction standards, and specifications for all improvements as may be required by this ordinance.

E. Expiration of permits. All permits shall expire automatically if, within six (6) months after the issuance of such permits:

1. The use authorized by such zoning and/or other permit has not commenced, in circumstances where no substantial construction, erection, alteration, excavation, demolition, or similar work is necessary before commencement of such use; or

2. If, after some physical alteration to land or structures begins to take place, such work is discontinued for a period of six (6) months, then the permit authorizing such work shall immediately expire. However, expiration of the permit shall not affect the provisions of severability, subsection 1-1012.A.

F. General description of occupancy permit.

1. No person shall use or permit the use of any structure or premises or part thereof hereafter created, erected, changed, converted, enlarged or moved, wholly or partly, until an occupancy permit shall have been issued by the building official.

2. No building, or other structure, or land shall be used, nor shall any building, structure, or land be converted, wholly or in part, to any other use, except for bona fide agricultural uses permitted by right under the provisions of this ordinance, until an occupancy permit has been issued by the building official.

3. Such permits shall show that the structure or use, or both, or the premises, or the affected part thereof, are in conformity with the provisions of this ordinance.

4. It shall be the duty of the building official to issue such permit if it is found that all of the provisions of this ordinance have been met and to withhold such permit unless all requirements of this ordinance have been met. If an occupancy permit is not issued, written notice shall be given to the applicant stating why an occupancy permit cannot be issued.

5. Upon written request from the owner, and upon inspection to determine the facts in the case, the building official shall issue an occupancy permit for any building premises or use that is in conformity with the provisions of this ordinance or where a legal nonconformity exists, as determined by the zoning administrator.

G. Temporary or partial occupancy permit.

1. The building official at his discretion may issue a temporary occupancy permit with a recommendation from the zoning administrator for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion in accordance with general rules or regulations concerning such additional conditions and/or safeguards as are necessary, in the circumstances of the case, to protect the safety of the general public. The occupancy permit recipient may be required to provide a performance bond or other security satisfactory to the zoning administrator and approved as to form by the county attorney to ensure that all of the requirements of this ordinance will be fulfilled within a reasonable period determined by the zoning administrator.

2. A final occupancy permit may be issued for any appropriate complete building or part of a building located in a part of the total area or any approved site plan, provided:

a. The other on-site construction and improvements included in the approved site plan for the section have been inspected and accepted by the county and other appropriate agencies and, at the discretion of the zoning administrator, a certified "as built" site plan has been submitted for review and approval prior to the proposed date of occupancy.

b. The off-site improvements related to and necessary to serve the section have been completed, inspected and accepted by the county, the Virginia Department of Transportation or other appropriate agencies; and the developer has submitted a certified "as built" drawing for the section; or the developer has provided surety acceptable to the zoning administrator and approved as to form the by the county attorney.

H. Enforcement and review.

1. Zoning permit authorization.

a. Zoning and occupancy permits issued on the basis of plans and applications approved by the zoning administrator shall authorize only the use, arrangement and construction set forth in such permits, plans, and certificates, and no other. The use, arrangement, or construction at variance with that authorization shall be deemed a violation of this ordinance.

b. All departments, officials and public employees of Isle of Wight County, which are vested with the duty or authority to issue permits or licenses, shall do so in conformance with the provisions of this ordinance. Such departments and personnel shall issue certifications or permits for uses, buildings or purposes only when they are in harmony with the provisions of this ordinance. Any such certification or permit, if issued in conflict with the provisions of this ordinance, shall be null and void.

I. Complaints regarding violations. Whenever the zoning administrator receives a written, signed complaint or a duly completed complaint form alleging a violation of this ordinance, he shall investigate the complaint, take whatever action is warranted, and inform the complainant of what actions have been or will be taken.

J. Persons liable. The owner, tenant, or occupant of any building or land or part thereof and any architect, builder, contractor, agent, or other person who participates in, assists, directs, creates, or maintains any situation that is contrary to the requirements of this ordinance may be held responsible for the violation and suffer the penalties and be subject to the remedies herein provided.

K. Procedures upon discovery of violations.

1. If the zoning administrator finds that any provision of this ordinance is being violated, a written notice shall be forwarded to the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it.

2. In cases when delay would seriously threaten the effective enforcement of this ordinance or pose a danger to the public health, safety, or welfare, the zoning administrator may seek enforcement without prior written notice by posting an order to "cease and desist", and by invoking any of the penalties or remedies authorized in this ordinance.

3. The zoning administrator in consultation with the county attorney may pursue other legal remedies as may be necessary.

L. Penalties and remedies for violations.

1. Violating, causing or permitting the violation of, or otherwise disregarding any of the provisions of this chapter by any person, firm or corporation, whether as principal, agent, owner lessee, employee or other similar position, shall be unlawful and is subject to the following:

a. ~~Criminal sanctions. Upon conviction, shall be guilty of a misdemeanor and shall be fined not less than ten dollars ($10.00), nor more than one thousand dollars ($1,000.00). Failure to remove or abate a zoning violation shall constitute a separate misdemeanor offense punishable by a fine of not less than ten dollars ($10.00) nor more than one thousand dollars ($1,000.00), and any such failure during any succeeding thirty-day period shall constitute a separate misdemeanor offense for each thirty-day period punishable by a fine of not less than ten dollars ($10.00) nor more than one thousand dollars ($1,000.00).~~

Criminal sanctions. Upon conviction, any such violation shall be a misdemeanor punishable by a fine of not less than ten dollars ($10.00) nor more than one thousand dollars ($1,000.00). If the violation is uncorrected at the time of the conviction, the court may order the violator to abate or remedy the violation in compliance with the zoning ordinance, within a time period established by the court. Failure to remove or abate a zoning violation within the specified time period shall constitute a separate misdemeanor offense punishable by a fine of not less than ten dollars ($10.00) nor more than one thousand dollars ($1,000.00), and any such failure during any succeeding ten (10) day period shall constitute a separate misdemeanor offense for each ten (10) day period punishable by a fine of not less than one hundred ($100.00) nor more than one thousand five hundred dollars ($1,500.00).

Any conviction resulting from a violation of the provisions regulating the number of unrelated persons living as a "family" in a residential dwelling shall be punishable by a fine of up to $2,000. Failure to abate the violation within the specified time period shall be punishable by a fine of up to $5,000, and any subsequent failure during any succeeding 10-day period shall constitute a separate misdemeanor offense for each 10-day period punishable by a fine of up to $7,500. However, no such fine shall accrue against an owner or managing agent of a single-family residential dwelling unit during the pendency of any legal action commenced by such owner or managing agent of such dwelling unit against a tenant to eliminate an overcrowding condition in accordance with Chapter 13 or Chapter 13.2 of Title 55, as applicable. A conviction resulting from

a violation of provisions regulating the number of unrelated individuals in a residential dwelling unit shall not be punishable by a jail term.

b. Injunctive relief. Any violation or attempted violation of this chapter may be restrained, corrected or abated as the case may be by injunction or other appropriate relief.

c. Civil penalties.

~~i. Each day during which a violation is found to exist shall be a separate offense. However, in no event shall specified violation arising from the same set of operative facts be charged more frequently than one (1) in a ten-day period and in no event shall a series of such violations result in civil penalties of more than five thousand dollars ($5,000.00). Such civil penalty shall be in lieu of criminal sanctions. However, in the event such civil penalties total five thousand dollars ($5,000.00) or more, the violation may be prosecuted as a criminal misdemeanor.~~

~~ii. The zoning administrator and his designee may issue a civil summons as provided by law for a scheduled violation. Any person summoned for a scheduled violation may make an appearance in person or in writing by mail to the county treasurer prior to the date fixed for trial in court. Any person as appearing may enter a waiver of trial, admit liability and pay the civil penalty established for the offense(s) charged. Such persons shall be informed of their right to stand trial and that a signature to an admission of liability will have the same force and effect as a judgment of court.~~

~~iii. If a person charged with a scheduled violation does not elect to enter a waiver of trial and admit liability the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided by law. In any trial for a violation, it shall be the burden of the zoning administrator or his or her designee to show the liability of the violator by a preponderance of the evidence. If the violation remains uncorrected at the time of the admission of liability or finding of liability, the court may order the violator to abate or remedy the violation in order to comply with the zoning ordinance. Except as otherwise provided by the court for good cause shown, any such violator shall abate or remedy the violation within a period of time as determined by the court, but not later than six (6) months of the date of admission of liability or finding of liability. Each day during which the violation continues after the court-ordered abatement period has ended shall constitute a separate offense. An admission of liability or finding of liability shall not be a criminal conviction for any purpose.~~

~~d. [Offenses.]No provision herein shall be construed to allow the imposition of civil penalties for:~~

~~i. Enforcement of the Uniform Statewide Building Code;~~

~~ii. Activities related to land development or activities related to the construction or repair of buildings and other structures;~~

~~iii. Violations of the erosion and sediment control ordinance;~~

~~iv. Violations resulting in injury to any person or persons.~~

i. Any person summoned or issued a ticket for a violation of this chapter listed in subsection (b) below may make an appearance in person or in writing by mail to the county treasurer prior to the date fixed for trial in court. Any person so appearing may enter a waiver of trial, admit liability and pay the civil penalty established in this section for the offense charged, in lieu of criminal sanctions. Such persons shall be informed of their right to stand trial and that a signature to an admission of liability will have the same force and effect as a judgment of court. If a person charged with scheduled violation does not elect to enter a

waiver of trial and admit liability, the violation shall be tried in the general district court in the same manner and with the same right of appeal as provided by law.

ii. A civil penalty is hereby established for a violation of any offense listed below in the amount of two hundred dollars ($200.00) for any one (1) violation for the initial summons and five hundred ($500.00) for each additional summons:

1. Constructing, placing, erecting, installing, maintaining, operating, or establishing an accessory structure or use in violation of Sec. 5-1004 et seq.

2. Constructing, placing, erecting or displaying a sign in violation of Sec. 9-1001 et seq.

3. Erecting, altering, or changing use or occupancy of any building, structure, or premises without first obtaining a zoning certificate or certificate of zoning compliance in violation of Sec. 1-1013.

4. Failure to perpetuate and maintain all landscaping, screening, and fencing materials required by this chapter in violation of Sec. 8-1012.

5. Operating, conducting or maintaining a home occupation in violation of Article IV.

iii. Each day during which a violation is found to exist shall be a separate offense. However, in no event shall specified violations arising from the same set of operative facts be charged more frequently than once in a ten (10) day period and in no event shall a series of such violations result in civil penalties which exceed a total of more than five thousand dollars ($5,000.00). When such civil penalties total $5,000 or more, the violation may be prosecuted as a criminal misdemeanor.

iv. The above provisions notwithstanding, civil penalties shall not accrue or be assessed during the pendency of the 30-day appeal period allowable pursuant to the terms of Sec 1-1019(C).

v. No provisions herein shall be construed to allow the imposition of civil penalties for:

1. enforcement of the Uniform Statewide Building Code;

2. activities related to land development;

3. violations of the erosion and sediment control ordinance;

4. violations relating to the posting of signs on public property or public rights-of-way; or

5. violations resulting in injury to any person or persons.

(7-7-05; Ord. No. 2011-10-C, 6-16-11; 7-19-18.)

Sec. 5003. Enforcement, violation and penalties.

(a) The primary responsibility for administering and enforcing this ordinance shall be assigned to the zoning administrator or a duly authorized designee. The zoning administrator or his duly authorized designee, planning commission members and board of supervisors' members including other persons designated by the board of supervisors, shall have authority to conduct inspections and surveys upon the property affected by this ordinance to determine compliance with this ordinance. The zoning administrator shall seek criminal or civil enforcement for any provision of this ordinance and take any action on behalf of the county to prevent or abate any violation or potential violation of this ordinance. The zoning administrator, upon written request of an interested person whose property may be affected, shall render an opinion as to the applicability of this ordinance to particular uses in its application to the factual circumstances presented. The zoning administrator shall design and distribute applications and forms required for this ordinance and request information that is pertinent to the request of the approval and shall perform such other duties as are necessary for the proper enforcement and administration of this ordinance.

(b) Any person firm or corporation who violates any of the provisions of this chapter shall, on conviction, be guilty of a Class I misdemeanor as defined by Title 18.2 of the Code of Virginia as amended. Should any section or provision of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this chapter as a whole or any part thereof, other than the part so declared invalid or unconstitutional.

(c) In addition to any other remedies in subsection (b) of this section, the following penalties are incorporated in this ordinance as follows:

1. Any person who: (i) violates any provision of the ordinance or (ii) violates or fails, neglects, or refuses to obey any board of supervisors' or the zoning administrator's final notice, order, rule, regulation, or variance or permit condition authorized under this ordinance shall, upon such finding by an appropriate circuit court, be assessed a penalty not to exceed five thousand dollars ($5,000.00) for each day of violation.

2. With the consent of any person who: (i) violates any provision of this ordinance or (ii) violates or fails, neglects, or refuses to obey any board of supervisors' or zoning administrator's, notice, order, rule, regulation, or variance or permit condition authorized under this ordinance, the board of supervisors' may provide for the issuance of an order against such person for the one (1) time payment of civil charges for each violation in specific sums, not to exceed ten thousand dollars ($10,000.00) for each violation. Such civil charges shall be paid into the treasury of Isle of Wight County for the purpose of abating environmental damage to or restoring Chesapeake Bay Preservation Areas in the county except that where the violator is the county or its agent, the civil charges shall be paid into the state treasury. The civil charges shall be in lieu of any appropriate civil penalty imposed under subdivision 1. of this subsection. Civil charges may be in addition to the cost of any restoration required or ordered by the board of supervisors or zoning administrator. (8-21-06; 11-18-21(2).)

ISSUE:

Ordinance to Amend and Reenact Chapter 15, Taxes of the Isle of Wight County Code

BACKGROUND:

As part of the County Attorney's ongoing effort to revise and update the Isle of Wight County Code, the County Attorney, working in conjunction with the Commissioner of the has made suggested revisions to Chapter 15, Taxation to bring the ordinance up-to-date with current practices/procedures, to correct previous errors, and to conform to those provisions set forth in the Code of Virginia.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

Adopt the ordinance to amend the County Code regarding personal property taxes.

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Amendment	Ordinance	11/8/2023

AN ORDINANCE TO AMEND AND REENACT
THE ISLE OF WIGHT COUNTY CODE
BY AMENDING AND REENACTING
CHAPTER 15. TAXATION

WHEREAS, the Board of Supervisors of Isle of Wight County, Virginia, has deemed it necessary and appropriate to update its current ordinances in order to more clearly set forth local ordinances for the benefit of the public, in order to accurately reflect current practices, to correct inaccuracies, and to conform to those provisions set forth in the Code of Virginia (1950, as amended); and

WHEREAS, the Board of Supervisors deems such a revision necessary as a means to protect the health and welfare of the citizens of Isle of Wight County, Virginia;

NOW, THEREFORE, BE IT ORDAINED by the Isle of Wight County Board of Supervisors, Virginia, that Chapter 15. Taxation of the Isle of Wight County Code be amended and reenacted as follows:

CHAPTER 15. - TAXATION.

Article I. - In General.

Sec. 15-6. Certain farm animals, etc., exempt from taxation.

The following farm animals, grains and other fees used for the nurture of farm animals, farm machinery and farm implements shall be exempt from taxation:

(a) Horses, mules and other kindred animals.

(b) Cattle.

(c) Sheep and goats.

(d) Hogs.

(e) Poultry.

(f) Grains and other fees used for the nurture of farm animals.

(g) Farm machinery other than the farm machinery described in subsection (h) below, and farm implements. Farm machinery and farm implements other than the farm machinery and farm implements described in subsection (h), which shall include (i) equipment and machinery used by farm wineries as defined in § 4.1-100 in the production of wine; (ii) equipment and machinery used by a nursery for the production of horticultural products; (iii) any farm tractor as defined in § 46.2-100, regardless of whether such farm tractor is used exclusively for agricultural purposes; (iv) motor vehicles that are used primarily for agricultural purposes, for which the owner is not required to obtain a registration certificate, license plate, and decal or pay a registration fee pursuant to § 46.2-665, 46.2-666, or 46.2-670; and (v) privately owned trailers as defined in § 46.2-100 that are primarily used by farmers in their farming operations for the transportation of farm animals or other farm products as enumerated in subdivisions 1 through 7. For purposes of this section, “nursery” means any premises where nursery stock is propagated, grown, fumigated, treated, packed, stored, or otherwise prepared for sale or distribution, and “nursery stock” means all trees, shrubs, woody vines (including ornamentals), bush fruits, grapevines, fruit trees, and nut trees offered for sale and distribution; all buds, grafts, scions, and cuttings from such plants; and any container, soil, and other packing material with such plants or plant products. “Nursery stock” also means herbaceous plants and any florist or greenhouse plants.

(h) Farm machinery designed solely for the planting, production or harvesting of a single product or commodity. (5-17-18; 10-16-23.)

Adopted this 16th day of October, 2023.

William M. McCarty, Chairman
Isle of Wight Board of Supervisors

Attest:

Carey Mills-Storm, Clerk
Approved as to Form:

Robert W. Jones, Jr., County Attorney

ISSUE:

Discussion of Route 17 Arterial Plan Alternatives

BACKGROUND:

Staff from VDOT have requested that the Board of Supervisors review and consider its preferences relative to the proposed Arterial Plan for Route 17.

The Board may wish to review and discuss this matter in more detail at its work session on December 14, 2023.

BUDGETARY IMPACT:

None.

RECOMMENDATION:

For the Board's information.

BACKGROUND:

The matters attached to this Board report are included as a means of providing information to the Board relative to matters of interest. These items do not require any action by the Board.

BUDGETARY IMPACT:

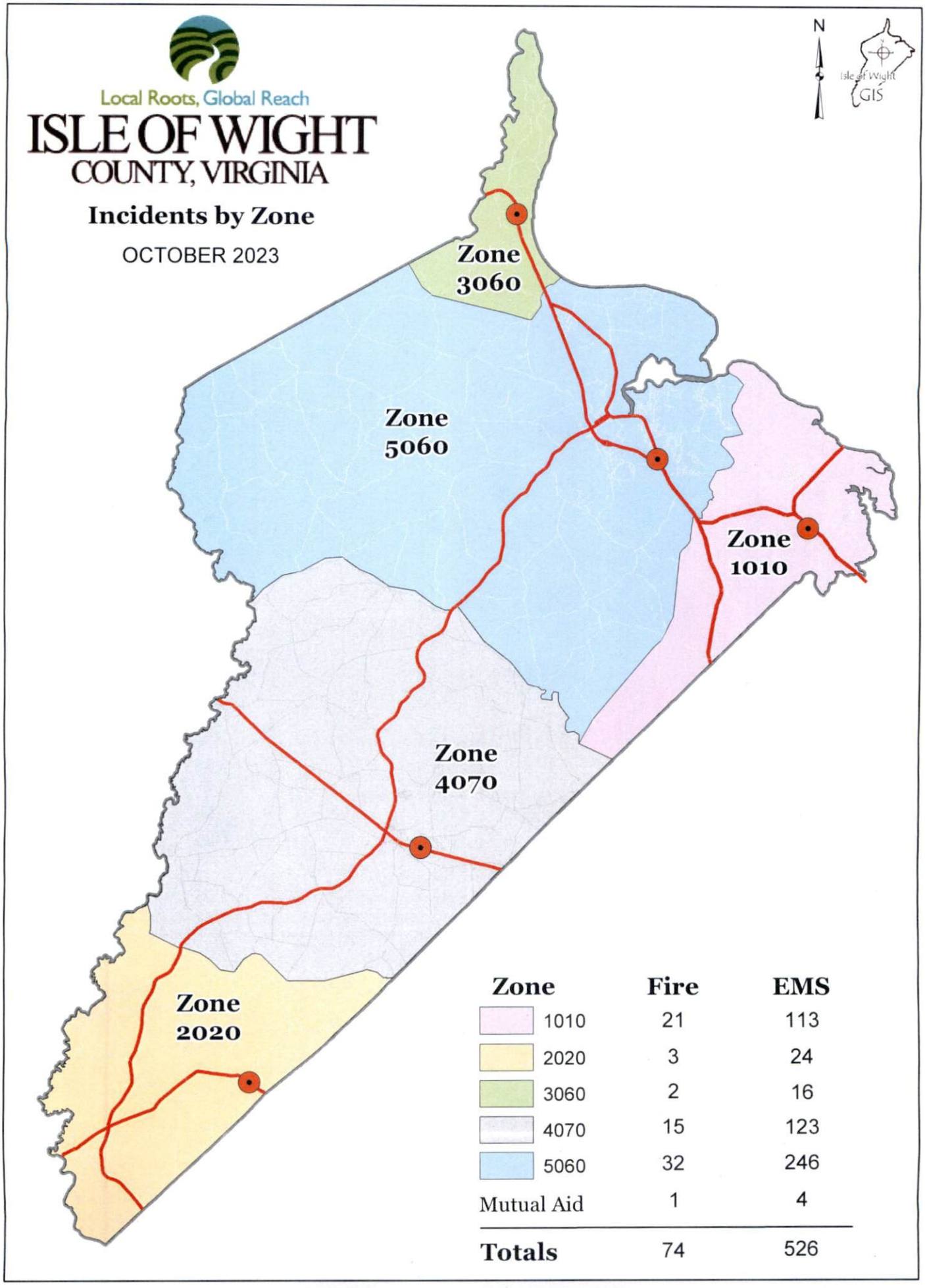
None

RECOMMENDATION:

For the Board's information.

ATTACHMENTS:

Description	Type	Upload Date
Incidents by Zone Map - October 2023	Backup Material	11/8/2023
Incidents by Zone Data - October 2023	Backup Material	11/8/2023
Station Activity Report - October 2023	Backup Material	11/9/2023
Museum Report - October 2023	Backup Material	11/6/2023


Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA
Incidents by Zone
OCTOBER 2023
N
Isle of Wight GIS
Zone 3060
Zone 5060
Zone 1010
Zone 4070
Zone 2020
Zone
1010
2020
3060
4070
5060
Mutual Aid
Totals
Fire
21
3
2
15
32
1
74
EMS
113
24
16
123
246
4
526

ISLE OF WIGHT

Incident by Zone - October 2023

Agency: IWFR, Event date/Time range: 10/01/2023 00:00:00 - 10/31/2023 23:59:59

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	RESCUE MUTUAL AID	0	1	1	100%	0:07:21	0:00:00	0:00:00	1:46:04	1:46:04
	Subtotals for MUTA	**0**	**1**	**1**	**100%**	**0:07:21**	**0:00:00**	**0:00:00**	**1:46:04**	**1:46:04**
	Totals for	**0**	**1**	**1**	**100%**	**0:07:21**	**0:00:00**	**0:00:00**	**1:46:04**	**1:46:04**
1010	ABDOMINAL PAIN	0	1	1	1%	0:01:16	0:07:51	0:56:32	1:05:39	1:05:39
	ABRASIONS BRUISES ETC	1	2	3	2%	0:00:20	0:04:22	0:25:44	1:31:20	0:30:27
	ACCIDENT UNKNOWN INJURIES	0	11	11	8%	0:01:16	0:05:35	0:49:46	9:25:29	0:51:24
	ACCIDENT WITH INJURIES	0	4	4	3%	0:01:05	0:07:21	0:20:12	1:54:36	0:28:39
	ALARM - MEDICAL	0	2	2	1%	0:02:25	0:03:30	1:12:50	1:27:10	0:43:35
	ALLERGIC REACTIONS	0	2	2	1%	0:01:49	0:03:14	0:38:58	1:28:03	0:44:02
	ATTEMPT SUICIDE	0	2	2	1%	0:01:02	0:10:00	0:31:55	1:25:54	0:42:57
	BACK PAIN (NON TRAUMATIC)	0	1	1	1%	0:01:21	0:06:46	0:22:33	0:30:40	0:30:40
	BLEEDING/HEMORRHAGING	0	5	5	4%	0:01:29	0:11:43	0:46:40	4:59:20	0:59:52
	CARDIAC ARREST	0	3	3	2%	0:00:43	0:04:33	0:42:13	2:22:30	0:47:30
	CHEST PAIN	1	3	4	3%	0:00:56	0:07:40	0:44:57	3:26:35	0:51:39
	DIABETIC PROBLEMS	0	4	4	3%	0:00:53	0:09:01	0:30:00	2:39:34	0:39:54
	DIFFICULTY BREATHING	0	7	7	5%	0:01:25	0:06:52	1:07:16	8:48:53	1:15:33
	FALLS AND RELATED INJURIES	0	6	6	4%	0:01:08	0:08:52	0:57:30	6:45:04	1:07:31
	FRACTURES OR BROKEN BONES	0	2	2	1%	0:01:07	0:08:25	0:54:43	2:08:30	1:04:15
	HEAD INJURY	0	1	1	1%	0:00:37	0:07:14	0:47:47	0:55:38	0:55:38
	HEADACHE	0	2	2	1%	0:00:22	0:05:51	1:00:37	2:13:39	1:06:50
	HEART PROBLEMS	0	2	2	1%	0:00:57	0:05:57	2:09:41	4:33:08	2:16:34
	INGEST POISONS OR TOXINS	0	1	1	1%	0:02:13	0:09:08	0:19:18	0:30:39	0:30:39
	LIFT ASSIST	0	8	8	6%	0:01:30	0:10:31	0:21:59	4:32:05	0:34:01

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	OBSTETRICS	0	1	1	1%	0:01:09	0:07:20	1:06:17	1:14:46	1:14:46
	OVERDOSE	0	2	2	1%	0:02:00	0:06:51	1:26:31	3:10:42	1:35:21
	PAIN	0	3	3	2%	0:02:04	0:06:40	0:59:13	3:23:51	1:07:57
	PSYCHIATRIC PROBLEMS	0	3	3	2%	0:01:38	0:06:18	1:19:35	3:54:56	1:18:19
	SEIZURE	0	4	4	3%	0:00:40	0:05:17	1:08:43	4:58:41	1:14:40
	SHOOTING	0	1	1	1%	0:00:20	0:06:57	1:06:58	1:14:15	1:14:15
	SICK / ILL OR RESCUE	2	15	17	13%	0:01:46	0:07:40	0:36:44	12:55:29	0:45:37
	STROKE	0	5	5	4%	0:01:59	0:06:31	1:00:05	5:49:20	1:09:52
	UNCONSCIOUS OR FAINTING	0	5	5	4%	0:01:31	0:05:54	1:20:34	7:19:55	1:27:59
	WELFARE CHECK	0	1	1	1%	0:00:11	0:00:00	0:00:00	0:05:09	0:05:09
	Subtotals for EMS	**4**	**109**	**113**	**84%**	**0:01:14**	**0:07:02**	**0:53:18**	**106:51:30**	**0:58:02**
	BRUSH FIRE	0	2	2	1%	0:01:33	0:05:45	0:08:24	0:27:15	0:13:38
	CAR FIRE	0	1	1	1%	0:01:45	0:07:03	0:02:16	0:11:04	0:11:04
	CARBON MONOXIDE ALARM	0	2	2	1%	0:01:49	0:05:39	0:28:40	1:12:14	0:36:07
	FIRE ALARM	0	7	7	5%	0:01:29	0:08:12	0:06:26	1:07:02	0:09:35
	FIRE DEPT COMMUNITY RELATIONS	0	1	1	1%	0:01:48	0:12:40	1:10:55	1:25:23	1:25:23
	FIRE OTHER NOT LISTED	0	3	3	2%	0:01:11	0:05:00	6:05:55	18:26:20	6:08:47
	SMELL OF GAS INSIDE/OUTSIDE	0	1	1	1%	0:02:11	0:02:13	0:12:59	0:17:23	0:17:23
	STRUCTURE FIRE	0	4	4	3%	0:01:51	0:05:08	0:19:38	1:46:27	0:26:37
	Subtotals for FIRE	**0**	**21**	**21**	**16%**	**0:01:42**	**0:06:28**	**1:04:24**	**24:53:08**	**1:11:04**
	Totals for 1010	**4**	**130**	**134**	**100%**	**0:01:20**	**0:06:54**	**0:55:42**	**131:44:38**	**1:00:47**
2020	ALARM - MEDICAL	0	1	1	4%	0:01:34	0:00:00	0:00:00	0:07:36	0:07:36
	BITE	0	1	1	4%	0:00:16	0:00:00	0:00:00	0:08:59	0:08:59
	BLEEDING/HEMORRHAGING	0	1	1	4%	0:02:31	0:10:02	1:03:49	1:16:22	1:16:22
	DIFFICULTY BREATHING	0	5	5	19%	0:01:18	0:06:50	1:22:09	6:55:40	1:23:08
	FALLS AND RELATED INJURIES	0	2	2	7%	0:01:17	0:06:10	1:10:31	2:35:57	1:17:59

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	FRACTURES OR BROKEN BONES	1	0	1	4%	0:00:00	0:08:28	1:53:35	2:02:03	2:02:03
	HEART PROBLEMS	0	2	2	7%	0:01:13	0:09:45	0:39:29	1:40:54	0:50:27
	LIFT ASSIST	0	1	1	4%	0:01:24	0:12:47	0:13:28	0:27:39	0:27:39
	PSYCHIATRIC PROBLEMS	0	2	2	7%	0:00:11	0:07:37	0:33:10	1:21:54	0:40:57
	SICK / ILL OR RESCUE	0	6	6	22%	0:01:15	0:08:07	0:59:46	6:28:01	1:04:40
	STROKE	0	1	1	4%	0:01:01	0:09:53	0:36:27	0:47:21	0:47:21
	UNCONSCIOUS OR FAINTING	0	1	1	4%	0:00:54	0:10:16	0:44:45	0:55:55	0:55:55
	Subtotals for EMS	**1**	**23**	**24**	**89%**	**0:01:10**	**0:09:00**	**0:55:43**	**24:48:21**	**0:55:16**
	FIRE ALARM	0	2	2	7%	0:01:38	0:11:12	0:19:21	0:38:17	0:19:09
	STRUCTURE FIRE	0	1	1	4%	0:00:45	0:09:45	0:37:12	0:47:42	0:47:42
	Subtotals for FIRE	**0**	**3**	**3**	**11%**	**0:01:12**	**0:10:28**	**0:28:16**	**1:25:59**	**0:33:26**
	Totals for 2020	**1**	**26**	**27**	**100%**	**0:01:11**	**0:09:14**	**0:51:08**	**26:14:20**	**0:52:08**
3060	ACCIDENT UNKNOWN INJURIES	0	1	1	6%	0:01:17	0:03:43	0:54:05	0:59:05	0:59:05
	CHILD OR ANIMAL LOCKED IN CAR	0	1	1	6%	0:00:12	0:11:26	0:04:41	0:16:19	0:16:19
	DIFFICULTY BREATHING	0	5	5	28%	0:01:36	0:13:04	0:53:10	5:39:14	1:07:51
	FALLS AND RELATED INJURIES	0	2	2	11%	0:01:14	0:15:02	0:21:48	1:16:08	0:38:04
	HEADACHE	0	1	1	6%	0:00:15	0:12:14	0:29:16	0:41:45	0:41:45
	LIFT ASSIST	0	2	2	11%	0:01:14	0:14:26	0:09:00	0:49:21	0:24:41
	PAIN	0	1	1	6%	0:02:16	0:09:55	1:00:15	1:12:26	1:12:26
	SICK / ILL OR RESCUE	0	1	1	6%	0:01:33	0:12:57	1:55:17	2:09:47	2:09:47
	UNCONSCIOUS OR FAINTING	0	2	2	11%	0:01:41	0:13:15	1:03:50	2:37:33	1:18:47
	Subtotals for EMS	**0**	**16**	**16**	**89%**	**0:01:15**	**0:11:47**	**0:45:42**	**15:41:38**	**0:58:45**

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	FIRE OTHER NOT LISTED	0	2	2	11%	0:00:35	0:09:50	0:06:45	0:34:20	0:17:10
	Subtotals for FIRE	**0**	**2**	**2**	**11%**	**0:00:35**	**0:09:50**	**0:06:45**	**0:34:20**	**0:17:10**
	Totals for 3060	**0**	**18**	**18**	**100%**	**0:01:11**	**0:11:35**	**0:41:49**	**16:15:58**	**0:54:36**
4070	ABDOMINAL PAIN	0	5	5	4%	0:02:15	0:12:32	0:54:39	5:47:17	1:09:27
	ABRASIONS BRUISES ETC	0	1	1	1%	0:00:26	0:15:56	0:20:30	0:36:52	0:36:52
	ACCIDENT UNKNOWN INJURIES	2	9	11	8%	0:01:25	0:06:50	1:13:35	14:53:27	1:21:13
	ACCIDENT WITH ENTRAPMENT	0	2	2	1%	0:00:44	0:07:10	1:27:33	3:10:55	1:35:28
	ACCIDENT WITH INJURIES	0	3	3	2%	0:01:46	0:11:02	1:06:12	3:57:03	1:19:01
	ALARM - MEDICAL	0	3	3	2%	0:02:06	0:16:33	0:04:23	1:09:07	0:23:02
	ATTEMPT SUICIDE	0	2	2	1%	0:03:23	0:10:31	0:48:00	2:03:47	1:01:54
	BACK PAIN (NON TRAUMATIC)	0	1	1	1%	0:01:38	0:10:40	0:41:34	0:53:52	0:53:52
	BLEEDING/HEMORRHAGING	0	2	2	1%	0:01:54	0:22:56	0:40:22	2:10:22	1:05:11
	CARDIAC ARREST	0	1	1	1%	0:00:55	0:05:18	0:35:36	0:41:49	0:41:49
	CHEST PAIN	0	8	8	6%	0:01:29	0:13:31	1:35:04	14:40:38	1:50:05
	CHOKING	0	1	1	1%	0:00:47	0:11:43	0:43:45	0:56:15	0:56:15
	DIABETIC PROBLEMS	0	7	7	5%	0:01:27	0:09:19	1:14:56	9:59:56	1:25:42
	DIFFICULTY BREATHING	0	7	7	5%	0:01:13	0:06:25	0:34:56	4:58:03	0:42:35
	FALLS AND RELATED INJURIES	1	10	11	8%	0:01:15	0:08:59	1:04:37	13:43:27	1:14:52
	FRACTURES OR BROKEN BONES	0	2	2	1%	0:01:35	0:04:29	0:46:08	1:44:24	0:52:12
	HEAD INJURY	0	1	1	1%	0:01:25	0:07:21	1:27:30	1:36:16	1:36:16
	HEADACHE	0	1	1	1%	0:00:10	0:04:20	1:13:09	1:17:39	1:17:39
	HEART PROBLEMS	0	1	1	1%	0:00:27	0:11:21	1:35:24	1:47:12	1:47:12
	LIFT ASSIST	0	6	6	4%	0:01:34	0:06:58	0:09:44	2:13:05	0:22:11

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	MEDIC STANDBY	1	0	1	1%	0:00:01	0:00:00	3:06:09	3:06:10	3:06:10
	OBSTETRICS	0	1	1	1%	0:00:49	0:11:28	1:03:54	1:16:11	1:16:11
	OVERDOSE	0	2	2	1%	0:01:25	0:12:48	0:41:20	1:51:06	0:55:33
	PAIN	0	8	8	6%	0:01:49	0:10:20	0:59:34	8:56:59	1:07:07
	SEIZURE	3	3	6	4%	0:01:17	0:07:32	1:01:22	7:01:05	1:10:11
	SICK / ILL OR RESCUE	1	19	20	14%	0:01:38	0:10:26	0:54:12	22:05:25	1:06:16
	STROKE	0	1	1	1%	0:00:53	0:19:49	1:21:26	1:42:08	1:42:08
	UNCONSCIOUS OR FAINTING	1	7	8	6%	0:01:27	0:09:07	1:20:07	12:05:33	1:30:42
	Subtotals for EMS	**9**	**114**	**123**	**89%**	**0:01:20**	**0:10:34**	**1:01:38**	**146:26:03**	**1:13:07**
	ARCING WIRES DOWN POWER LINES	0	2	2	1%	0:04:48	0:10:19	0:18:52	1:07:57	0:33:59
	BOMB/BOMB THREAT	0	1	1	1%	0:00:45	0:14:37	0:26:05	0:41:27	0:41:27
	BRUSH FIRE	0	1	1	1%	0:00:27	0:05:04	0:03:31	0:09:02	0:09:02
	BURNING COMPLAINT	1	0	1	1%	0:00:21	0:05:43	0:06:20	0:12:24	0:12:24
	CAR FIRE	0	1	1	1%	0:00:19	0:00:00	0:00:00	0:02:35	0:02:35
	FIRE ALARM	0	7	7	5%	0:00:59	0:08:33	0:10:37	2:12:32	0:18:56
	FIRE OTHER NOT LISTED	0	1	1	1%	0:00:16	0:16:22	0:14:53	0:31:31	0:31:31
	STANDBY	1	0	1	1%	0:00:00	0:00:00	2:09:44	2:09:44	2:09:44
	Subtotals for FIRE	**2**	**13**	**15**	**11%**	**0:01:08**	**0:10:06**	**0:30:00**	**7:07:12**	**0:34:57**
	Totals for 4070	**11**	**127**	**138**	**100%**	**0:01:17**	**0:10:29**	**0:55:18**	**153:33:15**	**1:04:38**
5060	ABDOMINAL PAIN	0	2	2	1%	0:01:45	0:08:30	0:46:46	1:54:02	0:57:01
	ABRASIONS BRUISES ETC	1	4	5	2%	0:01:05	0:11:58	0:30:19	3:36:52	0:43:22
	ACCIDENT UNKNOWN INJURIES	1	17	18	6%	0:01:13	0:05:12	0:30:28	10:59:03	0:36:37
	ACCIDENT WITH INJURIES	0	1	1	0%	0:00:24	0:17:14	1:19:47	1:37:25	1:37:25
	ALARM - MEDICAL	0	13	13	5%	0:02:29	0:09:42	0:24:25	6:11:44	0:28:36
	ALLERGIC REACTIONS	0	2	2	1%	0:00:27	0:07:22	0:46:17	1:48:12	0:54:06
	ATTEMPT SUICIDE	0	1	1	0%	0:03:36	0:07:07	0:02:19	0:13:02	0:13:02

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	BACK PAIN (NON TRAUMATIC)	0	1	1	0%	0:01:20	0:09:54	1:09:45	1:20:59	1:20:59
	BLEEDING/HEMORRHAGING	0	5	5	2%	0:01:17	0:11:27	1:05:17	6:30:11	1:18:02
	CARDIAC ARREST	0	2	2	1%	0:01:27	0:06:10	1:05:40	2:26:33	1:13:17
	CHEST PAIN	1	9	10	4%	0:01:15	0:09:02	0:57:05	10:01:24	1:00:08
	CHOKING	0	1	1	0%	0:01:12	0:00:00	0:00:00	0:03:24	0:03:24
	DIABETIC PROBLEMS	0	10	10	4%	0:01:27	0:09:54	1:06:37	12:59:44	1:17:58
	DIFFICULTY BREATHING	0	35	35	13%	0:01:28	0:09:31	1:08:02	45:56:27	1:18:45
	FALLS AND RELATED INJURIES	1	22	23	8%	0:01:37	0:10:11	0:41:53	20:33:09	0:53:37
	FRACTURES OR BROKEN BONES	0	4	4	1%	0:01:37	0:10:58	1:24:09	6:26:53	1:36:43
	HEAD INJURY	0	1	1	0%	0:01:04	0:15:28	0:12:15	0:28:47	0:28:47
	HEART PROBLEMS	0	1	1	0%	0:00:57	0:06:44	0:56:58	1:04:39	1:04:39
	HEAT AND COLD EXPOSURE	0	2	2	1%	0:01:24	0:15:55	0:13:39	1:01:54	0:30:57
	LIFT ASSIST	0	19	19	7%	0:01:21	0:12:42	0:13:42	8:47:18	0:27:45
	MEDIC STANDBY	6	0	6	2%	0:00:01	0:18:30	2:54:52	17:47:47	2:57:58
	OBSTETRICS	0	1	1	0%	0:00:58	0:08:53	0:53:11	1:03:02	1:03:02
	OVERDOSE	0	3	3	1%	0:02:48	0:07:31	1:02:03	3:37:09	1:12:23
	PAIN	0	10	10	4%	0:01:23	0:10:02	0:55:42	11:12:00	1:07:12
	POSSIBLE DOA	0	1	1	0%	0:02:46	0:20:25	0:17:42	0:40:53	0:40:53
	PSYCHIATRIC PROBLEMS	0	2	2	1%	0:00:46	0:12:39	0:18:46	1:04:21	0:32:11
	SEIZURE	0	7	7	3%	0:01:05	0:10:58	1:01:31	8:35:06	1:13:35
	SICK / ILL OR RESCUE	1	40	41	15%	0:01:29	0:10:02	1:05:32	52:39:28	1:17:04
	STROKE	0	5	5	2%	0:02:20	0:09:11	0:57:40	5:46:02	1:09:12
	UNCONSCIOUS OR FAINTING	2	12	14	5%	0:01:10	0:05:11	0:54:42	14:14:46	1:01:03
Subtotals for EMS		**13**	**233**	**246**	**88%**	**0:01:26**	**0:10:38**	**0:51:37**	**260:42:16**	**1:00:39**
	ACCIDENT NO INJURIES	1	0	1	0%	0:00:00	0:00:00	1:45:55	1:45:55	1:45:55
	ARCING WIRES DOWN POWER LINES	0	1	1	0%	0:01:58	0:14:58	0:19:27	0:36:23	0:36:23
	BRUSH FIRE	0	1	1	0%	0:00:22	0:10:12	0:01:44	0:12:18	0:12:18

Station/Beat Code	Nature Code	Self Init	CFS	Total	% Total	Avg Disp Time	Avg Resp Time	Avg Scene Time	Total Call Time	Avg Call Time
	BURNING COMPLAINT	0	1	1	0%	0:02:32	0:17:54	0:05:00	0:25:26	0:25:26
	CAR FIRE	0	3	3	1%	0:00:59	0:07:13	0:34:27	2:07:59	0:42:40
	CARBON MONOXIDE ALARM	0	2	2	1%	0:02:13	0:07:27	0:22:27	1:04:13	0:32:07
	FIRE ALARM	0	13	13	5%	0:01:18	0:05:12	0:15:21	4:14:50	0:19:36
	FIRE DEPT COMMUNITY RELATIONS	1	2	3	1%	0:00:46	0:00:12	1:36:26	4:51:50	1:37:17
	FIRE OTHER NOT LISTED	0	2	2	1%	0:02:43	0:08:55	0:03:02	0:29:20	0:14:40
	SMELL OF GAS INSIDE/OUTSIDE	0	1	1	0%	0:02:03	0:08:52	0:14:31	0:25:26	0:25:26
	STRUCTURE FIRE	0	4	4	1%	0:01:20	0:04:50	0:13:41	1:19:25	0:19:51
	Subtotals for FIRE	**2**	**30**	**32**	**12%**	**0:01:37**	**0:08:34**	**0:30:11**	**17:33:05**	**0:39:14**
	Totals for 5060	**15**	**263**	**278**	**100%**	**0:01:29**	**0:10:06**	**0:45:44**	**278:15:21**	**0:54:55**
FRA	RESCUE MUTUAL AID	0	1	1	100%	0:00:54	0:13:08	0:42:19	0:56:21	0:56:21
	Subtotals for MUTA	**0**	**1**	**1**	**100%**	**0:00:54**	**0:13:08**	**0:42:19**	**0:56:21**	**0:56:21**
	Totals for FRA	**0**	**1**	**1**	**100%**	**0:00:54**	**0:13:08**	**0:42:19**	**0:56:21**	**0:56:21**
SOU	FIRE MUTUAL AID	0	1	1	33%	0:01:25	0:00:00	0:00:00	0:15:43	0:15:43
	RESCUE MUTUAL AID	0	2	2	67%	0:01:19	0:25:13	0:03:31	1:00:06	0:30:03
	Subtotals for MUTA	**0**	**3**	**3**	**100%**	**0:01:22**	**0:25:13**	**0:03:31**	**1:15:49**	**0:22:53**
	Totals for SOU	**0**	**3**	**3**	**100%**	**0:01:22**	**0:25:13**	**0:03:31**	**1:15:49**	**0:22:53**
SUF	RESCUE MUTUAL AID	0	1	1	100%	0:00:30	0:06:51	1:01:26	1:08:47	1:08:47
	Subtotals for MUTA	**0**	**1**	**1**	**100%**	**0:00:30**	**0:06:51**	**1:01:26**	**1:08:47**	**1:08:47**
	Totals for SUF	**0**	**1**	**1**	**100%**	**0:00:30**	**0:06:51**	**1:01:26**	**1:08:47**	**1:08:47**

ISLE OF WIGHT COUNTY

FIRE-EMS ACTIVITY REPORT 2023

STATION RESPONSES	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	YTD
CARROLLTON	121	128	141	117	107	142	128	118	126	156			1284
CARRSVILLE	40	37	30	49	47	37	42	50	47	44			423
RUSHMERE	4	7	7	5	2	8	7	9	6	7			62
WINDSOR FIRE	30	37	37	33	25	33	34	41	25	43			338
SMITHFIELD FIRE	61	63	76	47	52	76	52	56	59	81			623
IOW RESCUE	264	267	289	223	249	256	275	249	262	303			2637
WINDSOR RESCUE	119	113	114	106	121	106	131	126	121	140			1197
TOTAL STATION RESPONSES													**6564**

VOL. ACTIVITY HOURS	1ST QUARTER	2ND QUARTER	3RD QUARTER	4TH QUARTER	YTD
CARROLLTON					0
CARRSVILLE					
RUSHMERE					0
WINDSOR FIRE					0
SMITHFIELD FIRE					
IOW RESCUE					
WINDSOR RESCUE					0
TOTAL VOL. HOURS REPORTED					**0**

Note: *1. Station Responses- Data pulled from E911 Computer Aided Dispatch (CAD) system* *n/r not reported*

2. VOL. Activity Hours- Information as reported by Volunteer Agencies

Isle of Wight County Museum &
Isle of Wight County Historic Resources



October 2023 Report

J.L. England, Museum Director & Isle of Wight County Historic Resources Manager

Isle of Wight County Museum 103 Main Street, Smithfield

- **VISITATION**: 729
- **SPECIAL EVENTS**
  - **Oct. 7. What's Cooking?** October is Cookbook Month. The first recorded cookbook is said to be four clay tablets from 1700 BCE in Ancient Mesopotamia, and today, most homes have an eclectic mix of cookbooks – everything from those purchased for a church fundraiser to handwritten family heirlooms. This lecture highlights cookbook history as well as their influence on history, manners and nutrition over the years. Afterwards, be sure to purchase your copy of the reprinted original *Smithfield Cookbook* in the museum's gift shop, and be inspired to whip up a new recipe! 15 guests.







  - **Oct. 13. LUNCH & LEARN: 248th Birthday of the U.S. Navy.** Today we celebrate the beginning of the United States Navy with the story of Isle of Wight County's own Revolutionary War hero, experienced maritime authority and member of the first six United States Congresses. Josiah Parker of Macclesfield on Smith's Neck, as our elected Representative to the third U.S. Congress in 1793, chaired the congressional committee that authorized our nation's first fighting ships. For this he has been called "The father of the U.S. Navy." One of these ships, USS Constitution "Old Ironsides," survives today in Boston as the world's oldest commissioned naval warship. 26 guests.



  - **Oct. 31. Halloween Safe Trick or Treat.** 5-7 p.m. Museum staff – along with other merchants along Main Street – handed out toys to numerous trick-or-treating Spidermen, princesses and cows. 600 trick-or-treaters.
- **LIVESTREAMING EVENTS.** We continue to connect to visitors, supporters, fans and the community via social media. Our livestreaming tours and programs on Facebook are driving traffic and enhancing interaction on our sites. Events this month, still viewable in the videos section of our Facebook page, include:
  - **Oct. 3. LIVE at 12:05: German Unity Day**. German Unity Day on October 3 has been the German National Holiday since 1990 when the reunification was formally completed. Volunteer Albert Burckard discusses this day and the Cold War through maps recently donated to the museum.



- **Oct. 5. LIVE at 12:05: Coca-Cola Pepsin Gum Paperweight.** From chewing gum to Coca-Cola and pigs, the story of this paperweight proves that all roads lead to Smithfield. For thousands of years, people have kept their jaws busy chewing gum-like substances - notably spruce tree sap and other saps. Once chewing gum was officially invented and marketed, gum was popping up in drug stores and country stores. The Coca-Cola Gum Company acquired the sole right to use the copyrighted words Coca-Cola in connection with the manufacture and marketing of chewing gum. By 1905, the company's assets were transferred to The Franklin Manufacturing Company of Richmond, Virginia. The Franklin Manufacturing Company renamed their gum Coca-Cola Pepsin Gum. The company was sold and renamed a number of times, and disappearing with one of those sales was the right to use the Coca-Cola trademark. Ultimately, the company's assets were transferred to the Smithfield Products Company, which was purchased by Jimmy Sprigg in 1925.

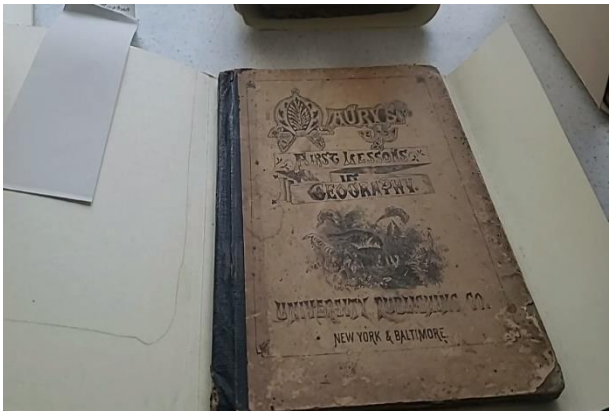




- **Oct. 10. LIVE at 12:05: Souvenirs**. Souvenirs allow you to take a little piece of the place you're visiting home with you. It's a tangible memory of your time in a certain place. Our gift shop has plenty of souvenirs to help you remember your fabulous time here in Smithfield.



- **Oct. 12. LIVE at 12:05: James River Bridge Hotel Marketing Piece**. The James River Bridge Hotel opened on the Carrollton side of the James River Bridge in 1937. With 12 bedrooms, 2 cabins separate from the main structure and other amenities, the hotel was a thriving tourist destination. With improvements to automobiles and road infrastructure, people began traveling further for vacations and this local gem diminished in popularity. The hotel was still operational in 1957 when a fire thoroughly damaged the first floor. The hotel is long gone now but we occasionally find wonderful marketing pieces from its heyday like this branded toothpick holder.



- **Oct. 17. LIVE at 12:05: Geography!** In an age where a plethora of maps are right at our fingertips via the internet, it is easy to forget the importance of early Geography books. These

educational tools were the building blocks for understanding the world around us and where we fit on the map. Explore a few early Geography books with Curator Rachel Popp on this treasure hunt through museum collection storage.



- **Oct. 19. LIVE at 12:05: Scarecrow Stroll in Smithfield**. Bert the Turtle is our entry into this year's Scarecrow Stroll along Main Street. So many cute scarecrows along Main Street this year. Visit https://tinyurl.com/4dmajmvc to learn more!
- **Oct. 24. LIVE at 12:05: Today's Theme is CANDY**. Our Bookworms Discoveries Series in partnership with the Blackwater Regional Library continues today at 2 p.m. at Windsor Castle Park. Their theme is candy! In honor of the candy theme, Curator Rachel Popp shows off one of our favorite candy-related collection items, the pug lollipop tree that once graced the countertops of Wilson's Store in Rushmere.



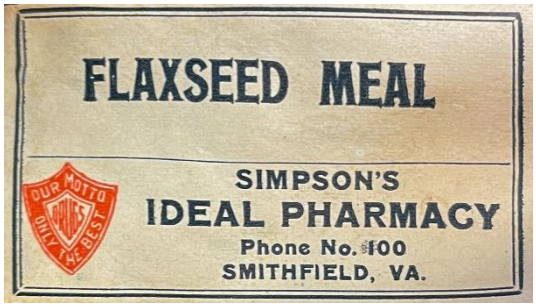
- **Oct. 26. LIVE at 12:05: Purses Through the Ages**. Today, large purses are all the rage, but many early purses and clutches were small, compact and simple in structural design. Join Kathy Mountjoy in this brief history of the handbag with a close look at a few stylish examples.
- **Oct. 31. LIVE at 12:05: All Dolled Up for Halloween**. Director Jennifer England highlights an early 20th century doll in our collection. Some regard dolls as creepy or unsettling, but dolls, with a history dating back to as early as the 21st century BCE, have served as toys, as symbols and as part of rituals and ceremonies. This sweet doll was made by the Edward Imeson Horsman Toy Company which originally opened in 1865.



- **MY ISLE: MEMORIES & RECOLLECTIONS**
  - This new video series will launch in November to showcase longtime memories in Isle of Wight County.

MY ISLE
Memories & Recollections
Isle Of Wight County Museum
SMITHFIELD, VIRGINIA

- **BEHIND THESE WALLS**
  - This video series, launched in 2020, allows some of the county's most interesting structures to share their stories. **Smithfield Baptist Church** aired on Oct. 6. View all episodes in this series on our YouTube Channel, Facebook page or website: www.historicisleofwight.com/behind-these-walls.html.
- **GROUPS/TOURS/PROGRAMS**
  - Oct. 3. Hampton Roads Classical, Smithfield. Kindergarten. 9 students.
  - Oct. 5. Ph.D. researcher from the College of William & Mary.
  - Oct. 31. Researcher from Virginia Tech.
- **GIFT SHOP**
  - No updates.
- **EXHIBIT/PROJECT UPDATE**
  - **Historic Smithfield.** The sign across the street from the 1750 Courthouse is in production.
  - **Sprigg Wing, Phase II: Crops, Trade & Merchants.** A new timeline as well as exhibits about colonial businesses, the tobacco industry and mills are in production.
  - **First Residents.** Awaiting mounting of longleaf pine tree branches.
  - **Civil War Trails.** New signage for Forts Huger and Boykin in production.
  - **Local Treasures**. Currently on display is the collection of **Robert Cox** which showcases artifacts recovered from one of Isle of Wight County's early courthouses, the **Mount Holly Courthouse**. This exhibit concept displays the private collections of Isle of Wight County residents and/or those with a connection to the area. For more information and applications: www.historicisleofwight.com/local-treasures.html.
  - **English Telephone Box**. The phone box in front of the Bank of Southside Virginia is part of the Isle of Wight County Museum's collection. Dishman Fabrications LLC of Yorktown is working to schedule the return of the door and glass. Once complete and exhibits are installed, a reception and/or ribbon-cutting will be organized.
  - **Steamboats & Life on the Water; Unusual Objects.** Under development.
  - **Online Exhibits Under Development**: Vietnam War Veterans in Isle of Wight County, Unsung Heroes of Isle of Wight County.
  - **ISLE Be Home for Christmas.** This book project is collecting photographs, postcards, stories, mementos, songbooks, recipes and more that detail the holiday season in Isle of Wight County. To be published in November 2024.
  - **Nike-Ajax N-75.** A book about the former missile battery in Carrollton is in production. To be published in 2024.
- **ARTIFACTS**



  - Additions to the collection included photos, Cold War-era maps, documents from the 1760 Mackie House, items from Simpson's Pharmacy and ham ephemera from Gwaltney's of Smithfield.
  - Town of Smithfield minutes. Eight minute books, dating to the 1880s, have been transferred to the museum from the Town Manager's office for care, preservation and digitization. In conjunction with the Blackwater Regional Library, these books will be scanned and uploaded to an internet archive for public access. The project will begin in November.



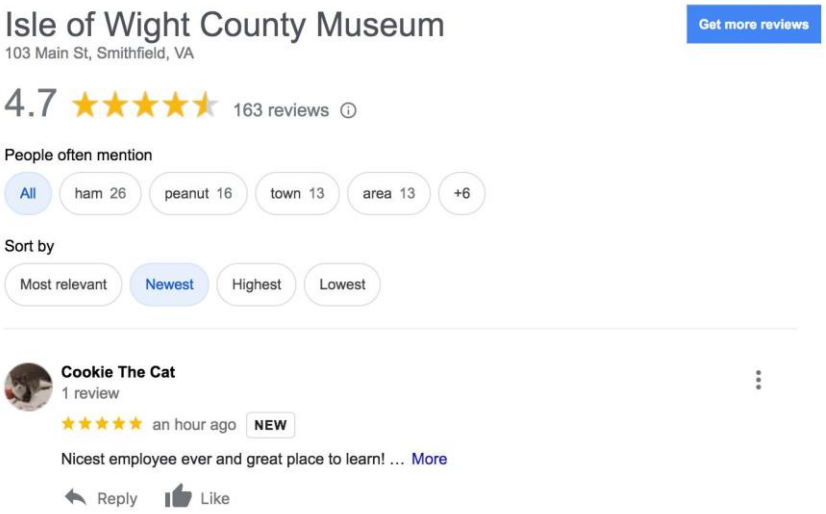
- **STAFF TRAINING AND REQUIREMENTS**
  - None.

Financials

• Gift Shop Sales (including tax):	$ 1,534.40
• Donations:	$ 975.00
• Admission:	$ 1,064.00
• Program/Lecture Fees:	$ 0.00
Total Monthly Deposit:	**$ 3,573.40**

Social Media/Online Presence

- Visit our website at www.historicisleofwight or www.hamcamva.com.
- **LIVE at 12:05.** Each Tuesday and Thursday, we host pop-up broadcasts on the museum's Facebook page. These programs were seen on the Ham Cam, but since COVID-19, programs and livestreaming from Facebook make these programs more mobile. Our segments – shot in the museum or at any of our historic sites - highlight events at the museum, announcements or artifacts from our collection. Tune in each Tuesday and Thursday at 12:05 p.m. on the museum's Facebook page to learn a bit about local history.
- **Facebook:** Isle of Wight County Museum: 3.5K likes and 4.1K followers. Daily posts.
- **Facebook:** World's Oldest Ham: 287/302 likes/followers. Semi-weekly posts.
- **Facebook:** Town of Smithfield. Periodic posts, responses and maintenance.
- **Twitter.** @WorldsOldestHam. The world's oldest ham has his own account. 1,383 followers.
- **Instagram.** @Isleofwightcountymuseum. 1,131 followers.
- **YouTube.** Isle of Wight County Museum. 110 subscribers.
- **Google Reviews.** 4.7/5 overall rating.
- **TripAdvisor.** 4.5/5 star overall rating.
- **Yelp.** 4.5/5 star overall rating.
- **Foursquare/Swarm.** 7.3/10 rating.



Media Coverage/Promotion/Advertising/Lobbying



- Various pieces in area publications including calendars and events.
- **Oct. 4. WAVY-TV 10: The Hampton Roads Show**. Pre-recordings to air during Smithfield Week, Oct. 16 to 20.
- **Oct. 17. WAVY-TV 10: The Hampton Roads Show**. Live appearance showcasing the Isle of Wight County Museum and the historic sites of Smithfield and Isle of Wight County. https://www.wavy.com/hr-show/isle-of-wight-county-museum.
- **Oct. 18. Smithfield Times**. Article and online: Speed cameras, museum and houses on agenda for town-county meeting tonight: https://www.smithfieldtimes.com/2023/10/16/speed-cameras-museum-and-houses-on-agenda-for-town-county-meeting-tonight.
- **Oct. 18. WAVY-TV 10**. On air and online: Smithfield councilwoman charged in stealing opponent's campaign signs - https://www.wavy.com/news/local-news/isle-of-wight/smithfield-councilwoman-charged-in-stealing-opponents-campaign-signs.
- **Oct. 19. Smithfield Times**. Online: No changes eyed for museum funding - https://www.smithfieldtimes.com/2023/10/19/no-changes-eyed-for-museum-funding.
- **Oct. 25. WAVY-TV 10: The Hampton Roads Show**. Interview at Windsor Castle. Air date TBA.
- **October. World Atlas**. Blog: 9 Unforgettable Small Towns to Visit in Virginia – https://www.worldatlas.com/cities/9-unforgettable-small-towns-to-visit-in-virginia.html.

Outreach Lectures & Events



- **Oct. 1. World War I Living History, Virginia War Museum, Newport News.** This weekend-long event commemorated the museum's 100th anniversary. It was devoted to the war that the museum was built to commemorate and included displays, activities, exhibits and interactive opportunities. As members of the Women's Land Army and as a riveter from Newport News Shipbuilding and Dry Dock Company, our staff and volunteers engaged with 400 guests to share information about the women's civilian organization working in agriculture and the joining method used for sheet metal vital for shipbuilding. 170 guests.
- **Oct. 6. Hardy Elementary School, The Learning Center & Multiple Disabilities**. Topic: Fall. 34 students and 8 teachers.
- **Oct. 10. Main Street Baptist Preschool, Smithfield.** Topic: Fall. 19 students.

- **Oct. 11. Newport News-Warwick Chapter, Daughters of the American Revolution, Newport News.** Topic: Cookbooks. 20 guests.
- **Oct. 12. Carrollton Elementary School, The Learning Center**. Topic: Fall. 17 students.
- **Oct. 26. Windsor Town Center, Windsor**. Topic: Cookbooks. 10 guests.
- **Oct. 26. Riverside Lifelong Health & Rehabilitation**, **Magnolia Manor, Smithfield**. Topic: Pine Trees. 19 guests.



Windsor Castle 705 Cedar Street, Smithfield



- **Oct. 1. Walking Tour**. From the site's pre-colonial existence to the present day, Windsor Castle tells the fascinating history of the development of Smithfield. Join us for this walking tour through history as we explore the house and several of the outbuildings. Meet on the front steps of Windsor Castle, 301 Jericho Road, Smithfield. $5 per person. To reserve your spot: www.windsorcastlepark.com/walkingtours.html. 2 guests.
- **Oct. 24. Bookworm Discoveries at Windsor Castle Park**. Join the Blackwater Regional Library and Isle of Wight County Museum at Windsor Castle Park for outdoor-themed programming featuring themes of agriculture, nature and bugs! This fun and free opportunity to learn a little local history with STEAM themes while enjoying some fresh air and the chance to check out some books is perfect for bookworms of all ages. Dressing as a bookworm is optional but encouraged! Today's theme: Candy.

Fort Boykin 7410 Fort Boykin Trail, Isle of Wight County



- **Sentinel Well Project, VDEQ**. Since the September meetings were held between Isle of Wight County Historic Resources, Isle of Wight County Parks and Recreation and the Virginia Department of Environmental Quality to discuss the possibility and possible locations for a sentinel well at Fort Boykin to monitor the salinity of the James River, it has been determined that the site is too tight for the project. It may or may not be reconsidered in the future.
- **Oct. 18.** Vandals destroyed the park gate. Isle of Wight County Parks and Recreation followed up with the Sheriff's Office and repairs.

Fort Huger 15080 Talcott Terrace, Isle of Wight County

- No updates.

Nike-Carrollton Park 13036 Nike Park Road, Carrollton

- **Nike-Ajax Missile Restoration.** Isle of Wight County Public Utilities is at work on the site plan for the missile. A Geotech firm has been consulted to determine the scope of work for the borings and structural design.

Boykin's Tavern, 1820 Clerk's Office & Isle of Wight County Court House Complex 17146 Monument Circle, Isle of Wight County

- Boykin's Tavern Visitors: 13
- **Interpretive Plaques.** Plaques for the Isle of Wight County Courthouse, Clerk's Office and Courthouse Wall are in production.

Meetings

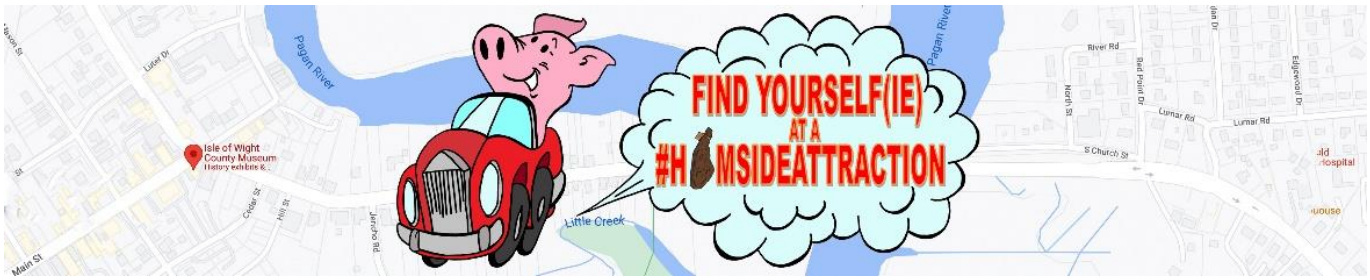
- Oct. 4. Peninsula Museums Forum.
- Oct. 16. Town of Smithfield Council Committees.
- Oct. 20. Town of Smithfield Coffee Connections.
- Oct. 24. VA State Historical Records Advisory Board.
- Oct. 30. Christmas in Smithfield.

Other Events & Notable Information

- **Volunteer Hours**: 92
- **Pan Ham Photo Contest**. Winners from this annual photo contest were announced on Oct. 1. Submissions are accepted year-round.
- **Scarecrow Stroll.** From Oct. 16 to Nov. 2, Bert the Turtle graced the museum's entrance as an entrant in downtown Smithfield's annual fall event to welcome guests and highlight Isle of Wight County's Cold War connections.
- **The Schoolhouse Museum**
  - Director Jennifer England was appointed to the Schoolhouse Museum Advisory Committee.
- **Ivy Hill Cemetery**.
  - No updates.
- **Isle of Wight County Department of Community Development & Planning**
  - Written comments provided for Moonlight Solar – 8266 Moonlight Road Conditional Use Permit Application (CUP-10-23), 2nd Submittal for 44MW ground-mounted solar photovoltaic (PV) energy system (major utility – solar energy facility)



- **Virginia American Revolution 250 Commission**
    - Smithfield Times Article Series: 2024-2026. The first two articles of this monthly series are in the editing process.
    - Curator Rachel Popp was appointed to the VA SAIL250 Education/History/Research Committee.
- **Virginia Tourism Corporation Small Business Marketing Leverage Grant.** The final report for this marketing initiative was submitted to the Virginia Tourism Corporation for reimbursement last month. We await the final reimbursement check. Visit our campaign landing page here: https://www.historicisleofwight.com/find-yourselfie-at-a-hamside-attraction.html.



Safety & Repairs

- Museum staff reviewed information on earthquakes and ergonomics.
- Oct. 11. Town of Smithfield Safety Committee meeting.
- Oct. 18. Annual fire extinguisher inspections were performed by the County's contractor.
- Oct. 18. Fire extinguisher training was hosted for staff.
- Oct. 19. Staff participated in the annual statewide earthquake drill.
- A big shoutout to Isle of Wight County Public Works repaired faulty lighting in our country store exhibit.





Selections from Our Website and Social Media

World's Oldest Ham @Worldsoldestham · Oct 4

During our welcome to field tripping kindergarteners yesterday, my staff asked them what museums have.
They responded, "Cool stuff."
Yes. Yes, they do.
#Museums #SmallMuseumsRock #fieldtrip



World's Oldest Ham @Worldsoldestham · Oct 5

I inspire love!
My friends Sonja and Jeff stopped by for a visit today.
#HamSmooch #love



World's Oldest Ham @Worldsoldestham · Oct 31

Me in my Barbie costume!
#Halloween2023 #Barbie



ISSUE:

Adopt a Resolution to Establish Isle of Wight County's Legislative Priorities for the 2024 General Assembly Session

BACKGROUND:

Staff will briefly review and discuss the County's proposed legislative strategy and requests the Board provide any suggested items for inclusion in the 2024 Legislative Agenda.

Items previously included in the list of legislative priorities are:

- Additional Sales Tax for Educational Purposes
- Education Funding Support from the Commonwealth
- Limited Residential Lodging Act
- Unfunded Mandates
- Transportation Funding
- Proffer/Impact Fee Legislation
- Support for Second Amendment
- Public Notice Advertisement
- Compensation Board Funding
- Senate Bill 581 – Inmate Fees

BUDGETARY IMPACT:

None

RECOMMENDATION:

Per the Board's discussion and direction.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	10/27/2023
Proposed Legislative Priorities - 2024	Backup Material	11/14/2023

RESOLUTION ESTABLISHING ISLE OF WIGHT COUNTY'S LEGISLATIVE PRIORITIES FOR THE 2024 SESSION OF THE GENERAL ASSEMBLY

WHEREAS, the General Assembly considers numerous issues that affect local governments both directly and indirectly; and,

WHEREAS, the County of Isle of Wight, Virginia has specific interest in matters dealing generally with local governments, as well as matters directly impacting the County of Isle of Wight; and,

WHEREAS, such interest should be shared with Isle of Wight County's General Assembly Delegation so that it may know of the County's position on these important issues.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the Board of Supervisors of the County of Isle of Wight, Virginia endorses the attached legislative proposals for the 2024 General Assembly Session and directs that both this resolution and the legislative priorities be forwarded to Isle of Wight County's General Assembly Delegation and that staff work with and assist the Delegation as appropriate.

Adopted this 16th day of November, 2023.

_____
William M. McCarty, Sr, Chairman

_____
Carey Mills Storm, Clerk

Approved as to form:

_____
Robert W. Jones, Jr., County Attorney

DRAFT ISLE OF WIGHT COUNTY
2024 LEGISLATIVE PRIORITY LIST

LOCAL ISSUES

- Additional Sales Tax for Educational Purposes
- Education Funding Support from the Commonwealth
- Limited Residential Lodging Act
- Unfunded Mandates
- Transportation Funding
- Proffer/Impact Fee Legislation
- Public Notice Advertisement
- HB2175 – Fire Services Funding

ADDITIONAL SALES TAX FOR EDUCATION PURPOSES

ISSUE:

The Code of Virginia authorizes "the qualifying locality" to impose an additional local sales and use tax at a rate not to exceed one percent, as determined by the governing body, if initiated by a resolution of the local governing body and **approved by the voters at a referendum**. The bill requires the governing body to specify in the enacting ordinance the time period, not to exceed 20 years, for which the tax would be imposed. Revenue from the tax shall be used solely for capital projects for new construction or major renovation of schools in the locality enacting the tax.

The bill removes the limit on the amount that "the qualifying locality" may appropriate to an incorporated town that has not complied with the provisions of its charter relating to the elections of local officials. Under current law, such amount is limited to the amount the town would have received from local sales and use tax for educational purposes if such election had been held.

In the Code of Virginia, § 58.1-602, "qualifying locality" currently means Charlotte County, Gloucester County, Halifax County, Henry County, Mecklenburg County, Northampton County, Patrick County, Pittsylvania County, or the City of Danville.

COUNTY POSITION:

Isle of Wight County urges the General Assembly to adopt legislation to amend the Code of Virginia (§ 58.1-602) to add "Isle of Wight County" as a qualifying locality for the purpose of imposing an additional local sales and use tax at a rate not to exceed one percent, as determined by the governing body to be used solely for capital projects for new construction or major renovation of schools.

EDUCATION FUNDING SUPPORT FROM THE COMMONWEALTH

ISSUE:

The Joint Legislative Audit and Review Commission (JLARC) has previously produced reports relative to state and local funding of the Standard of Quality (SOQ) for primary and secondary education in Virginia. In this regard, the Isle of Wight County remains concerned about the following issues:

- Localities pay 100 percent of the cost of teachers and other instructional expenses beyond the minimum requirements of the state Standards of Quality, which represents significant costs to localities.
- School divisions spend significantly less to operate and maintain facilities than in the past due to unfunded mandates from the State.

It is essential for the state to fully fund its constitutional responsibilities and all mandates associated with K-12 public education. Full state funding should be achieved without reduction to other parts of state public education budgets or to the other core services. Should state general funding diminish, local autonomy should be increased and state education mandates reduced.

COUNTY POSITION:

Isle of Wight County supports full State funding for public education, including the Standards of Quality (SOQ) as previously recommended by the Board of Education, where these recommendations coincide with prevailing local practice; targeted incentive programs; capital and maintenance support; and teacher salaries. Full State funding should be achieved without reduction to other parts of State public education budgets or to other core services. The State must recognize that local school divisions continue to spend billions of dollars above the required local effort.

The County opposes proposals to divert State or local education funds from local school divisions.

LIMITED RESIDENTIAL LODGING ACT

ISSUE:

The Limited Residential Lodging Act (the Act) allows persons to rent out their primary residences or portions thereof for charge for periods of less than 30 consecutive days or do so through a hosting platform. Localities are preempted from adopting ordinances or zoning restriction prohibiting such short-term rentals, but authorized to adopt ordinances requiring persons renting their primary residences to have a minimum of $500,000 of liability insurance, prohibiting persons from renting their primary residences if they fail to pay applicable taxes, and requiring persons renting their primary residences to register with the locality. A hosting platform must register with the Department of Taxation to collect and remit all applicable taxes on behalf of the property owner using the hosting platform. The bill defines "limited residential lodging," "booking transaction," and "hosting platform" and provides for penalties for violations of the Act. The bill contains a reenactment clause and directs the Virginia Housing Commission to convene a work group to further study the issues presented in the bill and make recommendations for consideration by the 2017 Session of the General Assembly.

COUNTY POSITION:

The General Assembly should adopt legislation that provides localities the ability to ensure the safety, well-being and use of property by persons renting properties, as well as adjacent and neighboring property owners.

Isle of Wight County is **opposed** to any legislation that would exempt short-term rental rooms or entire residences through booking platforms such as AirBnB from local zoning regulations.

UNFUNDED MANDATES

ISSUE:

Unfunded mandates placed on localities by the State have detrimentally affected local tax rates and the ability of local governments to address local needs and priorities.

There are many programs required by the State to be implemented at the local level. Several of these programs are inadequately funded or not funded at all by the State. Unfunded mandates place a financial burden on localities to implement those programs. The problem is further exacerbated when existing funding from the State to provide programs is unexpectedly reduced or eliminated, but the requirement to provide the program still exists.

When funding for a mandated program is altered, the mandate should be suspended until full funding is restored. When legislation with a cost to localities is passed by the General Assembly, the cost should be borne by the Commonwealth, and the legislation should contain a sunset clause providing that the mandate is not binding on localities until funding by the Commonwealth is provided.

The Commonwealth provides operational funding for certain Constitutional required governmental functions via the State Compensation Board. In this regard, the Compensation Board establishes minimum salaries for certain positions funded by the State. As competition for qualified employees has intensified at the State and local levels, so has the need to adjust salaries and the funding for those Compensation Board-funded positions.

The funding provided to localities by the Compensation Board for many positions at the local level is woefully inadequate, particularly those positions assigned to law enforcement functions within the local Sheriff's offices.

It should be noted and emphasized that providing insufficient funding for State responsibilities and services, such that State agencies require local funding supplements to provide those services is also an unfunded mandate.

COUNTY POSITION:

The County requests that the General Assembly adequately fund the State's share for required programs that must be implemented at the local level.

The County requests that the General Assembly adequately fund the State's share for required programs that must be implemented at the local level and/or eliminate the service requirement of the mandate.

The County requests that the General Assembly review and appropriate increased funding for Compensation Board funded positions, particularly those positions assigned to law enforcement functions within the local Sheriff's offices.

TRANSPORTATION FUNDING

ISSUE:

Isle of Wight County appreciates the funding provided by the State to address the transportation needs of the Commonwealth; however, funding falls woefully short of fully addressing the construction, repair, and maintenance needs of Virginia's highway system, particularly as it relates to secondary roads.

COUNTY POSITION:

The General Assembly should take the appropriate actions necessary to increase funding for the Six-Year Secondary Road Plan.

The General Assembly should closely monitor and evaluate the implementation of "Smart Scale" and all other processes employed in recent years for distributing transportation funds.

Isle of Wight County supports innovative regional funding solutions to address transportation construction, repair, and maintenance needs throughout the Commonwealth.

PROFFER/IMPACT FEES

ISSUE:

Many localities in the Commonwealth have used voluntary proffers as a means of ensuring that the impacts of new residential developments on public infrastructure and public services are not borne solely by existing residents of the impacted community.

In 2016, the General Assembly adopted legislation that provides that *no locality shall (i) request or accept any unreasonable proffer in connection with a rezoning or a proffer condition amendment as a condition of approval of a new residential development or new residential use or (ii) deny any rezoning application or proffer condition amendment for a new residential development or new residential use where such denial is based in whole or in part on an applicant's failure or refusal to submit an unreasonable proffer or proffer condition amendment.*

During the 2019 General Assembly Session, language was added to clarify that nothing should be interpreted to prohibit communications between an applicant or owner and the locality or to prohibit presentation, analysis, or discussion of the potential impacts of new residential development or other new residential use on the locality's public facilities.

COUNTY POSITION:

Isle of Wight County supports changes to the conditional zoning law to allow greater flexibility in the process for determining impacts (operational and capital) to be addressed when considering an application for development. Isle of Wight County also supports legislation that grants localities additional tools to adequately meet increasing needs for public services driven by new development without burdening current residents with the cost of new growth through increased real estate taxes. Such additional tools may include broad impact fee authority for all counties, and adequate public facilities provisions.

PUBLIC NOTICE ADVERTISEMENT

ISSUE:

The Code of Virginia requires localities to utilize a "newspaper of general circulation" in that locality as the primary source for public notification. Many public notices are "wordy" and relatively lengthy because of statutorily required language and the annual costs associated with public notifications are significant.

As subscriptions to hard-copy newspapers continue to decline and the use of electronic media (websites, social media, etc.) increases, electronic means of communication offer more options and a greater reach for public notification.

COUNTY POSITION:

The County requests the General Assembly to adopt legislation to authorize the use of electronic media as the primary source for public notification or amend the statutory requirements for the language used in newspaper ads such that a brief description could be provided in newspapers with a more complete description/notification provided on the locality's website.

HB2175 - FIRE SERVICES FUNDING

ISSUE:

The 2023 General Assembly directed the Secretary of Public Safety and Homeland Security (the Secretary) to establish a work group to study existing fire service needs, analyze sustainability of current funding, and review alternative funding models from other states. The work group was charged with creating a needs assessment survey that analyzes existing fire service needs, the sustainability of current funding, any gaps in current funding, how other states fund fire and EMS services, and best practices from other states.

The Secretary was further directed to report the work group's findings and any recommendations to the Chairmen of the House Committee on General Laws and the Senate Committee on General Laws and Technology.

COUNTY POSITION:

The County requests the General Assembly to adopt legislation in alignment with the findings of the work group.

ISSUE:

Execution of a Water and Sewer Agreement with the Town of Smithfield

BACKGROUND:

The County and the Town of Smithfield each own, operate and maintain separate water and sewer systems which systems; however, the County and the Town have previously entered into a Water and Sewer Service Agreement dated May 19, 2016 and a Water and Sewer Services Agreement Amendment No. 1, dated June 5, 2018.

The Agreement requires further amendment to address the current and future water and sewer interests of the County and the Town. In this regard, the Board may wish to authorize execution of the amended agreement.

BUDGETARY IMPACT:

TBD

RECOMMENDATION:

Authorize execution of the proposed Water and Sewer Agreement with the Town of Smithfield.

ATTACHMENTS:

Description	Type	Upload Date
Water and Sewer Agreement	Agreement	11/13/2023

WATER AND SEWER SERVICES AGREEMENT
BY AND BETWEEN
ISLE OF WIGHT COUNTY, VIRGINIA
AND
THE TOWN OF SMITHFIELD, VIRGINIA

This Agreement is made and entered into this 16th day of November 2023 by and between Isle of Wight County, Virginia, a body politic of the Commonwealth of Virginia (hereinafter referred to as "County"), and the Town of Smithfield, Virginia, a Virginia municipal corporation situate in Isle of Wight County, Virginia (hereinafter "Town"). The County and Town may hereinafter be referred to jointly as the "Parties" or individually as a "Party."

Witnesseth:

Whereas, the County and the Town each own, operate and maintain separate water and sewer systems which systems have been subject to pending agreements that affect these respective utilities; and,

Whereas, the Town and the County have previously entered into a Water and Sewer Service Agreement dated May 19, 2016 and a Water and Sewer Services Agreement Amendment No. 1, dated June 5, 2018 (collectively "the Existing Agreements"; and,

Whereas, the Town and the County wish to continue their relationship whereby the Town shall provide water to the Gatling Pointe and Gatling Pointe South subdivisions and Battery Park service area; and

Whereas, the Town shall continue to provide sewer collection services for the Gatling Pointe and Gatling Pointe South subdivisions; and

Whereas, the County is in the process of constructing a waterline which upon completion will serve Hardy Elementary School and the surrounding areas ("the Hardy Water Line"); and

Whereas, upon completion of the Hardy Water Line, the Town has agreed to provide water to Hardy Elementary School, Thomas Park, Tormentors Creek, and Days Point and the surrounding areas; and

Whereas, there are areas within the Town's jurisdictional boundaries which are contemplated for development in the near future, which the County has the present ability and has agreed to provide water and sewer collection services; and,

Whereas, the Parties desire to memorialize their new agreement with respect to water and sewer services and replace the Existing Agreements..

Now, Therefore, in consideration of the mutual promises and covenants contained herein, it is agreed as follows:

Article 1
Water

1. (a) In exchange for the Town being relieved of its obligation to purchase bulk water from the County pursuant to the terms of the Existing Agreements, the Town shall pay the County the sum of $1,000,000, payable as follows). $500,000 on July 1, 2024, and $500,000 on July 1, 2025.

   (b) Effective July 1, 2023, the Town shall provide water, to serve the Gatling Pointe and Gatling Pointe South subdivisions and Battery Park service area, as measured at the Gatling Pointe Meter A and Gatling Pointe Meter B. and County shall pay the Town for such water provided, based on usage at the adopted Town of Smithfield water rate, as it may change from time to time.

   (c) Upon completion of the Hardy Waterline mentioned above, the Town shall provide, water to serve Hardy Elementary School, Thomas Park, Tormentors Creek, and Days Point subdivisions and the surrounding areas, in an amount not to exceed 0.05 MGD (50,000 gallons per day). The County shall pay the Town based on usage as measured at the Smithfield Foods Meter adjacent to North Church Street at the adopted Town of Smithfield water rate, as it may change from time to time,

   (d) Billing shall be provided by the Town to the County on a bi-monthly basis. After the close of each fiscal year, or as soon as practicable thereafter, the Parties shall complete a true-up of actual usage, rates and annual billing for the prior fiscal year, which reflects the actual audited use of the water being provided to the County.

   (e) The County expressly agrees that prior to the approval of any additional water connections other than those as set forth in subparagraph (b) above, it shall contact the Town's director of public works for a written determination that there is sufficient water available to serve the proposed additional water connections.

2. The County shall be responsible for any and all capital, maintenance, operational or other costs associated with the delivery of Town water to County customers within its jurisdictional limits.

3. The County acknowledges and agrees that the water provided by the Town is chlorinated water. As such, the County agrees that such chlorinated water cannot and shall not be mixed with Western Tidewater Water Authority chloraminated water, all in accordance with applicable statutory and regulatory requirements of the Commonwealth of Virginia. The Town shall be responsible for meeting applicable water quality requirements at the point where Town water enters the County system, and the County shall be responsible for meeting applicable water quality requirements after that point.

4. The Parties hereto agree that if any incident should occur with respect to water services provided by either party pursuant to this Agreement which may result in financial penalties or civil actions, then such incident shall be investigated by a third Party, independent engineering firm to be agreed upon by the Parties. The cost for such investigation shall be borne equally by the parties. In the event such investigation determines that the Town or County is solely or partly responsible for damages caused by the incident and such investigation results are agreed upon by the Parties, the responsible Party shall be solely and individually responsible for any and all financial penalties or civil actions, as well as the cost of the third-party investigation. In the event that the Parties cannot agree to the results of the third-party investigation the Parties agree to submit the matter to binding arbitration.

5. The County shall provide water service to all new development, both commercial and residential, which may occur on Tax Map Parcel Numbers 32-01-005, 32-01-006 and 32-01-010, no matter whether said parcels are located within or without the corporate limits of the Town. Such customers receiving water service shall be direct customers of the County and the County shall be entitled to all revenue generated therefrom, including tap fees. The County shall be responsible for the costs of maintaining all public water lines serving such parcels.

Article 2
Sewer

1. The County and Town acknowledge that sewerage flows from the Gatling Pointe residential subdivision and other lots within the County's Gatling Pointe/Battery Park service area continue to flow through a portion of the Town's public sewer force main system prior to discharge into the Hampton Roads Sanitation District sewer interceptor. The Town agrees that said flows may continue flowing through its system, and that the Town shall be responsible for the costs of maintaining all public sewer force main lines within the Town's boundaries.

2. In consideration of this continuing obligation to maintain all sewer force main lines within the Town's boundaries, the County agrees to pay the Town a monthly surcharge in the amount of $2.50 per month for each residential and commercial connection located within the County's Gatling Pointe/Battery Park service area which shall be paid by the County on a bi-monthly basis.

3. The County shall provide sewer service to all new development, both commercial and residential, which may occur on Tax Map Parcel Numbers 32-01-005, 32-01-006 and 32-01-010 no matter whether said parcels are located within or without the corporate limits of the Town. Such customers receiving sewer service shall be direct customers of the County and the County shall be entitled to all revenue generated therefrom, including tap fees. The County shall be responsible for the costs of maintaining all public sewer utility infrastructure serving such parcels.

4. Both the Town and County shall comply with their respective obligations as set forth in their respective Special Orders by Consent with the Virginia Department of Environmental Quality (VDEQ), recognizing the interdependency and integrity of their respective public sewer collection systems.

5. The County acknowledges the Town's ownership of the sewer force main located within the Town's boundaries and that the Town reserves the right to allow connections to such force main within the Town's boundaries at its sole discretion, without interference from the County, either by connection to a facility which discharges to the force main or by direct connection to the force main. The Town acknowledges that any such additional connections to the Town's sewer force main may impact the County's sewer system. Therefore, the Town shall notify the County ninety (90) days prior to any final action by the Town Council which may result in the authorization of new connections which are not authorized as of the effective date of this agreement. The purpose of this notice is to give the County an opportunity for review and comment.

6. The Parties acknowledge that their respective sewer force mains discharge to the Hampton Roads Sanitation District (HRSD) wastewater conveyance system and that the pressure in the HRSD system may, from time to time, adversely affect operations of both the Town's and the County's wastewater sewer systems. The Parties acknowledge that neither the Town nor the County has authority or control over the pressure in the HRSD system. Neither party bears any responsibility for any adverse pressures nor bears any responsibility for any costs that the other may incur resulting from any measures taken to mitigate any adverse impacts, including costs related to any enforcement activities for sewer system overflows as a result thereof. However, if any Party makes changes to the sewer system to mitigate the adverse impacts from HRSD, such Party shall notify the other Party of such mitigation measures.

Article 3
Miscellaneous

1. This Agreement forms the entire agreement among the Parties and supersedes any and all understandings, agreements, letters of intent and negotiations between the Parties relative to the subject matter, including, but not limited to, the Water and Sewer Services Agreement dated May 19, 2016, and the Water and Sewer Services Addendum No. 1 dated June 5, 2018. This Agreement may not be modified or amended except in writing signed by all Parties.

2. The rights and obligations under this Agreement may not be assigned by either Party hereto without the prior written consent of the other Party.

3. The Parties agree that at no time shall either Party discriminate against any person on the grounds of race, religious affiliation, color, national origin, disability, age, or gender.

4. This Agreement may be executed in counterparts, and any number of counterparts signed in the aggregate by the Parties will constitute a single, original instrument.

5. The failure of either Party to insist upon strict performance of any obligation in this Agreement shall not constitute a waiver of said Party's right to demand strict compliance therewith in the future.

6. This Agreement shall be deemed to be a Virginia contract and shall be governed as to all matters whether of validity, interpretations, obligations, performance or otherwise exclusively by the laws of the Commonwealth of Virginia, and all questions arising with respect thereto shall be determined in accordance with such laws. Regardless of where actually delivered and accepted, this Agreement shall be determined to have been delivered and accepted by the Parties in the Commonwealth of Virginia. The Parties further agree that any legal action or proceeding arising out of this Agreement shall be commenced and tried in the Circuit Court of Isle of Wight County, Virginia to the express exclusion of any otherwise permissible forum.

7. If any portion of this Agreement shall be adjudged invalid, illegal or unenforceable, no other provision shall be affected in any way.

Witness the following signatures to this Agreement, the Isle of Wight County Board of Supervisors having authorized its County Administrator to execute this Agreement on behalf of the County pursuant to a motion adopted by the Isle of Wight County Board of Supervisors on _____, 2023 and the Smithfield Town Council having authorized the Town Manager to execute this Agreement on behalf of the Town pursuant to a resolution adopted by the Smithfield Town Council on 11/8/2023, 2023.

SIGNATURES TO FOLLOW ON NEXT PAGE

ISLE OF WIGHT COUNTY, VIRGINIA

Randy Keaton, County Administrator

Attest:

Carey Mills Storm, Clerk

Approved as to Form:

Robert W. Jones, Jr., County Attorney

TOWN OF SMITHFIELD, VIRGINIA

Michael R. Stallings, Jr., Town Manager

Lesley G. King, Clerk

William H. Riddick, III, Town Attorney

EXHIBIT A

Tax Map Parcels: 32-01-005
32-01-006
32-01-010

ISSUE:

Resolution to Amend the Budget and Appropriate Funding for School Employees' Compensation ($485,616)

BACKGROUND:

The State appropriated funding to provide an additional two percent compensation supplement for SOQ funded positions, effective January 1, 2024. The School Board previously provided a five percent local salary increase, effective July 1, 2023, for all SOQ and non-SOQ positions.

Based on the County's Composite Index, the State is providing funding in the amount of $312,221 for SOQ positions. The local match plus the funding needed to cover the two percent increase for non-SOQ positions is $485,616.

BUDGETARY IMPACT:

Approval of this request will increase the FY2023-24 School's budget in the amount of $797,837.

RECOMMENDATION:

Per the Board's discussion and direction.

ATTACHMENTS:

Description	Type	Upload Date
Resolution	Resolution	11/14/2023

RESOLUTION TO AMEND THE FY2023-24 COUNTY AND SCHOOL BUDGETS AND APPROPRIATE FUNDS FOR SCHOOL EMPLOYEES' COMPENSATION

WHEREAS, the Board of Supervisors appropriated funding by category for the Isle of Wight County School Board for the FY2023-2024 school year; and,

WHEREAS, the School Board previously provided a five percent local salary increase, effective July 1, 2023, for all SOQ and non-SOQ positions; and,

WHEREAS, the Commonwealth of Virginia appropriated funding in the amount of $312,221 to provide an additional two percent compensation supplement for SOQ funded positions, effective January 1, 2024; and,

WHEREAS, local funding in the amount of $485,616 is needed to fund the two percent compensation increase local match for the State appropriation for SOQ positions and to fund the two percent compensation increase for non-SOQ positions; and,

WHEREAS, the School Board is requesting that funding in the amount of $797,837 be budgeted and appropriated categorically; and,

WHEREAS, the Board of Supervisors desires to increase the Isle of Wight County FY2023-2024 contribution to Schools by $485,616 to fund the two percent compensation increase for SOQ and non-SOQ positions; and,

WHEREAS, the Board of Supervisors must budget and appropriate $485,616 to the FY2023-2024 General Fund Budget for the two percent compensation increase for SOQ and non-SOQ positions.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of the County of Isle of Wight, Virginia that the FY 2023-2024 General Fund budget be amended and funds appropriated in the amount of $485,616 to the County Contribution to Schools for the two percent School employee compensation increase; and,

BE IT FURTHER RESOLVED by the Board of Supervisors of Isle of Wight County, Virginia, that the FY2023-24 Schools' budget is hereby amended and funds appropriated to the following categories in the Schools' FY2023-24 budget; and

Category		
Instruction	$	638,270
Admin, Att, Health		39,892
Transportation		87,762
Operations		12,835
Food Services		7,978
Technology		11,101
Total	**$**	**797,837**

BE IT FURTHER RESOLVED that the County Administrator of Isle of Wight County, Virginia is authorized to make the appropriate accounting adjustments and to do all things necessary to give this resolution effect.

Adopted this 16th day of November, 2023.

_____
William M. McCarty, Sr., Chairman

_____
Carey Mills Storm, Clerk

Approved as to Form:

_____
Robert W. Jones Jr., County Attorney

ISSUE:

Certification Letter for the School Construction Assistance Program

BACKGROUND:

Isle of Wight County Schools will be applying for VDOE's School Construction Assistance Program (SCAP) grant for FY24. The SCAP grant was created to assist with funding the construction, expansion, or modernization of public school buildings in the state. This is a competitive grant program and is awarded to select school divisions that demonstrate poor building conditions, commitment, and need.

In this regard, VDOE requests that school divisions provide a letter from the Board of Supervisors certifying that the percentage of local revenues dedicated to public education will not be reduced for the duration of financing for construction projects.

Based on the County's current Composite Index, the State would provide grant funding equivalent to roughly 20% of the project costs. County Schools are planning to request funding for the following projects (potential grant funding amount to be received is in parentheses):

Westside Elementary - $71,044,755 ($14.2 million)
Carrollton Elementary HVAC Replacement - $7.5 million ($1.5 million)
SHS Band and Chorus Room - $4,651,090 ($930,218)

BUDGETARY IMPACT:

TBD

RECOMMENDATION:

Per the Board's discussion and direction.

ATTACHMENTS:

Description	Type	Upload Date
School Construction Assistance Program Information	Backup Material	11/15/2023

***Please note:**
Grants for awarded school projects are based on a percentage of approved project costs (project costs not to exceed $100,000,000), including planning, design, site acquisition, and construction costs, with the percentage determined by the school division's local composite index and the fiscal stress category as designated by the Virginia Commission on Local Government in its most recent "Report on Comparative Revenue Capacity, Revenue Effort, and Fiscal Stress of Virginia's Counties and Cities" for the locality that contains the school division, as follows:

School divisions with a local composite index value at or above 0.3000 and below 0.4000, or contained in a locality designated with Above Average fiscal stress receive 20 percent of approved project costs, subject to availability of funding. This means if we are awarded the grant, we would only receive 20% of the project cost. (Isle of Wight County local composite index is .3880)

- Time period allotted to expend potential awards..... Awarded grant funds will be paid to school divisions in installments as project costs are incurred over the course of the project. If a project is awarded a grant, the school division must certify its intent to obligate awarded grant funds for the construction project within six months of the grant award notification by VDOE. In issuing the grant award, VDOE will work with divisions on an end-date for the use of the grant funds. There is flexibility in the end-date, since the General Assembly placed these funds in a non-reverting fund where funds may carryover across fiscal years.

- Anticipated local match amounts..... There is no local match.

- Specifics regarding what potential awards can be used for, etc..... Below is the instructions for applying for Grant.

> *For the purpose of this program, "project costs" include reasonable and allowable project construction costs, including planning, design (architectural and engineering), site acquisition, construction phase costs involving the core building structure and related site work, but do not include most financing costs (such as closing costs, legal counsel and financial advisor costs, and annual debt service for principal and interest payments that has already begun to be paid), outdoor facilities predominantly used for extracurricular athletic activities, loose equipment, and furniture. The principal-only portion of future debt service payments not yet begun on school projects where construction is pending or just begun is an allowable project cost with grant funding when the school division can document that other allowable project costs have been incurred during the construction phase in an amount at least equal to the amount of grant funds that would be applied towards future principal-only payments for the project.*
>
> *For the purpose of this program, "construction" includes construction of new public school buildings, construction to expand a public school building by additions, and major renovations or alterations to modernize an existing public school building.*

For the purpose of this program, "eligible schools" include public school buildings owned by or under the control of local school boards in which classroom instruction is delivered to grades Pre-K through 12 students.